RIVER DEVELOPMENT EQUITIES

Colliers

GEORGETOWN
INDUSTRIAL PARK

±50,000 – ±1.5 MILLION SF BUILD-TO-SUIT OPPORTUNITIES

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Existing Conditions

Waterfront | Existing Conditions

Site Plan Options

Redevelopment Overview

ABOUT THE OPPORTUNITY

For generations, Georgetown's economy was powered by International Paper and Georgetown Steel, which operated for nearly 90 years.

River Development Equities' goal for the former International Paper property is to bring in manufacturing, assembly and technology companies to help replace the hundreds of jobs that were eliminated when the paper mill closed in late 2024.

Meanwhile, the company sees the nearby former steel mill site as a potential waterfront hub with hospitality, residential, commercial and retail along an extended Harbor Walk.

RIVER DEVELOPMENT EQUITIES

Why Georgetown Industrial Park?

Flexible building and land options

Freshly dredged harbor for multiple uses

Future on-site heliport

New Market Tax Credit Census Tract

River Development Equities wants to revitalize the area through "smart growth."

"We're very aware that our job here is not to erase Georgetown's history, but to build on it responsibly."

Warren Waters
Principal & Founding Member

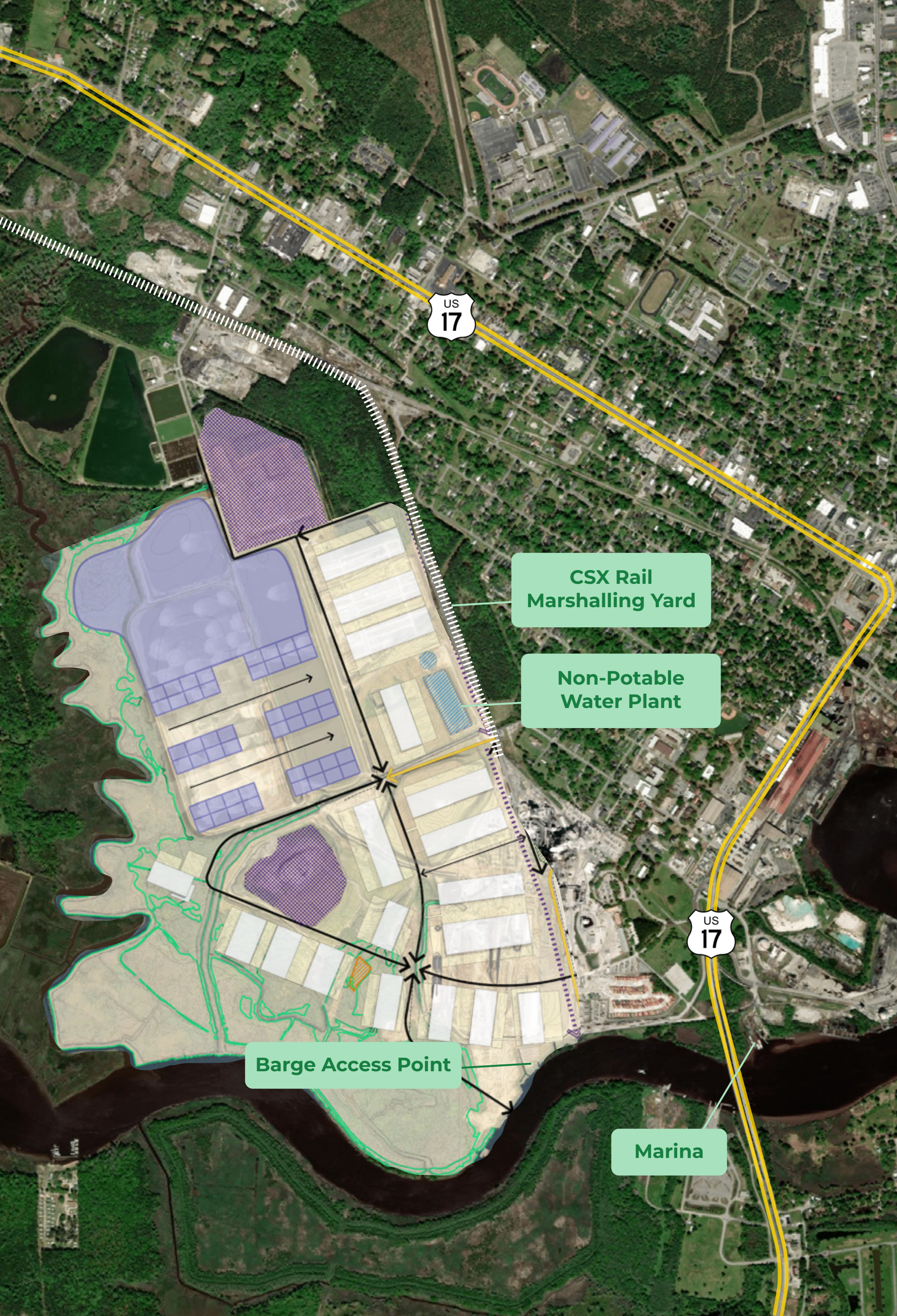
2027 Opportunity Zone

The Opportunity Zone (OZ) program is a federal initiative designed to encourage economic development and job creation through long-term private investment in designated low-income urban and rural communities.

