Offering Memorandum for Twenty-Five Year Portfolio of Tax Sale Properties Across South Carolina Up to 100 + INDUSTRIAL DEVELOPMENT

Executive Summary

This offering represents a 25-year accumulation of South Carolina tax-sale properties assembled for sale as a statewide portfolio, county package, or individual parcel breakout. The portfolio is marketed with a malleable asking price for the whole scope and approximately 2,000 acres, positioning buyers to access a broad land bank ranging from small infill lots to large-scale industrial tracts along key interstate corridors.

The inventory reflects a land-focused strategy with 110 sale availabilities, 104 of which are land parcels, supplemented by a limited number of office, industrial, and adaptive-reuse assets. Geographic concentration in Chesterfield, Florence, Bamberg, Clarendon, and Calhoun counties establishes scale across multiple submarkets, while representative offerings include a 180.909-acre I-77 Exit 62 tract in Richburg, a 198-acre industrial site in Great Falls, and I-95 corridor/intermodal opportunities in Walterboro and Yemassee. Current in-place income is not the primary value driver, as the portfolio is offered with NOI of $0 and a 0.0% cap rate.

The investment thesis is centered on optionality: buyers can pursue industrial development, intermodal and IOS uses, workforce or manufactured housing, multifamily infill, or county-level aggregation strategies across a diversified inventory. Seller flexibility on parcel breakouts and the possibility of owner financing may broaden execution paths, while the portfolio’s tax-sale origin and quitclaim conveyance structure place title, zoning, and entitlement diligence at the forefront of the underwriting process.

Investment Summary

Metric	Value
APN (Assessor's Parcel Number)	N/A
Asking Price	Malleable
Cap Rate	0.0%
Lot Size	87,120,000 SF / 2,000 Acres
Net Operating Income (NOI)	$0
Number of Buildings	N/A
Occupancy	N/A
Parking Details	N/A
Price Per Square Foot	N/A
Pro Forma Cap Rate	N/A
Square Footage	N/A
Year Built	N/A
Zoning	Multifamily and other multiple uses; zoning varies by tract

Investment Highlights

- **Statewide scale with multiple execution paths**
  The portfolio aggregates approximately 2,000 acres across 110 sale availabilities, providing buyers with the ability to acquire the entire collection, pursue county-level packages, or select individual parcels. That scale supports multiple capital strategies, including land banking, phased disposition, and targeted development in selected submarkets.

- **Meaningful concentration in repeat counties creates submarket depth**
  Chesterfield accounts for 22 listings, Florence for 13, Bamberg for 11, and both Clarendon and Calhoun for 9 each. This clustering enables a buyer to establish operating density, pursue county package acquisitions, and underwrite assemblage-style strategies rather than isolated one-off lots.

- **Land-heavy composition preserves redevelopment flexibility**
  Of the 111 availabilities shown, 104 are land parcels, representing 94% of the inventory, with only limited office, industrial, and adaptive-reuse product included. For investors prioritizing entitlement, subdivision, modular housing, IOS, or industrial conversion strategies, that composition reduces legacy building constraints across most of the portfolio.

- **Large-format interstate corridor assets can anchor institutional-scale deployment**
  The inventory includes a 180.909-acre industrial tract at I-77 Exit 62 in Richburg listed at $15,621,500, a 198-acre industrial site in Great Falls listed at $14,257,530, and a 417+ acre Chester County tract listed at $3,655,032. These larger holdings provide a path for buyers seeking bulk acreage near logistics corridors rather than exclusively small-lot infill exposure.

- **I-95 and rail-oriented opportunities support logistics and IOS theses**
  Representative assets include the 11.37-acre IOS/trucking interchange site at 593 Brunson Lane in Walterboro listed at $1,1,000, a 49.8-acre I-95 corridor industrial/distribution site near Walterboro, a Yemassee interchange site near I-95 and CSX, and rail-served land in Chester and Kershaw. This corridor exposure broadens the portfolio beyond residential land plays into transportation, storage, and industrial outdoor storage use cases.

