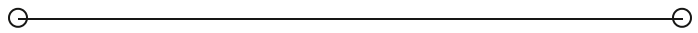


150 40600

SVN | OFFERING MEMORANDUM
SC Interstate I-95 Corridor
Centric Dominance w/ 4.2
AC
Intermodal/IOS/Workforce
Housing Site at I-95 Exit
53 - IICD Zoned

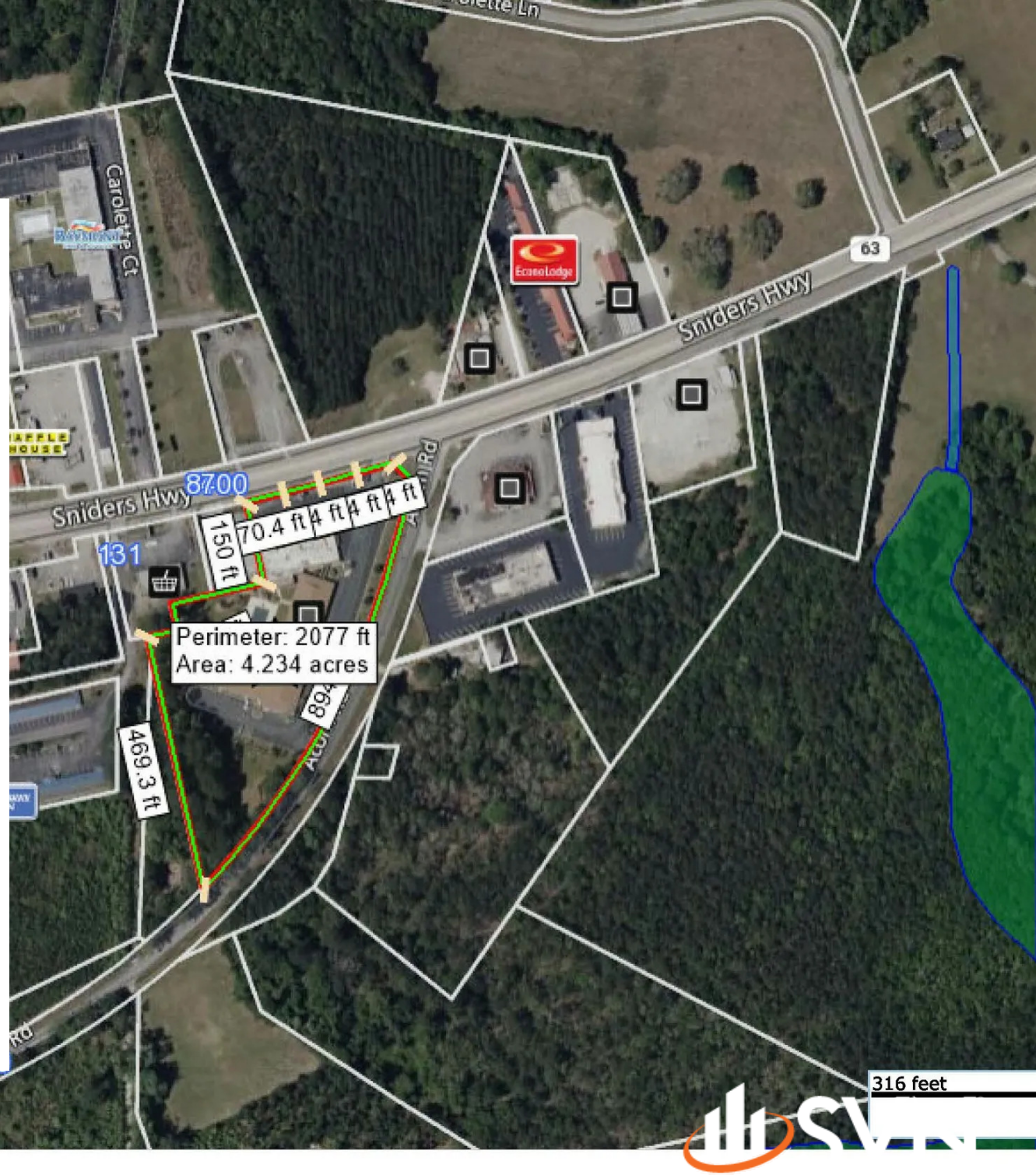
1245 SNIDERS HWY
Walterboro, SC 29488



PRESENTED BY:

GILBERT BRADHAM
Phone: 803.325.1000
gilbert.bradham@svn.com
SC #3844

32°52'44.5"N 80°42'38.6"W ON GOOGLE MAPS



Sniders Highway (SC 63)

PRESENTED BY:

GILBERT BRADHAM

O: 803.325.1000

gilbert.bradham@svn.com

SC #3844

Acorn Road



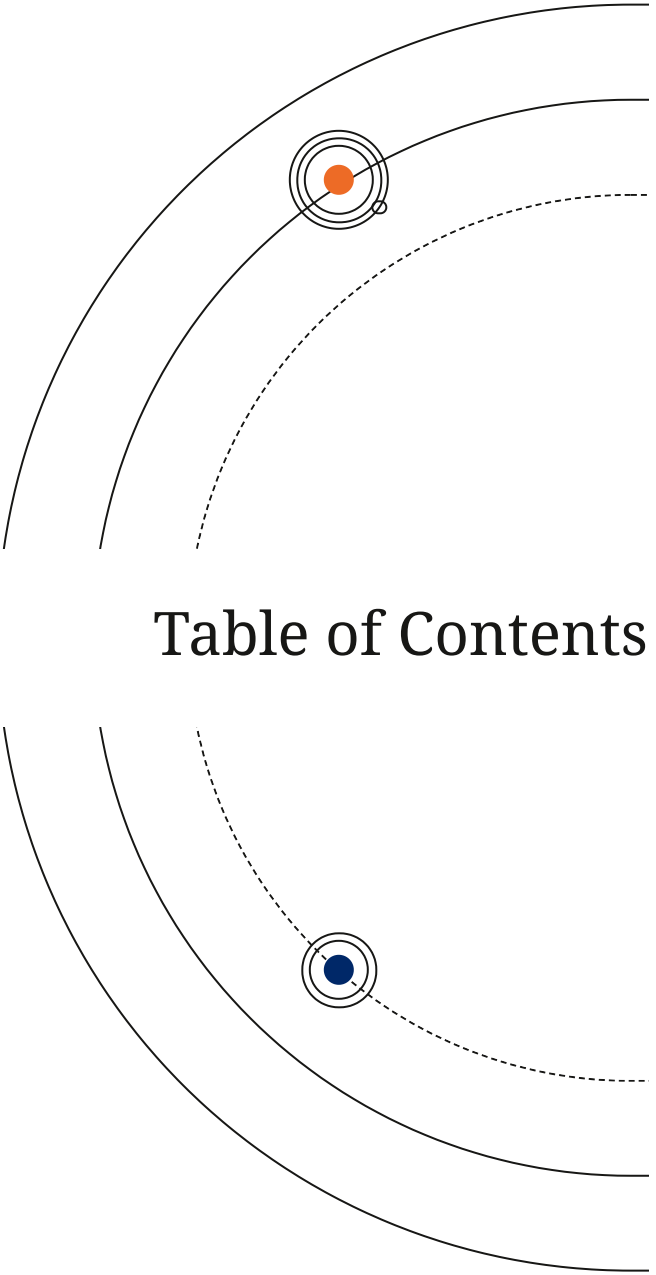


Table of Contents

5

ABOUT SVN

About SVN

6

7

PROPERTY INFORMATION

Property Summary

8

Property Description

9

Complete Highlights

10

Additional Photos

11

12

LOCATION INFORMATION

Regional Map

13

Location Map

14

Aerial Map

15

Site Plans

16

17

DEMOGRAPHICS

Full Bleed Photo

18

Full Bleed Photo

19

20

ADVISOR BIOS

Advisor Bio 1

21

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

An aerial photograph of a commercial area. A large white circle with a dashed border is overlaid on the left side of the image. Inside the circle, the text "SECTION 1" is in orange and "About SVN" is in black. The map shows several commercial buildings, including a Best Western, a Red Roof Inn, and an Econo Lodge. A red star is placed on a building located between Sniders Hwy and Acorn Rd. The map also shows Sniders Hwy, Acorn Rd, and a road labeled 131. A shopping cart icon is visible near the red star. The background is a satellite image of the area.

