



Lowcountry Industrial Park Extension - 186.685 ACs

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

03 Demographics

- Demographics
- Demographic Charts

04 Company Profile

- Advisor Profile

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

Location Summary

175-00-00-027

OFFERING SUMMARY

ADDRESS	66 Possum Corner Rd Early Branch SC 29916
COUNTY	Hampton
MARKET	Hampton County 5 Miles from Interstate I-95 Exit 3
SUBMARKET	Early Branch - Yemassee
OFFERING PRICE	\$2,744,000
PRICE PSF	\$0.34
LAND SF	8,136,852 SF
LAND ACRES	186.685
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Industrial, Distribution Warehousing
# OF PARCELS	1
APN	175-00-00-005

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	91	894	1,819
2021 Median HH Income	\$39,980	\$39,695	\$39,410
2021 Average HH Income	\$50,628	\$50,840	\$50,779

Investment Highlights

- Lowcountry Industrial Park Extension - 186.685 Acres HALFWAY BETWEEN SAVANNAH & CHARLESTON PORTS - 5 MILES FROM EXIT 38 ON I-95 In a Nexus of Industrial Development Less than Five Minutes From Interstate I-95. FOREIGN TRADE ZONE STATUS. 40' TEU Container Drayage & Drop Yard Logistics Drives the NOI Train.
- Clear Run South on Interstate I-95 to Savannah w/ Port and North on Interstate I-95 to Charleston w/ Port and Beyond. CSX Rail and Trucking are close.

Early Branch - 66 Possum

<https://svn-blackstream-charleston.landgrid.com/m/early-branch-66-possum>

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- \$200,000 +/- worth of timber on-site to offset costs (Buyer Due Diligence) Can offset the purchase price. Potentially under contract by Seller to another party will need to verify and as harvested will decrease.

Marketing Description

- 186.685 Acre Tract adjacent to other development with frontage on Hwy 68. Hampton County Five Miles from Interstate I-95 Exit 38. Bounded by Possum Corner Road. Actual address (66 Possum Corner Road, Early Branch, SC 29916). Lat/Long: 32.74242, -80.93933 TMS# 175-00-00-005
- Foreign Trade Zone 186.685 Acre Tract adjacent to Four Lane Highway 68 across from CSX Rail in an Opportunity Zone. This Industrial Tract adjoins the Industrial Park containing the North American Headquarters of Le Creuset. Across Highway 68 is "Southern Carolina Industrial Campus". This property is in a nexus of Industrial Development and expansion less than five miles from I-95 Exit 38 which is 50 minutes to Savannah and 70 minutes to Charleston.
- Interstate 26 is in Charleston as is the Port of Charleston and Interstate 16 is in Savannah as is the Port of Savannah. Hampton County is a Tier III County offering \$20K+ in Tax Incentives per employee for hiring employees. The Workforce Profile is exceptional providing qualified employees within a good drivetime vicinity.
- Most Importantly for an Investor, this property is a great 1031 Exchange Purchase that can either be developed now or land-banked for future development. There is potentially further expansion acreage as well which is adjacent. There is a cross-dock trucking firm approximately 3 miles away. In the Town of Yemassee CSX Rail runs through with sidings for possible shipments of manufactured goods.
- *Cooperatively Listed with Buddy Bullard who is Owner|Seller|Broker Coldwell Banker Access Realty*

Regional Map



Locator Map



Lowcountry Industrial Park Extension

186.685 Acres | 76.8 Hectares

Way 68, Just off Exit 38 on I-95 | Early Branch, SC 29916



Property Information: Sale Price: \$1,600,000.00

Location: Hampton
 Zoning: RUD/Industrial
 Current Land Use: Vacant/Timber
 Parcel ID: 174-00-00-005
 Elevation Range: 72' to 81' (22 m to 25 m)
 Primary Soil Type: Fine Sand

