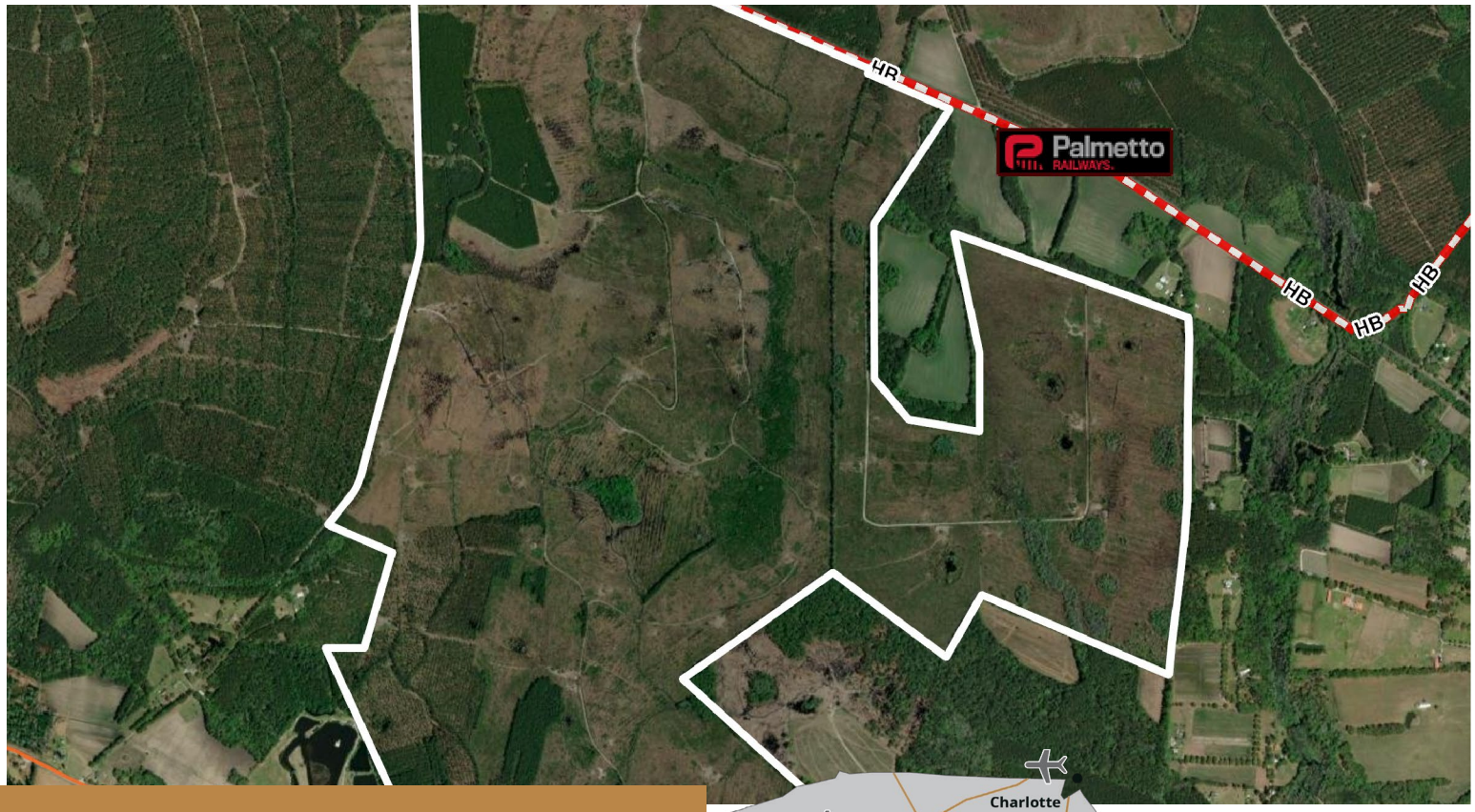
Colleton Mega Site

1,481.23 Acres | 600 Hectares

5810 Bells Highway
Walterboro, SC 29488



1,481-Acre Industrial Park



- Located Near SC Exit 57 on I-95
- Served by Palmetto Railways
- Due Diligence Completed
- Reliable Utility Service at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA



Choose Colleton

Brantley Strickland · Executive Director
bstrickland@choosecolleton.com | (843) 549-9597

COLLETON COUNTY
ECONOMIC ALLIANCE

ChooseColleton.com

Colleton Mega Site

1,481.23 Acres | 600 Hectares | 5810 Bells Highway, Walterboro, SC 29488

Property Information

Sale Price: $40,000 per Acre

County:	Colleton
City Limits:	Outside
Tax Map ID:	129-00-00-021 129-00-00-063 129-00-00-024
Site Size:	1,481 Acres (600 ha)
Latitude:	32.921601
Longitude:	-80.679369
Zoning:	Industrial
Current Land Use:	Timber
Elevation Range:	83' (25m)
Primary Soil Type:	Fine Sand
Flood Zone:	No

Due Diligence Completed:

- Phase 1 Environmental Site Assessment (2017)
- Endangered Species Survey (2017)
- Cultural Resource Study (2017)
- Wetlands Delineation / Mitigation (2018)
- Preliminary Geotechnical Exploration (2017)
- Boundary Survey (2018)

Transportation Accessibility

Interstates:	I-95: 4 Miles off Exit 57 I-26: 25 Mins I-16: 60 Mins
Access Hwy:	Bell Hwy, Greene 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

Utilities/Services

Water Service: City of Walterboro
Line on Site | 10" (25.4cm)
Capacity: 1,050 gpm

Wastewater System: City of Walterboro
Line On Site | 18" (46 cm)
Capacity: 536,142 gpd

Natural Gas Provider: Dominion Energy
Line on Site | 6" (15.2 cm) | 19,500 ft from site

Other Natural Gas Providers: Carolina Gas Transmission, LLC; GreenGas USA

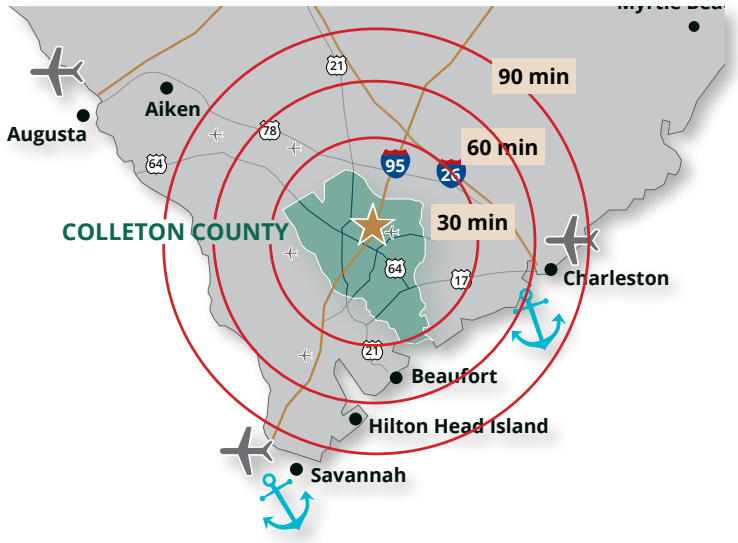
Primary Electricity Provider: Coastal Electric Cooperative
Transmission: 115kv
Distribution: 12.47kv

Telecommunications Provider: Palmetto Telephone Cooperative | Underground Fiber

Fire Department ISO Rating: 3

Workforce Profile

Drive Time	30 Mins	45 Mins	60 Mins
Population	461,714	1,042,830	1,620,898
Workforce	229,721	527,630	813,231





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