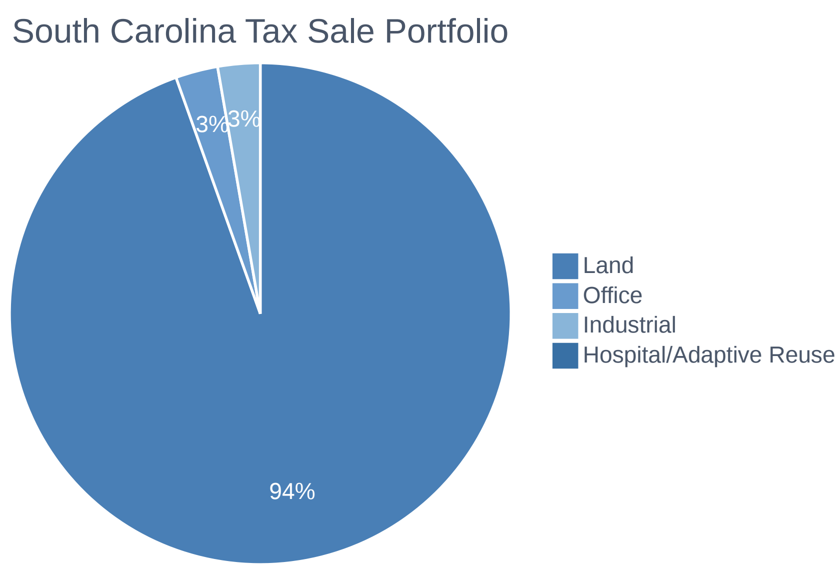
- **Workforce housing, manufactured housing, and modular infill are recurring value themes**
  Numerous listings are specifically positioned for manufactured housing, mobile home land/home packages, workforce housing, migrant worker housing, or modular development. The presence of many entry-price sites in the roughly $15,000 to $50,000 range provides smaller operators and phased-capital buyers with a granular means to test and scale these strategies.

- **County bulk packages create built-in aggregation opportunities**
  The offering includes marketed packages such as Whole Scope Bamberg County, Whole Scope Florence County, Whole Scope Calhoun County, and Clarendon County bulk sites. For buyers who prefer immediate scale within one jurisdiction, these pre-grouped offerings can shorten portfolio assembly time and streamline market selection.

- **Seller flexibility may improve structuring options**
  The memorandum contemplates bulk or broken-apart pricing and indicates owner financing may be available with a strong down payment. That flexibility can assist buyers in aligning acquisition structure with business plan, whether the objective is full-portfolio control, selective takedowns, or progressive resale through smaller parcel packages.

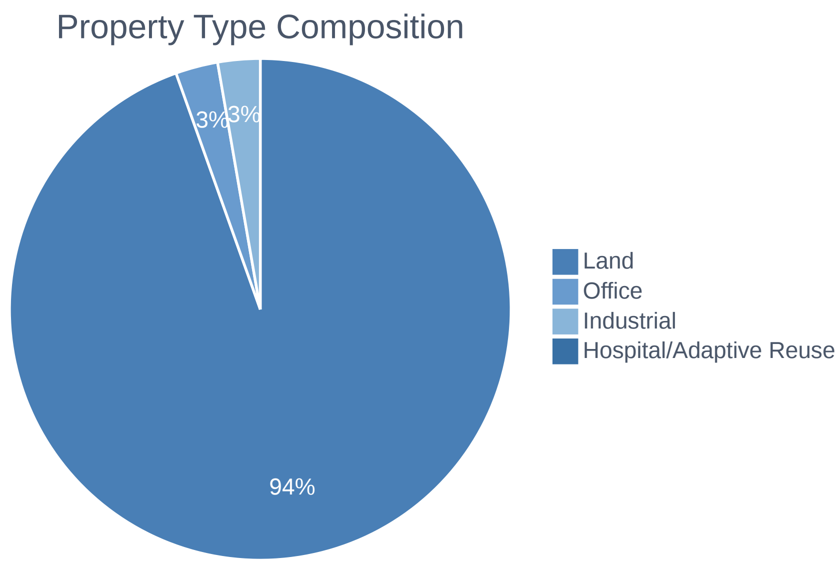
- **Basis is driven by future use rather than current cash flow**
  The portfolio is offered with NOI of $0 and a 0.0% cap rate, making this a land-use and entitlement-driven investment rather than a yield-on-day-one acquisition. Buyers capable of creating value through zoning, infrastructure planning, title resolution, assemblage, or product conversion are positioned to define the return profile.

- **Title and diligence complexity can create a pricing advantage for prepared buyers**
  The assets were acquired through tax sales and are offered as-is, where-is, with quitclaim deed conveyance and no quiet-title action by the seller. That structure narrows the buyer pool to groups comfortable with legal, title, zoning, and development diligence, which can create opportunity for experienced land investors and developers willing to underwrite complexity.



Property Details

Property Name	**Twenty-Five Year Portfolio of Tax Sale Properties Across South Carolina Up to 100+ / Industrial Development**
Address	Portfolio consists of multiple specified addresses across South Carolina
APN	N/A
Building Size	N/A
Land Size	2,000 acres
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	Portfolio: 104 Land assets, 3 Office assets, 3 Industrial assets, 1 Hospital/Adaptive Reuse asset
Building Class	N/A
Date Available	N/A
Units	111 availabilities total: 110 sale listings and 1 lease listing
Available Space	N/A
Rent	N/A
NNN Expense	N/A
Traffic Count	N/A
Land-to-Building Ratio	N/A



Property Description

Property Overview

This offering represents a statewide South Carolina portfolio assembled over approximately twenty-five years through tax-sale acquisitions and offered for sale in whole, by county package, or as individual breakouts. The inventory is predominantly land, with a smaller subset of office, industrial, and adaptive-reuse assets, creating a broad range of acquisition opportunities from small infill housing sites to large-scale industrial corridor tracts. The portfolio's market appeal is supported by its geographic diversity, concentration along major transportation corridors including I-77 and I-95, and the ability to serve multiple end uses such as multifamily, manufactured housing, workforce housing, industrial development, intermodal logistics, and selective adaptive reuse.

