

SVN | OFFERING MEMORANDUM

Multi-Phased 4.87 AC I-95 Corridor Centric - IOS - Intermodal - Multifamily - Medical - Development Site

LOGAN ST S

Ridgeland, SC 29936

PRESENTED BY:

GILBERT BRADHAM

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gilbert.bradham@svn.com

SC #3844

Interstate
I-95 Traffic
Count
49,500





PRESENTED BY:

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SC #3844



POTENTIAL MEDICAL OFFICE SITE



ALTERNATIVELY WORKFORCE HOUSING



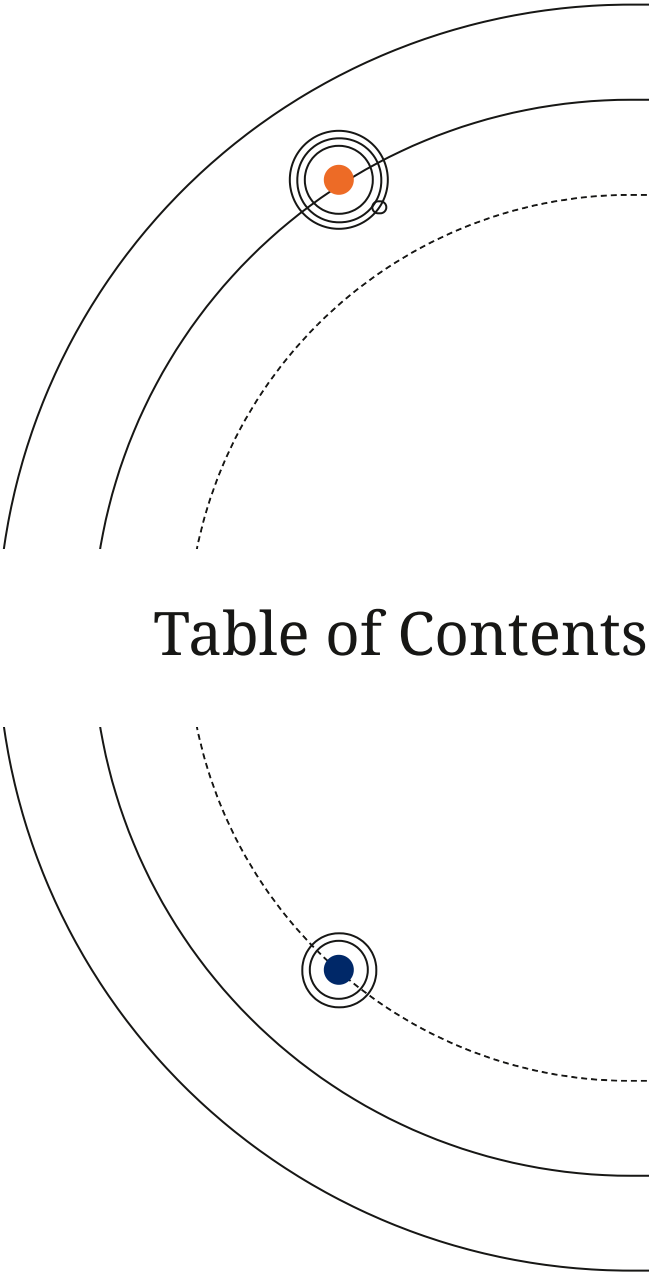


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SECTION 1
About SVN

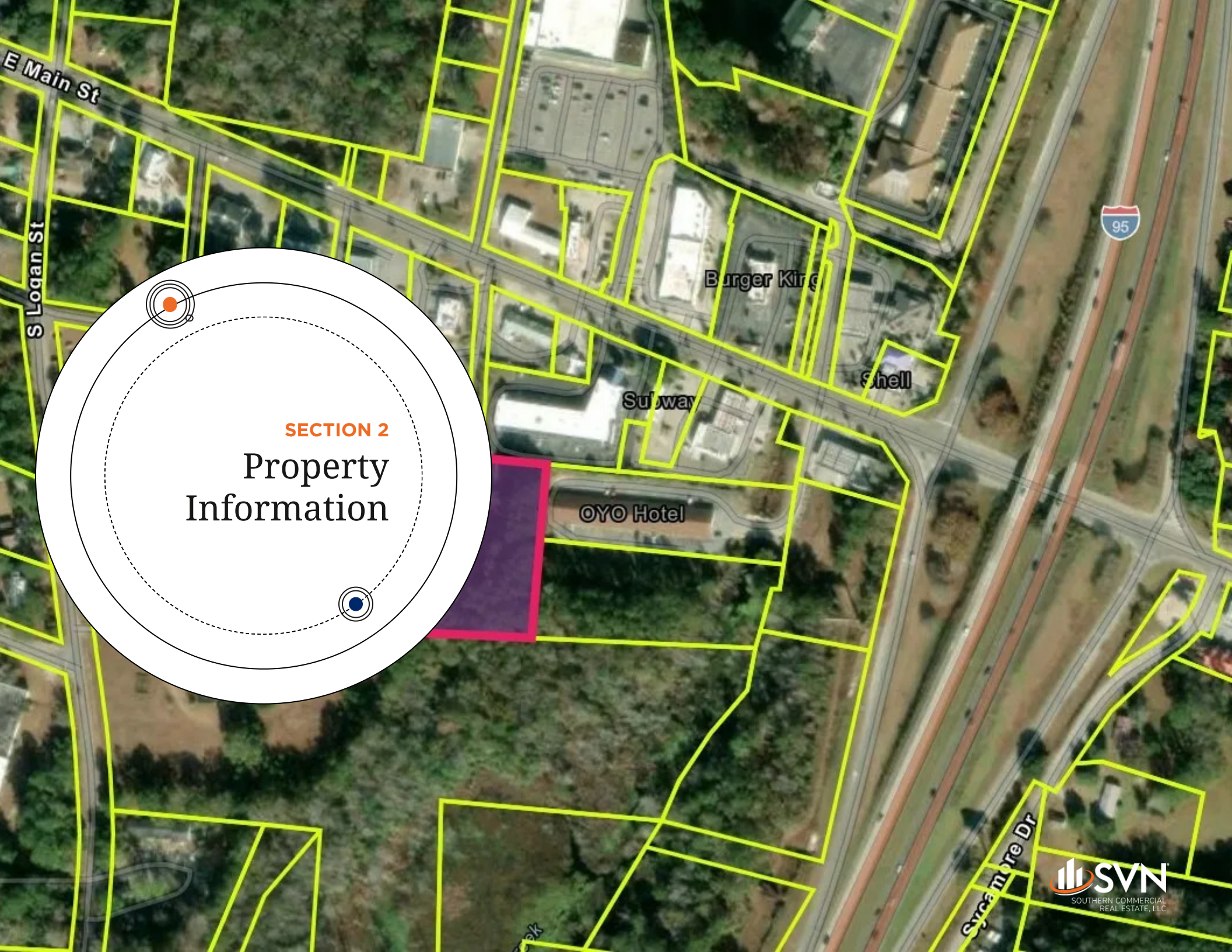
About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

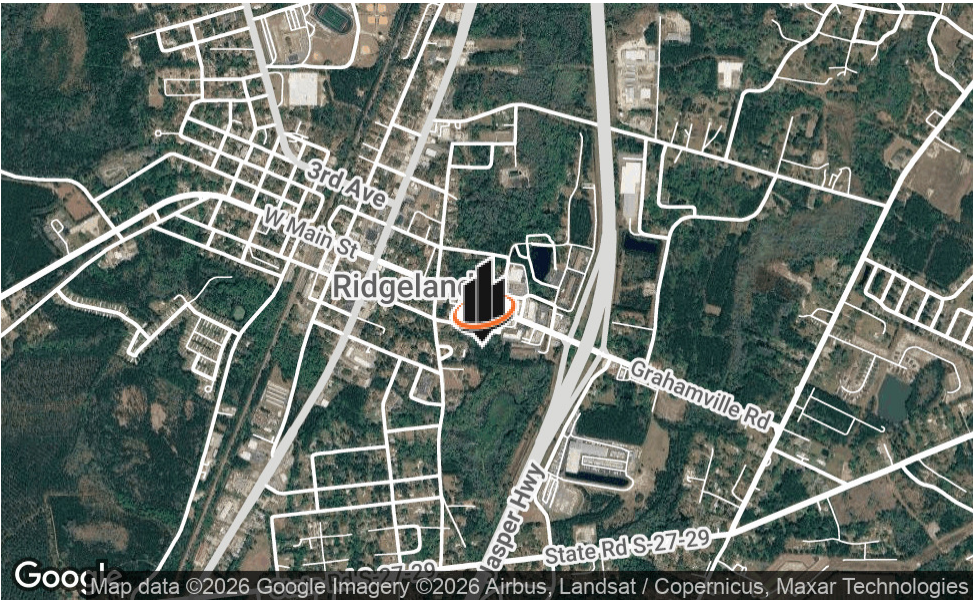
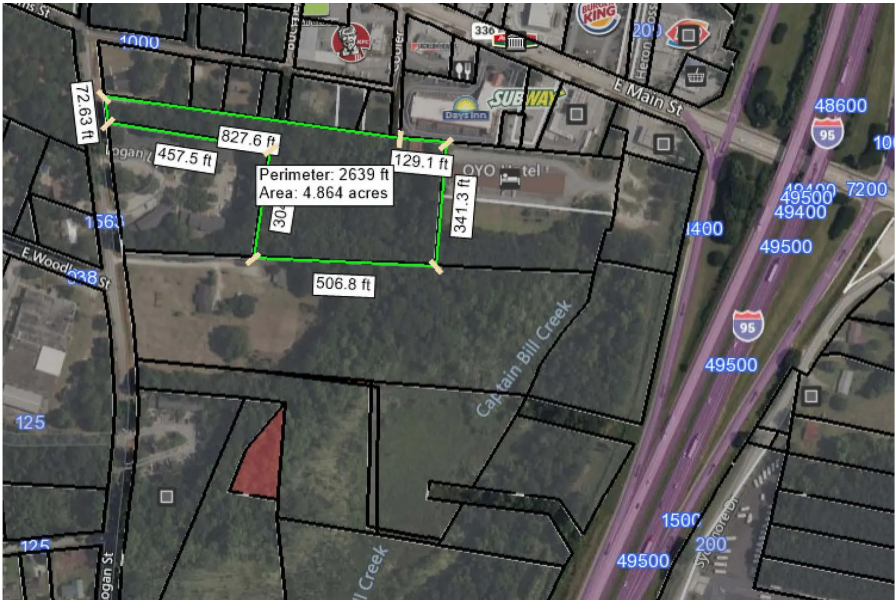
This is the SVN Difference



SECTION 2

Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,042,250
LOT SIZE:	4.87 Acres

Gilbert B. Bradham, Jr. | SVN Senior Advisor

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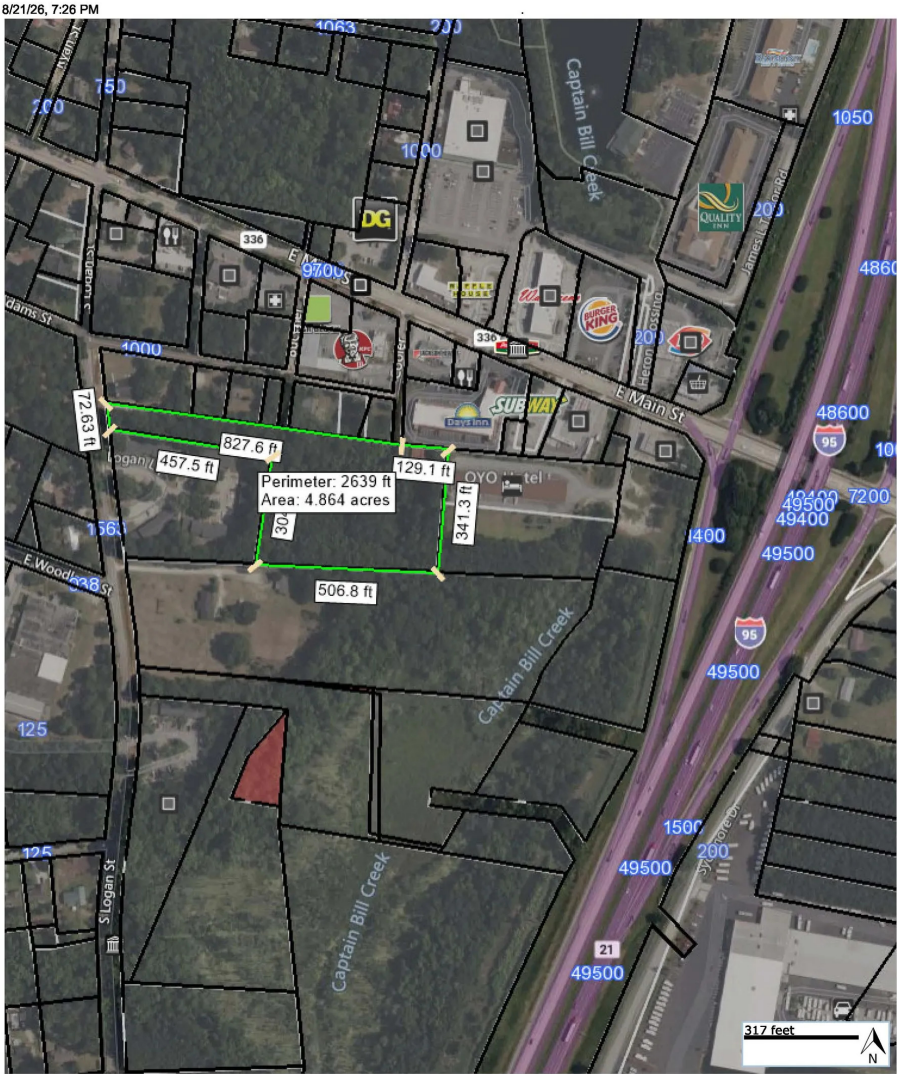
 www.svn-scre.com

PROPERTY DESCRIPTION

Introducing a prime investment opportunity located within the Interstate I-95 Centric Corridor, Jasper County, SC. This property offers connectivity to the Ports of Charleston and Savannah within 60 minutes or less, and to Interstate I-26 to Greenville and Charlotte beyond, making it ideal for land or industrial use. Malleably Zoned and strategically positioned within the Interstate I-95 Corridor, the property offers unparalleled access and visibility, situated just minutes or actual walking distance from I-95 Exit 22. Don't miss the chance to capitalize on this strategically located asset, ideal for investors seeking a highly coveted Intermodal IOS or Workforce Housing location. As future industry and infill continual industry come to this nexus of opportunity, the need for trucking operations or multifamily housing grows. Additionally, this site could easily pivot to a Medical Office Complex Site to serve a strong population metric need. There ARE ADDITIONAL TRACTS POTENTIALLY ADJACENT TO ADD. Any remaining structures or features on-site at closing are solely the purchaser's responsibility.