Opportunity Zones create a framework for businesses, communities and investors to work together to drive economic growth and unlock private capital. Taxpayers who reinvest capital gains into Qualified Opportunity Funds that invest in Opportunity Zone property may qualify for several federal tax benefits.

SOURCE: SCCOMMERCE.COM

PHOTO GALLERY



Utilities & Infrastructure

With on-site wastewater treatment, CSX rail marshalling yard with 8 rail tracks, plenty of water in the adjacent canal and barge access, this site is positioned to be a hub for users with large scale needs.

Utilities	
Power	Planned scalable on-site power generation
Gas	• 16” natural gas transmission line along Hwy 17 • Existing 8” & 2” lines to the former mill site
Water	27-mile canal capable of delivering 35,000,000+ GPD to the site
Sewer	Abundant Capacity
Telecommunications	HTC Communications will install fiber via joint trench with Santee Electric to the demark location on the building

Infrastructure	
Rail Access	• 8-track marshalling yard with +/-15,000 linear feet of storage capacity • 11 privately-owned spurs throughout the property • Connects to main CSX rail in Andrews, SC
Road Access	0.5 miles from Highway 17
Water Access	Freshly dredged 30’ deep barge access via on-site wharf Vertical Clearance: 65 feet (19.8 meters) at mean high water
Air Access	On-site heliport coming soon