Design & Character

As a portfolio rather than a single improved asset, the physical character is defined less by a uniform architectural identity and more by land position, tract scale, and redevelopment flexibility. The inventory includes raw land, infill lots, rural acreage, highway-oriented commercial sites, rail-served industrial land, and a limited number of existing structures. This composition creates a highly varied physical profile ranging from small residential-scale parcels to large industrial development tracts with corridor visibility and logistical relevance. The overall presentation is opportunity-driven and redevelopment-oriented, with emphasis on control of land footprints rather than stabilized building product.

Value-Enhancing Features

The portfolio's principal value drivers are scale, optionality, and divisibility. Reported aggregate land area of 2,000 acres provides meaningful development inventory across multiple counties. The concentration of 104 land assets supports flexible aggregation strategies for manufactured housing, modular housing, workforce housing, and industrial outdoor storage concepts. Several assets are specifically positioned near interstate interchanges, rail infrastructure, or opportunity zones, enhancing redevelopment relevance for logistics, trucking, and employer-linked housing demand. The ability to transact the portfolio as a whole or in segmented packages broadens the buyer pool and supports multiple monetization paths. Seller-stated willingness to consider owner financing may further expand execution flexibility for targeted buyers.

Market Positioning & SWOT Analysis

- **Strengths**: Large, diversified statewide land inventory with interstate-corridor exposure and multiple redevelopment use cases.
- **Weaknesses**: Portfolio lacks uniform asset quality, stabilized income, and standardized physical specifications across sites.
- **Opportunities**: Breakup sales, housing-oriented land plays, industrial corridor assemblage, and opportunity-zone redevelopment can unlock value.
- **Threats**: Title, zoning, entitlement, and site-condition risks may constrain execution timelines and buyer pricing.

Location Overview

This statewide South Carolina portfolio is strategically positioned as a flexible land-and-industrial assemblage, with its strongest concentration along the I-77 and I-95 freight corridors, providing buyers with the ability to target either large-format industrial tracts or smaller workforce-housing and infill parcels. The portfolio’s headline Richburg industrial tract at I-77 Exit 62 is approximately 0.6 miles from The Macomb Group - Richburg and Smith Metal & Supply Inc., roughly a 2-minute drive, placing it within an established industrial node that supports user confidence in truck access, service availability, and future absorption. The same Richburg tract is approximately 0.8 miles from J & M Tank Lines, about a 3-minute drive, further reinforcing its appeal for logistics, fleet, and outdoor storage users that benefit from immediate interstate-oriented trucking presence. In Walterboro, the 11.37-acre industrial site at 593 Brunson Lane is approximately 0.4 miles from the Colleton County Commerce Center and approximately 0.6 miles from Gehl Food & Beverage - Southeast, each within an estimated 2-minute drive, which enhances the site’s relevance for suppliers, light industrial users, and interstate-served distribution demand.

Location Advantages

- **I-77 industrial frontage in Chester County:** The 180.909-acre Richburg tract at I-77 Exit 62 is marketed directly on the interstate corridor and sits approximately 0.6 miles from The Macomb Group - Richburg and Smith Metal & Supply Inc., about a 2-minute drive, supporting industrial credibility and strengthening tenant appeal for manufacturing and distribution users that value adjacency to active suppliers.
- **Charlotte-region access:** Chester County is part of the Charlotte-Concord-Gastonia MSA, and Richburg's I-77 position places the portfolio within the southern edge of the Charlotte growth corridor, which enhances value for occupiers seeking lower-cost South Carolina locations with access to a major metro labor and customer base.
- **Walterboro interstate interchange positioning:** The industrial listing at 593 Brunson Ln is approximately 0.3 miles from 7-Eleven Store #42730 and CAT Scale at 101 Joseph Flowers Road, about a 1-minute drive, providing immediate truck-stop services that directly enhance functionality for IOS, trucking, and last-mile industrial users.
- **Commerce-center adjacency in Colleton County:** 593 Brunson Ln is approximately 0.4 miles from Colleton County Commerce Center, about a 2-minute drive, which supports buyer interest by placing the site near an established employment and industrial cluster rather than in an isolated greenfield setting.
- **Manufacturing ecosystem support in Walterboro:** Gehl Food & Beverage Southeast at 181 Crescent Way is approximately 0.6 miles from 593 Brunson Ln, about a 2-minute drive, and its presence adds practical value for food, packaging, and supplier users seeking proximity to existing industrial employers.
- **Statewide logistics optionality:** The portfolio includes assets specifically identified in the memorandum along I-77 south of Charlotte, I-95 near Walterboro, and I-95 near Yemassee, allowing buyers to pursue corridor-specific strategies rather than a single-market thesis.
- **Port and rail connectivity:** SC Ports reported 205,523 rail moves at Inland Port Greer in FY2025 and 33,838 rail moves at Inland Port Dillon in FY2025, while the Port of Charleston handled 2.6 million TEUs in FY2025; this statewide freight network increases the strategic value of corridor sites in Richburg, Walterboro, and Yemassee for users dependent on port, rail, and interstate integration.

