445-Acre Industrial Site

- Located at Exit 33 on I-95
- 43 Minutes to the Port of Savannah, GA
- 64 Minutes to the Port of Charleston, SC
- Reliable Utility Service on Site at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
### Property Information:

**Sale Price:** $23,300 - $38,400 Per Acre

- **County:** Jasper
- **City Limits:** Outside
- **Tax Map ID:** 089-00-03-005
- **Site Size:** 445 Acres (180 HA)
- **55,000 SF (5,110 HA) Building Available on Site**
- **Zoning:** Sub District B
- **Current Land Use:** Partly Developed
- **Elevation:** 5’ to 28’ (1 m to 8 m)
- **Primary Soil Type:** Fine Sandy Loam
- **Flood Zone:** No

### Transportation Accessibility

<table>
<thead>
<tr>
<th>Interstates</th>
<th>At Exit 33 on I-95; I-16: 45 Minutes; I-26: 50 Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Hwy</td>
<td>US Highway 17 &amp; I-95</td>
</tr>
<tr>
<td>Ports</td>
<td>Savannah: 45 Minutes</td>
</tr>
<tr>
<td>Commercial Airports</td>
<td>Savannah International: 45 Minutes</td>
</tr>
<tr>
<td></td>
<td>Columbia Metropolitan: 110 Minutes</td>
</tr>
<tr>
<td>Civil Airports</td>
<td>Jasper County: 15 Minutes</td>
</tr>
<tr>
<td></td>
<td>Hampton County: 20 Minutes</td>
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<tr>
<td></td>
<td>Colleton County: 30 Minutes</td>
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</tbody>
</table>

### Utilities/Services

- **Water Service:** Beaufort Jasper Water & Sewer Authority  
  Line On Site | 8” (20 cm) Line  
  Capacity: 200,000 gpd (757,000 lpd)
- **Wastewater System:** Beaufort Jasper Water & Sewer Authority  
  Line On Site | 10” (25.4 cm) Gravity Line  
  Capacity: 465,000 gpd (1,760,000 lpd)
- **Natural Gas Provider:** South Carolina Electric & Gas  
  4” (10 cm) line | 3 miles (4.83 km) from on Site
- **Primary Electricity Provider:** South Carolina Electric & Gas  
  23 kV Distribution Line On Site, 3 Phase Available
- **Telecommunications:** Palmetto Rural Telephone Company  
  Fiber Optics On Site
- **Fire Department:** .09 Miles (.14 km) | ISO Rating: 4

### Workforce Profile

<table>
<thead>
<tr>
<th>Drive Time</th>
<th>Population</th>
<th>Workforce</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Minutes</td>
<td>269,459</td>
<td>114,929</td>
</tr>
<tr>
<td>45 Minutes</td>
<td>1,190,989</td>
<td>560,830</td>
</tr>
<tr>
<td>60 Minutes</td>
<td>1,521,892</td>
<td>705,137</td>
</tr>
</tbody>
</table>