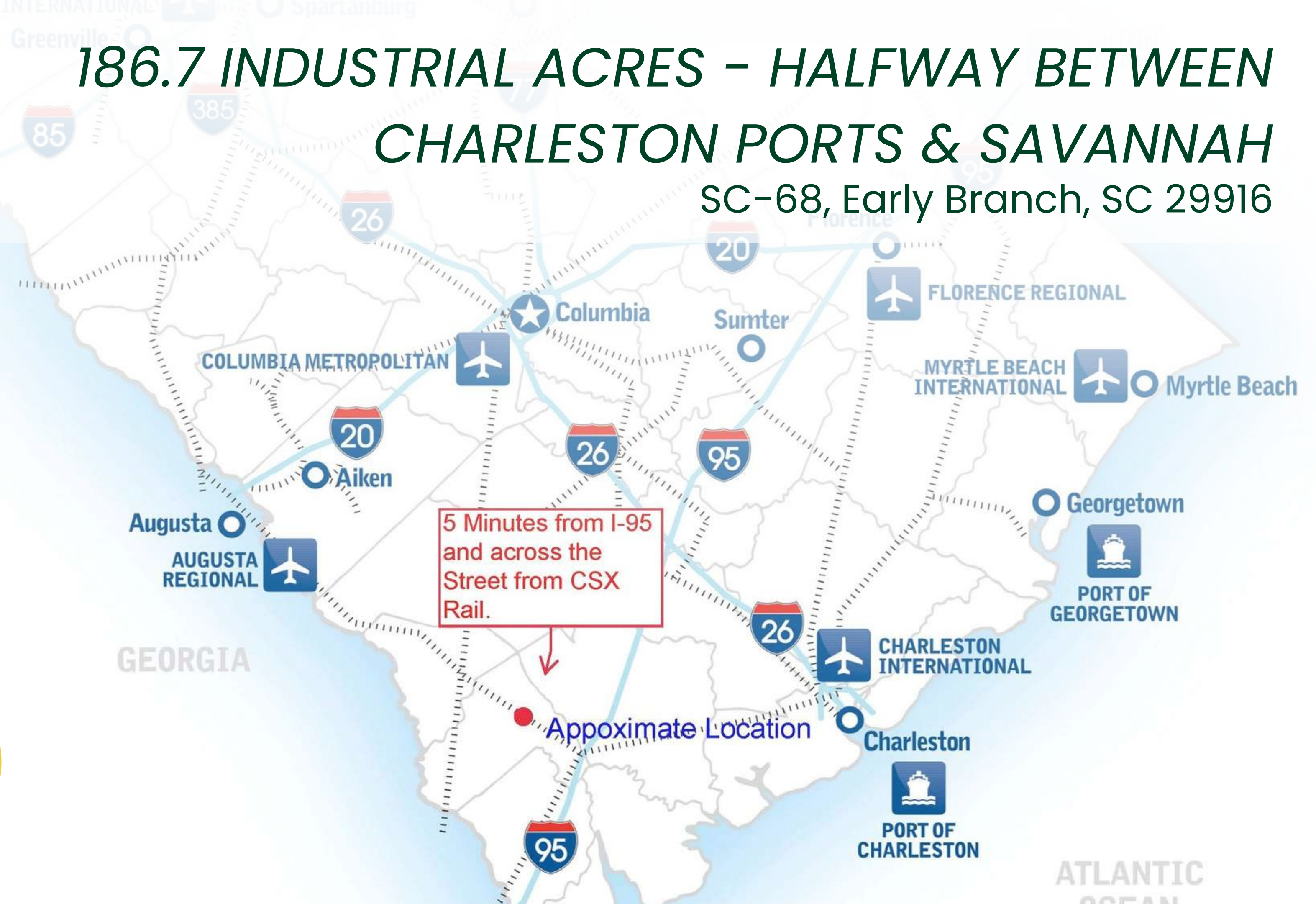


*186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
CHARLESTON PORTS & SAVANNAH*  
SC-68, Early Branch, SC 29916



# *EXCLUSIVELY MARKETED BY*

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**186.7 INDUSTRIAL ACRES  
HALFWAY BETWEEN  
CHARLESTON & SAVANNAH PORTS**