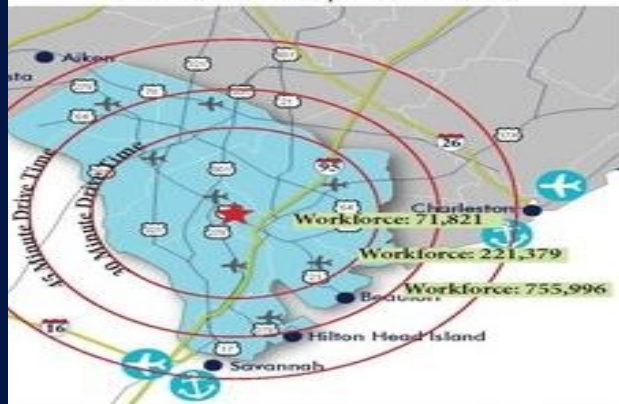
Flood Zone: None
 Foreign Trade Zone: Yes
 Multi County Property: Yes

Transportation Accessibility

Highway: I-95: Just off Exit 38, I-26: 50 Minutes, I-16: 55 Minutes
 Highway: Highway 68
 Savannah: 50 Minutes | Charleston: 70 Minutes
 Savannah International: 55 Minutes
 Charleston International: 65 Minutes
 Columbia Metropolitan: 110 Minutes
 Hampton County: 10 Minutes
 Allendale County: 25 Minutes
 Colleton County: 25 Minutes

Utilities/Services

Water Service: Lowcountry Regional Water System
 Line Adjacent to Site | 10" (25 cm) Line
 Capacity: 384,000 gpd (1,453,598 lpd)
 Wastewater System: Lowcountry Regional Water System
 Line Adjacent to Site | 10" (25 cm) Gravity Line
 Capacity: 330,000 gpd (1,249,186 lpd)
 Natural Gas Provider: Dominion Energy
 Line Adjacent to Site | 4" (10 cm) Line | 60 PSI
 Primary Electricity Provider: Dominion Energy
 Secondary Electricity Provider: Palmetto Electric
 23 kV Distribution | 115 kV Transmission
 Telecommunications Provider: Palmetto Rural Telephone
 Fire Department: 4 (1.6 km) | ISO Rating: 4



Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	151,941	470,076	1,504,981
Workforce	71,821	221,379	755,996

Contact Gil Bradham at (843) 532-1641 or Gil.Bradham@svn.com | www.svnblackstream.com

Graphics and Outline produced by Southern Carolina Regional Development Alliance thus credit to them.



PROPERTY FEATURES

LAND SF	8,136,852
LAND ACRES	186.685
# OF PARCELS	1
ZONING TYPE	Industrial, Distribution Warehousing
TOPOGRAPHY	Level
LOCATION CLASS	FOREIGN TRADE ZONE STATUS

UTILITIES

WATER	Available
ELECTRICITY / POWER	Available
GAS / PROPANE	Available
TELEPHONE	Available
CABLE	Available



Property Information: Sale Price: \$1,600,000.00

County: Hampton	Zoning: RUD/Industrial	Flood Zone: None
City Limits: Outside	Current Land Use: Vacant/Timber	Foreign Trade Zone: Yes
Tax Map ID: 174-00-00-005	Elevation Range: 72' to 81' (22 m to 25 m)	Multi County Property: Yes
Site Size: 190 Acres (76.8 HA)	Primary Soil Type: Fine Sand	

Transportation Accessibility

Interstates:	I-95: Just off Exit 38, I-26: 50 Minutes, I-16: 55 Minutes
Access Hwy:	Highway 68
Ports:	Savannah: 50 Minutes Charleston: 70 Minutes
Commercial Airports:	Savannah International: 55 Minutes Charleston International: 65 Minutes Columbia Metropolitan: 110 Minutes
Civil Airports:	Hampton County: 10 Minutes Allendale County: 25 Minutes Colleton County: 25 Minutes