Market Positioning

The portfolio is distinguished by its barbell structure: small-basis rural and infill parcels at one end, and large-scale industrial corridor tracts at the other. That positioning broadens the buyer pool from local builders and manufactured-housing operators to regional industrial developers and land bankers. Within the inventory, the Richburg I-77 Exit 62 tract is positioned to compete with other Charlotte-edge industrial submarkets by offering interstate exposure in Chester County rather than higher-cost sites deeper into Mecklenburg or York County. Chester County's economic development strategy specifically emphasizes site readiness, I-77 access between Charlotte and Columbia, and the opportunity to capture supplier growth tied to regional expansion, which supports the tract's long-term industrial relevance.

Walterboro and Yemassee corridor assets compete differently: they are oriented toward I-95 distribution, intermodal, trucking, and industrial outdoor storage demand. Colleton County's workforce profile highlights 954,967 residents and 463,657 workers within a 30-minute drive, expanding to 2,014,288 residents and 984,568 workers within 60 minutes, which materially enhances occupier appeal for labor-dependent industrial and manufacturing uses. The Walterboro cluster also benefits from a roster of existing employers including Gehl Foods Southeast, Boise Cascade, Pioneer Boats, and Heidelberg Materials, helping validate the corridor for future industrial occupancy.

For smaller land parcels, the portfolio's competitive edge is price-point accessibility and optionality. Numerous sites are marketed for workforce housing, modular housing, or MHP use, which can appeal to developers targeting underserved rural housing demand in counties where entitlement barriers may be lower than in primary metros. That said, the strongest institutional positioning remains with the larger interstate and rail-oriented sites because those assets align most directly with South Carolina's current freight, manufacturing, and population-growth trends.

The inventory report supports **110 sale availabilities**, with the highest concentrations in **Chesterfield County with 22 listings**, **Florence County with 13 listings**, **Bamberg County with 11 listings**, **Clarendon County with 9 listings**, and **Calhoun County with 9 listings**. That concentration pattern provides buyers with immediate scale in a handful of target counties, which can improve assemblage efficiency, management focus, and phased disposition strategy.

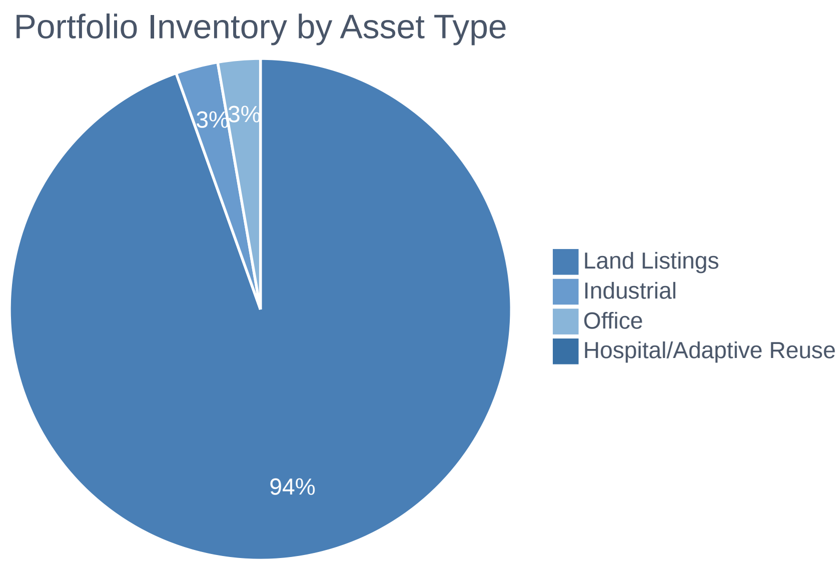
Economic Indicators

Chester County’s 2025–2027 Economic Development Strategic Plan states that the county’s location on I-77 between Charlotte and Columbia is a core competitive advantage and identifies growth opportunities tied to suppliers, retail, workforce upskilling, and site development. The I-77 Alliance also reports that Chester County has more than 50 manufacturers and an inventory of 35 industrial sites, including rail-access and interstate-frontage locations, reinforcing the market depth surrounding the Richburg and greater Chester County holdings.