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186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
CHARLESTON PORTS & SAVANNAH

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Confidentiality Agreement

## CONFIDENTIALITY & DISCLAIMER

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# SECTION 1 *INVESTMENT OVERVIEW*

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Kingship Collective is Pleased to Exclusively Offer For Sale an Industrial tract in Hampton, SC. This Deal Includes the Ability to Aquire a 186.7 Industrial Acre Tract Adjacent to Four Lane Highway 68 Across From CSX Rail in an Opportunity Zone

|            |             |
|------------|-------------|
| Sale Price | \$2,700,000 |
|------------|-------------|

|                  |
|------------------|
| OFFERING SUMMARY |
|------------------|

|               |             |
|---------------|-------------|
| Property Type | Land        |
| Zoning        | Industrial  |
| Price / Acre: | \$14,693.20 |

|                      |
|----------------------|
| BUILDING INFORMATION |
|----------------------|

|                   |                         |
|-------------------|-------------------------|
| Street Address:   | SC-68                   |
| City, State, Zip: | Early Branch, SC, 29916 |
| County:           | Hampton                 |
| Lot Size:         | 186.7 Acres             |

# INVESTMENT HIGHLIGHTS

- 1 **Investment Opportunity:** 186.7 INDUSTRIAL ACRES - HALFWAY BETWEEN CHARLESTON PORTS & SAVANNAH
- 2 **Prime Location:** 5 minutes from Exit 38 on I-95. Close to the Ports and the Aerospace Hubs of Charleston, SC and Savannah, GA
- 3 **Additional Value:** \$200,000 +/- worth of timber on-site to offset costs (Buyer Due Diligence) Can offset the purchase price.
- 4 **Reliable Utility Service at Competitive Rates: 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
- 5 **Rail:** Tract Adjacent to Four Lane Highway 68 Across From CSX Rail in an Opportunity Zone