SECTION 1
About SVN

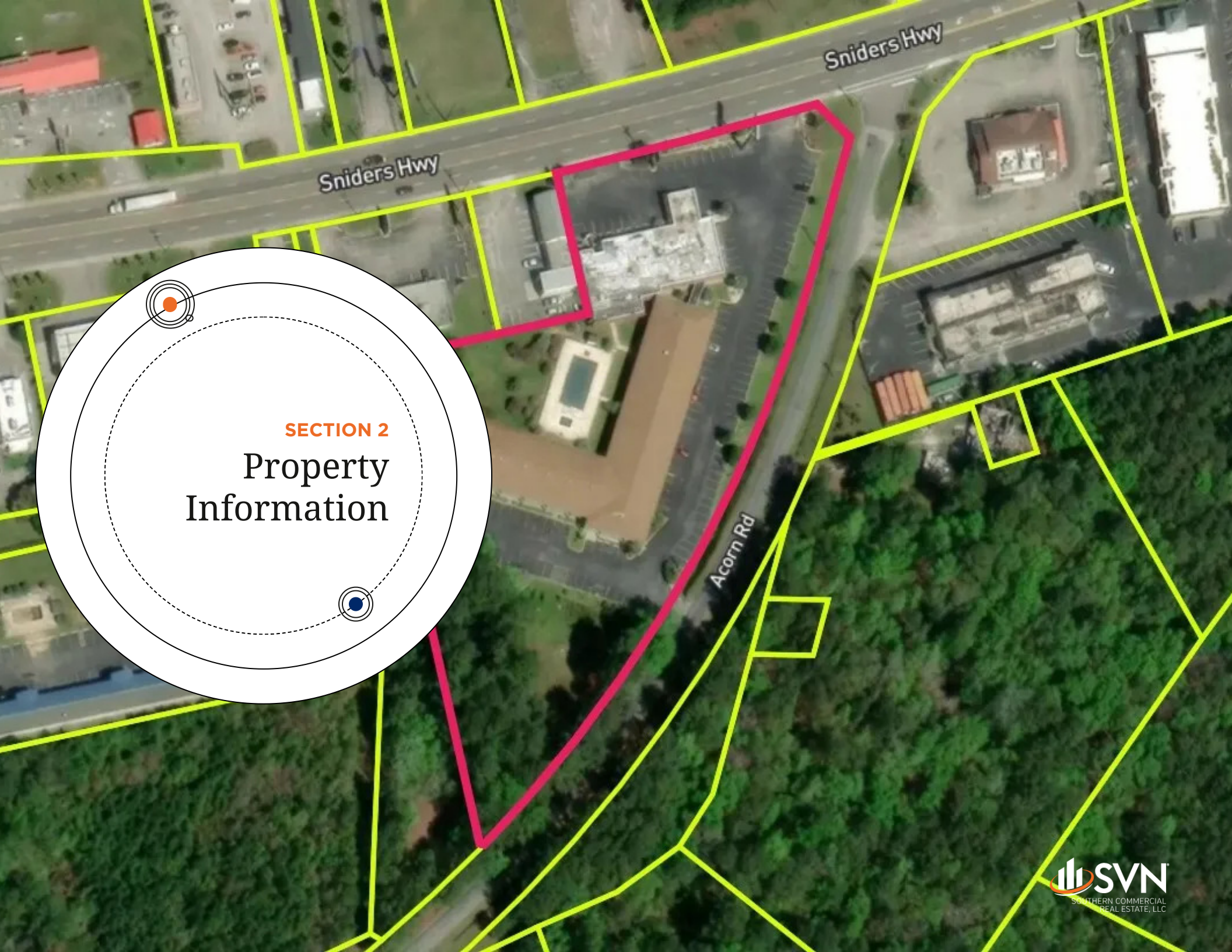
About SVN

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



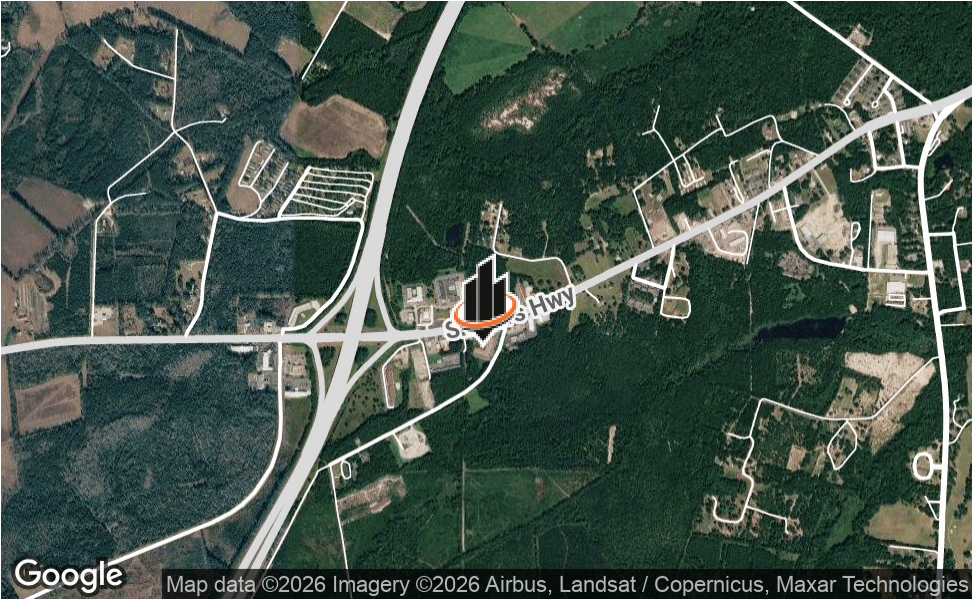
SECTION 2
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,201,000
LOT SIZE:	184,294 SF



PROPERTY DESCRIPTION

Introducing a prime investment opportunity located within the Interstate I-95 Centric Corridor, Colleton County, SC. This property boasts connectivity both to the Ports of Charleston and Savannah within 60 minutes or North to Interstate I-26 with connectivity to Greenville and Charlotte beyond, perfectly suited for land or industrial use. Zoned IICD and strategically positioned within the Interstate I-95 Corridor, the property offers unparalleled access and visibility, situated just 200 yards from I-95 Exit 53. 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 comes to this nexus of opportunity the use pivot from hospitality will become evident. Any remaining structures or features on-site at closing are solely the purchaser's responsibility. Access: <https://southerncarolina.org/>