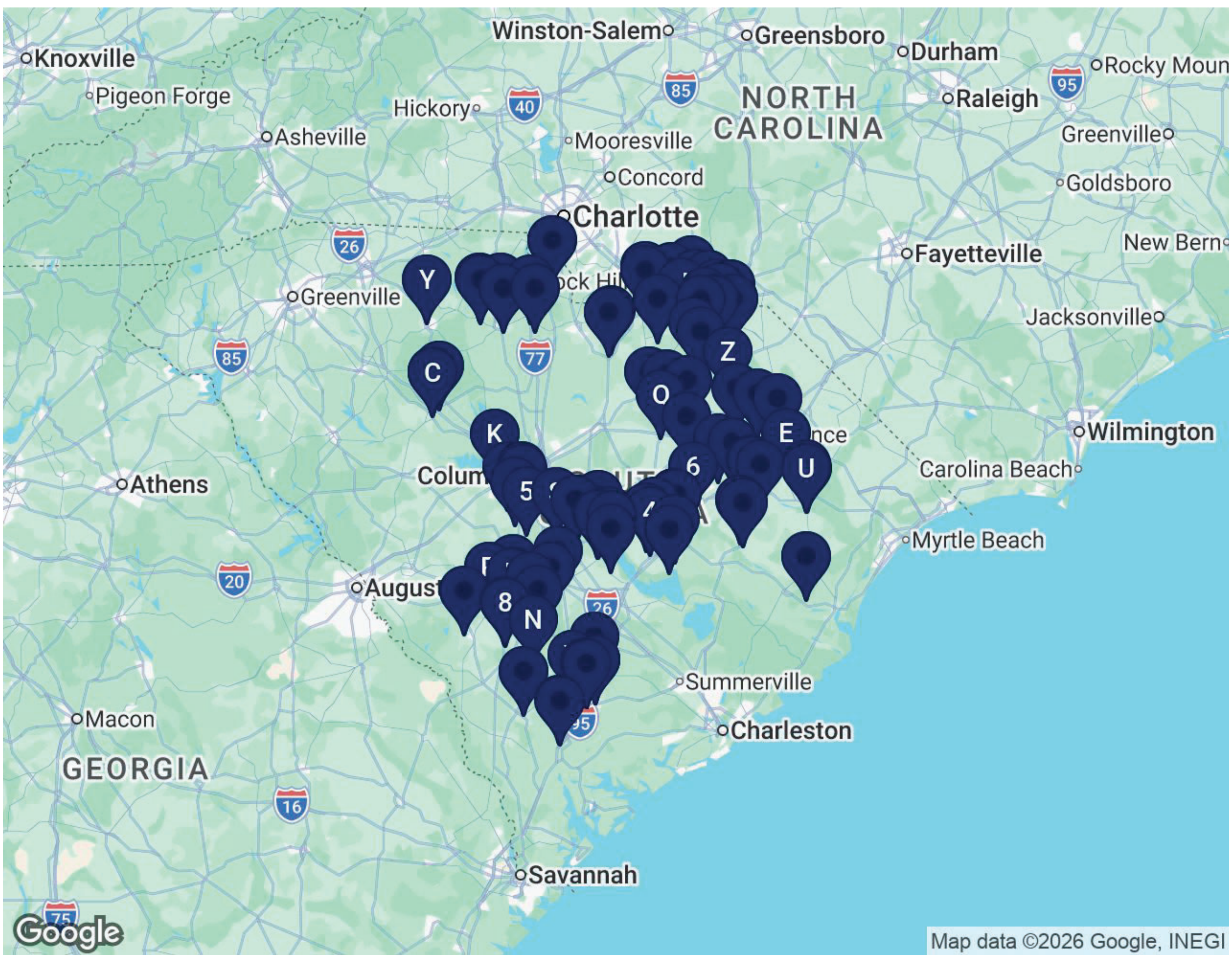
Colleton County’s labor market profile shows a 2025 unemployment rate of 5.2%, while the county’s employer base includes City of Walterboro, Colleton County Government, Colleton County School District, Food Lion LLC, GEHL FOODS SOUTHEAST LLC, and 48FORTY SOLUTIONS LLC. For industrial users, this employer mix indicates an established operating base rather than a purely speculative corridor. SouthernCarolina Alliance workforce data further indicates nearly 1.0 million workers within a 60-minute drive of Colleton County, which materially supports labor access for I-95 industrial users.

At the state level, SC Ports’ FY2025 performance underscores the broader logistics backdrop supporting the portfolio. The Port of Charleston handled 2.6 million TEUs in FY2025, and SC Ports continues investing in rail and terminal capacity, including a near-port rail yard scheduled to open in 2026. That infrastructure trajectory strengthens the long-term strategic case for interstate-served industrial land across South Carolina, particularly for sites positioned along major north-south freight corridors.