Utilities/Services

Water Service: Lowcountry Regional Water System Line Adjacent to Site 10" (25 cm) Line Capacity: 384,000 gpd (1,453,598 lpd)
Wastewater System: Lowcountry Regional Water System Line Adjacent to Site 10" (25 cm) Gravity Line Capacity: 330,000 gpd (1,249,186 lpd)
Natural Gas Provider: Dominion Energy Line Adjacent to Site 4" (10 cm) Line 60 PSI
Primary Electricity Provider: Dominion Energy Secondary Electricity Provider: Palmetto Electric 23 kV Distribution 115 kV Transmission
Telecommunications Provider: Palmetto Rural Telephone
Fire Department: 4 Miles (7 km) ISO Rating: 4

Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
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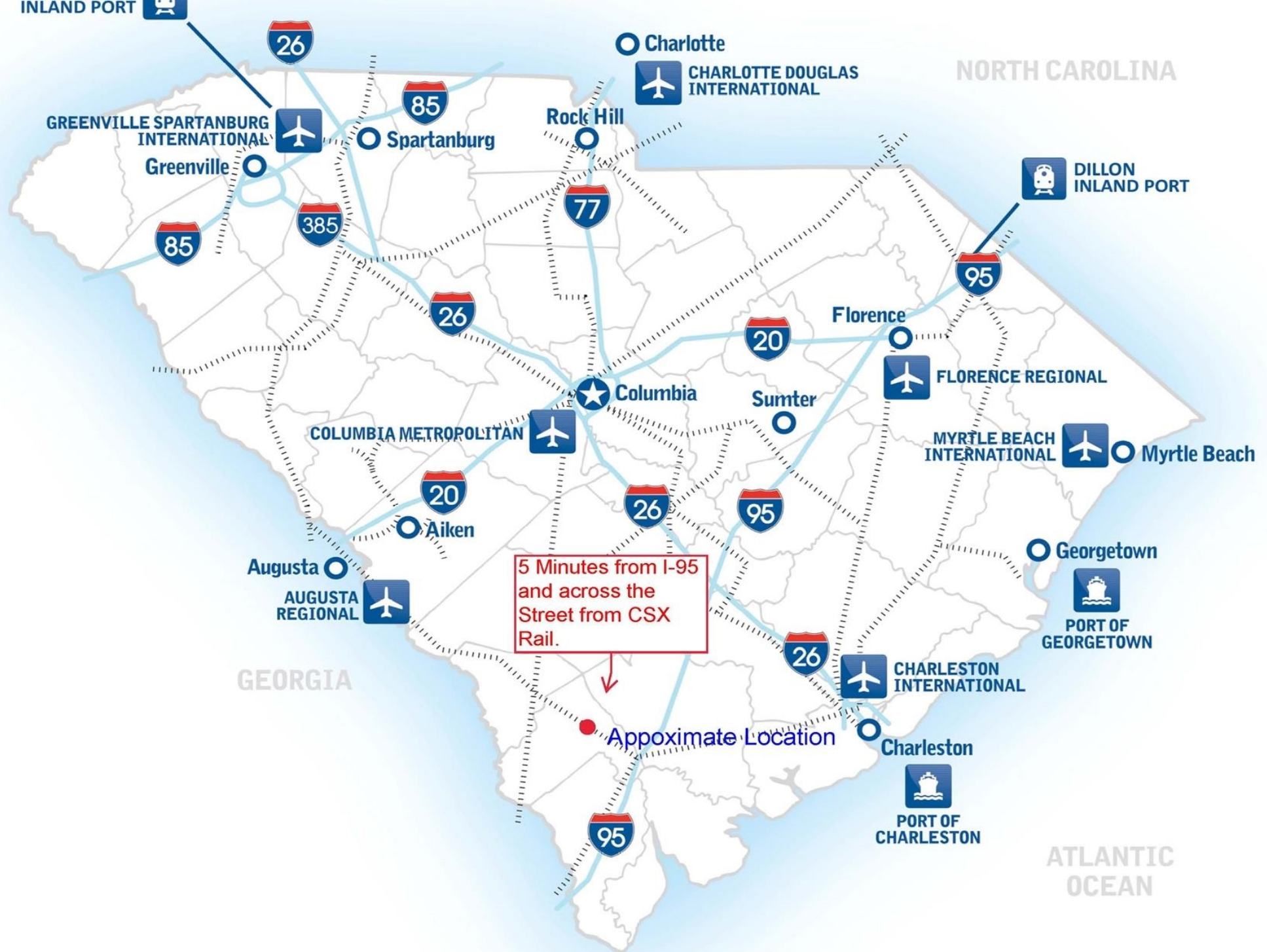
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Capitalization of Logistics Location