IICD stands for Interstate Interchange Commercial District, a commercial zoning designation applied to properties located near major highway exits. While it appears in local land records and municipal transition agreements involving Colleton County and the City of Walterboro, it is specifically designed for high-traffic areas along Interstate 95.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION



or Centric Dominance w/ 4.2 AC Intermodal/IOS/Workforce Housing Site at I-95

PROPERTY DESCRIPTION

Introducing a prime investment opportunity located within the Interstate I-95 Centric Corridor, Colleton County, SC. This property boasts connectivity both to the Ports of Charleston and Savannah within 60 minutes or North to Interstate I-26 with connectivity to Greenville and Charlotte beyond, perfectly suited for land or industrial use. Zoned IICD and strategically positioned within the Interstate I-95 Corridor, the property offers unparalleled access and visibility, situated just 200 yards from I-95 Exit 53. 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 comes to this nexus of opportunity the use pivot from hospitality will become evident. Any remaining structures or features on-site at closing are solely the purchaser's responsibility. Access: <https://southerncarolina.org/>

IICD stands for Interstate Interchange Commercial District, a commercial zoning designation applied to properties located near major highway exits. While it appears in local land records and municipal transition agreements involving Colleton County and the City of Walterboro, it is specifically designed for high-traffic areas along Interstate 95.

LOCATION DESCRIPTION

Discover the potential of the the Interstate I-95 Corridor next to the thriving Walterboro region, strategically positioned along Interstate I-95. The universe of factors encompasses over 40,000 Interstate I-95 vehicles that pass by and may stop. Major Industrial/Self-Storage/Trucking/IOS Location of 4.23072 acres, or a massive workforce housing location as well. Located at Exit 53, this prime, multi-asset-class, industrial-commercial workforce-focused land offers unparalleled access to major transportation arteries, making it a coveted investment opportunity for Intermodal, Workforce, Hospitality, Retail, and Blank-Slate development. The area's favorable business climate and proximity to key economic hubs make it an ideal location for workforce housing, trucking, and industrial/intermodal investors seeking to capitalize on the strategic advantages of the I-95 Corridor, rather than just Colleton County, as your dynamic population. With a strong emphasis on connectivity and convenience, the location presents an attractive proposition within a dynamic commercial/industrial landscape. Approximately 60 Minutes more or less to the

COMPLETE HIGHLIGHTS

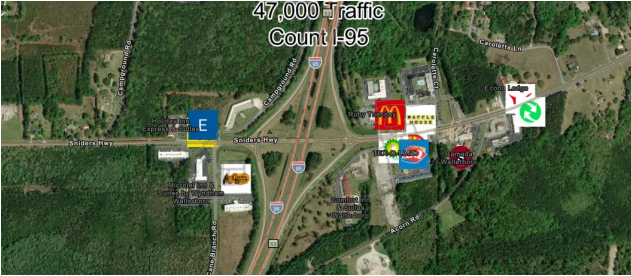
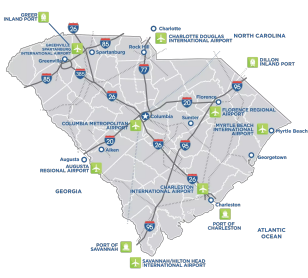
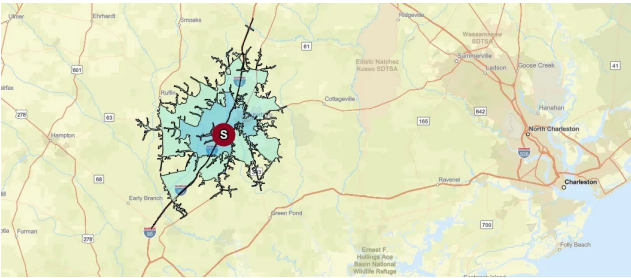
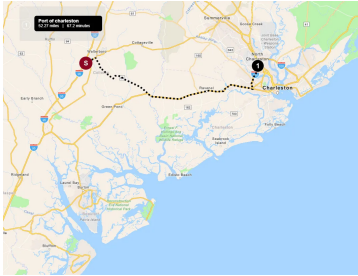
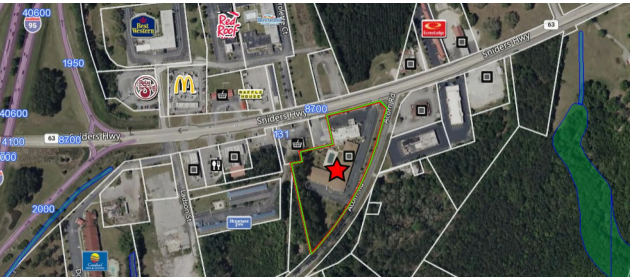


PROPERTY HIGHLIGHTS

- In excess of 40,000 vehicles passing per day on Interstate I-95
- Zoned IICD - Interstate Interchange Commercial District
- Strategically located 200+/- Yards from I-95
- Direct access to Interstate I-95
- Prominent visibility
- Adjacent to I-95 Exit 53
- Ideal for land, workforce housing, self-storage, commercial, hospitality, or industrial use
- Access: <https://southerncarolina.org/>