SECTION 2

# PROPERTY OVERVIEW

Bob Gifford

Bob Gifford Blvd

Davis Ln

Alpine Dr

Mt Olive Rd

Early Branch

Possum Creek rd

Bussey Kroth Rd

Early Branch

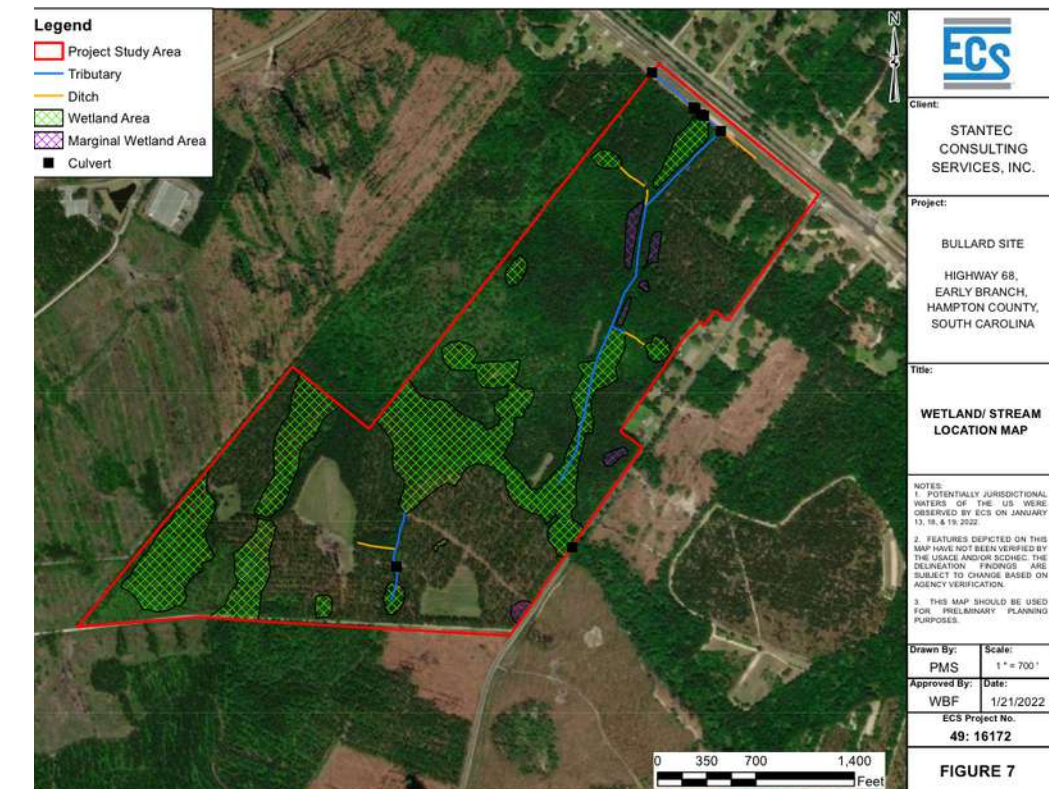
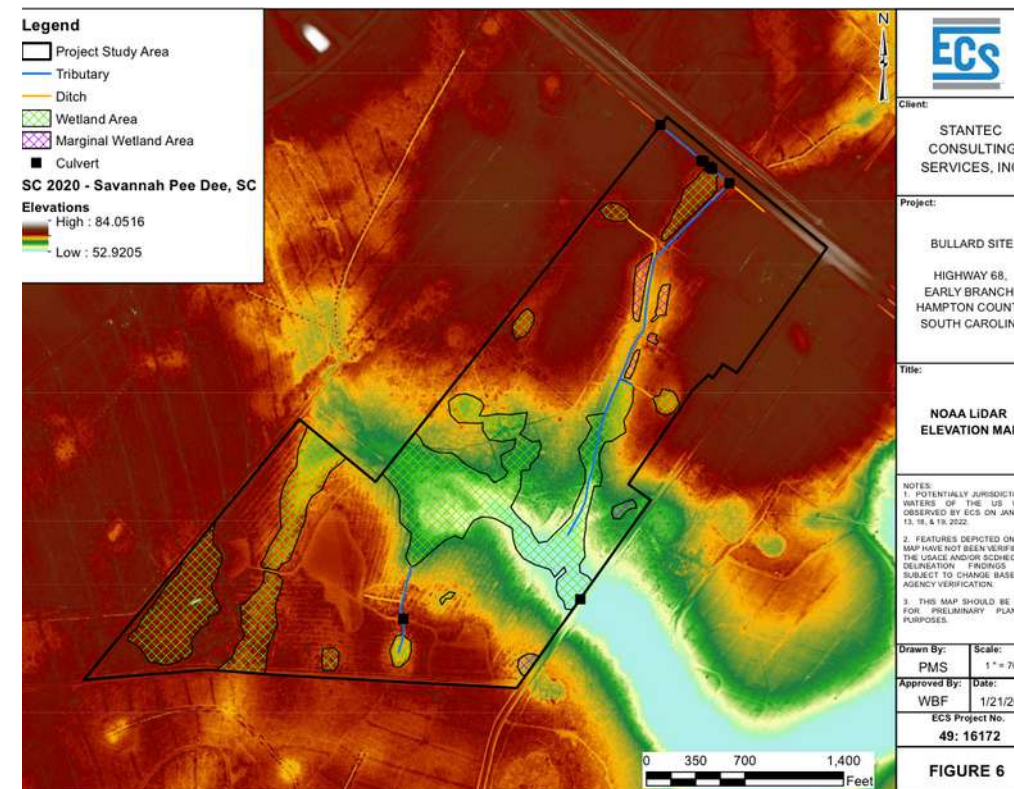