This property is zoned T3, and is perfectly positioned for a range of investment opportunities, making it especially appealing to land and multifamily investors. Its

PROPERTY DESCRIPTION



49,500 Traffic Count On Interstate I-95 Within Walking Distance Of Property
4.864 Acres Potential For More With Three Entry Points Multi-Use Thoughts

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This property is zoned T3, and is perfectly positioned for a range of investment opportunities, making it especially appealing to land and multifamily investors. Its strategic location within the Interstate I-95 Corridor area ensures excellent accessibility and visibility, ideal for maximizing the property's potential. With its desirable features and strategic zoning, this property offers a compelling prospect for investors seeking to capitalize on the dynamic opportunities of the Interstate I-95 Corridor market. Workforce Housing potential for Sea Island Resort Areas.

ABSOLUTE KEY TAKEAWAY: The confluence of Interstate I-95, Highway 17, Highway 278, and the Port of Savannah 32 minutes away drives a key realization - Intermodal From Here Via Drayage Gets To Ports. CSX Rail can equal transload in the area.

Location - With three easy-access exits to I-95, Ridgeland is located between two of the busiest deep-water ports in the world, Charleston and Savannah.

Transportation - Interstate 95 offers direct connections north and south with easy access to I-16 and I-26 for more connections to the west. CSX also operates rail service for easy multi-modal access.

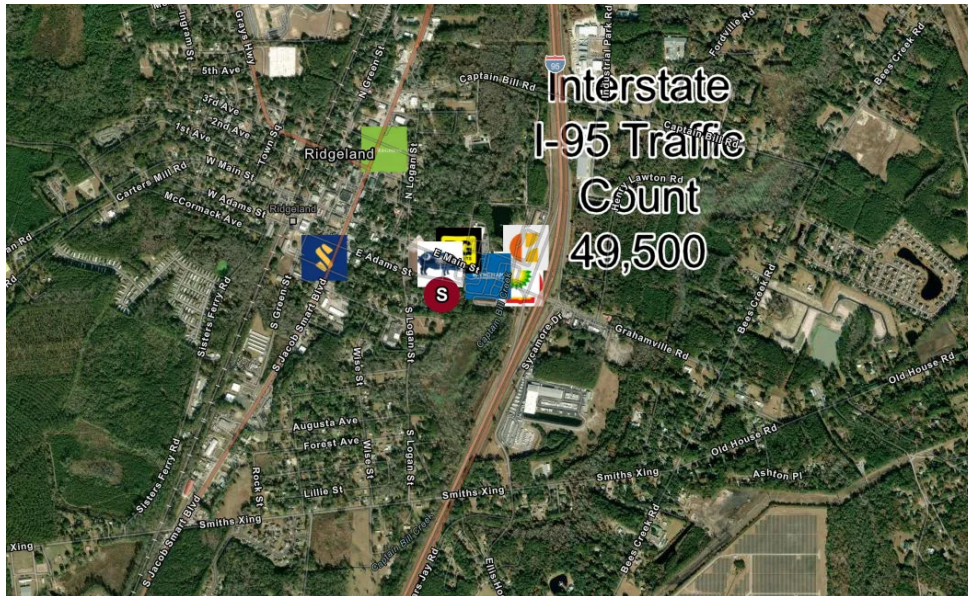
COMPLETE HIGHLIGHTS



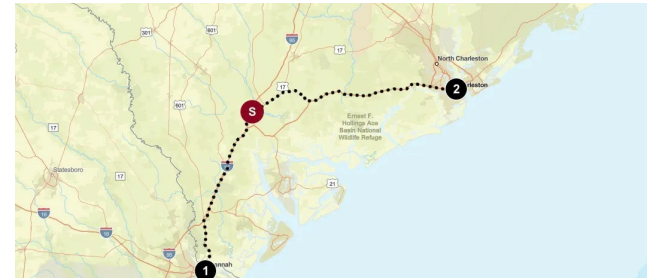
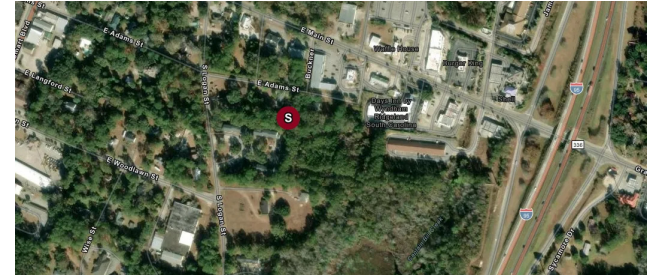
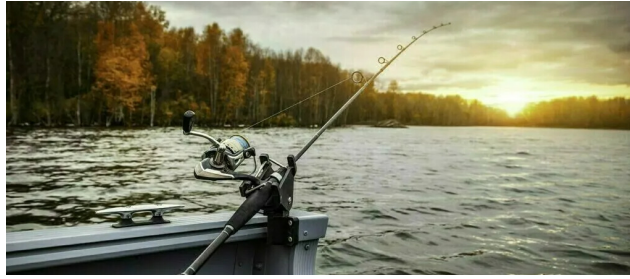
PROPERTY HIGHLIGHTS

- 49,500 Interstate I-95 Corridor Traffic Count Is The Accelerator
- Sea Island Resorts require Workforce Housing and this site can serve that
- Intermodal - IOS - Trucking - Medical Office/Urgent Care Medical - Multifamily - Commercial Focused
- Community Embedded But Points Beyond Focused Rolled into One
- On and Off Interstate Corridor I-95 In Under Two Minutes
- Expansion of property envelope may be feasible

DISCUSS LOI
SUBMISSION



ADDITIONAL PHOTOS



Gilbert B. Bradham, Jr. | SVN Senior Advisor

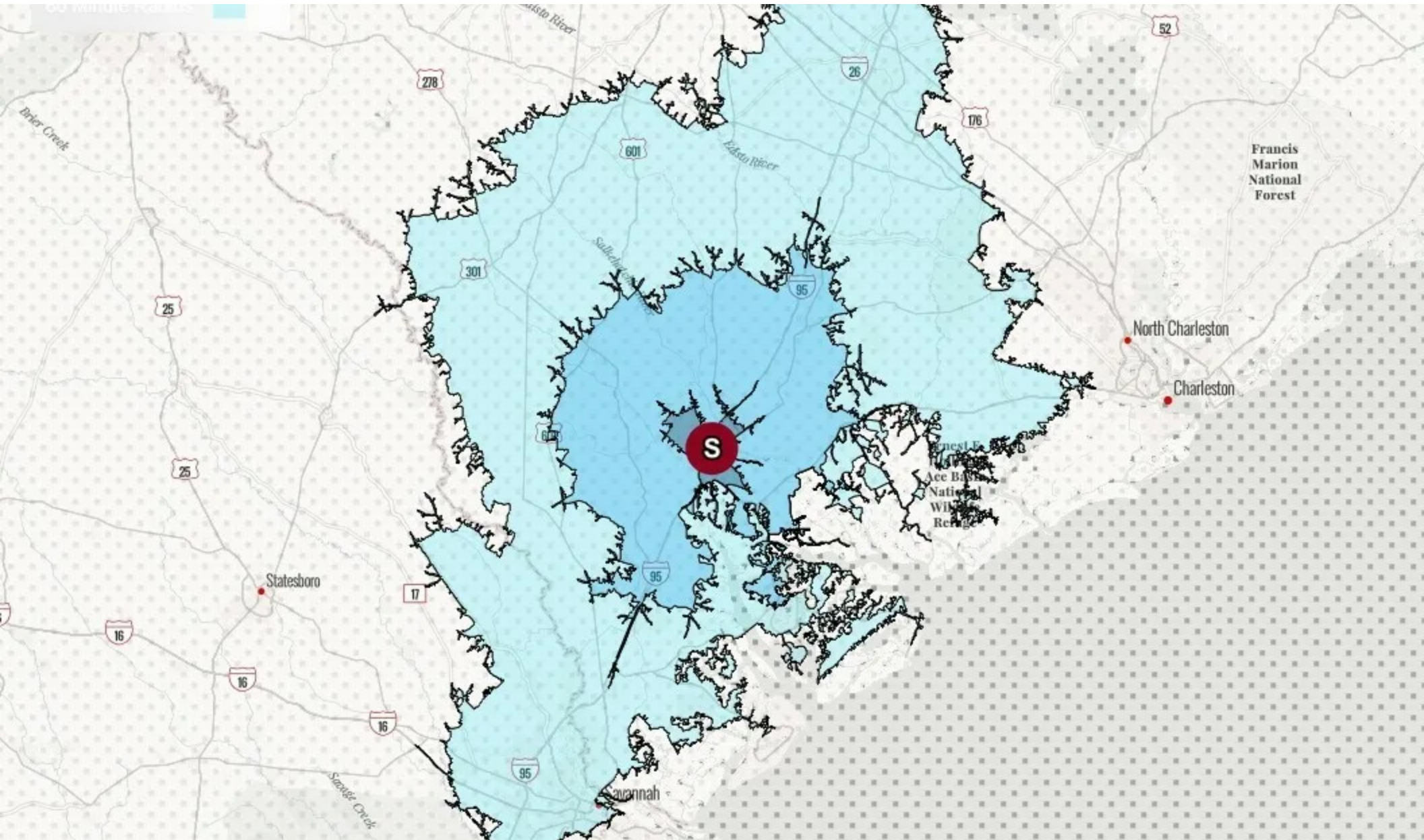
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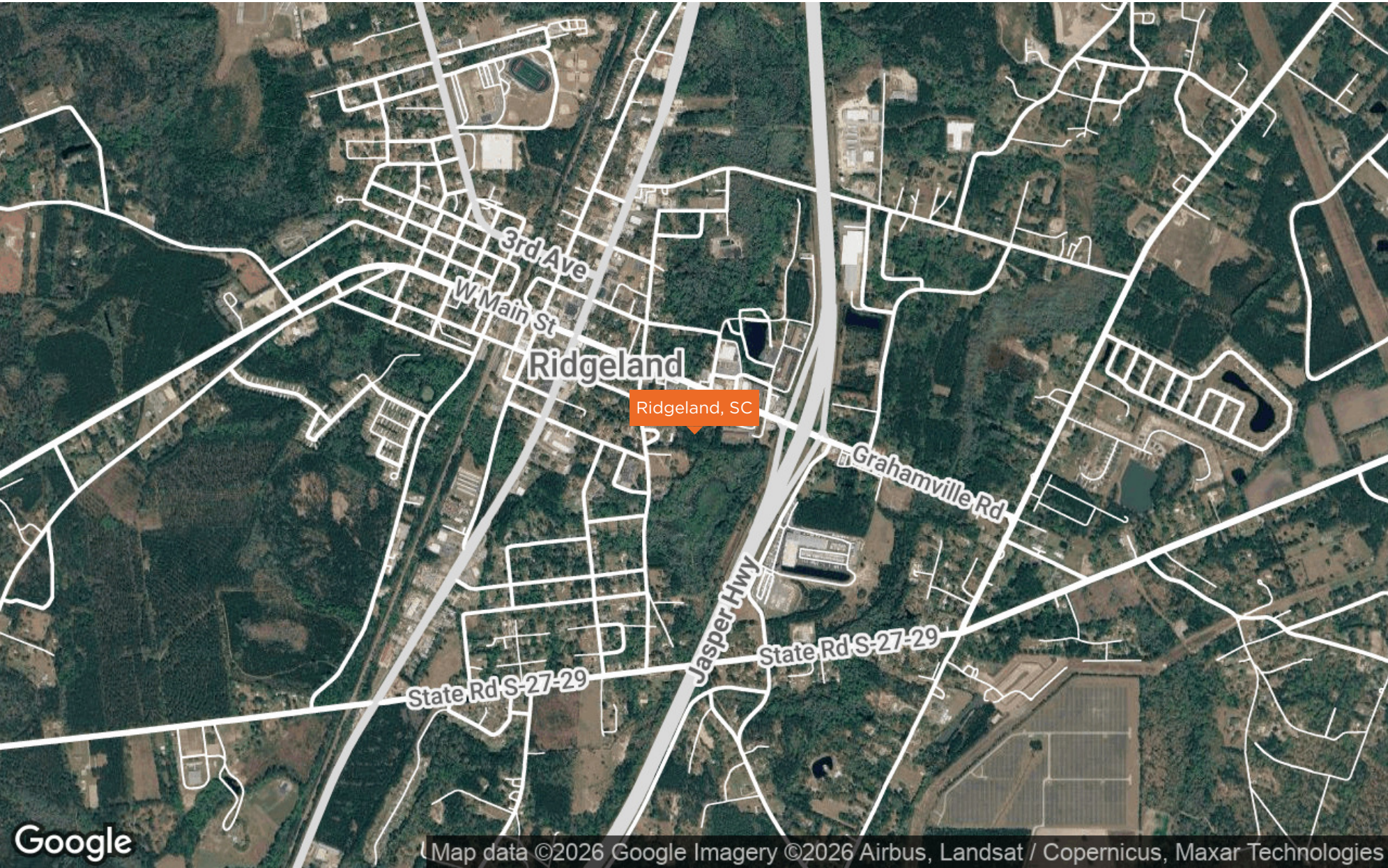
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SOUTHERN COMMERCIAL REAL ESTATE, LLC



