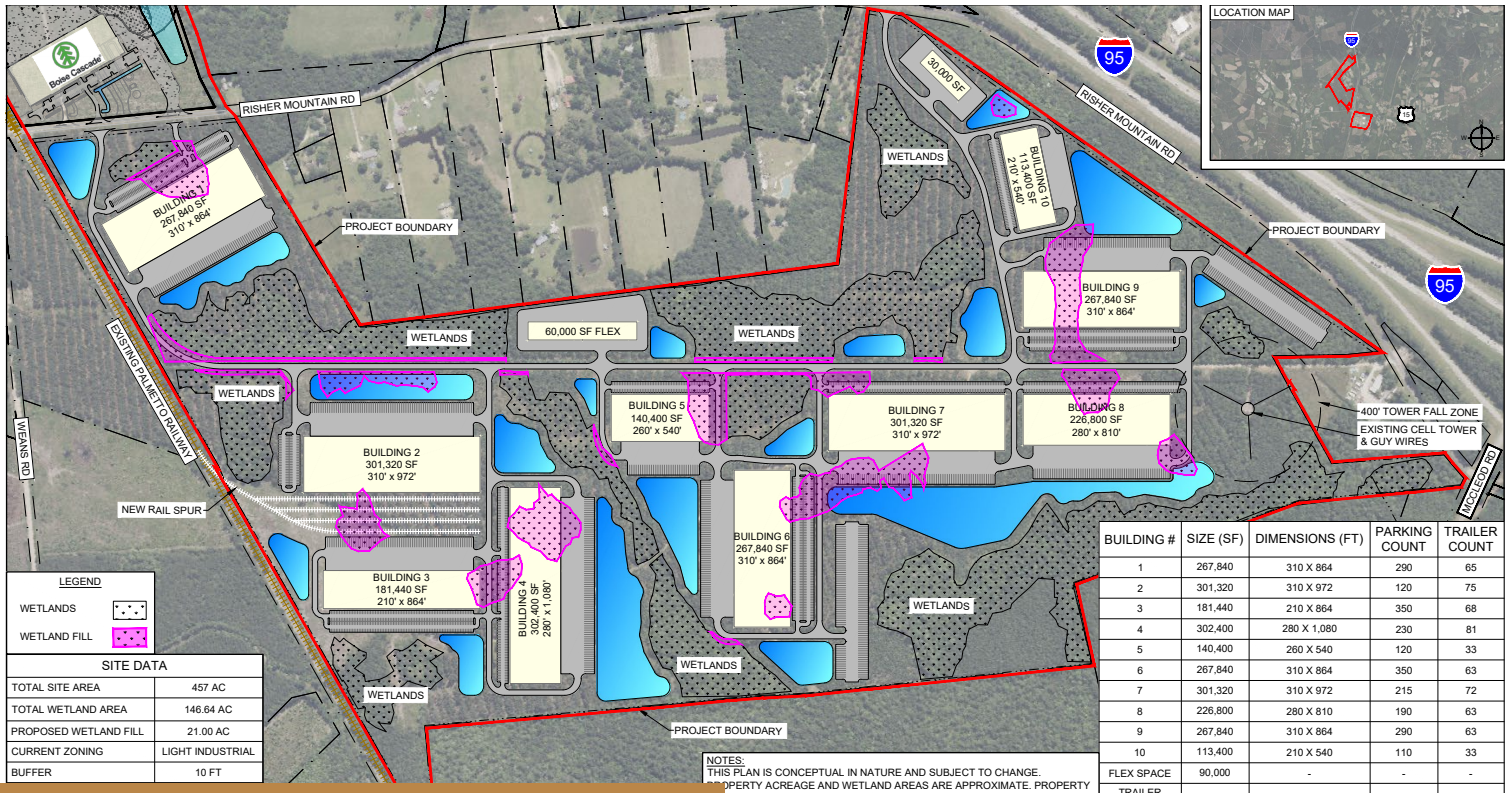
Stokes Tract

351 Acres | 142 Hectares

157 Risher Mountain Road
Walterboro, SC 29488

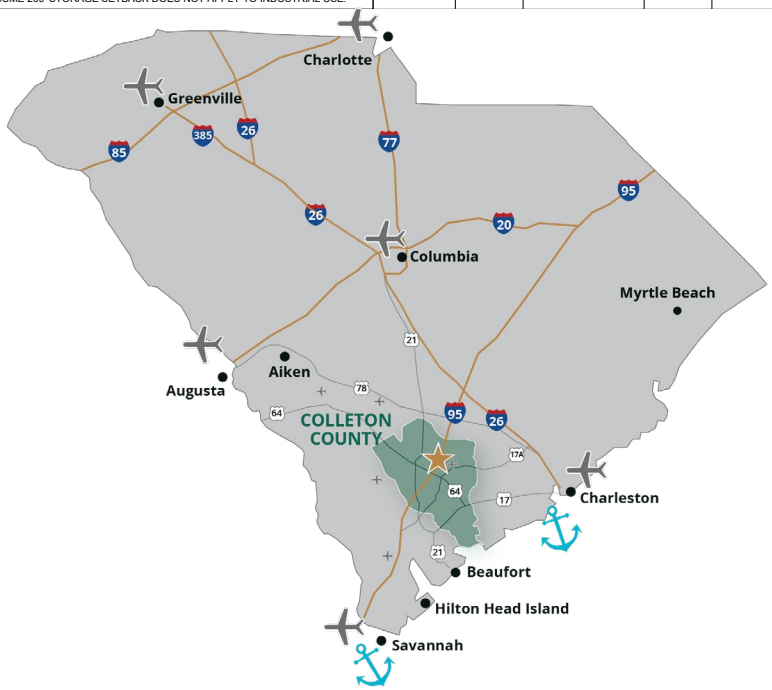


SITE DATA	
TOTAL SITE AREA	457 AC
TOTAL WETLAND AREA	146.64 AC
PROPOSED WETLAND FILL	21.00 AC
CURRENT ZONING	LIGHT INDUSTRIAL
BUFFER	10 FT

BUILDING #	SIZE (SF)	DIMENSIONS (FT)	PARKING COUNT	TRAILER COUNT
1	267,840	310 X 864	290	65
2	301,320	310 X 972	120	75
3	181,440	210 X 864	350	68
4	302,400	280 X 1,080	230	81
5	140,400	260 X 540	120	33
6	267,840	310 X 864	350	63
7	301,320	310 X 972	215	72
8	226,800	280 X 810	190	63
9	267,840	310 X 864	290	63
10	113,400	210 X 540	110	33
FLEX SPACE	90,000	-	-	-