From a supply-and-demand perspective, the portfolio is not an income-producing stabilized asset set; instead, it is a land bank and development pipeline play. As a result, conventional vacancy and absorption metrics are less relevant than corridor relevance, labor access, freight connectivity, and entry basis. On those measures, the strongest assets compare favorably with competing rural and exurban South Carolina submarkets because they combine interstate adjacency, industrial precedent, and flexible disposition options ranging from bulk sale to parcel-level monetization.


Portfolio Inventory by Asset Type
3%
3%
94%
Land Listings
Industrial
Office
Hospital/Adaptive Reuse

Site Map


Winston-Salem
Greensboro
Durham
Knoxville
Rocky Moun
Pigeon Forge
NORTH
CAROLINA
Raleigh
Hickory
Asheville
Mooresville
Greenville
Concord
Goldsboro
Charlotte
Fayetteville
New Bern
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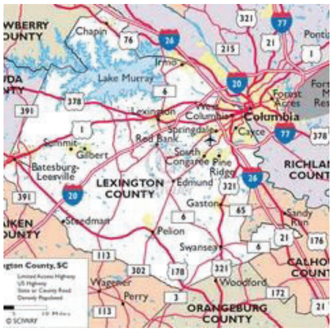


The portfolio’s mapping context is regional rather than single-site, with listings distributed across South Carolina and visible clustering near Columbia, Charlotte-oriented I-77 locations, and Lowcountry I-95 locations. This distribution supports multiple execution paths, including county-level bulk acquisition, corridor-specific industrial targeting, and selective parcel take-downs.

Transportation

The Columbia reference point shown in the memorandum places the portfolio within South Carolina’s central logistics geography, where I-20, I-26, and I-77 converge within the Columbia region. That centrality enhances statewide reach for buyers managing dispersed holdings. Richburg’s featured I-77 Exit 62 industrial tract benefits from direct north-south access toward Charlotte and Columbia, while Walterboro and Yemassee assets benefit from immediate I-95 connectivity for movements toward Charleston, Savannah, Jacksonville, and the Northeast corridor. Columbia Metropolitan Airport supports regional passenger and air-cargo access for central South Carolina users, while Charlotte Douglas International Airport strengthens the northern I-77 corridor’s commercial connectivity.

Education

The Columbia-centered regional context places the portfolio within reach of several higher-education anchors that support workforce depth and long-term housing demand. The University of South Carolina in Columbia is the state’s flagship institution and a major talent generator for business, engineering, and logistics-oriented employers. Midlands Technical College supports workforce training in the Columbia region, while the Charlotte-edge portion of the portfolio benefits from access to the broader Charlotte-region higher-education ecosystem. This educational infrastructure adds value for both industrial users seeking trained labor and residential developers targeting workforce-oriented housing demand.

Attractions

The statewide spread of the portfolio provides access to multiple recreational and destination anchors that can support residential absorption and local quality-of-life positioning. Columbia offers the State House district, the Congaree River corridor, and urban amenities that strengthen the appeal of central South Carolina holdings. Chester County benefits from outdoor recreation assets such as Chester State Park, while Lowcountry holdings near Walterboro and Yemassee gain from proximity to Charleston- and Savannah-bound travel routes. For rural housing and infill sites, access to lakes, parks, and regional highway tourism corridors can improve end-user appeal even where the immediate trade area is less dense.

Floor Plans

- One floor plan image is available in the source materials.
- The image depicts a single building-level layout with partitioned rooms, door swings, wall lines, and annotation callouts.
- Floor number, suite dimensions, common area ratio, efficiency factor, parking allocation, and storage-area measurements are not legible from the available image.
- A portfolio-wide floor-by-floor breakdown is not applicable because the offering consists primarily of land parcels with limited improved assets and no standardized building layout set.

Comps Analysis

Address	Type	Size	Price	$/SF
Interstate I-77 Corridor Exit 62 180.909 AC, Richburg, SC 29729	Land	7.9M SF	$15.62M	$1.98
198-Acre 2263 Mountain Gap Road Industrial Site, Great Falls, SC 29729	Land	8.6M SF	$14.26M	$1.65
O Baton Ridge Rd, Down Trivette Rd, Chester, SC 29706	Land	18.2M SF	$3.66M	$0.2
Yemassee Hwy 68 at Interstate I-95 Corridor, Yemassee, SC 29945	Land	897.3K SF	$3.00M	$3.34
593 Brunson Ln, Walterboro, SC 29488	Industrial	495.3K SF	$790K	$1.59
Slick Rock Road - 57 Acre Site, Chester, SC 29706	Land	2.5M SF	$564K	$0.23
446 Petersburg Road, Kershaw, SC 29720	Land	897.3K SF	$412K	$0.46
900 South Jefferies Boulevard, Walterboro, SC 29488	Land		$389K	
7748 Kershaw Camden Hwy, Kershaw, SC 29067	Land	331.1K SF	$826K	$2.49
2722, 2724, 2725, 2727, and 2733 West Cleveland Street, Elloree, SC 29047	Office		$905K	