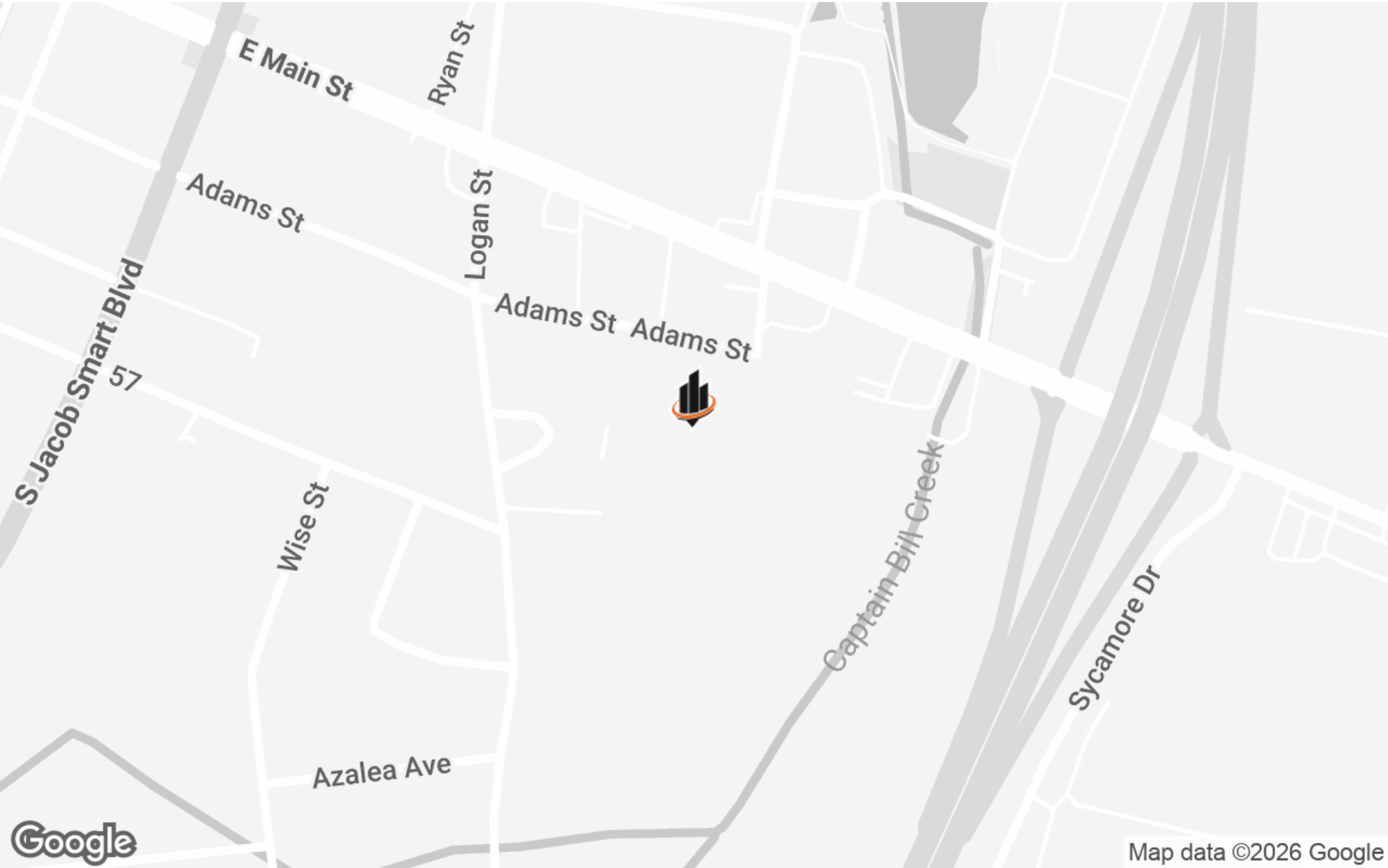
INTERSECTION OF HIGHWAYS & PORTS OF CHARLESTON AND SAVANNAH CONNECTIVITY



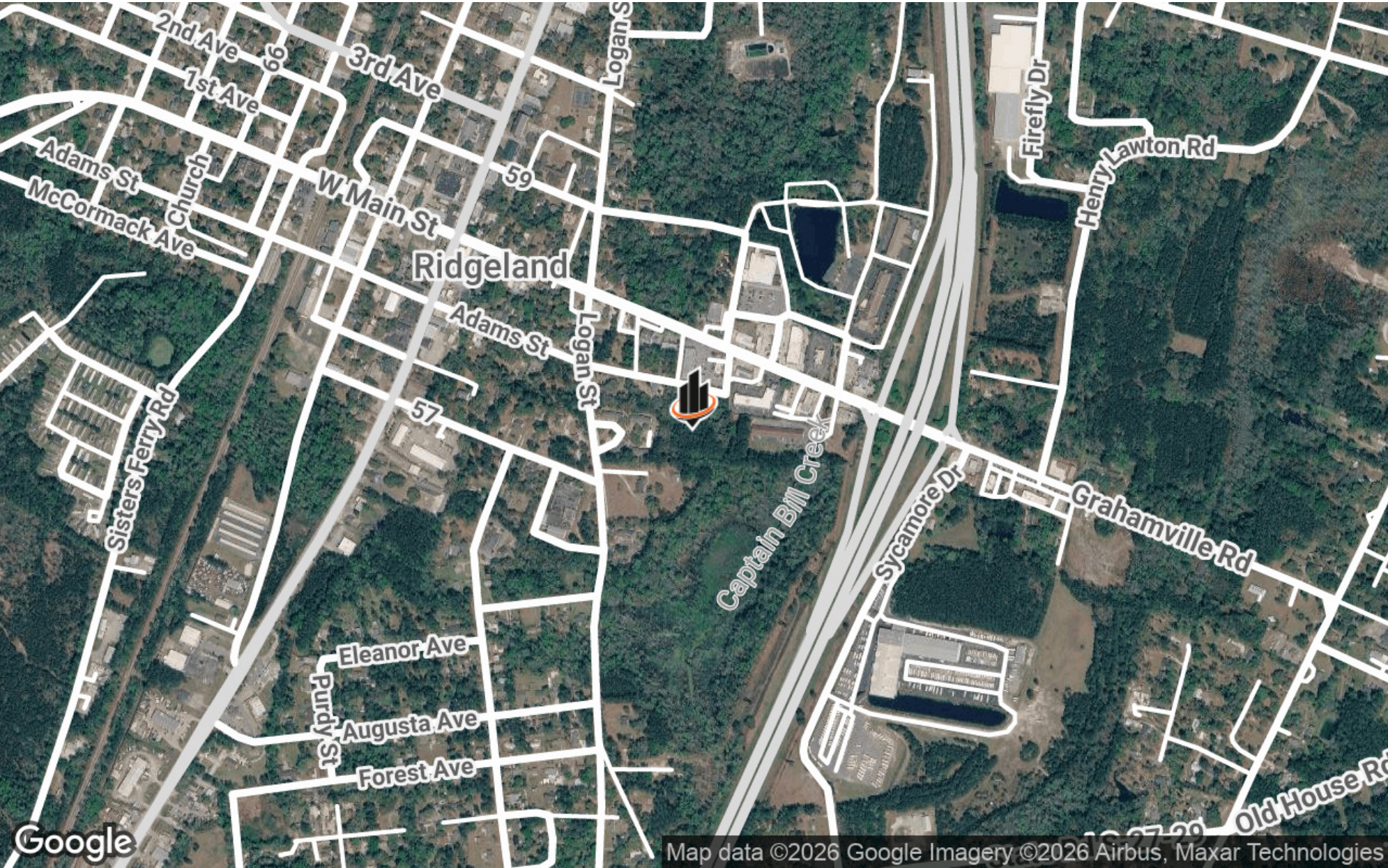
REGIONAL MAP



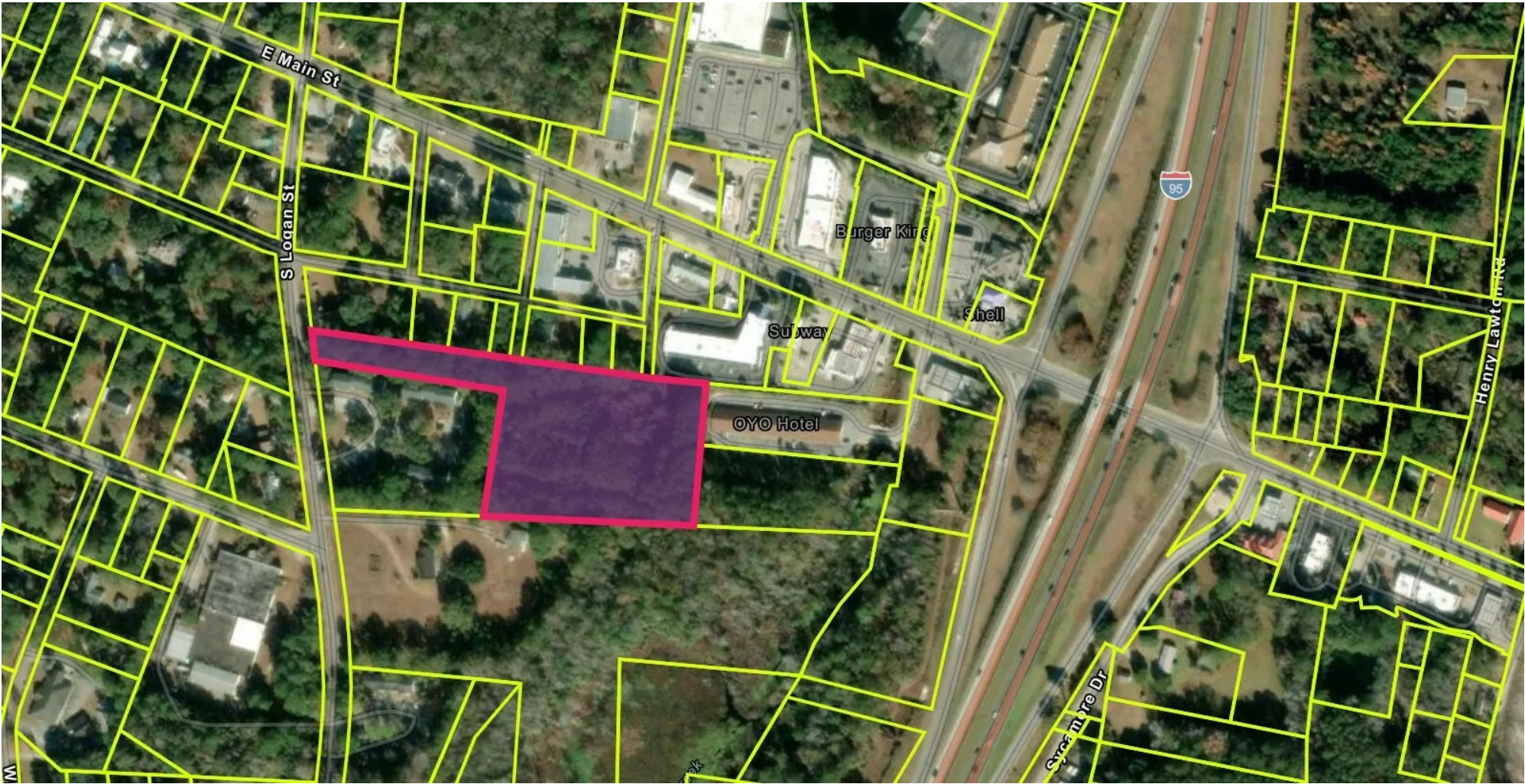
LOCATION MAP

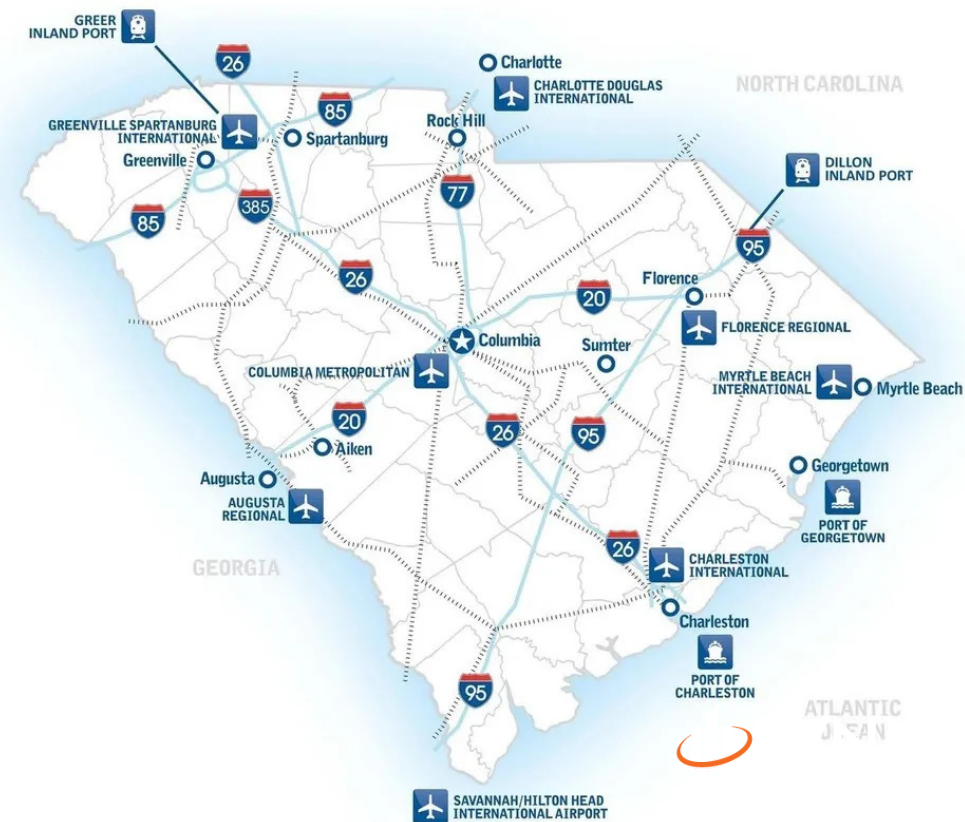
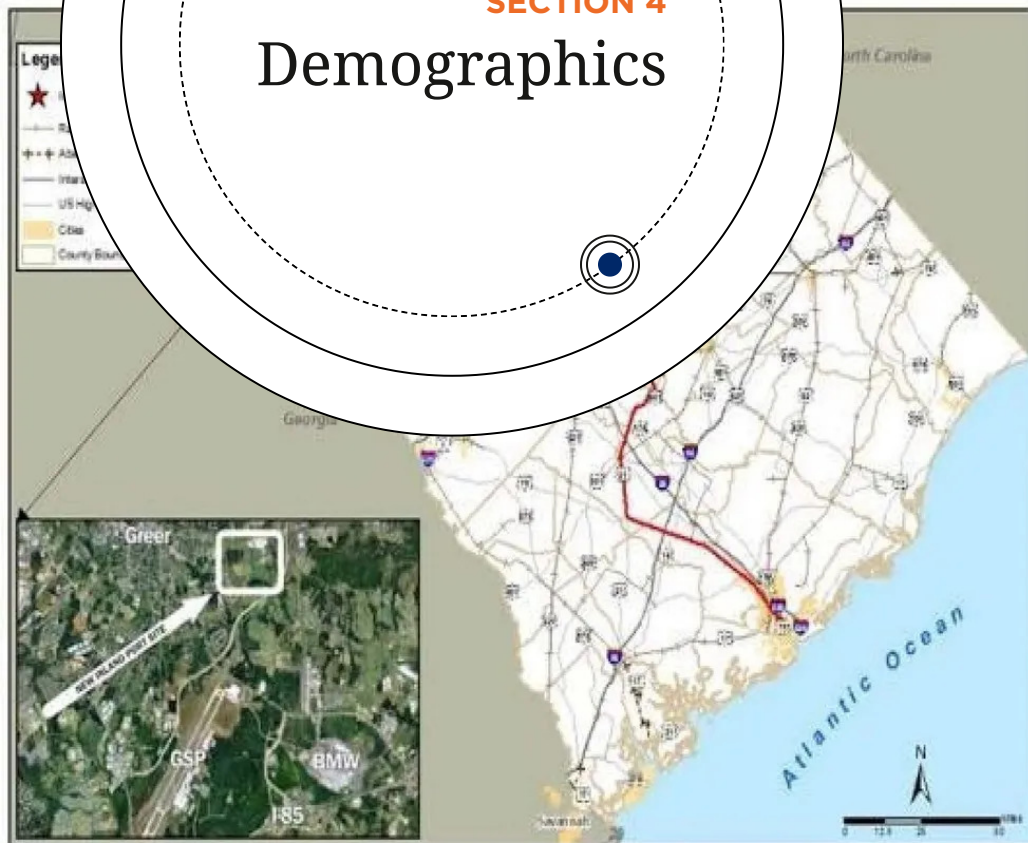