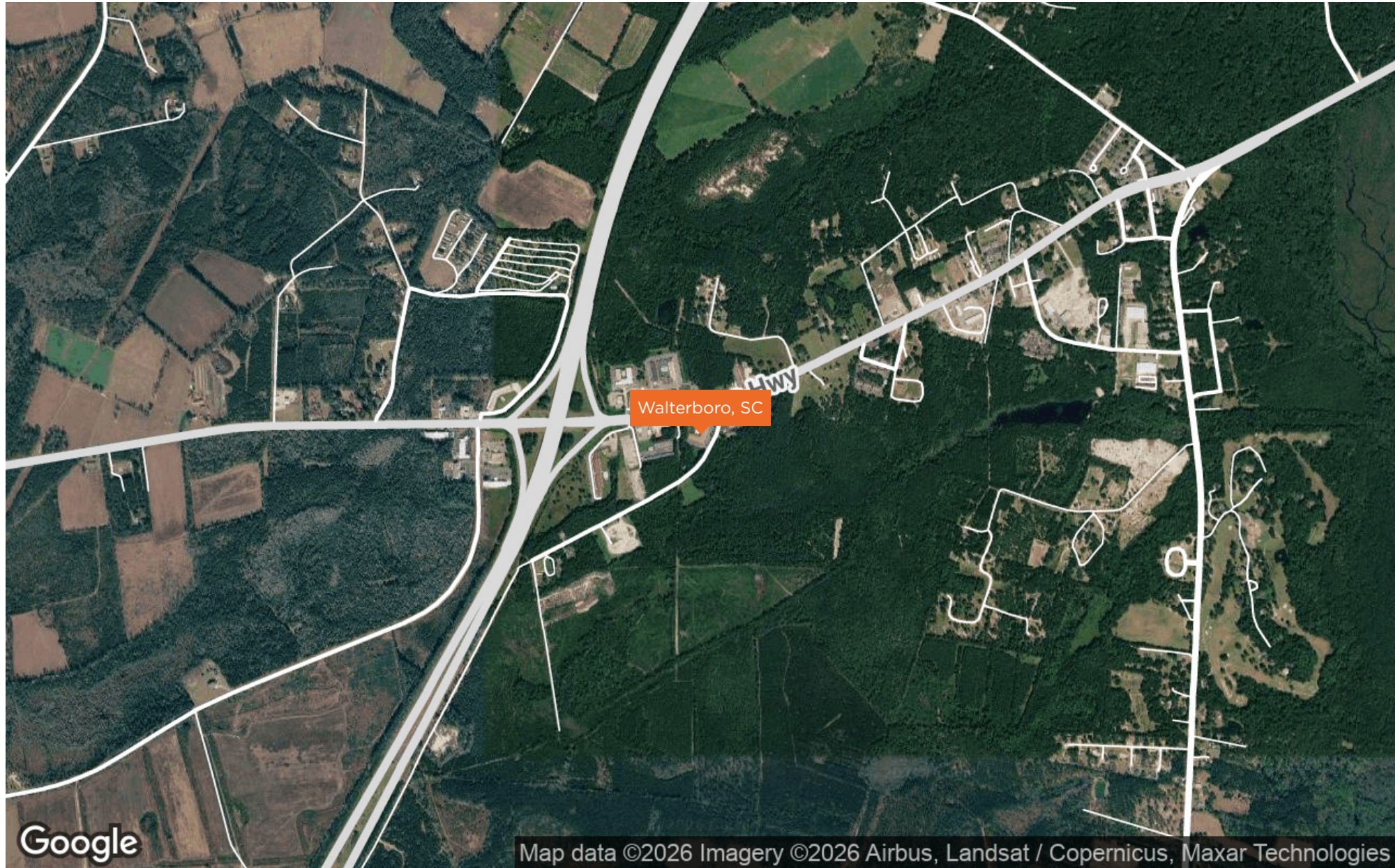
ADDITIONAL PHOTOS



Port of charleston
52.27 miles | 67.2 minutes

SECTION 3
**Location
Information**