The comparable set reflects a broad pricing band driven by scale and corridor orientation, with larger interstate-adjacent tracts clustering from approximately **$0.20/SF to $3.34/SF**. The highest absolute values are concentrated in major industrial and intermodal land positions, while smaller and more rural development tracts trade at materially lower land bases. Based on the extracted offering comparables, a reasonable indicated value range for the portfolio's larger development-oriented land positions is approximately **$0.20/SF to $3.34/SF**, with most notable bulk land offerings falling below the upper end of that range. For underwriting purposes, value should be segmented by tract size, corridor access, and intended use rather than applying a single blended portfolio metric.

Physical Specifications

- **Building Specifications:** Portfolio-level offering summary reports 2,000 acres and no in-place NOI, reflecting a predominantly land-based, non-income-producing assemblage. The inventory includes 104 land assets, 3 office assets, 3 industrial assets, and 1 hospital/adaptive-reuse asset. Representative improved assets identified in the inventory include a 968 SF structure at 226 Rolling Hills Road, a 105,251 SF former manufacturing/warehouse facility at 701 South Ron McNair Boulevard, and a 146,270 SF industrial property at 729 White Oak Drive. A formal building class designation is not provided at the portfolio level.

- **Site Details:** The portfolio spans multiple counties across South Carolina with a stated total land area of 2,000 acres. Individual tract sizes range from small half-acre infill parcels to large industrial development sites, including 180.909 acres at I-77 Exit 62 in Richburg, approximately 198 acres at 2263 Mountain Gap Road in Great Falls, approximately 417+ acres on Baton Ridge Road/Down Trivette Road in Chester County, 49.8 acres adjacent to I-95 in Walterboro, 20.6 acres at 446 Petersburg Road in Kershaw, 11.37 acres at 593 Brunson Lane in Walterboro, and 57 acres on Slick Rock Road in Chester. Zoning is not standardized across the portfolio; the memorandum describes a mix of multifamily-oriented, commercial, industrial, mixed-use, no-zoning, and opportunity-zone positions depending on parcel.

- **Architectural Features and Design Characteristics:** Because the offering is a multi-asset land and redevelopment portfolio, architectural characteristics vary materially by site. The dominant physical attribute is land utility rather than finished building design. Select improved assets include legacy office, industrial, and adaptive-reuse structures, while the majority of parcels are undeveloped sites suited to new construction, infill, modular housing, manufactured housing, industrial outdoor storage, trucking, or broader industrial redevelopment.

- **Building Systems:** Portfolio-level building system specifications are not standardized or comprehensively reported. No consolidated data is provided for HVAC, electrical service, plumbing capacity, fire suppression, security systems, clear heights, dock configurations, column spacing, or structural loading. The offering instead emphasizes land position, corridor access, and redevelopment potential, with buyer diligence required on a parcel-by-parcel basis.

- **Recent Improvements and Capital Expenditures:** No portfolio-wide capital improvement schedule or recent expenditure history is reported. The offering is marketed on an as-is, where-is basis, with no quiet-title action to be performed by seller and with physical, zoning, title, and development diligence allocated to the buyer.

Key Financial Metrics

The portfolio is currently a **non-income-producing land and redevelopment offering** with stated **NOI of $0** and **cap rate of 0.00%** at the whole-portfolio level. The memorandum presents the sale price for the full South Carolina portfolio as **malleable**, so a portfolio-level price/SF, price/acre, and stabilized yield cannot be concluded for the entire assemblage. Financially, the offering is best underwritten as a **land banking, entitlement, subdivision, or phased disposition strategy** rather than an in-place cash flow acquisition.

Executive Summary of Key Financial Metrics

Metric	Value
Portfolio Sale Structure	Whole portfolio, bulk county packages, or individual parcel sales
Whole Portfolio Asking Price	Malleable
Reported Lot Size	2,000 Acres
Reported NOI	$0
Reported Cap Rate	0.00%
Availability Count	110 Sale Listings; 1 Lease Listing
Property Type Mix	104 Land; 3 Office; 3 Industrial; 1 Hospital/Adaptive Reuse
Status Mix	99 Active; 6 Proposal; 4 Closed; 2 Under Contract
Reported Average Lot Size Metric	29.2K

Income and Expense Summary

Because the portfolio is marketed primarily as tax-sale land, redevelopment sites, and break-out disposition inventory, the offering does not present recurring operating revenue or a stabilized expense schedule.

