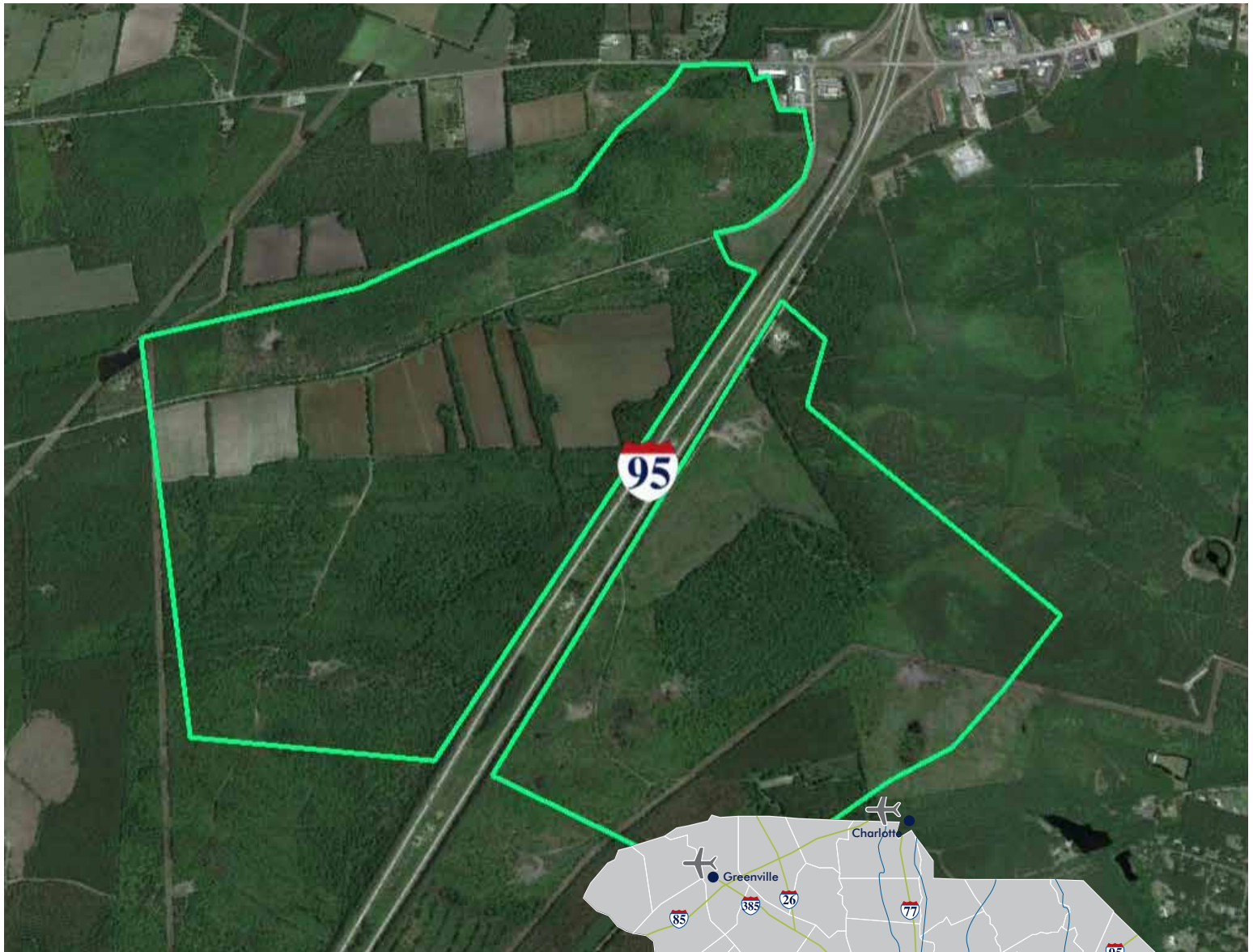


Rice Estate

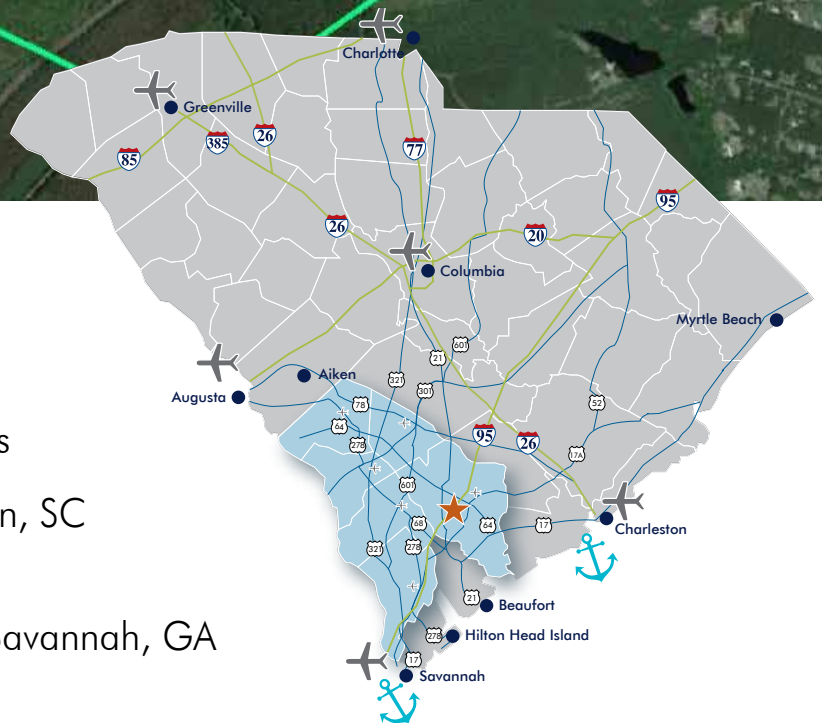
1197 Acres | 484 Hectares

Just off Exit 53 on I-95 | Walterboro, SC 29488



1197-Acre Industrial Site

- Located on I-95, Just off Exit 53
- 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



Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org



Rice Estate

1197 Acres | 484 Hectares
Just off Exit 53 on I-95 | Walterboro, SC 29488



Property Information: Sale Price: \$5,155 - \$11,038 Per Acre

County: Colleton
Tax Map ID: 192-00-00-001
Site Size: 1197 Acres (484 ha)
Parcel A & B: 913; Parcel C: 284 Acres
Zoning: Urban Development
Current Land Use: Developing

Utilities/Services

Water Service: City of Walterboro
Wastewater System: City of Walterboro
Natural Gas Provider: South Carolina Electric & Gas
Primary Electricity Provider: Coastal Electric Cooperative
Telecommunications Provider: Palmetto Telephone Cooperative
Fire Department ISO Rating: 4

Transportation Accessibility

Interstates: I-95: Just off Exit 53, I-26: 35 Minutes
I-16: 75 Minutes
Access Hwy: Highway 63
Ports: Charleston: 50 Minutes
Savannah: 70 Minutes
Commercial Airports: Charleston International: 40 Minutes
Savannah International: 70 Minutes
Columbia Metropolitan: 90 Minutes
Civil Airports: Colleton County: 10 Minutes
Hampton County: 35 Minutes
Jasper County: 45 Minutes

Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
2010 Population	180,295	819,558	1,150,065
2010 Workforce	82,397	387,554	545,025
2010 Employed	72,180	338,335	478,532
2010 Unemployed	10,217	49,219	66,493
2015 Estimated Population	194,714	884,440	1,249,524
2015 Estimated Workforce	88,981	418,248	592,170