AERIAL MAP



SITE PLANS





CONNECTIVITY



CSX RAIL TRANSLOADING IN AREA FROM POTENTIAL CONTAINER DROPYARD DRAYAGE



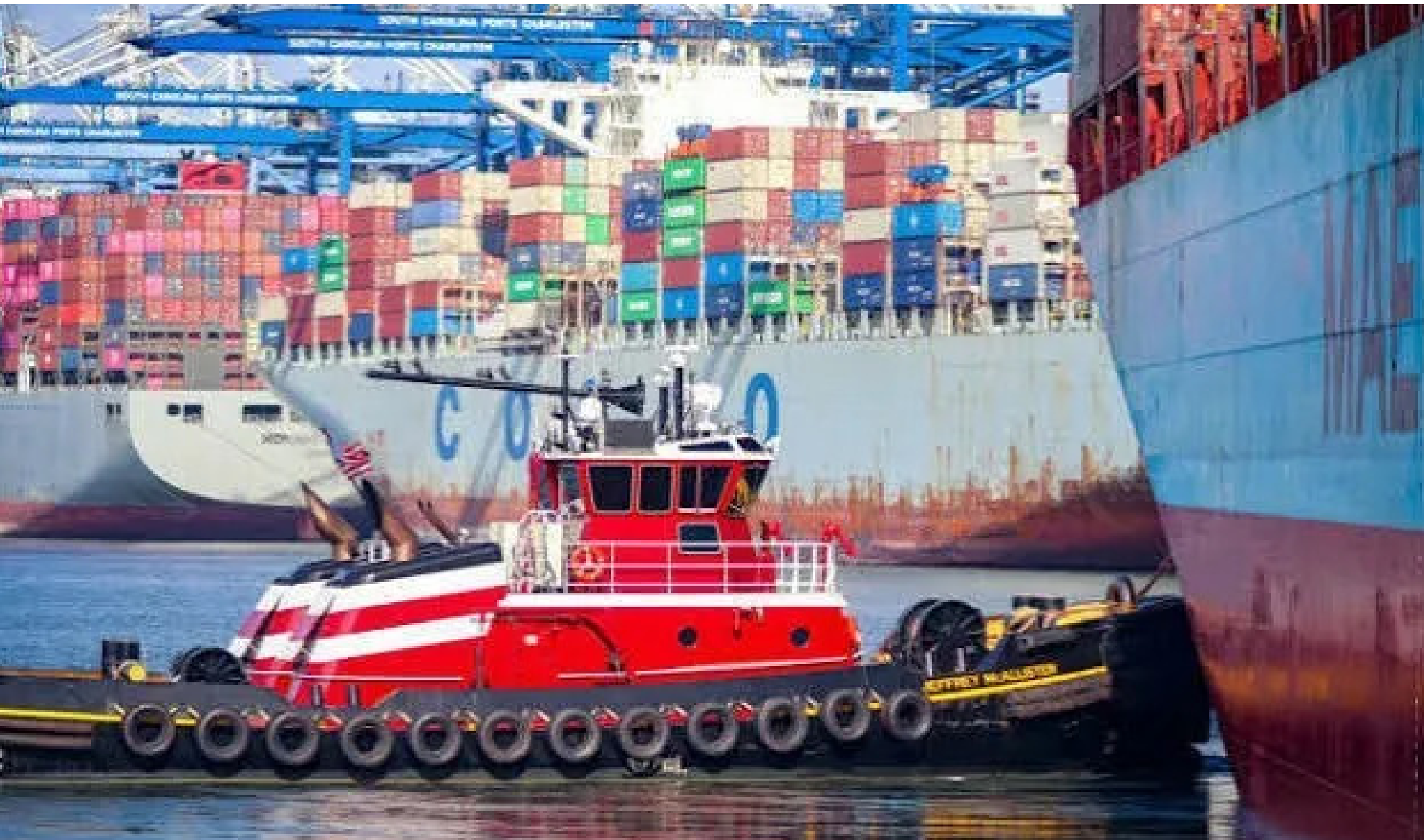
POINTS BY RAIL BEYOND



SITE TO STAGE FROM



PLACES TO SEND CONTAINER INTERCHANGE



SECTION 5
Advisor Bios



GILBERT BRADHAM

Senior Advisor

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SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let’s engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let’s close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political
Science with Pre-Law & Legal Subfield
Summa Cum Laude Institutional Honors

CCC Master of Intelligence & Security Studies Graduate May 2027

SVN | Southern Commercial Real Estate, LLC
116 E. Main Street, Suite 201,
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Offering Memorandum for Logan St, Ridgeland, SC 29936, USA

Executive Summary

Positioned on 4.87 acres in Ridgeland's I-95 corridor, this offering presents a land development opportunity centered on logistics access and flexible end-use potential. The site is marketed at \$3,042,250 and sits within approximately two minutes of I-95 Exit 22, with the memorandum highlighting three easy-access I-95 interchanges, direct regional connectivity to I-16 and I-26, and access to the Ports of Savannah and Charleston within 60 minutes or less.

The property is zoned T3 and is positioned to serve multiple demand drivers rather than a single-use outcome. The offering specifically targets intermodal/IOS, trucking and drayage operations supported by nearby CSX rail access, while also identifying viable paths for workforce housing, multifamily, and medical office or urgent care development. The memorandum further notes a 49,500 traffic count along the I-95 corridor, workforce housing demand tied to Sea Island resort employment, and the potential to expand the site envelope through adjacent tracts.

As a vacant development site, the investment thesis centers on optionality: acquire a corridor-centric land position with port connectivity, interstate access, and zoning flexibility that can support industrial outdoor storage, housing, or medical uses as Jasper County and the broader coastal logistics corridor continue to evolve.

Investment Summary

Metric	Value
APN	N/A
Asking Price	\$3M
Cap Rate	N/A
Lot Size	212,137 SF; 4.87 Acres
Net Operating Income (NOI)	N/A
Number of Buildings	N/A
Occupancy	N/A
Parking Details	N/A
Price Per Square Foot	\$14.35
Pro Forma Cap Rate	N/A
Square Footage	N/A
Year Built	N/A
Zoning	T3

Investment Highlights

- **I-95 corridor positioning supports multiple institutional and operational use cases.** The site is located within roughly two minutes of I-95 Exit 22 and benefits from three easy-access interstate exits in Ridgeland. This access profile provides future users with efficient north-south distribution capability while preserving flexibility for IOS, trucking, medical office, and residential execution.
- **Port and highway connectivity create a credible intermodal and drayage thesis.** The memorandum identifies access to the Ports of Savannah and Charleston within 60 minutes or less, with Savannah noted at approximately 32 minutes, alongside direct links to Highways 17 and 278 and interstates I-16 and I-26. For buyers targeting container movement, transload, or regional logistics staging, the location aligns with time-sensitive truck routing and coastal freight demand.
- **T3 zoning and a 4.87-acre footprint provide development optionality rather than a single binary outcome.** The offering is explicitly positioned for intermodal/IOS, trucking, multifamily, workforce housing, medical office/urgent care, and broader commercial development. This breadth can widen the buyer pool today and preserve alternative exit strategies as demand evolves.
- **Nearby CSX rail access strengthens the industrial outdoor storage and transload narrative.** The offering materials point to CSX rail service and transloading capability in the area, with references to container interchange points and staging functionality. This is a meaningful differentiator for users that require more than simple highway frontage and seek multimodal relevance within the broader I-95 logistics network.
- **Traffic exposure supports both industrial visibility and service-oriented commercial uses.** The memorandum cites a 49,500 traffic count along the Interstate I-95 corridor, a scale of visibility that can benefit not only logistics-oriented users but also medical office, urgent care, and other commercial concepts that rely on regional accessibility and pass-through demand.
- **Workforce housing and multifamily potential is tied to an identifiable employment driver.** The offering specifically notes housing demand associated with Sea Island resort employment and positions the site as a potential workforce housing solution. This framing connects the land to an existing labor-support need rather than a purely speculative residential concept.
- **Medical office is presented as a practical alternative use, not a secondary afterthought.** The memorandum highlights the site as a potential medical office or urgent care location intended to serve local population needs. For developers seeking to balance logistics-driven land demand with community-serving real estate, that creates another viable path to absorption.

- **Expansion potential may allow a larger-scale assemblage over time.** The offering notes that additional adjacent tracts may be available and that expansion of the property envelope may be feasible. For buyers whose business plans require phased growth, larger trailer storage fields, or broader mixed-use execution, that potential adds strategic upside beyond the initial 4.87 acres.

Property Details

Property Name	Multi-Phased 4.87 AC I-95 Corridor Centric - IOS - Intermodal - Multifamily - Medical - Development Site
Address	Logan St S, Ridgeland, SC 29936
APN	N/A
Building Size	N/A
Land Size	4.87 acres (212,137 SF)
Year Built	N/A
Stories	N/A
Parking	N/A
Construction Type	N/A
Exterior Finishes	N/A
Elevator Type	N/A
Roofing System	N/A
Building Lighting	N/A
Property Type	Development Land / IOS / Intermodal / Multifamily / Medical Office Opportunity
Date Available	Immediately
Units	N/A
Available Space	4.87 acres
Rent	N/A
NNN Expense	N/A
Traffic Count	Interstate I-95 Corridor (49,500 CPD)
Zoning	T3
Sale Price	\$3M

Property Description

Property Overview

This 4.87-acre development site on Logan St S in Ridgeland is strategically positioned as a corridor-centric land opportunity within the Interstate I-95 logistics spine. The asset is being offered for multiple end uses, including IOS and intermodal support operations, trucking and drayage, workforce housing, multifamily, medical office or urgent care, and broader commercial development. Its location near I-95 Exit 22, with on/off interstate access in under two minutes and connectivity to I-26, I-16, Highway 17, Highway 278, and the Port of Savannah, provides the site with notable flexibility for users seeking regional access, labor reach, and freight mobility.

Design & Character

The property is fundamentally a land and redevelopment opportunity rather than an existing stabilized building asset. Its character is defined by functional access, visibility, and optionality rather than vertical improvements. The site is presented as malleably zoned and capable of supporting phased development, with a setting that is both community-embedded and outward-facing to interstate commerce. This creates a practical development platform for IOS yard configuration, intermodal staging, medical office campus planning, or workforce and multifamily residential concepts.

Value-Enhancing Features

The most significant value driver is the site's strategic I-95 orientation and proximity to major port and rail infrastructure. The offering emphasizes access to the Ports of Charleston and Savannah within 60 minutes or less, with Savannah noted at approximately 32 minutes, as well as nearby CSX rail transloading potential and container interchange connectivity. The T3 zoning broadens redevelopment flexibility, while the possibility of expanding the property envelope through adjacent tracts enhances long-term assemblage and scale potential. The site's 49,500-vehicle Interstate I-95 corridor traffic count also supports visibility and commercial positioning for medical office, urgent care, and service-oriented development.

Market Positioning & SWOT Analysis

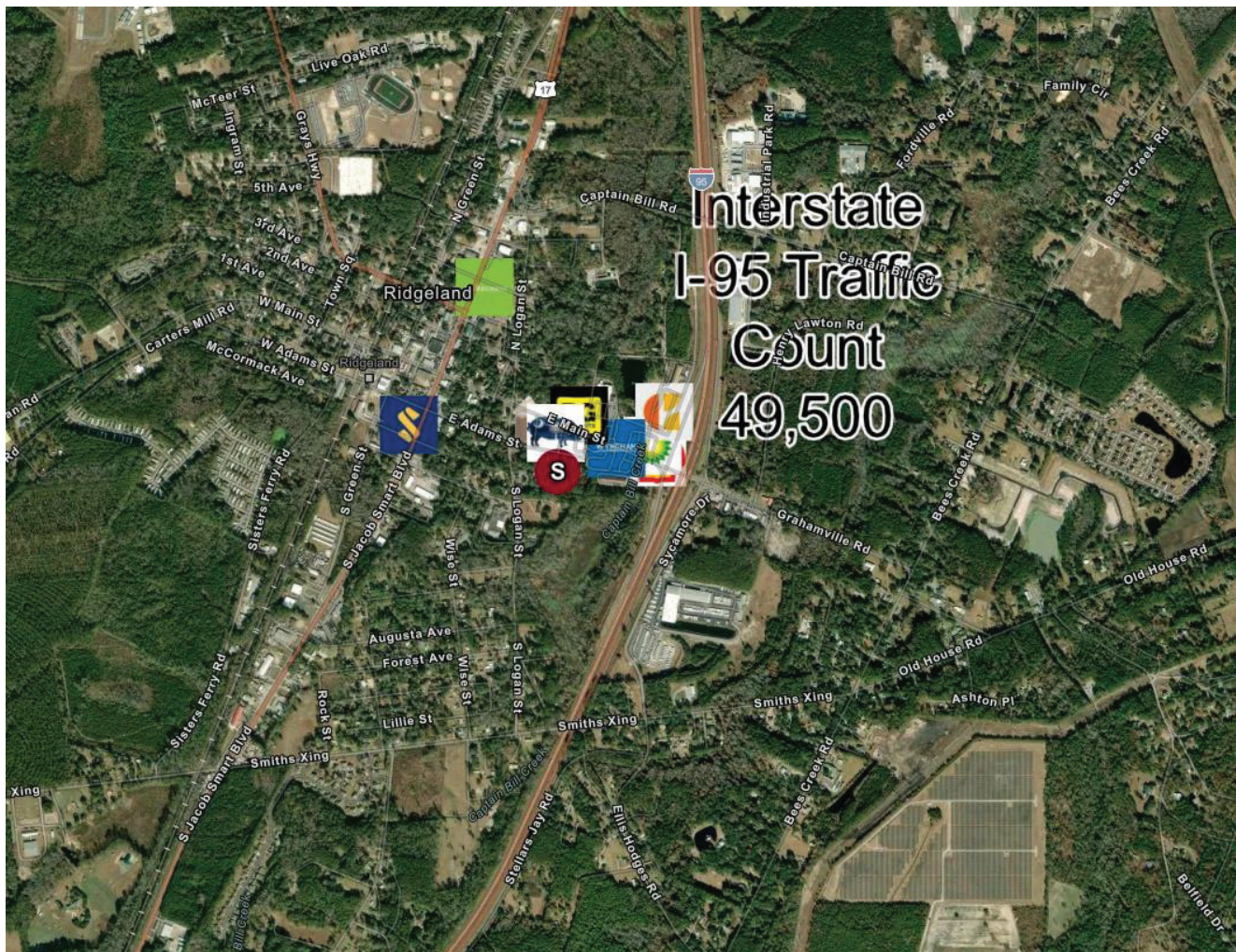
- **Strengths:** Interstate I-95 access, port connectivity, T3 zoning flexibility, and multi-use development potential across IOS, medical, and housing formats.
- **Weaknesses:** No documented existing income stream, no building improvements detailed, and purchaser assumes responsibility for remaining on-site structures.