TRAILER PARKING	-	-	-	260
TOTAL	2,460,600	-	2,265	876

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





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COLLETON COUNTY ECONOMIC ALLIANCE
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Stokes Tract

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

Property Information

Sale Price: $25,000 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
18" Line within 2,200 feet
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

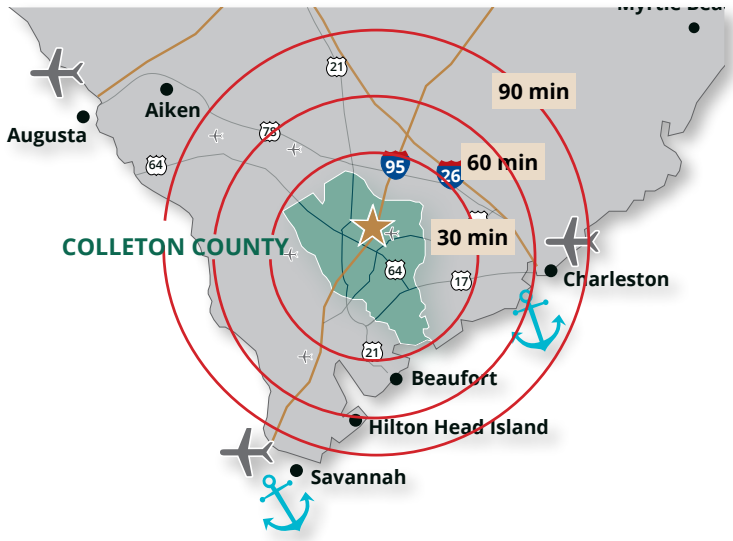
Fire Department ISO Rating: 4

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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