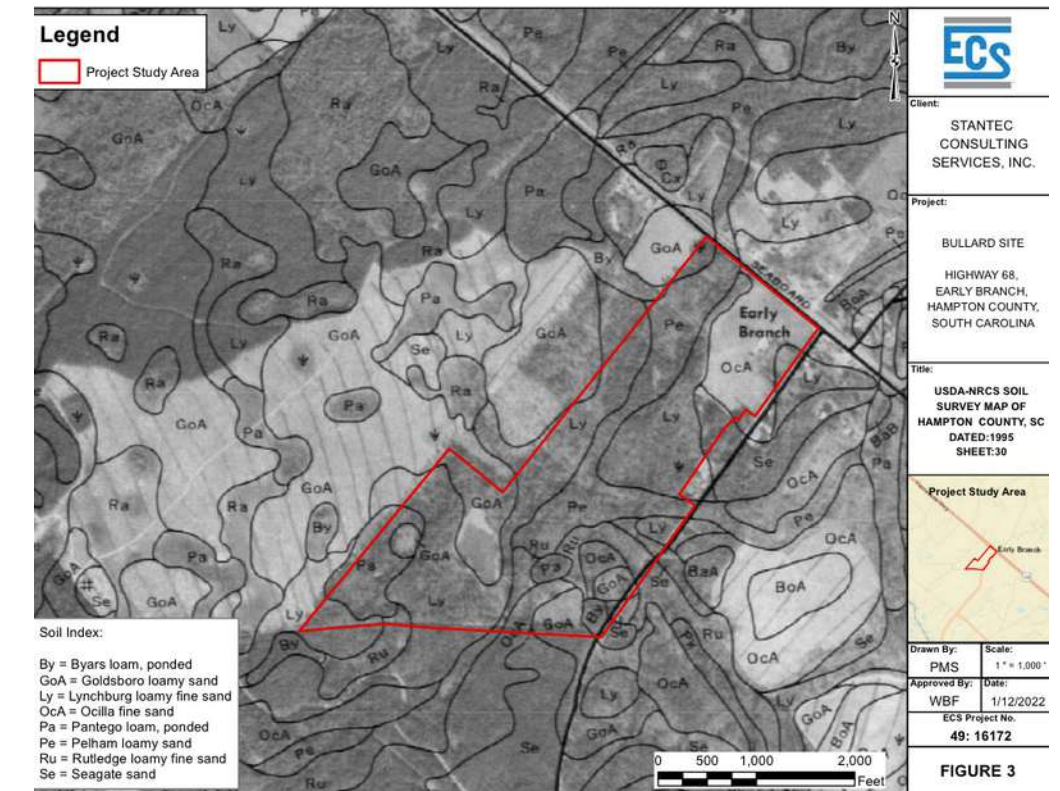
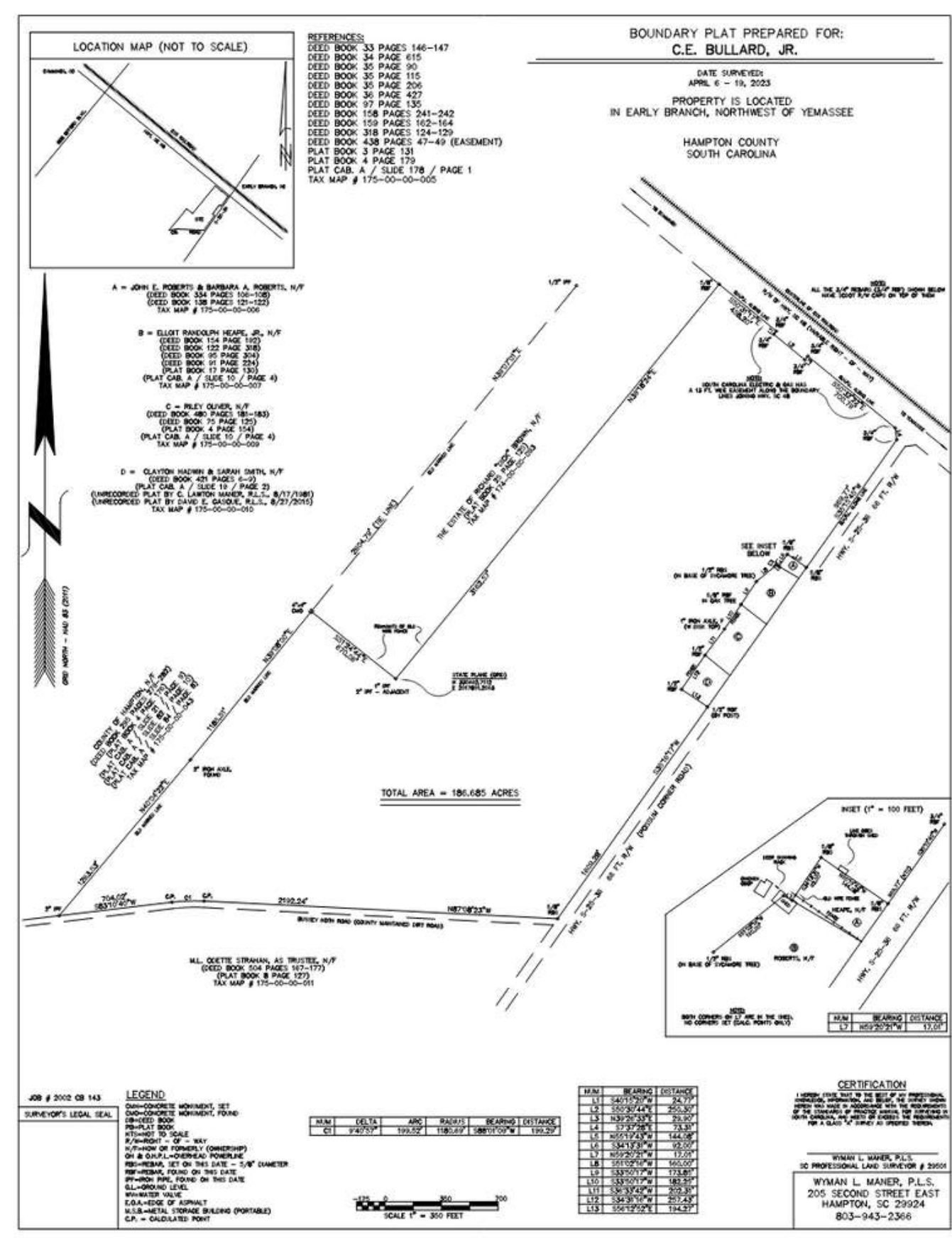
# LOCATION MAP