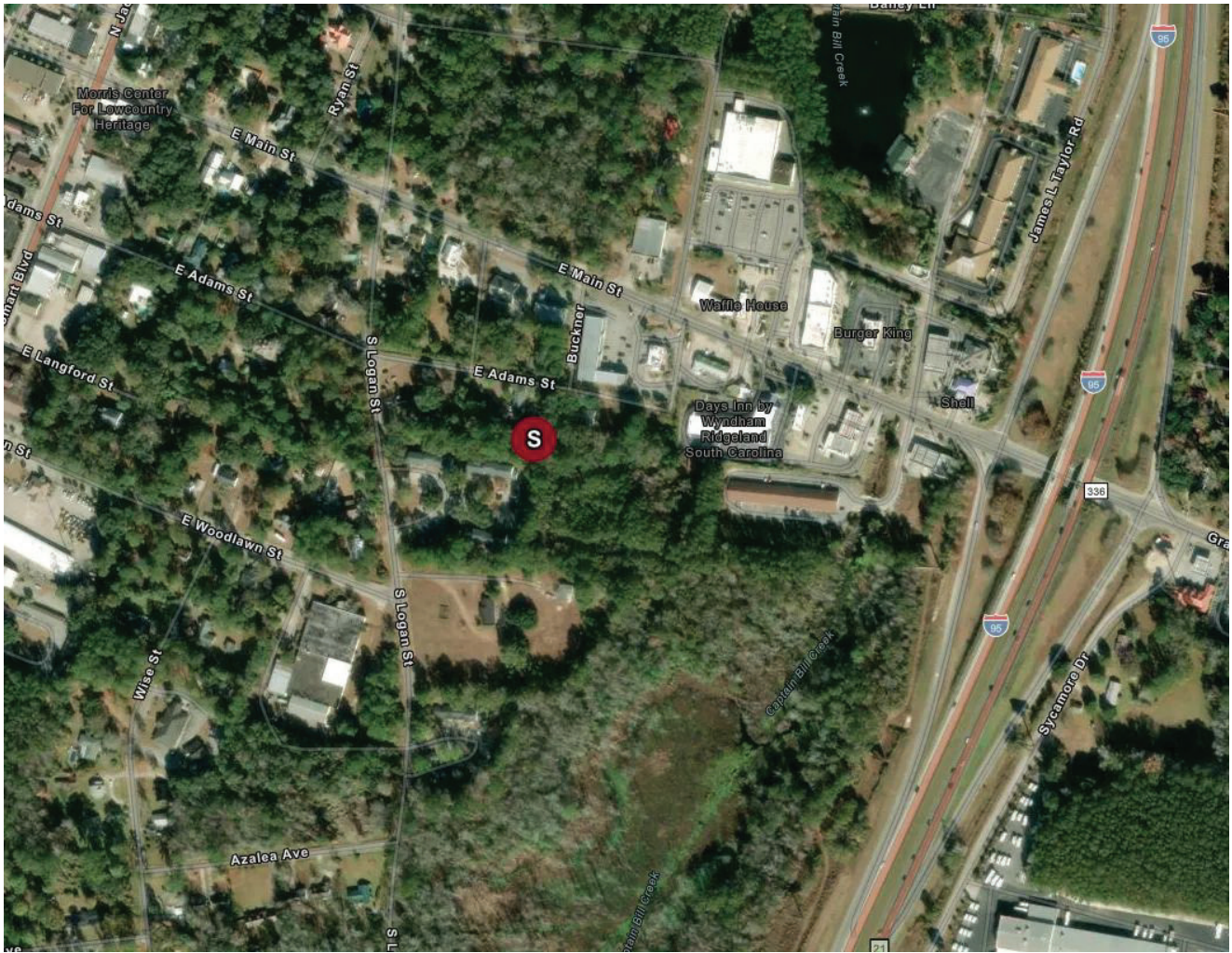
- **Opportunities:** Capture demand from drayage, trucking, workforce housing, multifamily, and medical office users in a growing logistics corridor.
- **Threats:** Entitlement, sitework, and development execution risk; competition from other corridor land sites; market timing for end-use absorption.

Property Photos

A professionally curated visual set underscores the site's positioning along the I-95 corridor, immediate access to Logan Street, and redevelopment potential for IOS, medical office, workforce housing, and multifamily uses.

Context / Area Overview



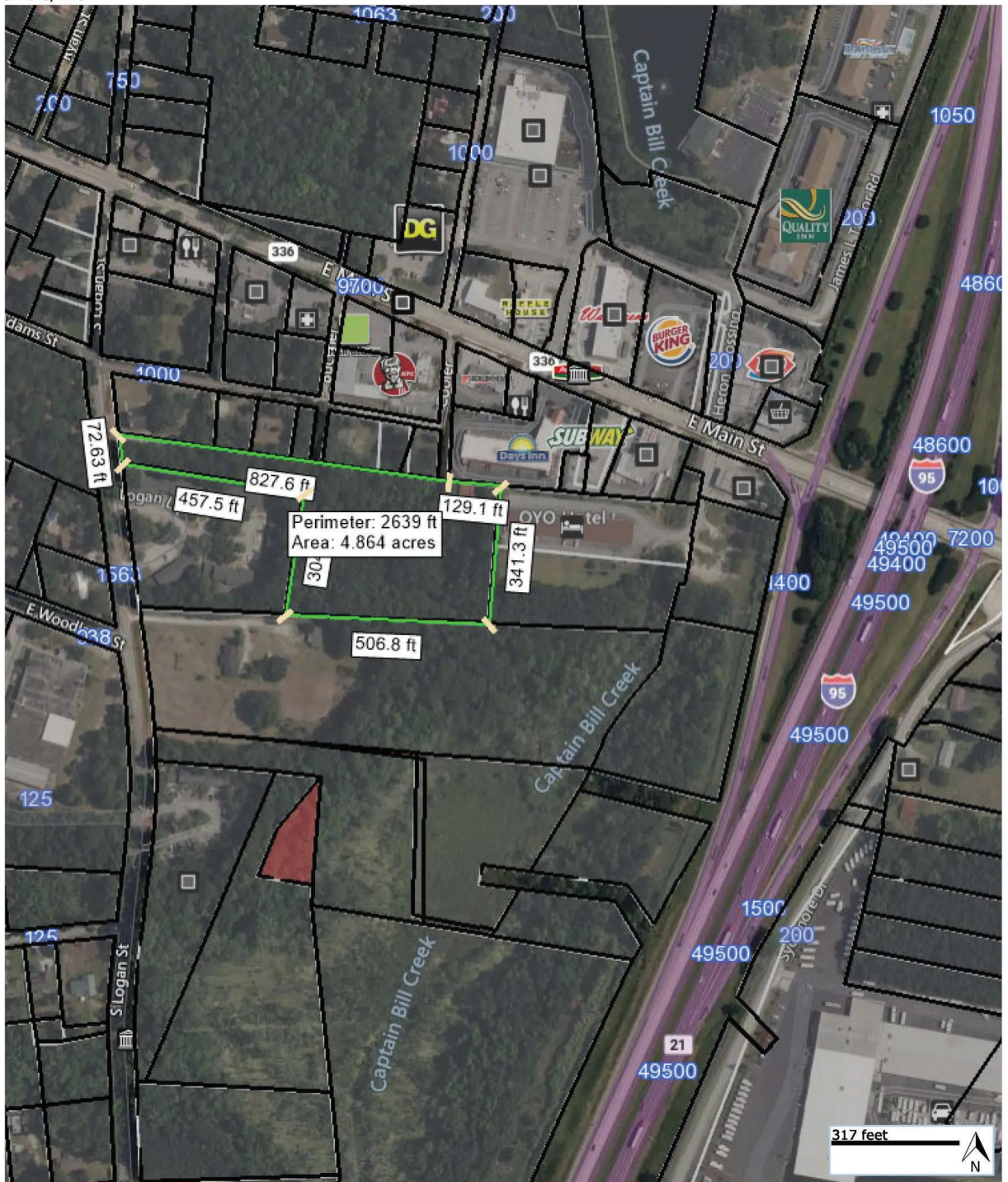


Street-Level Corridor View



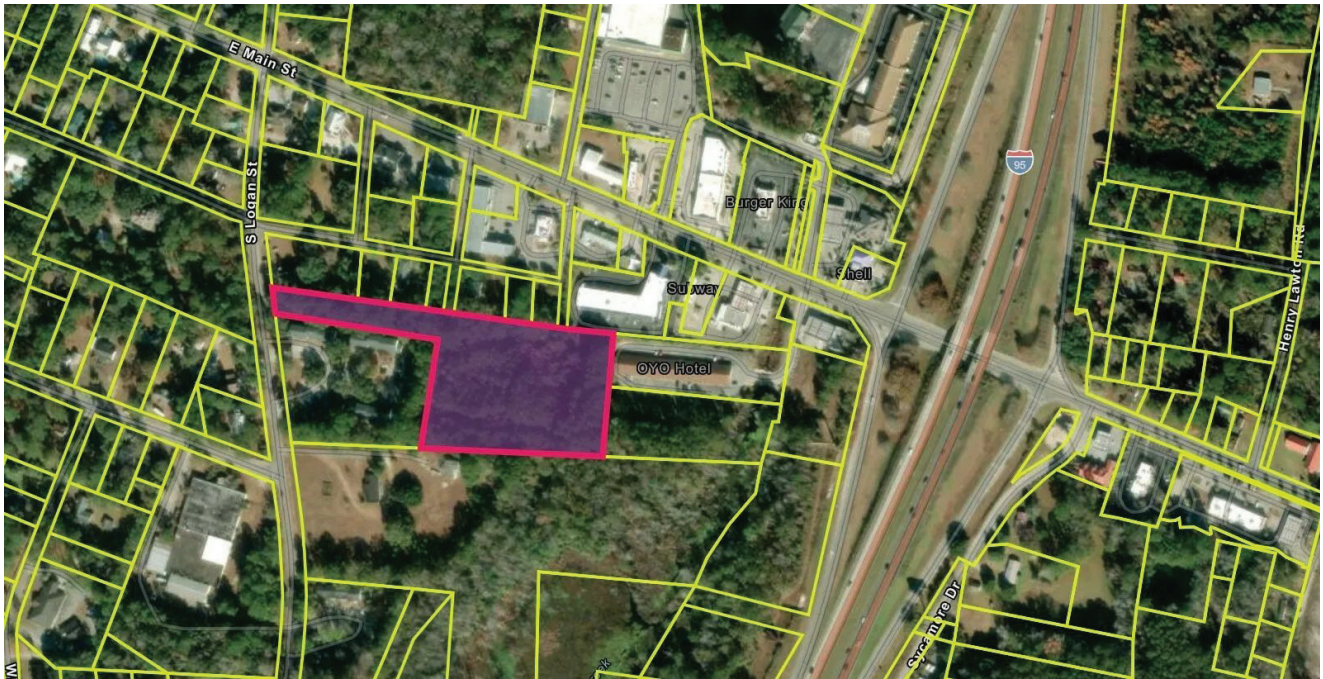
Parcel and Access Views

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49,500 Traffic Count On Interstate I-95 Within Walking Distance Of Property
4.864 Acres Potential For More With Three Entry Points Multi-Use Thoughts

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Location Overview

The property is strategically positioned on Logan Street South in Ridgeland's in-town commercial area, with the Offering Memorandum stating the site is situated just minutes or actual walking distance from **I-95 Exit 22** and emphasizing on-and-off interstate access in **under two minutes**. This immediate proximity to Interstate 95 represents the property's primary locational advantage for **IOS, trucking, drayage, intermodal support, medical office, workforce housing, and multifamily** uses, as it reduces first-mile and last-mile travel time while maintaining local service access.

Location Advantages

- The Offering Memorandum identifies **Interstate 95** access in **under two minutes** via **Exit 22**, a travel-time advantage that supports trailer storage, container drayage, service commercial uses, and commuter-oriented residential product.
- The Offering Memorandum cites a **49,500** traffic count along the **I-95 corridor**, providing the site with strong exposure for highway-oriented commercial users and reinforcing visibility for medical office or urgent care concepts that benefit from pass-through traffic.
- The Offering Memorandum states the **Port of Savannah** is **32 minutes away**, creating a measurable logistics advantage for **IOS, intermodal staging, trucking, and transload-related operations** that require rapid port connectivity without paying core port-market land pricing.
- The Offering Memorandum states the property has connectivity to the **Ports of Charleston and Savannah within 60 minutes or less**, broadening freight optionality for users that value dual-port reach and enhancing the site's appeal to regional logistics operators.
- The Offering Memorandum highlights the confluence of **Interstate 95, Highway 17, Highway 278, and the Port of Savannah**, positioning Ridgeland as a corridor location that can serve both local Jasper County demand and broader coastal freight movement.
- The **Town of Ridgeland** states the community has **three easy-access exits to I-95** and direct interstate connections to **I-16** and **I-26**, which strengthens the property's regional draw for industrial users, medical operators serving a wider trade area, and workforce housing tied to commuting patterns.
- The **Town of Ridgeland** also notes that **CSX** provides rail service for multimodal access, which supports the OM's intermodal and transload positioning and adds strategic redundancy for freight-dependent occupiers.

- Within the immediate Ridgeland trade area, **Bank of the Lowcountry, SouthState Bank, Regions Bank, Piggly Wiggly, Walgreens Pharmacy, PJ's Coffee, Waffle House, Pizza Bella, KFC, Subway, and St. Joseph's/Candler Primary Care - Ridgeland** are all identified by Google Places near the site, reinforcing day-to-day convenience for employees, residents, and medical patients.
- **Jasper Workforce Center** is also identified nearby, which is relevant for employers evaluating labor access and for workforce housing concepts tied to local employment services.

Market Positioning

This location competes less as a traditional downtown infill parcel and more as a **corridor-flex development site** with unusual optionality. In the Ridgeland/Jasper County context, the property's strongest competitive advantage is its ability to address multiple demand channels from one location:

- **IOS / Intermodal / Trucking:** The combination of under-two-minute I-95 access, CSX-served regional freight infrastructure, and a 32-minute connection to the Port of Savannah supports trailer parking, drayage dispatch, container support, and related outdoor storage uses.
- **Medical Office / Urgent Care:** The in-town setting near existing service businesses and primary care presence supports neighborhood-serving healthcare, while interstate adjacency expands the capture area beyond immediate Ridgeland residents.
- **Workforce Housing / Multifamily:** The OM specifically ties the site to workforce housing demand associated with **Sea Island resort areas**, and the interstate location improves commuter convenience for households working across Jasper County, Beaufort County, and the Savannah employment orbit.
- **Commercial Development:** The site's visibility along a highway-served commercial node and proximity to established quick-service and convenience retail create a practical environment for service retail, small-format office, or mixed commercial concepts.

