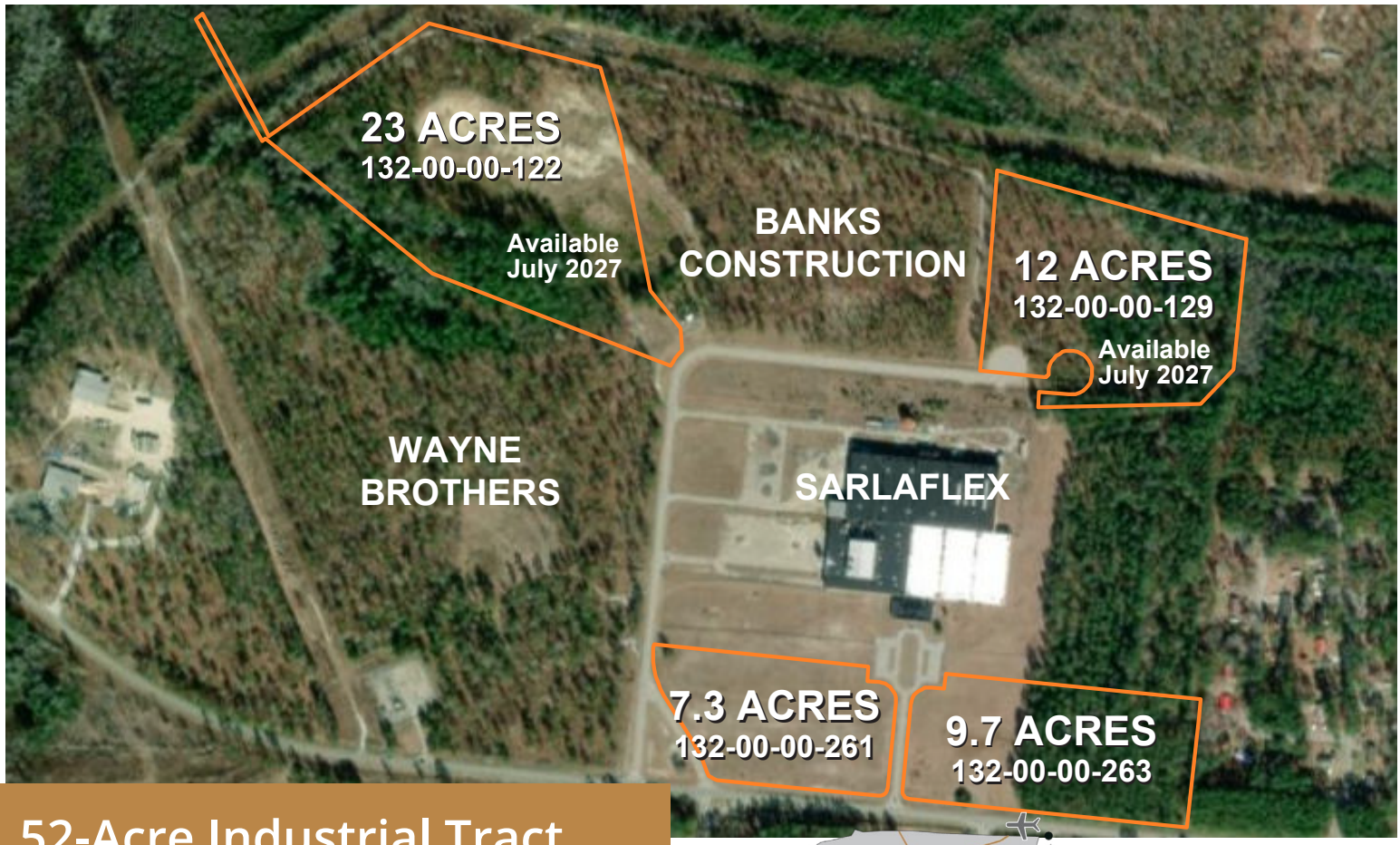
Venture Park

52 Acres | 21 Hectares

1 Venture Way
Walterboro, SC 29488



52-Acre Industrial Tract

- Located 5 Minutes from I-95
- Reliable Utility Service at Competitive Rates
- Close to the Ports of Charleston, SC and Savannah, GA
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA





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COLLETON COUNTY
ECONOMIC ALLIANCE

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Venture Park

52 Acres | 21 Hectares | 1 Venture Way, Walterboro, SC 29488

Property Information

Sale Price: $25,000 per Acre

County:	Colleton
City Limits:	Outside
Tax Map ID:	132-00-00-122 132-00-00-129 132-00-00-263 132-00-00-261
Site Size:	52 Acres (21 ha)
Latitude:	32.948718
Longitude:	-80.624593
Zoning:	Industrial
Current Land Use:	Developing
Elevation Range:	76’
Primary Soil Type:	Loamy Sand
Flood Zone:	No

Transportation Accessibility

Interstates:	I-95: 8 Minutes I-26: 30 Minutes I-16: 70 Minutes
Access Hwy:	Thunderbolt Road
Ports:	Charleston: 70 Minutes Savannah: 70 Minutes
Commercial Airports:	Charleston Int’l: 60 Mins Savannah Int’l: 70 Mins Columbia Metropolitan: 80 Mins
Civil Airports:	Colleton County: 5 Mins Hampton County: 45 Mins Jasper County: 40 Mins

Utilities/Services

Water Service: City of Walterboro
Line on Site 8” (20 cm)

Wastewater System: City of Walterboro
Line On Site | 8” (20 cm) Gravity Line

Natural Gas Provider: Dominion Energy
Line on Site | 6” (15”cm)

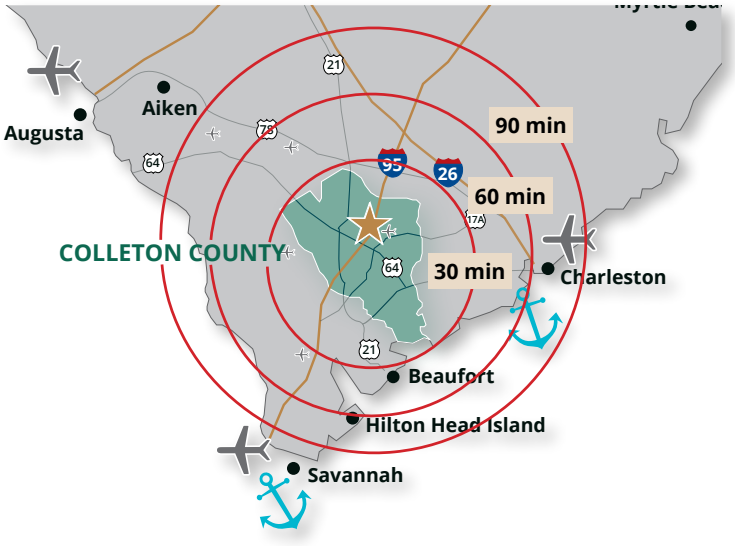
Primary Electricity Provider: Dominion Energy
Line on Site | Transmission: 115kv

Telecommunications Provider: Palmetto Telephone Cooperative

Fire Department ISO Rating: 4

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





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