03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	86	849	1,729
2010 Population	87	857	1,741
2021 Population	91	894	1,819
2026 Population	90	889	1,820
2021 African American	50	491	958
2021 American Indian	0	1	3
2021 Asian	1	6	11
2021 Hispanic	1	13	33
2021 Other Race	0	3	8
2021 White	37	366	786
2021 Multiracial	3	27	53
2021-2026: Population: Growth Rate	-1.10 %	-0.55 %	0.05 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	47	102
\$15,000-\$24,999	5	51	97
\$25,000-\$34,999	3	31	77
\$35,000-\$49,999	10	111	213
\$50,000-\$74,999	5	54	102
\$75,000-\$99,999	2	19	59
\$100,000-\$149,999	2	17	36
\$150,000-\$199,999	2	24	37
\$200,000 or greater	0	0	2
Median HH Income	\$39,980	\$39,695	\$39,410
Average HH Income	\$50,628	\$50,840	\$50,779

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	37	378	750
2010 Total Households	31	333	682
2021 Total Households	33	353	727
2026 Total Households	33	352	730
2021 Average Household Size	2.76	2.53	2.50
2000 Owner Occupied Housing	26	275	558
2000 Renter Occupied Housing	4	41	89
2021 Owner Occupied Housing	26	279	571
2021 Renter Occupied Housing	7	74	156
2021 Vacant Housing	12	100	178
2021 Total Housing	45	453	905
2026 Owner Occupied Housing	26	278	575
2026 Renter Occupied Housing	7	74	155
2026 Vacant Housing	12	109	196
2026 Total Housing	45	461	926
2021-2026: Households: Growth Rate	0.00 %	-0.30 %	0.40 %