Line Item	Current As Offered
Gross Potential Revenue	N/A
Less: Vacancy/Credit Loss	N/A
Effective Gross Income	N/A
Operating Expenses	N/A
Net Operating Income	$0

Investment Return Analysis and Valuation Context

With **NOI at $0**, the current yield profile is entirely dependent on a buyer's execution strategy. Traditional going-in cap rate analysis is therefore not meaningful beyond confirming a **0.00% in-place cap rate**. Likewise, **cash-on-cash return, debt yield, DSCR, and IRR** cannot be credibly calculated from the provided materials because there is no stated acquisition basis for the full portfolio and no documented in-place income stream.

The more relevant valuation lens is **land basis and optionality**:

- The portfolio spans a wide pricing spectrum, from small infill and manufactured housing candidate lots in the **$8,250 to $63,750** range to major industrial corridor tracts priced in the **multi-million-dollar** range.
- Representative larger offerings include **180.909 acres at I-77 Exit 62 in Richburg for $15,621,500**, **198 acres at 2263 Mountain Gap Road in Great Falls for $14,257,530**, **11.37 acres at 593 Brunson Lane in Walterboro for $790,000**, and **57 acres on Slick Rock Road in Chester for $563,550**.
- Based on those representative listings, implied asking values range from roughly **$9,887 per acre** on the 57-acre Chester tract to approximately **$86,351 per acre** on the Richburg I-77 industrial tract, illustrating the portfolio's substantial spread between rural workforce-housing land and interstate-oriented industrial sites.

Market Benchmark Context

External market references indicate that South Carolina corridor-oriented commercial and industrial land can command materially higher values where utility access, frontage, and logistics positioning are strongest. Reported benchmark ranges include:

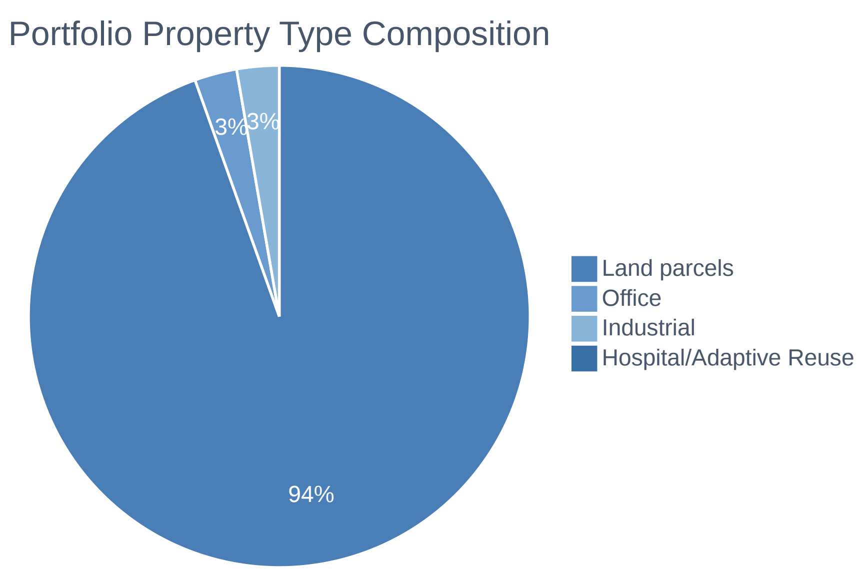
- **Greenville County commercial land:** approximately **$200,000 to $1,000,000+ per acre** depending on corridor and use.

- **Upstate IOS land pricing:** approximately **$200,000 to $800,000 per usable acre**, averaging near **$450,000 per acre** in recent market commentary.

Relative to those benchmark ranges, many assets in this portfolio appear priced as **early-stage, non-stabilized, tax-sale, or entitlement-sensitive land positions**, which is consistent with the seller's quitclaim structure, buyer due diligence burden, and absence of quiet-title work. That pricing profile may create upside where title, zoning, access, and utility conditions can be resolved efficiently, but it also means returns are driven by **basis discipline and redevelopment execution**, not current cash flow.

Seasonal or Cyclical Pattern Analysis

No historical operating statements or seasonal revenue patterns are provided. The portfolio's performance is therefore more closely tied to **land absorption cycles, entitlement timelines, industrial corridor demand, and manufactured housing/workforce housing development activity** than to recurring seasonal tenancy patterns.



Sources

Google Places

- Interstate I-77 Corridor Exit 62, Richburg, SC 29729
- 593 Brunson Ln, Walterboro, SC 29488

Web Search

- Economic Development Strategic Plan 2025-2027
- CHESTER COUNTY
- Community Profiles
- Workforce and Existing Industry | Colleton County
- Railed cargo, container volume grows at SC Ports in FY25 - SC Ports Authority
- JANUARY 2025
- LocateSC | South Carolina Department of Commerce
- Downloads | Central SC Alliance Reports & Resources | Central South Carolina
- Commercial Land in Greenville County: Development Sites and Values - Roth Capital
- Market Deep Dive: Greenville, SC