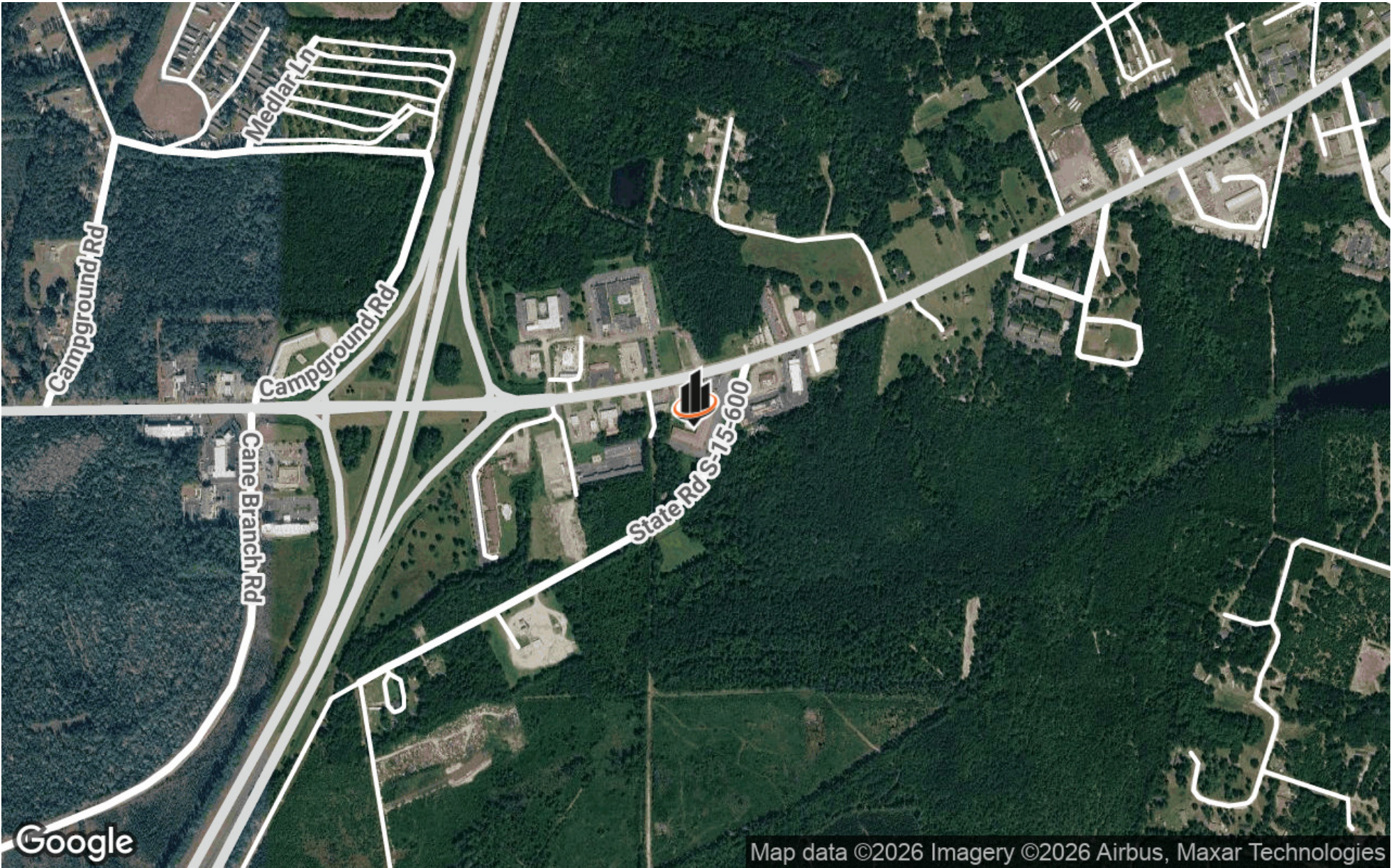
REGIONAL MAP



LOCATION MAP



AERIAL MAP

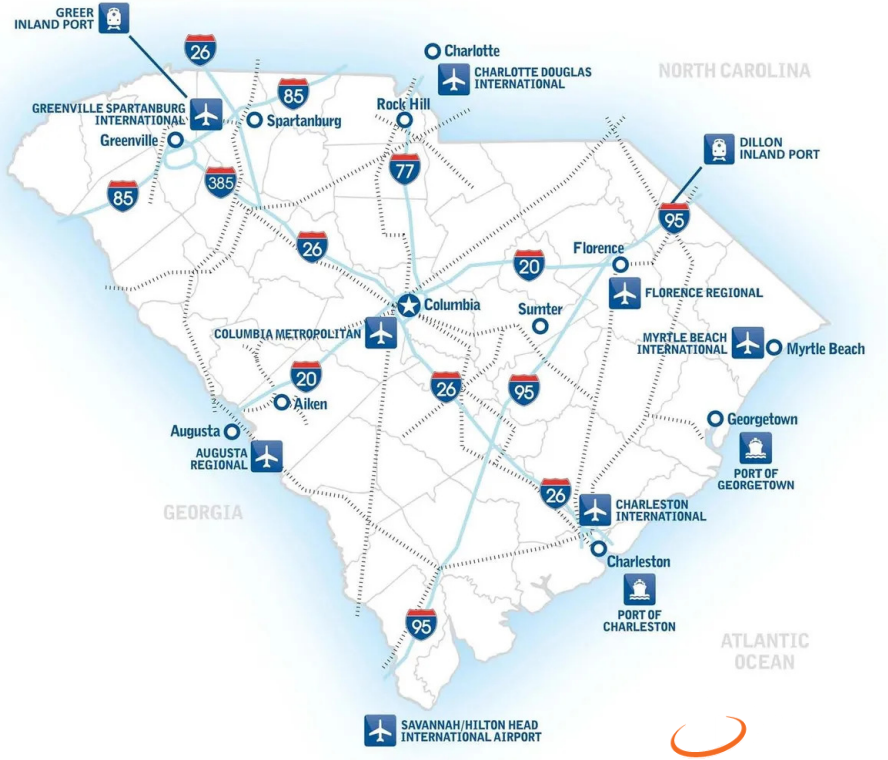
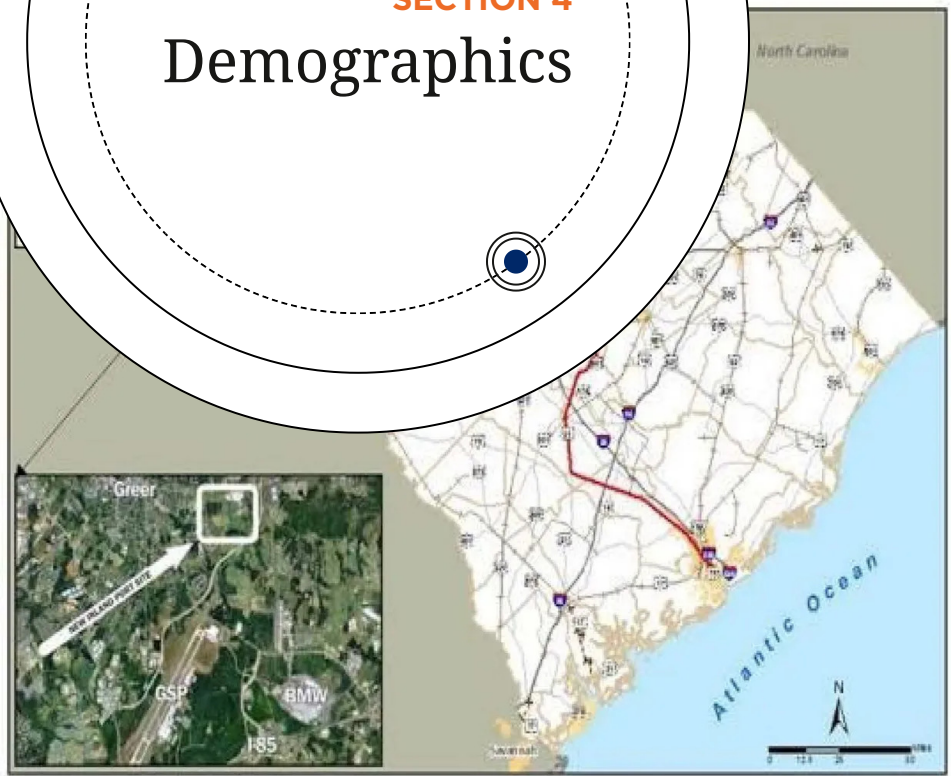