Source: esri

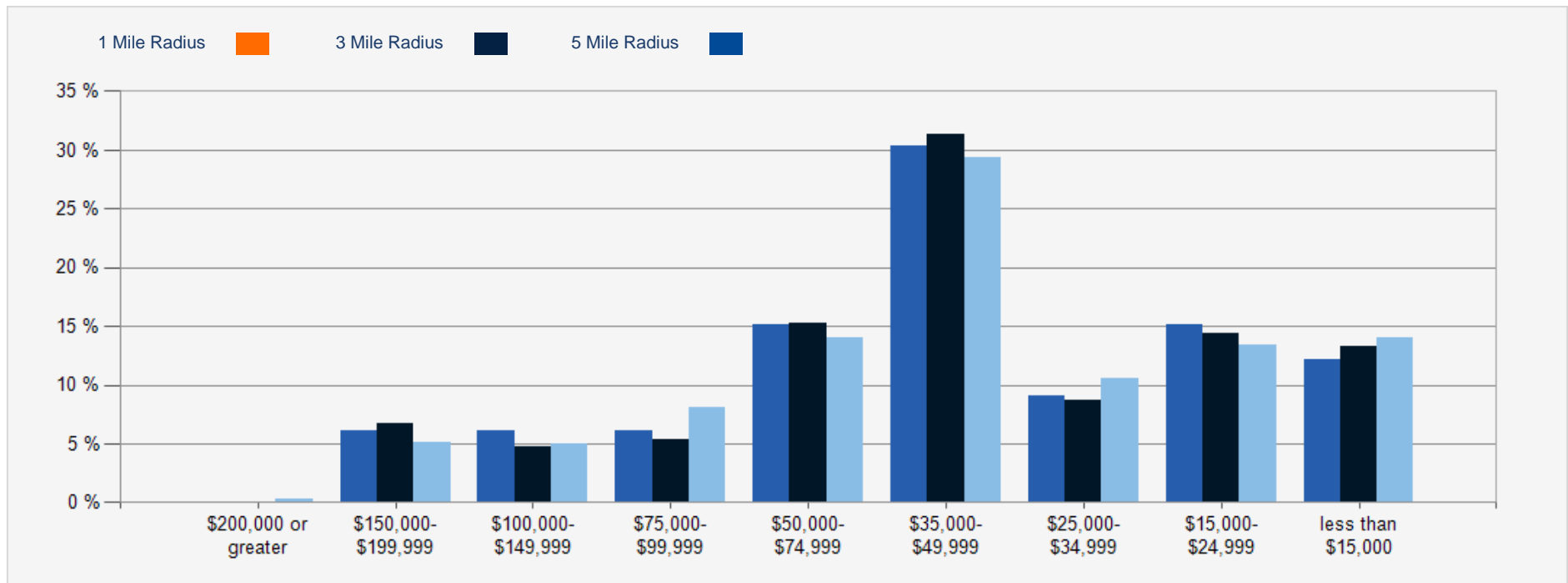
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	5	45	102
2021 Population Age 35-39	5	53	108
2021 Population Age 40-44	4	43	92
2021 Population Age 45-49	6	64	125
2021 Population Age 50-54	6	62	120
2021 Population Age 55-59	6	60	125
2021 Population Age 60-64	8	79	150
2021 Population Age 65-69	7	72	138
2021 Population Age 70-74	4	40	89
2021 Population Age 75-79	3	29	60
2021 Population Age 80-84	2	15	34
2021 Population Age 85+	2	17	30
2021 Population Age 18+	71	704	1,422
2021 Median Age	44	44	43

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,000	\$44,534	\$43,660
Average Household Income 25-34	\$57,752	\$51,696	\$51,657
Median Household Income 35-44	\$40,584	\$47,198	\$46,036
Average Household Income 35-44	\$60,561	\$57,825	\$60,563
Median Household Income 45-54	\$37,489	\$40,622	\$40,374
Average Household Income 45-54	\$53,316	\$50,532	\$50,156
Median Household Income 55-64	\$35,000	\$37,943	\$38,792
Average Household Income 55-64	\$46,175	\$46,139	\$48,007
Median Household Income 65-74	\$37,879	\$37,973	\$37,609
Average Household Income 65-74	\$40,218	\$40,321	\$41,414
Average Household Income 75+	\$69,578	\$74,739	\$64,085