Compared with sites farther from I-95 or deeper into rural Jasper County, this parcel offers a more balanced profile: local-town services for daily usability, together with regional freight and commuter connectivity. That combination is particularly valuable for buyers seeking land that can pivot between industrial-support, residential, and medical use cases as market demand evolves.

Economic Indicators

Ridgeland and Jasper County continue to market themselves around transportation access and industrial recruitment. The **Town of Ridgeland** promotes available industrial sites and identifies the community's position between the deep-water ports of Charleston and Savannah as a central business attraction. The **Southern Carolina Alliance** markets more than **14,000 acres** of industrial property across its regional platform, which signals an active long-term recruitment environment that can support land value appreciation for well-located development sites.

Recent employer growth reinforces that positioning. In **October 2024**, **TICO Manufacturing**, a division of **Terminal Investment Corporation**, announced an additional **\$1.6 million** investment and **38 new jobs** in Ridgeland at **Cypress Ridge Industrial Park**. For this property, that matters because incremental industrial job creation supports demand for both **workforce housing** and **service commercial uses**, while also validating Ridgeland as a functioning logistics and manufacturing location rather than a purely speculative corridor play.

The **Jasper County Chamber of Commerce** states that Jasper County has a labor force of more than **200,000 within a 30-mile radius**, and notes that the county sits on multiple **I-95 interchanges** between Charleston and Savannah. That regional labor reach is a meaningful advantage for industrial and medical users that require staffing depth beyond the immediate town population.

The **Town of Ridgeland Comprehensive Plan** identifies **Cypress Ridge Industrial Park, the Moultrie Tract, the Firefly Tract, and Jasper Ocean Terminal** among the area's development opportunities. This pipeline indicates that the broader submarket is being planned around freight, industrial growth, and infrastructure-linked expansion. For the subject property, that forward trajectory enhances relevance for **IOS and intermodal support uses**, while also underpinning future demand for **multifamily and workforce housing** tied to employment expansion.

For medical office positioning, the nearby presence of **St. Joseph's/Candler Primary Care - Ridgeland** indicates an existing healthcare foothold in the immediate trade area. That supports the OM's thesis that the site could pivot to a medical office or urgent care complex, particularly as employment growth and commuter traffic expand the need for convenient outpatient access.

Overall, the property's market position is strongest where **interstate immediacy, port connectivity, rail-served regional freight context, and flexible development potential** intersect. In a smaller market like Ridgeland, that combination is differentiated and gives the site broader buyer appeal than a single-use land offering.

Demographics

The surrounding demographic base supports a flexible development program that can respond to **workforce housing, multifamily, neighborhood medical office, and interstate-oriented commercial demand**. The 5-mile population reaches **15,542** in 2024, with **4,866 occupied housing units** and a median household income of **\$56,294**, while the 3-mile area includes **11,407 employees** and the 5-mile area includes **12,586 employees**. The age profile is balanced, with the largest adult cohorts concentrated in the **25-45** and **45-65** ranges, supporting both household formation and healthcare utilization.

Demographic Metric	1 Mile	3 Miles	5 Miles
2024 Population	5.1K	14.1K	15.5K
2020 Population	6.4K	14.2K	15.6K
2020-2024 Population Change	-1,232	-131	-32
2024 Median Age	37.3	39	39.2
Under 20	1.1K	3.3K	3.7K
20-25	525	1.2K	1.2K
25-45	1.6K	3.7K	4.1K
45-65	1.3K	3.9K	4.2K
Over 65	448	1.6K	1.9K
2024 Median Household Income	\$60.7K	\$56.3K	\$56.3K
Households Under \$25K	416	1.1K	1.3K
Households \$25K-\$50K	247	1.2K	1.3K
Households \$50K-\$100K	591	1.4K	1.7K
Households \$100K-\$150K	180	702	715
Households Above \$150K	132	541	633
Occupied Housing Units	1.3K	4.3K	4.9K
Vacant Housing Units	260	675	739
Occupancy Ratio	5:1	20:3	20:3
Renter Households	517	987	1.2K
Owner Households	1K	4K	4.4K
Renter:Owner Ratio	1:2	1:4	3:10
Total Employees (2024)	4.1K	11.4K	12.6K
Construction Employees	503	768	1.1K
Manufacturing Employees	283	387	489
Retail Trade Employees	613	956	1.3K
Transportation/Warehousing Employees	391	480	589
Finance/Insurance Employees	612	614	797
Professional Services Employees	1.1K	1.2K	1.6K
Educational/Health Care Employees	1.3K	1.5K	1.8K
Arts/Entertainment/Food Employees	894	1.2K	1.3K
Public Administration Employees	341	533	572
Average Household Size	N/A	N/A	N/A
College Educated	N/A	N/A	N/A
Unemployment Rate	N/A	N/A	N/A
GDP	N/A	N/A	N/A
Population Projection	N/A	N/A	N/A
Consumer Spending Patterns	N/A	N/A	N/A

Demographic Metric	1 Mile	3 Miles	5 Miles
Major Employer Indicator	TICO identified as a major employer in Jasper County	TICO identified as a major employer in Jasper County	TICO identified as a major employer in Jasper County

Demographic Interpretation

The **1-mile median household income of \$60,702** is slightly stronger than the wider 3-mile and 5-mile rings, indicating that the immediate trade area can support neighborhood-serving commercial and entry-level medical office demand. At the same time, the broader **3-mile and 5-mile populations above 14,000 and 15,000**, respectively, provide a meaningful base for small-scale multifamily or workforce housing absorption.

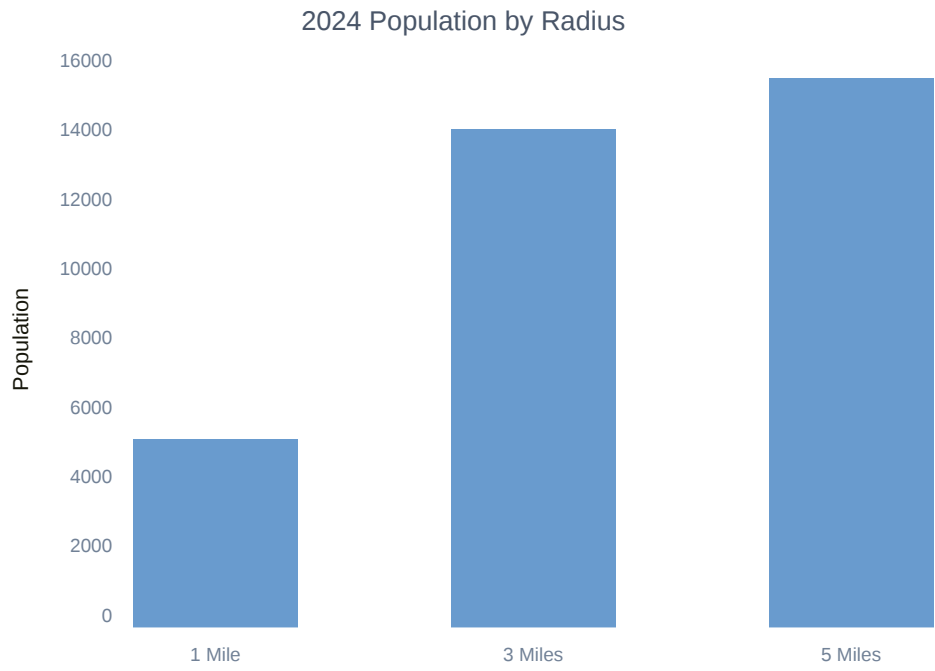
The **25-45** and **45-65** cohorts total **2,878 people within 1 mile**, **7,545 within 3 miles**, and **8,325 within 5 miles**. For **multifamily and workforce housing**, these are the most relevant age bands because they represent working households, family-forming residents, and mid-career commuters. For **medical office**, the **over-65** population of **1,881 within 5 miles** supports demand for primary care, outpatient services, and urgent care access.

Housing tenure also supports a measured residential strategy. The **1-mile renter-to-owner ratio of 1:2** and **5-mile ratio of 3:10** indicate a market that remains primarily ownership-oriented, which can create whitespace for well-positioned rental product serving workers who prefer flexibility near I-95 and regional job nodes.

Employment composition is especially relevant to the OM's positioning. The **5-mile area includes 589 transportation/warehousing employees, 489 manufacturing employees, 1,088 construction employees, and 1,822 educational/health care employees**. That mix aligns well with a site that can serve **industrial-support uses, workforce housing, and medical office**. The **SouthernCarolina Alliance** also reported that **TICO Manufacturing** is expanding in Jasper County with **38 new jobs**, reinforcing the area's industrial employment base and supporting future housing demand tied to local job growth.

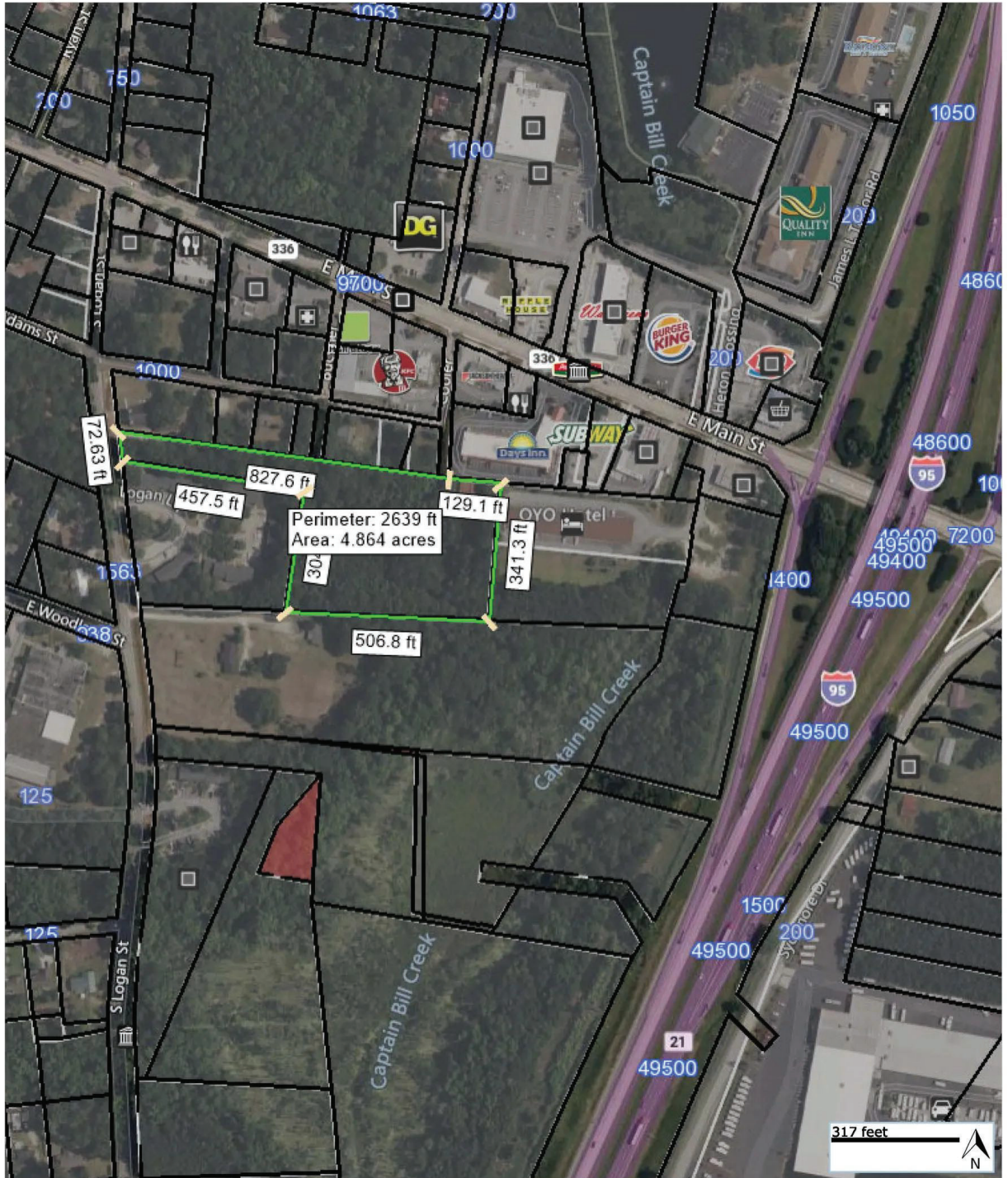
The **Jasper County Chamber of Commerce** notes that the county has a labor force exceeding **200,000 within a 30-mile radius**, which expands the effective workforce catchment well beyond the immediate rings shown above. That broader labor access is favorable for employers considering Ridgeland as a lower-cost operating location with interstate connectivity.

Overall, the demographic profile supports a practical development thesis: **moderate-income households, a sizable working-age population, a meaningful healthcare employment base, and transportation-linked employment** all point to viable demand for **workforce housing, multifamily, medical office, and interstate-oriented service commercial uses**.



