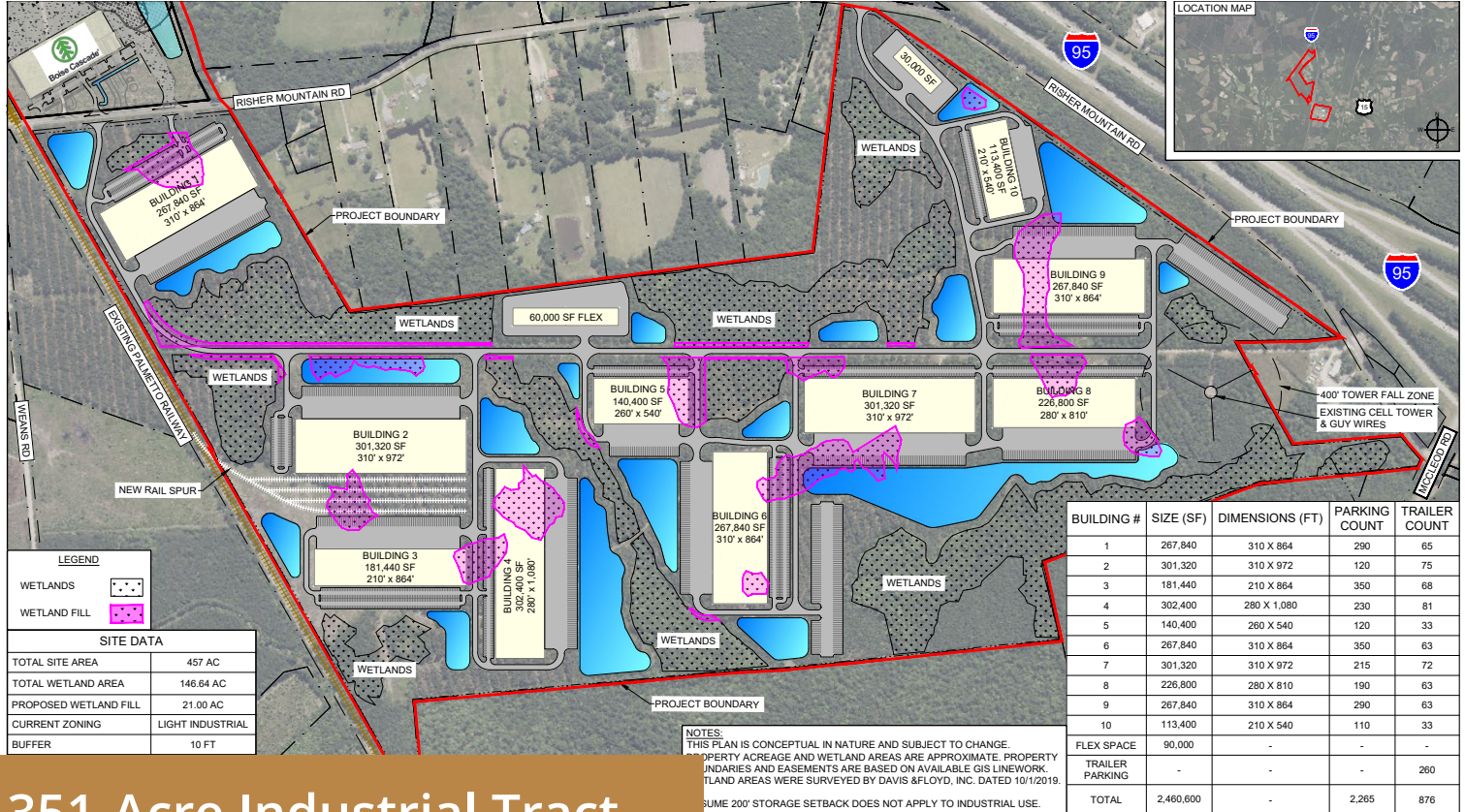


# Stokes Tract

351 Acres | 142 Hectares

157 Risher Mountain Road  
Walterboro, SC 29488



## 351-Acre Industrial Tract

- Located just off SC Exit 62 on I-95
- Rail Adjacent to Site
- Due Diligence Completed
- Located in Growing Industrial Cluster
- Close to the Aerospace and Automotive Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA