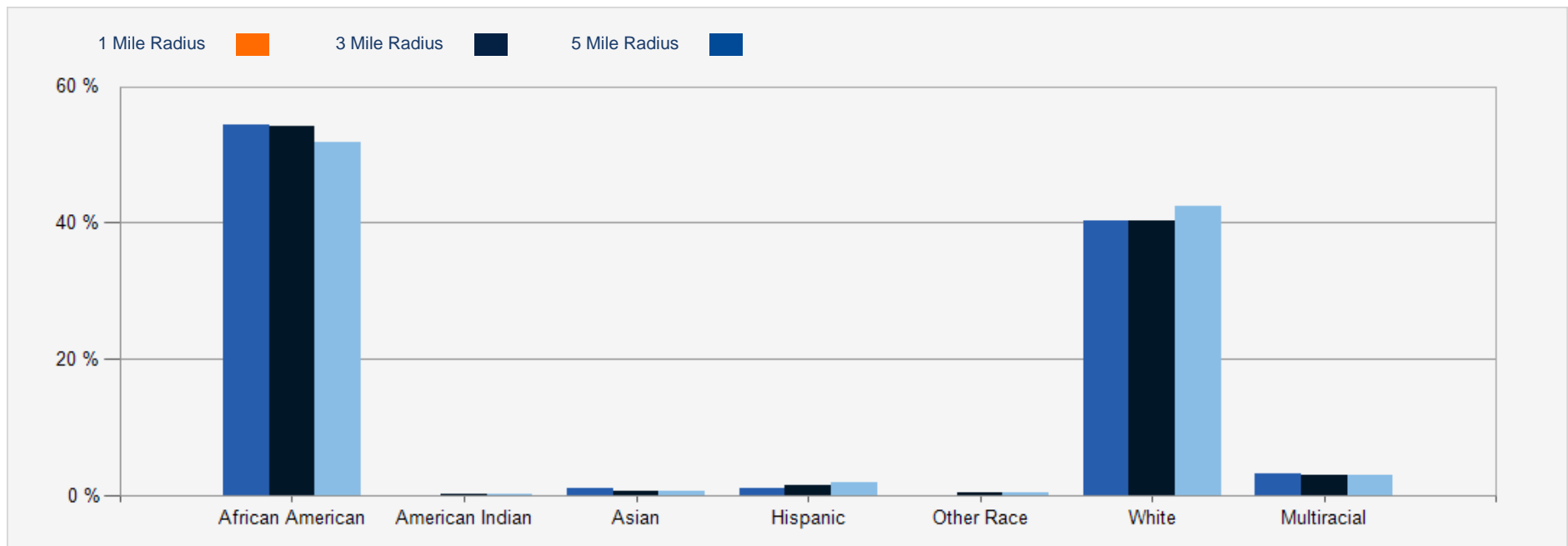
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5	52	107
2026 Population Age 35-39	4	44	101
2026 Population Age 40-44	5	53	109
2026 Population Age 45-49	5	45	96
2026 Population Age 50-54	7	65	127
2026 Population Age 55-59	7	65	126
2026 Population Age 60-64	6	62	127
2026 Population Age 65-69	8	77	146
2026 Population Age 70-74	6	64	123
2026 Population Age 75-79	3	34	75
2026 Population Age 80-84	2	22	45
2026 Population Age 85+	2	16	32
2026 Population Age 18+	71	698	1,418
2026 Median Age	47	46	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,000	\$48,292	\$47,808
Average Household Income 25-34	\$55,173	\$55,561	\$55,640
Median Household Income 35-44	\$40,584	\$52,146	\$50,767
Average Household Income 35-44	\$66,061	\$64,509	\$66,485
Median Household Income 45-54	\$37,489	\$41,649	\$42,279
Average Household Income 45-54	\$59,799	\$55,375	\$55,624
Median Household Income 55-64	\$35,000	\$40,088	\$41,197
Average Household Income 55-64	\$53,521	\$52,264	\$54,902
Median Household Income 65-74	\$37,063	\$38,488	\$38,340
Average Household Income 65-74	\$41,319	\$43,418	\$44,765
Average Household Income 75+	\$90,660	\$84,682	\$70,591