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
CHARLESTON PORTS & SAVANNAH



# SURVEYS

## 186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN CHARLESTON PORTS & SAVANNAH



# PROPERTY IMAGES

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
CHARLESTON PORTS & SAVANNAH



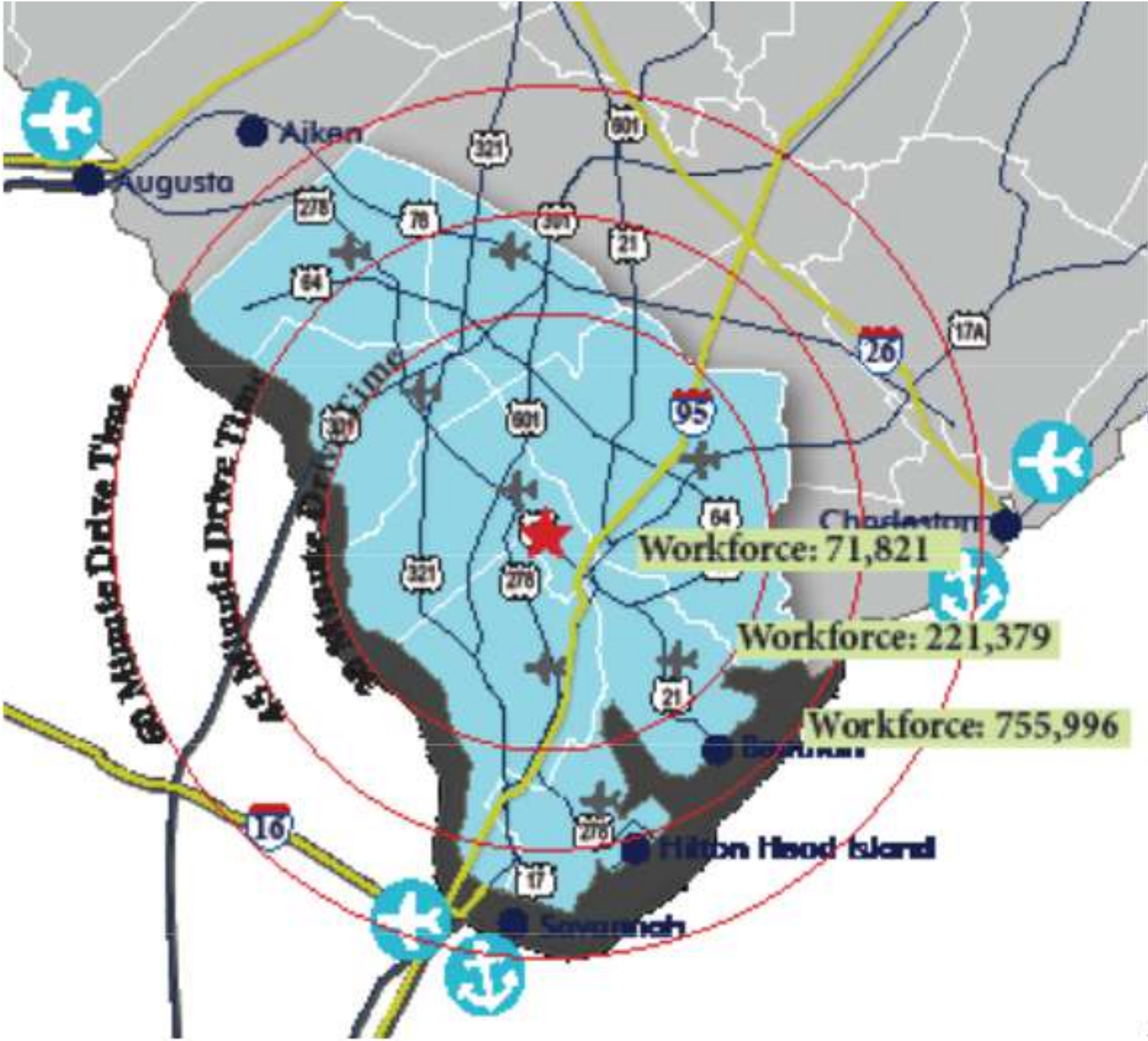
# DEMOGRAPHICS MAP & REPORT

| POPULATION       | 3 MILES | 5 MILES | 10 MILES |
|------------------|---------|---------|----------|
| Total Population | 1,000   | 1,706   | 11,932   |

| POPULATION        | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Average HH Income | \$45,199 | \$49,079 | \$53,576 |

| TRAFFIC COUNTS |            |
|----------------|------------|
| Tennessee Hwy  | 3,826 VPD  |
| I95            | 84,000 VPD |
| Hwy 278        | 6,500 VPD  |

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
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SECTION 3  
*AREA OVERVIEW*

# CITY OVERVIEW

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
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## **Discover Hampton County**

Nestled in the heart of South Carolina's Lowcountry, Hampton County is a picturesque region that offers a unique blend of Southern charm, rich history, and promising economic opportunities. Known for its warm hospitality and scenic landscapes, Hampton County is an ideal place for both living and investment.

## **Rich History and Cultural Heritage**

Hampton County boasts a rich history that dates back to the early 19th century. Named after Confederate General Wade Hampton, the county is steeped in Southern heritage and tradition. Visitors and residents alike can explore historic landmarks, charming small towns, and antebellum architecture that tell the story of the region's past. The Hampton County Museum offers a fascinating glimpse into the area's history, with exhibits showcasing local artifacts, photographs, and documents.

## **Thriving Agricultural Community**

Agriculture plays a vital role in Hampton County's economy, with the region being one of South Carolina's top producers of crops such as soybeans, corn, cotton, and peanuts. The county's fertile soil and favorable climate create ideal conditions for farming, making it a hub for agribusiness and related industries. Local farmers' markets and agricultural events, like the annual Watermelon Festival, celebrate the county's agricultural heritage and provide a taste of the area's fresh produce.

## **Economic Development and Business Opportunities**

Hampton County is committed to fostering economic growth and attracting new businesses. The county's strategic location, with easy access to major highways and ports, makes it an attractive destination for industries such as manufacturing, logistics, and distribution. The SouthernCarolina Regional Development Alliance works tirelessly to promote economic development in the region, offering incentives and support to businesses looking to establish or expand their operations in Hampton County.

## **Education and Community Services**

Hampton County places a strong emphasis on education and community services. The county is home to a number of well-regarded schools that provide quality education to students from kindergarten through high school. Additionally, residents have access to various community services, including healthcare facilities, public libraries, and recreational programs, ensuring a high quality of life for all.