## Choose Colleton

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# Stokes Tract

351 Acres | 142 Hectares | 157 Risher Mountain Road, Walterboro, SC 29488

## Property Information

### Sale Price: \$15,000 per Acre

|                    |                    |
|--------------------|--------------------|
| County:            | Colleton           |
| City Limits:       | Outside            |
| Tax Map ID:        | 061-00-00-053      |
| Site Size:         | 351 Acres (142 ha) |
| Latitude           | 33.017301          |
| Longitude:         | -80.3674437        |
| Zoning:            | Industrial         |
| Current Land Use:  | Timber             |
| Elevation Range:   | 80' (24 m)         |
| Primary Soil Type: | Loamy Fine Sand    |
| Flood Zone:        | No                 |

## Utilities/Services

### Water Service: City of Walterboro

12" (30.48 cm) | Line within 2,200 feet

### Wastewater System: City of Walterboro

Line On Site | 18" (45 cm)

Gravity Line within 5,240 feet

### Natural Gas Provider: Dominion Energy

8" (20cm) | 1.5 miles from site

### Primary Electricity Provider: Coastal Electric Cooperative

Transmission: 115kv

Distribution: 12.47kv

### Telecommunications Provider: Palmetto Telephone

Cooperative | Underground Fiber

Fire Department ISO Rating: 4

## Due Diligence Completed:

- Phase 1 Environmental Site Assessment (2026)
- Title Report (2026)
- Endangered Species Survey (2026)
- Cultural Resource Study (2026)
- Wetlands Delineation/ Mitigation (2026)
- Preliminary Geotechnical Exploration (2026)
- Boundary Survey (2026)

## Workforce Profile

|            |         |         |           |
|------------|---------|---------|-----------|
| Drive Time | 30 Mins | 45 Mins | 60 Mins   |
| Population | 81,379  | 376,545 | 1,105,583 |
| Workforce  | 36,889  | 190,492 | 559,643   |

## Transportation Accessibility

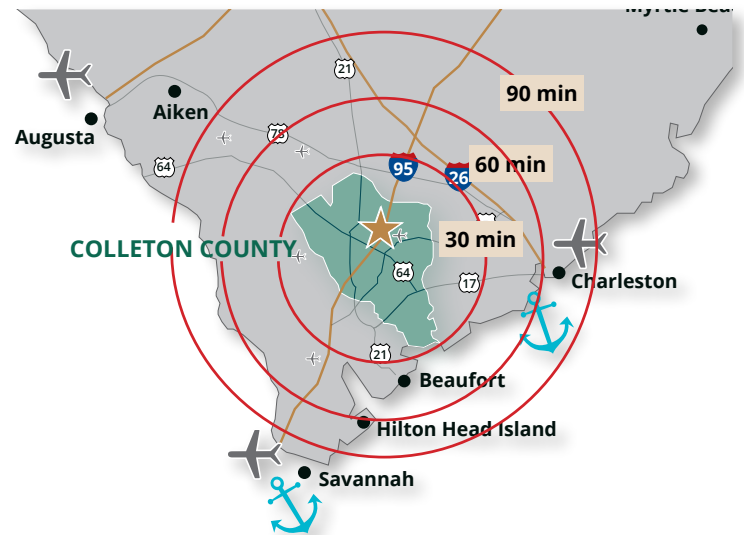
**Interstates:** I-95: Just off Exit 62  
I-26: 25 Mins  
I-16: 60 Mins

**Access Hwy:** McLeod Road

**Ports:** Charleston: 60 Mins  
Savannah: 70 Mins

**Commercial Airports:** Charleston Int'l: 55 Mins  
Savannah Int'l: 65 Mins  
Columbia Metropolitan: 70 Mins

**Civil Airports:** Colleton County: 13 Mins  
Hampton County: 40 Mins  
Jasper County: 40 Mins



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