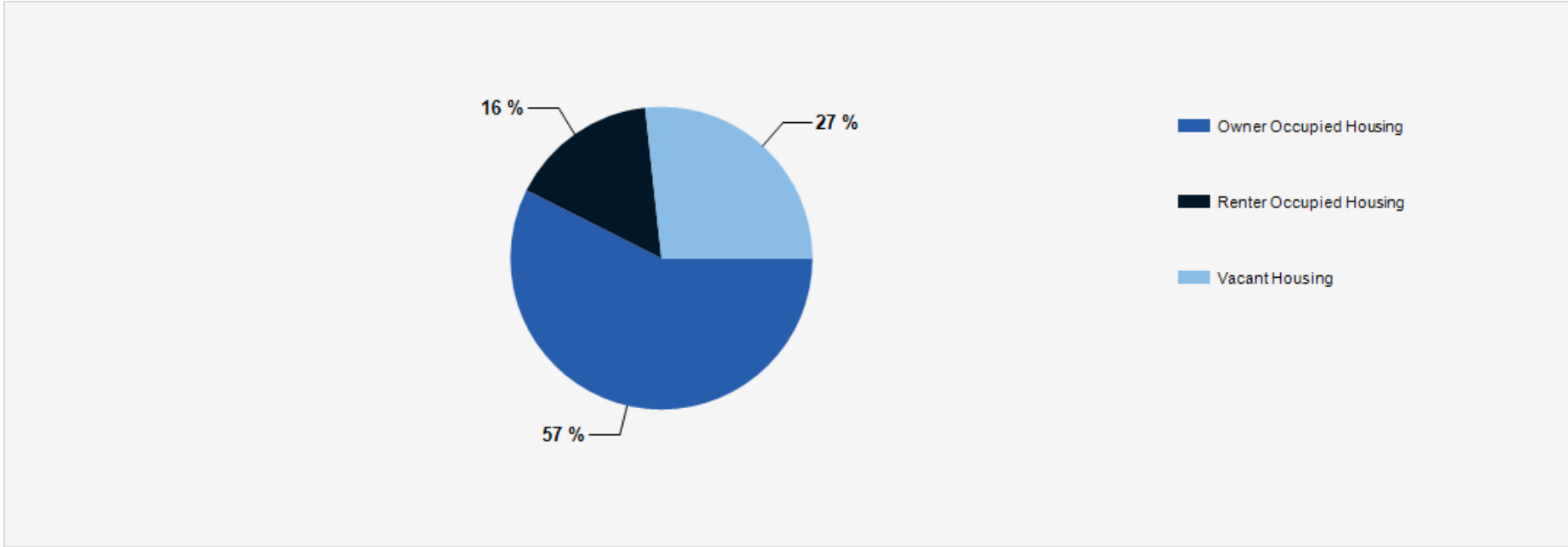
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





Kingship Collective

04

Company Profile

Advisor Profile



Gilbert Bradham
Managing Partner & Broker-In-Charge

I am a mature professional who is a Summa Cum Laude Citadel Graduate and current Citadel Graduate College Master's Degree Student pursuing an M.A. in Intelligence & Security Studies and subsequently a M.S. in Leadership Studies. I also can deliver strong value to any Client through the virtue of hard work, experience, and dedication embedded within the Charleston Low-Country community and throughout the State of South Carolina and beyond through brokerage and real estate consulting.

My affiliation with the Kingship Collective Charleston Office has originated in January 2024 after 31 years of experience in multiple asset classes of commercial real estate including retail, industrial, medical office, student housing, land, manufactured housing parks, and site analysis and sourcing. I am now a Managing Partner & Broker-In-Charge for the Kingship Collective Charleston Office.

Additionally, I have focused on specific fields of distressed assets such as acting as a Court Appointed Receiver and as a fiduciary for the benefit of all parties, most specifically the Court of Appointing Jurisdiction.

Through the affiliation with Kingship Collective the ability to leverage options for a multitude of clients will exponentially increase as the cohesion between our Experts and brokerage assistance for other Commercial Brokerages provides a database of expertise to call on to fulfill a Client's time is of the essence needs and requests. Do not hesitate to access this exponential capacity to leverage your need to succeed in these challenging times. Reach out at Gil@KingshipCollective.com and connect with me at [linkedin.com/in/gilbradhamjr29487](https://www.linkedin.com/in/gilbradhamjr29487).

Lowcountry Industrial Park Extension - 186.685 ACs

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