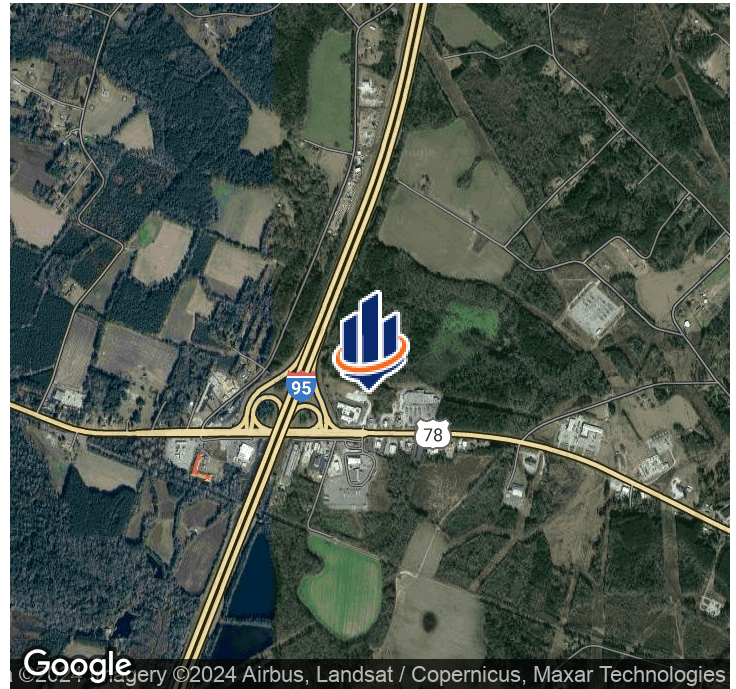


Prime I-95 Site St. George, SC

I-95, St. George, SC Development Site

00 West Jim Bilton Blvd, St. George, SC 29477



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	17.11 Acres
Price / Acre:	\$81,823
Zoning:	IC - Interstate Commercial
Market:	Charleston
Submarket:	St. George
Traffic Count:	48,000
APN:	044-00-00-002.000, 044-00-00-136.000, 044-00-00-177.000

PROPERTY OVERVIEW

SVN is proud to offer a prime interstate development site in St. George, SC, boasting +/-17.11 acres of commercial real estate. Strategically located at the intersection of West Jim Bilton Drive and Interstate 95, @ exit 77, in South Carolina. The site provides unparalleled visibility and accessibility for any development. This site's ideal location makes it perfect for various types of developments including hotels, truck stops, and retail. The property is adjacent to a recently purchased site by RaceTrac convenience stores. The site is located in a HUB Zone and an Opportunity Zone qualifying for federal tax benefits. The site is approximately 17.11 acres with 5.61 high acres. Recent traffic count estimates are 48,000 VPD. The property is comprised of an assemblage of three parcels, and is zoned Interstate Commercial [IC].

PROPERTY HIGHLIGHTS

- I-95 strong visibility and easy accessibility
- 17.11 Acre Hotel - Truck Stop - Retail Site
- Charleston and Columbia only 1 hour drive
- Halfway point between New York and Miami
- Located in a HUB Zone and an Opportunity Zone

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