# CONFIDENTIALITY AGREEMENT

186.7 INDUSTRIAL ACRES – HALFWAY BETWEEN  
CHARLESTON PORTS & SAVANNAH

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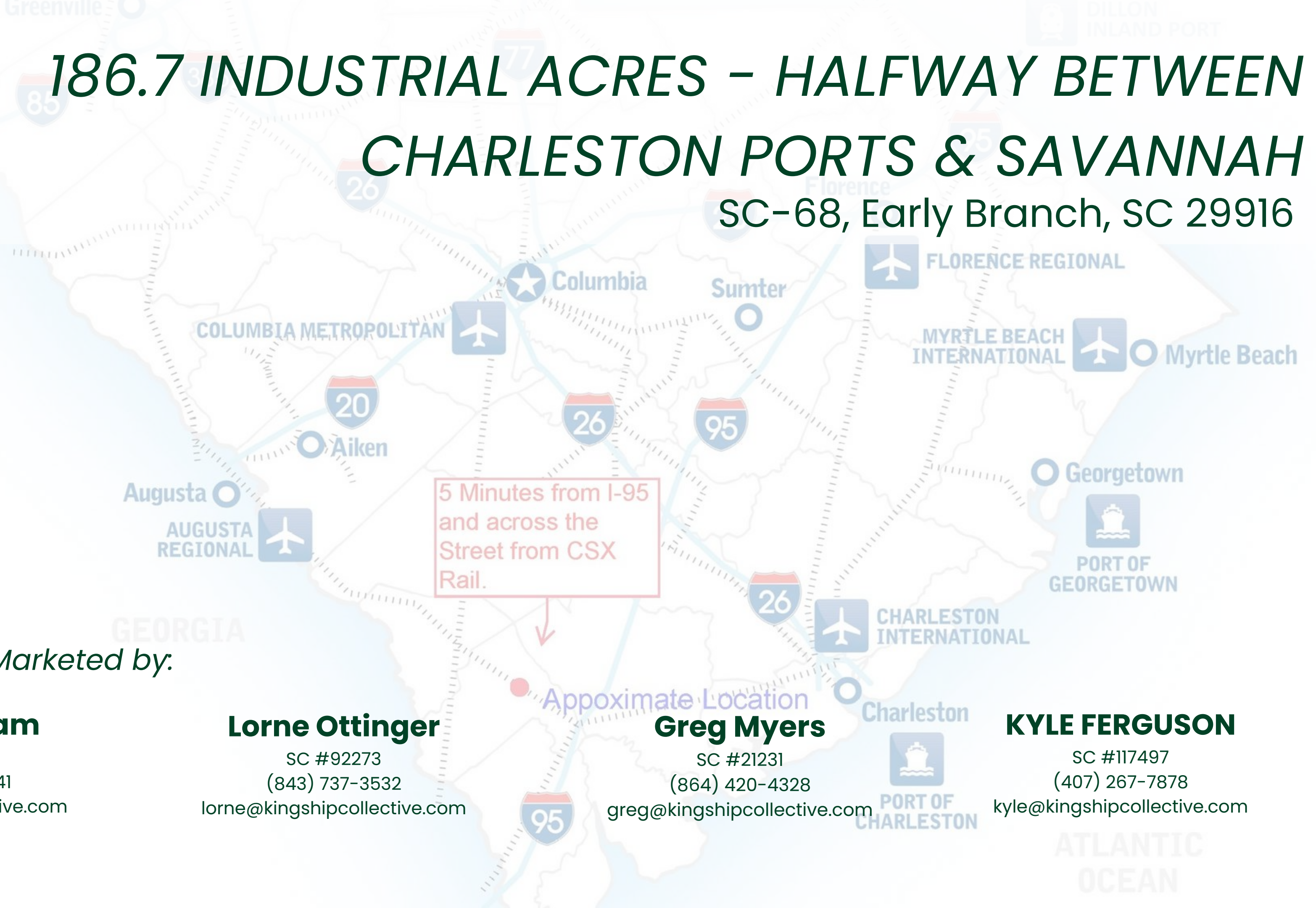
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