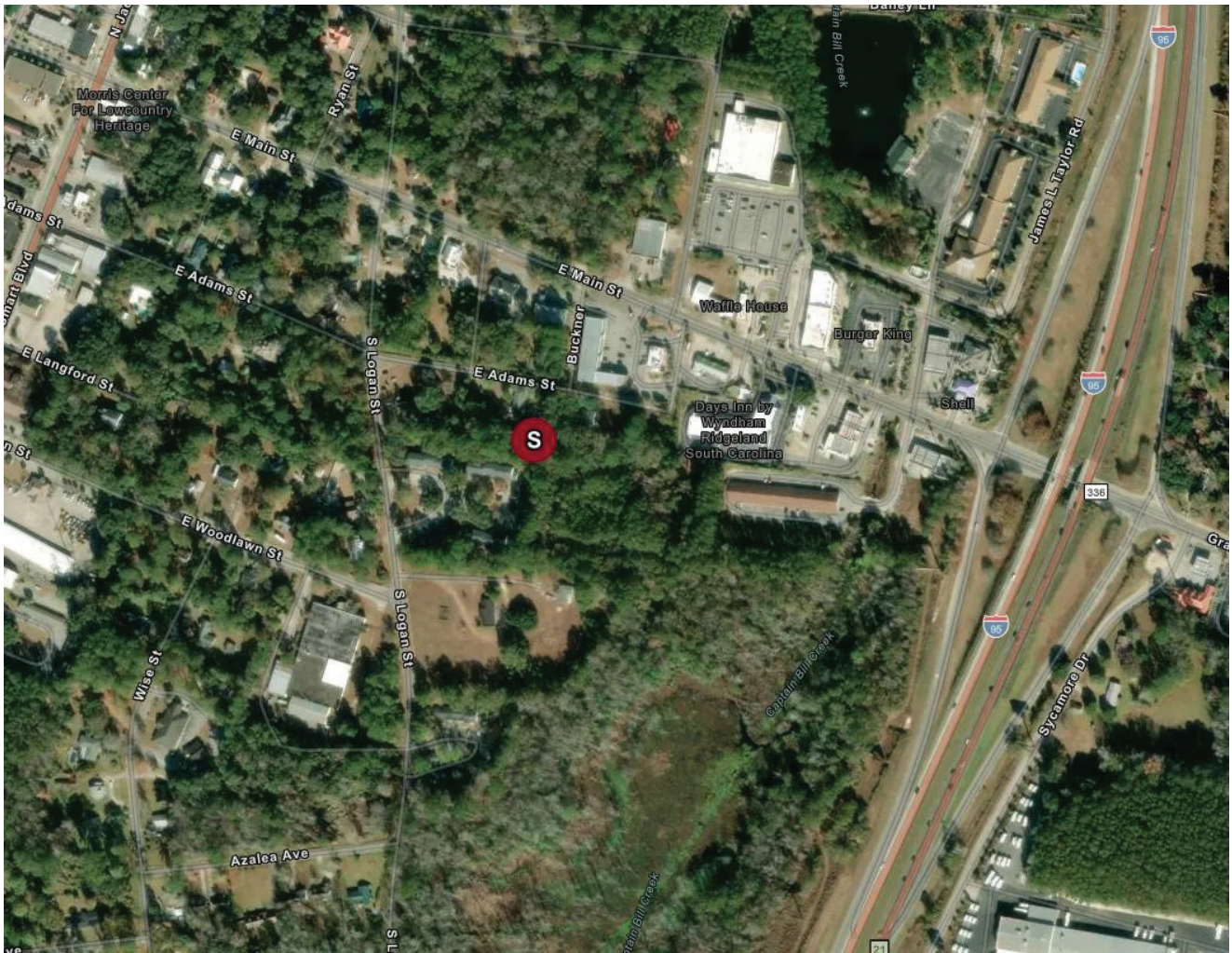
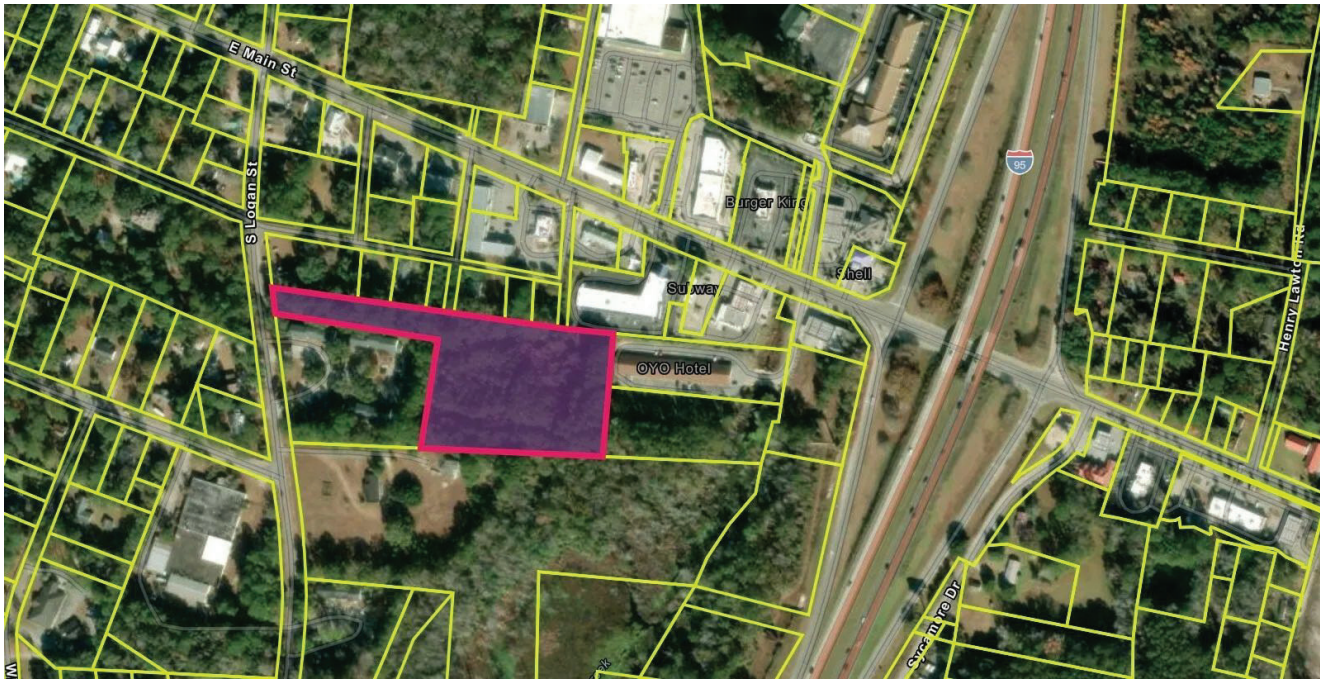
Site Map

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49,500 Traffic Count On Interstate I-95 Within Walking Distance Of Property
4.864 Acres Potential For More With Three Entry Points Multi-Use Thoughts

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The site maps depict the subject parcel on **Logan Street South** within Ridgeland's established commercial corridor, immediately east of **Interstate 95** and within the town's service core. The aerial exhibits show the parcel boundary in relation to **East Main Street, South Logan Street**, nearby highway-oriented retail, and the I-95 corridor, enabling buyers to visualize both local access and regional connectivity.

Transportation

- The Offering Memorandum states the property is **situated just minutes or actual walking distance from I-95 Exit 22** and highlights **on-and-off Interstate 95 access in under two minutes**, which is the defining transportation advantage for **IOS, trucking, intermodal support, medical office, and workforce housing**.
- The Offering Memorandum identifies the regional confluence of **Interstate 95, Highway 17, Highway 278, and the Port of Savannah**, supporting efficient north-south and coastal movement patterns.
- The Offering Memorandum states the **Port of Savannah** is **32 minutes away** and that the **Ports of Charleston and Savannah** are reachable within **60 minutes or less**, a major benefit for drayage, container support, and logistics users.
- The **Town of Ridgeland** states the town has **three easy-access exits to I-95** and direct connectivity to **I-16** and **I-26**, extending the site's reach toward inland South Carolina and Georgia markets.
- The **Jasper County Chamber of Commerce** states **Ridgeland Airport** is located in Ridgeland on **Grays Highway**, and that **two major airports are within 45 minutes**. This supports business travel and light aviation access for regional users.
- The **Town of Ridgeland Comprehensive Plan** references **Lowcountry Regional Transportation Authority** public transportation service, adding a local mobility option for employees and residents.
- The **Town of Ridgeland** and the Offering Memorandum both reference **CSX** rail service in the area, which strengthens the property's intermodal narrative and supports freight flexibility beyond truck-only operations.

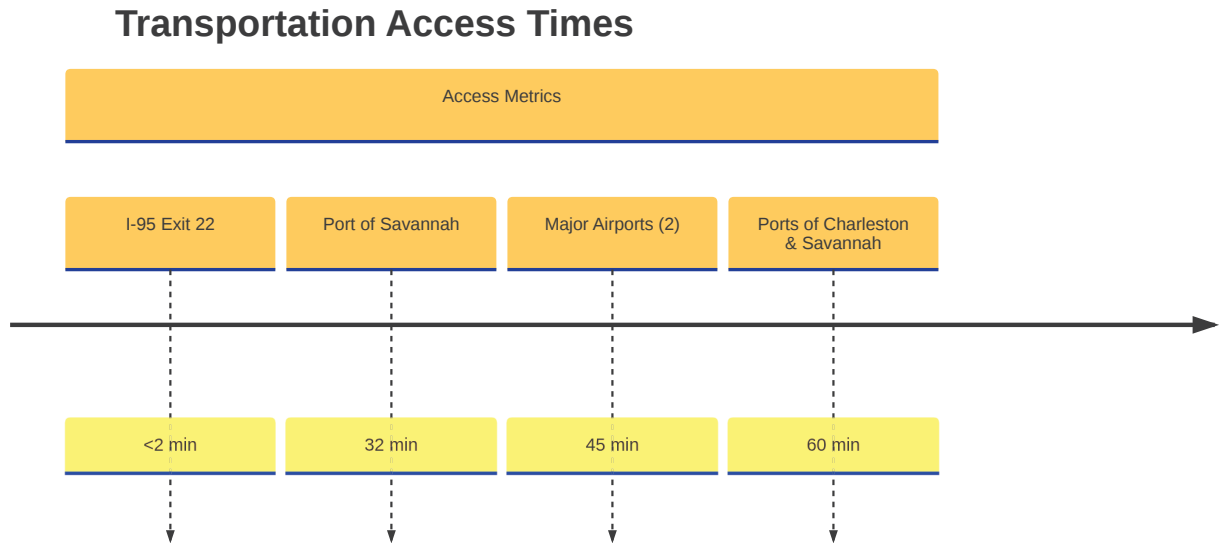
Education

- The **Jasper County Chamber of Commerce** states higher education access is provided by **Technical College of the Lowcountry** and the **University of South Carolina** satellite campus at **New River** in southern Jasper County, with **two additional four-year colleges in nearby Savannah, Georgia**. This gives the property access to multiple post-secondary institutions within the broader regional labor shed.
- In the immediate Ridgeland area, Google Places identifies **Jasper County First Steps** and **Jasper County Alternative School**, reinforcing the site's location within an established civic and educational setting.
- For workforce housing and medical office uses, proximity to county educational and training infrastructure can support both staffing pipelines and household demand tied to local employment.

Attractions

- The aerial mapping shows the parcel embedded within a recognizable Ridgeland commercial cluster that includes **Waffle House, Burger King, Subway, KFC, Shell, Days Inn, and OYO Hotel**, creating a familiar service environment for travelers, employees, and future residents.
- Google Places identifies nearby dining and convenience anchors including **PJ's Coffee, Pizza Bella, Fiddlers Seafood Restaurant, Eats and Sweets, Alchile Mexican Grill, Piggly Wiggly, Walgreens Pharmacy, and Camping World - Ridgeland**, which support daily-use convenience and enhance tenant and resident appeal.
- The **Town of Ridgeland Comprehensive Plan** includes parks, recreation, and community facilities planning as part of the town framework, while the **Jasper County Chamber of Commerce** positions Ridgeland between the coastal destinations of Charleston and Savannah. That broader regional setting supports the OM's workforce housing thesis tied to coastal employment nodes and commuter patterns.

Overall, the site map confirms a property that is locally integrated yet regionally connected: a parcel with visible placement in Ridgeland’s commercial fabric, immediate interstate functionality, and strong alignment with **I-95-driven IOS, medical office, multifamily, and workforce housing** strategies.

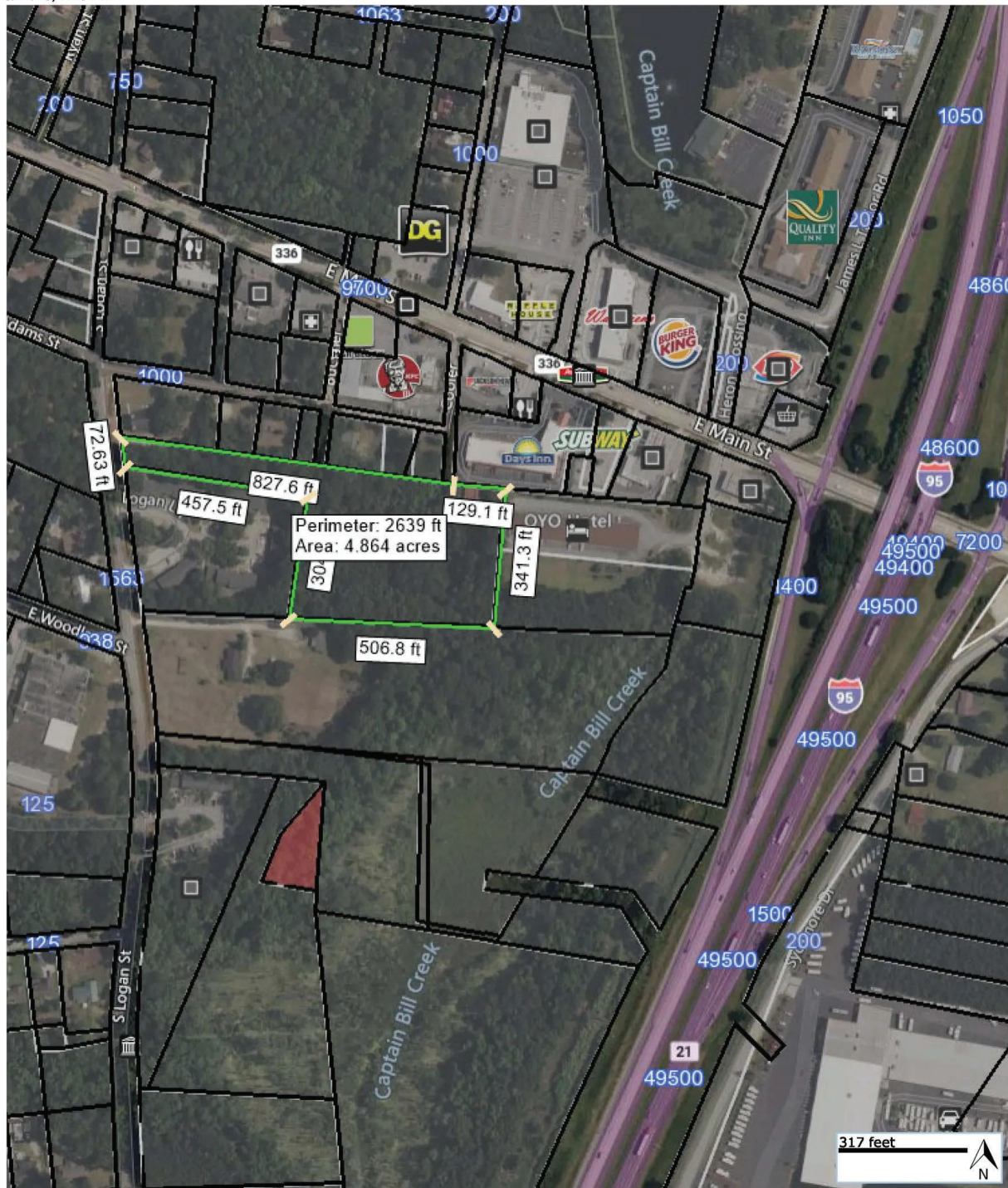


Site Plans

The available technical visuals define the parcel, roadway orientation, and corridor context for phased development planning. The imagery highlights subject boundaries, surrounding commercial uses, and the direct relationship to Logan Street, Main Street, and Interstate I-95.