SITE PLANS

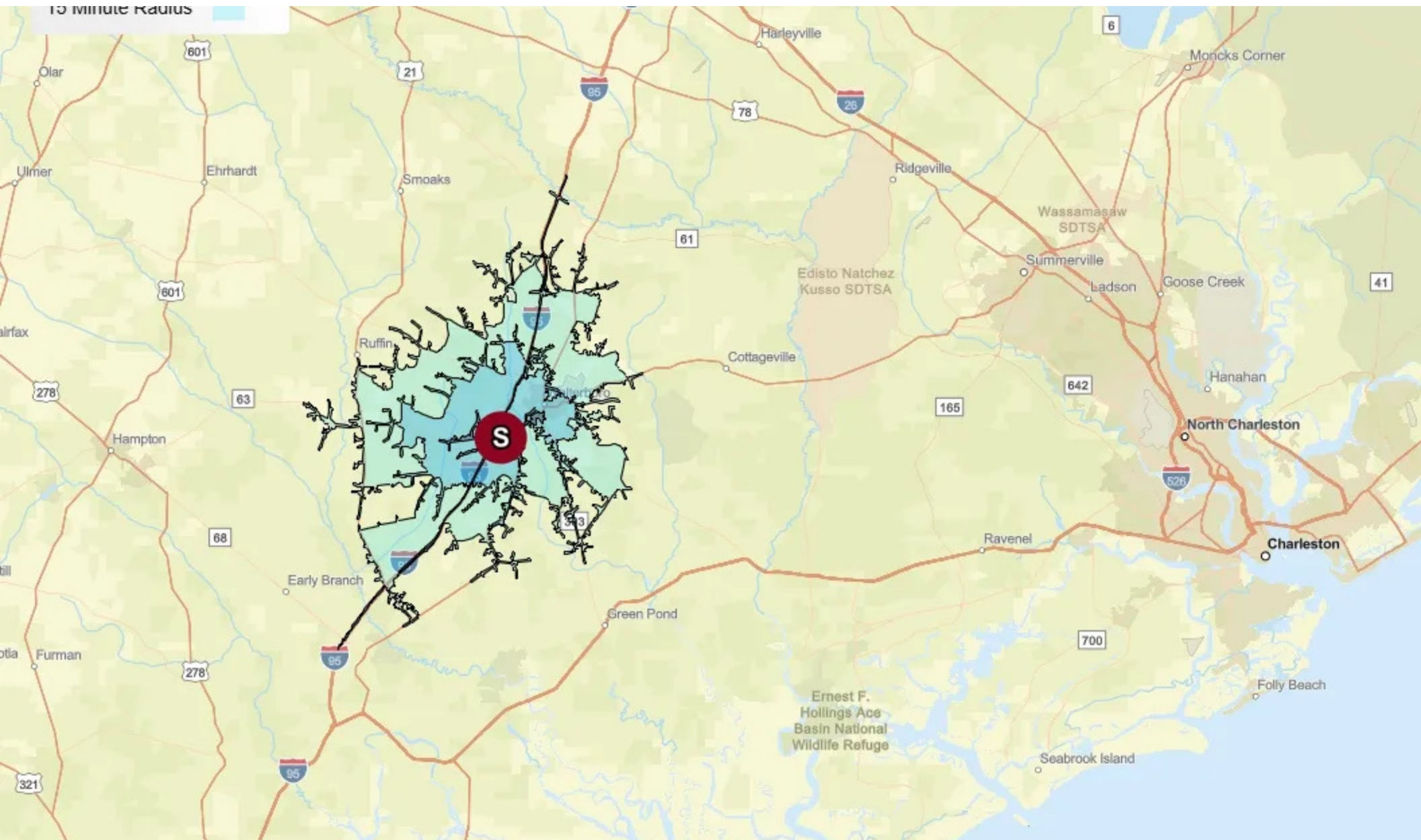




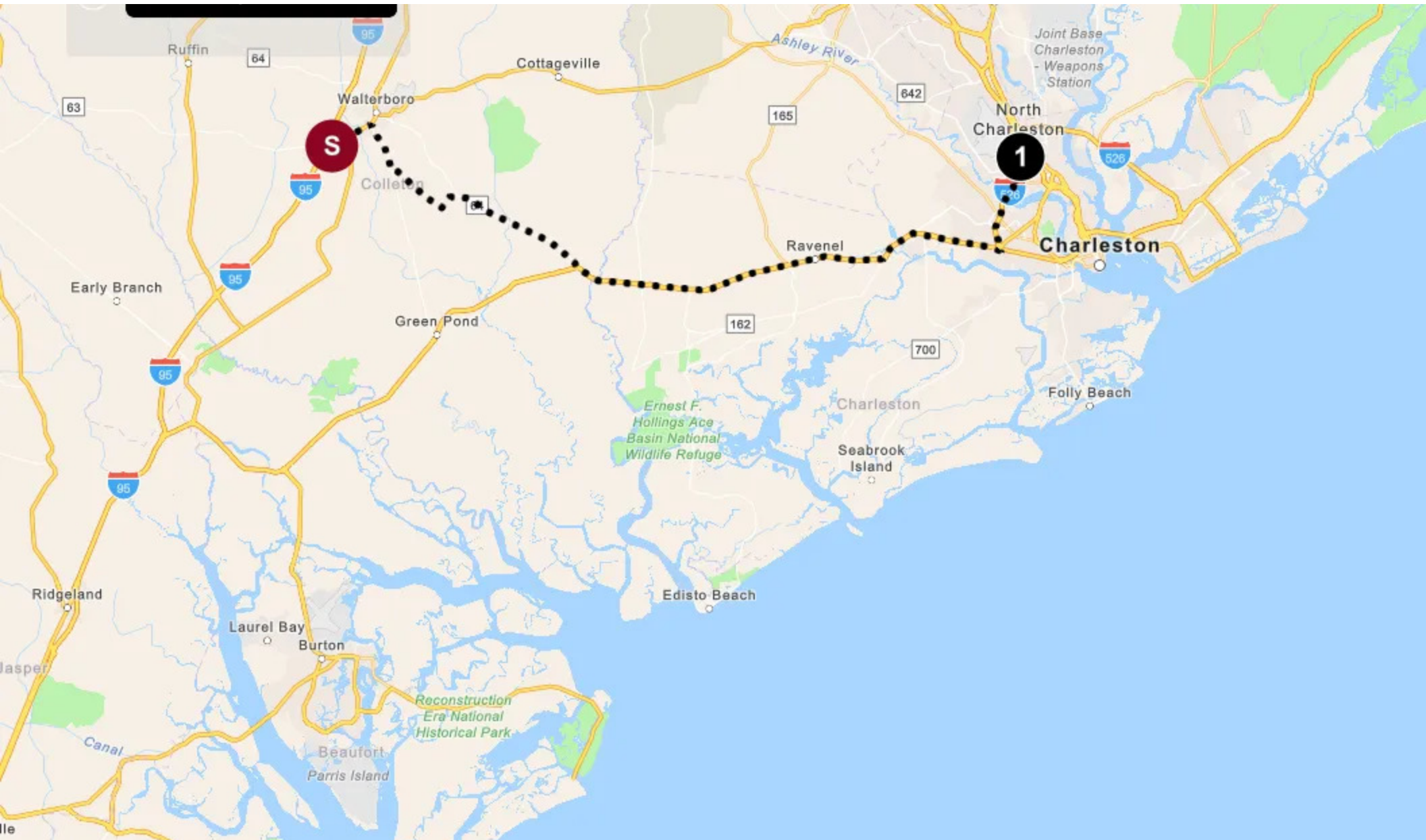
SECTION 4
Demographics



DRIVETIMES FROM SITE



TIME TO PORT OF CHARLESTON - 67.2 MINUTES - SAVANNAH ABOUT THE SAME



SECTION 5
Advisor Bios

47,000 Traffic
Count I-95

Ruby Tuesday



WAFFLE HOUSE



Ramada
Walterboro

Comfort Inn
& Suites
Walterboro



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com
Direct: 803.325.1000 | Cell: 843.532.1641

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

SVN | Southern Commercial Real Estate, LLC
116 E. Main Street, Suite 201
Rock Hill, SC 29730
803.325.1000