Primary Site Plan

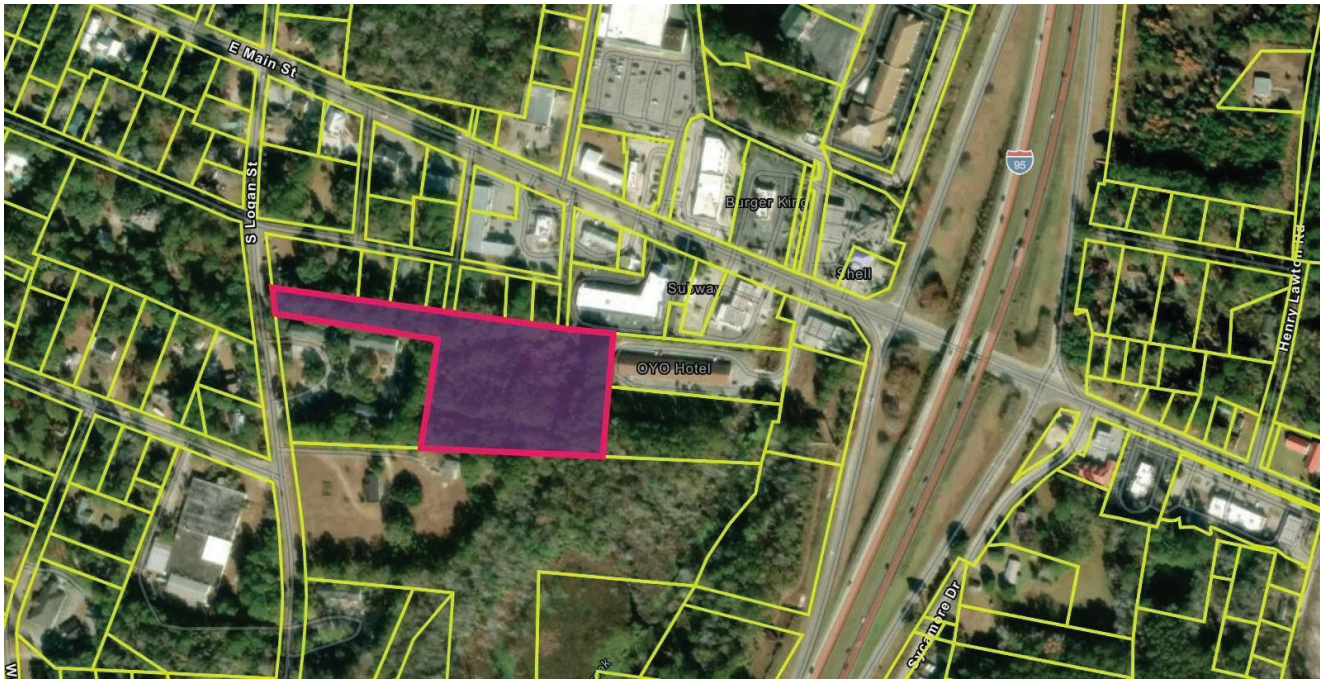
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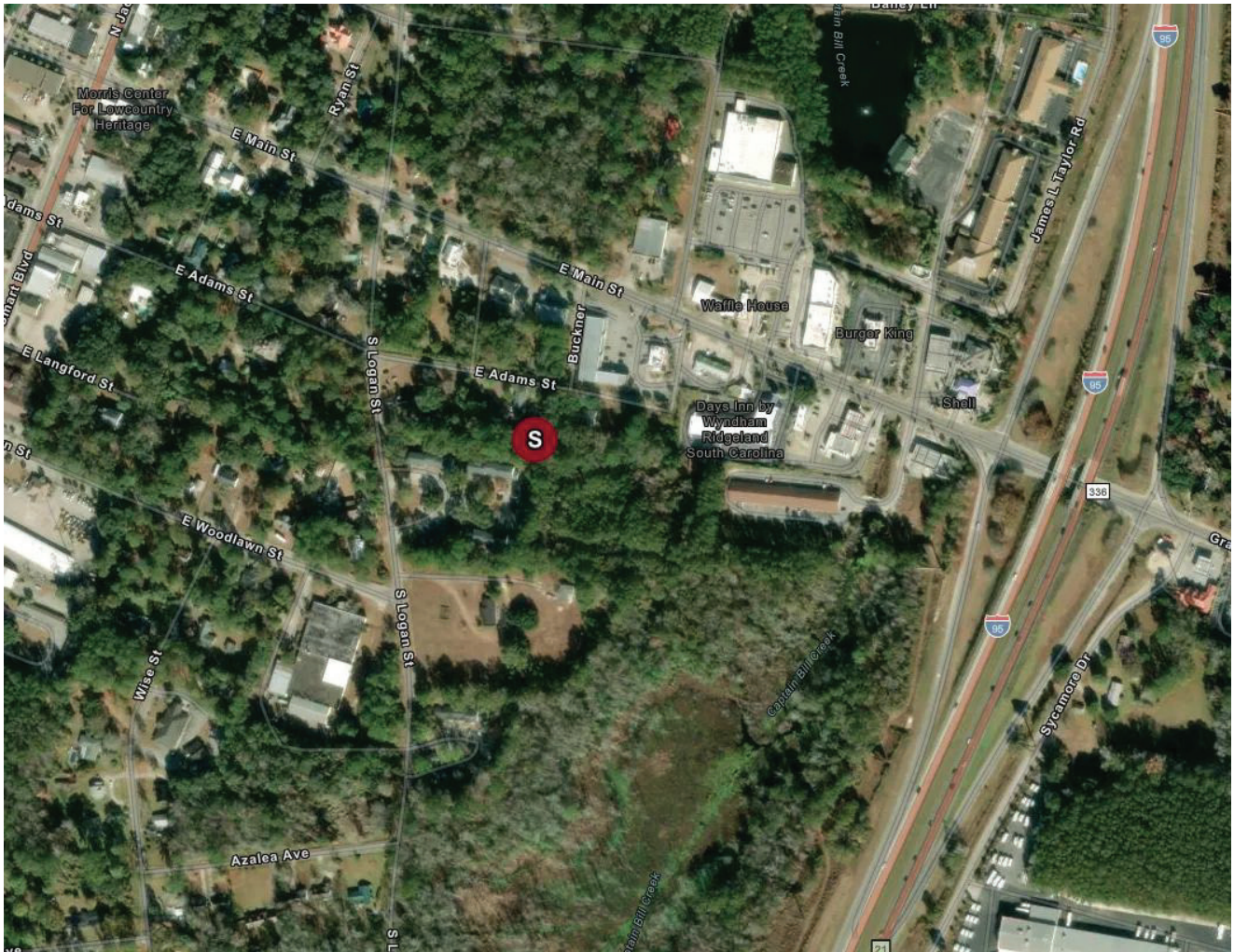
Parcel Boundary Diagram



Local Access Reference Map



Macro Circulation Context



Physical Specifications

- **Asset Type:** Unimproved development land marketed for IOS, intermodal, trucking, multifamily, workforce housing, medical office, urgent care, and commercial use.
- **Site Area:** 4.87 acres, or approximately 212,137 square feet.
- **Building Specifications:** No building square footage, story count, construction year, or existing rentable building area is documented.
- **Building Class:** N/A.
- **Zoning:** T3.
- **Land-to-Building Ratio:** Not applicable in current unimproved condition.
- **Parking Ratio:** Not applicable in current unimproved condition.
- **Foundation Type:** N/A.
- **Load-Bearing Capacity:** N/A.

- **Building Height / Clear Height:** N/A.
- **Column Spacing / Floor Thickness:** N/A.
- **Exterior Construction Materials:** N/A.
- **Roof Type / Age:** N/A.
- **Window Specifications:** N/A.
- **HVAC / Electrical / Plumbing / Security Systems:** No existing building systems are specified for the site.
- **Hurricane / Resilience Considerations:** No specific structural hardening or resilience features are documented.
- **Access Characteristics:** Located within walking distance or minutes from I-95 Exit 22, with three easy-access exits to I-95 in the Ridgeland area and direct regional connectivity to I-16 and I-26.
- **Logistics Positioning:** Positioned for drayage and intermodal use with nearby CSX rail service and transloading potential, plus access to container interchange points.
- **Traffic Exposure:** Interstate I-95 corridor traffic count of 49,500 vehicles per day.
- **Expansion Potential:** Expansion of the property envelope may be feasible through adjacent tracts.
- **Existing Improvements / Closing Condition:** Any remaining structures or features on-site at closing are the purchaser's responsibility.
- **Recent Improvements / Capital Expenditures:** No recent capital improvements or expenditures are identified.

Key Financial Metrics

As offered, the site represents a land acquisition with no in-place operating income; the primary financial benchmark is the basis at \$625,000 per acre and approximately \$14.35 per land SF. At the asking price of \$3,042,250 for 4.87 acres, the property is presented as a multi-phased development opportunity positioned for IOS/intermodal, medical office, workforce housing, multifamily, and related commercial uses within the Interstate I-95 corridor.

Metric	Value
Asking Price	\$3M
Site Area	4.87 Acres

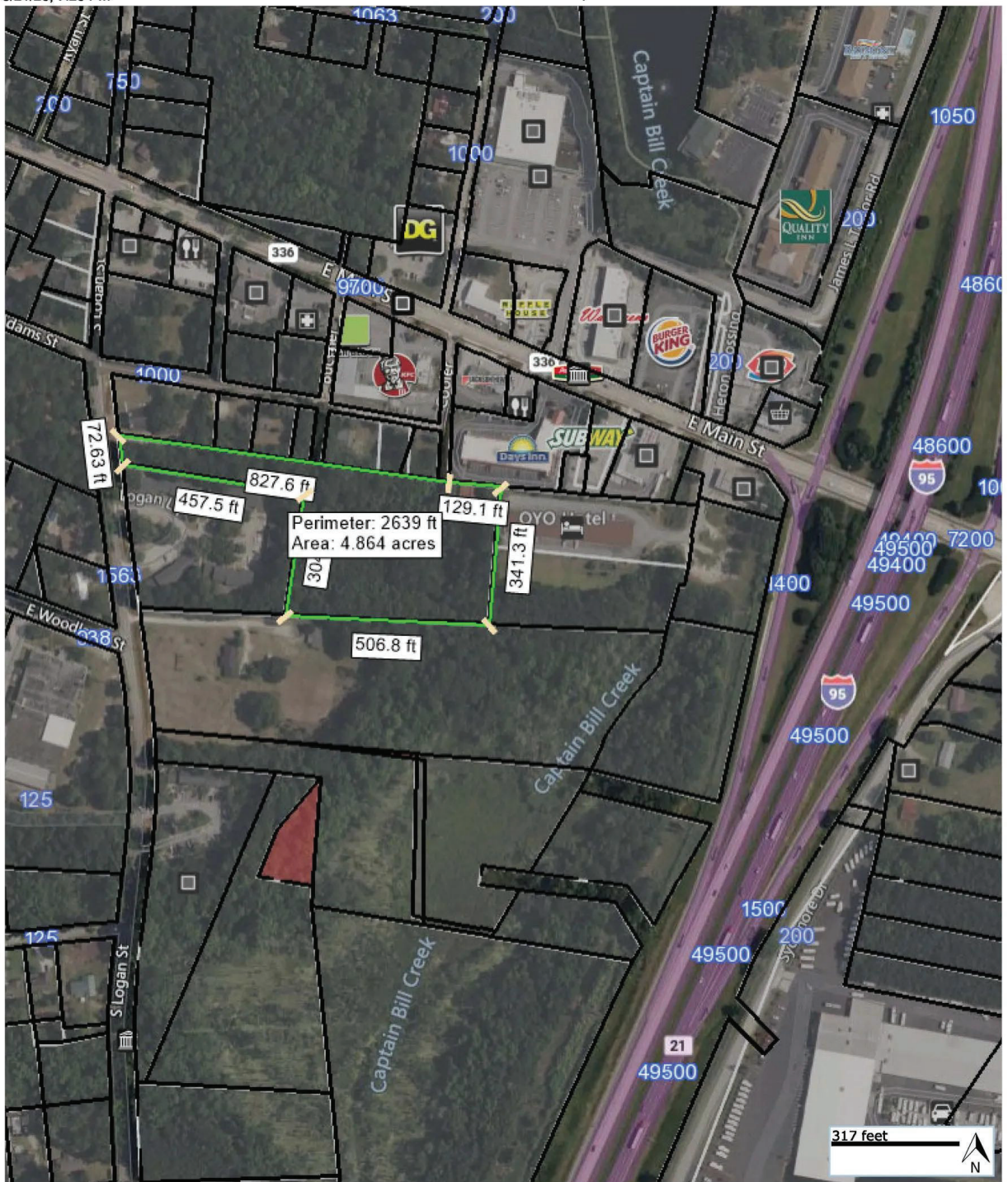
Metric	Value
Land Area	212.1K SF
Price per Acre	\$625K
Price per Land SF	\$14.35
Current Gross Income	\$0
Effective Gross Income	\$0
Operating Expenses	\$0
Net Operating Income	\$0
Going-In Cap Rate	0.00%
Occupancy	0.00%

Income and Expense Summary	Current Status
Base Rental Revenue	\$0
Reimbursements / Other Income	\$0
Effective Gross Income	\$0
Operating Expenses	\$0
Net Operating Income	\$0

The current yield profile is entirely value-add and development-driven rather than income-driven. Because the offering is a vacant development site with no disclosed tenants, leases, or trailing operating statements, current NOI is \$0 and the implied going-in cap rate is 0.00%. Cash-on-cash return, debt yield, and stabilized investment yield metrics are therefore not meaningful on an as-is basis.

Valuation context is centered on land basis and optionality across several demand themes. The pricing equates to \$625,000 per acre for a corridor-centric tract with immediate I-95 access, stated traffic counts of 49,500, and positioning for medical office, workforce housing, multifamily, and IOS/intermodal use cases. For an investor, the underwriting focus shifts from trailing cash flow to residual land value, entitlement strategy, absorption assumptions, and phased development economics.

From a financial risk/return perspective, the site offers flexibility but requires full business-plan execution. The absence of in-place income means carry costs and development timing will drive near-term returns, while upside depends on achieving a higher-value end use supported by the property's I-95 visibility, port connectivity, and potential adjacency expansion. No seasonal operating pattern is applicable in the current vacant condition.



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Sources

Crexi

- Demographics insights for coordinates (32.4806, -80.9815)

Google Places

- Logan St, Ridgeland, SC 29936, USA

Web Search

- Town of Ridgeland
- TICO Expands Operations in Jasper County, Creating 38 New Jobs | Southern Carolina Regional Development Alliance News
- FAST FACTS | Jasper County Chamber of Commerce - South Carolina
- 2017 Comprehensive Plan