Transport Hub

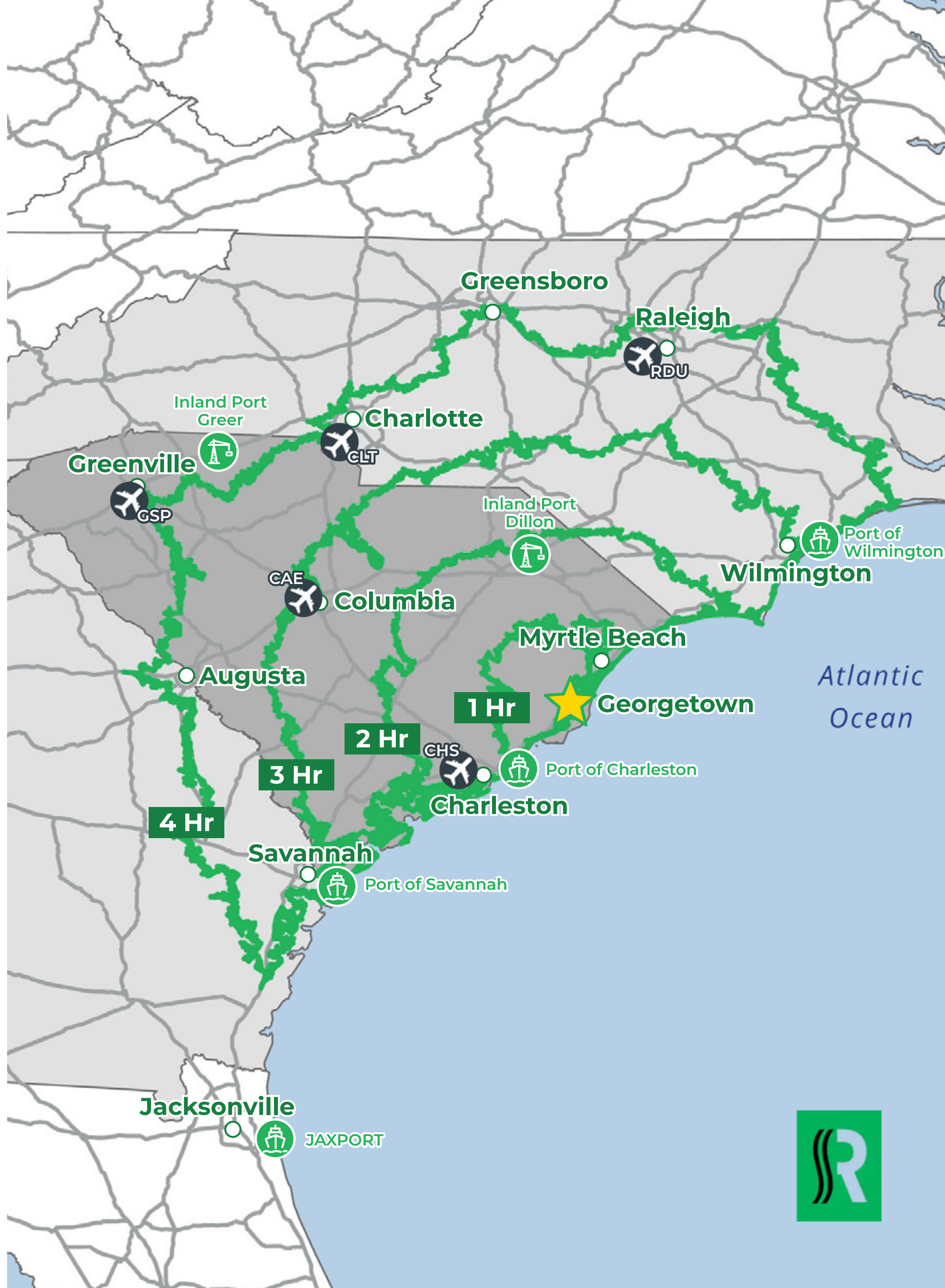
RAIL, BARGE, ROAD AND AIRPORT ACCESS

Georgetown Industrial Park is unique from competing properties in its multimodal capabilities; the park is adjacent to The Waccamaw River, CSX rail lines and just down the street from the Georgetown Airport.

The site sits between Myrtle Beach and Charleston, offering direct access to surrounding markets. It is 392 nautical miles to Norfolk, 665 nautical miles to Boston and 247 nautical miles to Jacksonville by coastwise routes.

KEY DISTANCES

Georgetown Airport	±4.5 miles
Port of Charleston	±60.4 miles
CHS Airport	±64.2 miles
Inland Port Dillon	83.1 miles
Port of Wilmington	±115 miles
CAE Airport and UPS Regional Air Hub	±133 miles
Port of Savannah	±179 miles
Inland Port Greer	242 miles
JAXPORT	323 miles



Nearby Users

Companies locating or expanding in Georgetown County may qualify for a variety of South Carolina incentive programs, including:

- Job Development Credits
- Port Volume Increase Credits
- Fee-in-Lieu of Taxes (FILOT) agreements

SOURCE: SEEGEORGETOWN.COM

KEY EMPLOYERS

TIMBER INTERFOR **308 EMPLOYEES**	**METAL MANUFACTURING** envirosep A TILTECH™ COMPANY **175 EMPLOYEES**
ADVANCED MANUFACTURING SafeRack **250 EMPLOYEES**	**MANUFACTURING** agru **225 EMPLOYEES**
CHEMICAL OPERATIONS 3V SIGMA USA **200 EMPLOYEES**	**MACHINERY** Peddinghaus **150 EMPLOYEES**

SOURCE: SEEGEORGETOWN.COM

Demographics

Georgetown County is a certified ACT Work Ready Community, demonstrating a strong commitment to workforce development and employer success.

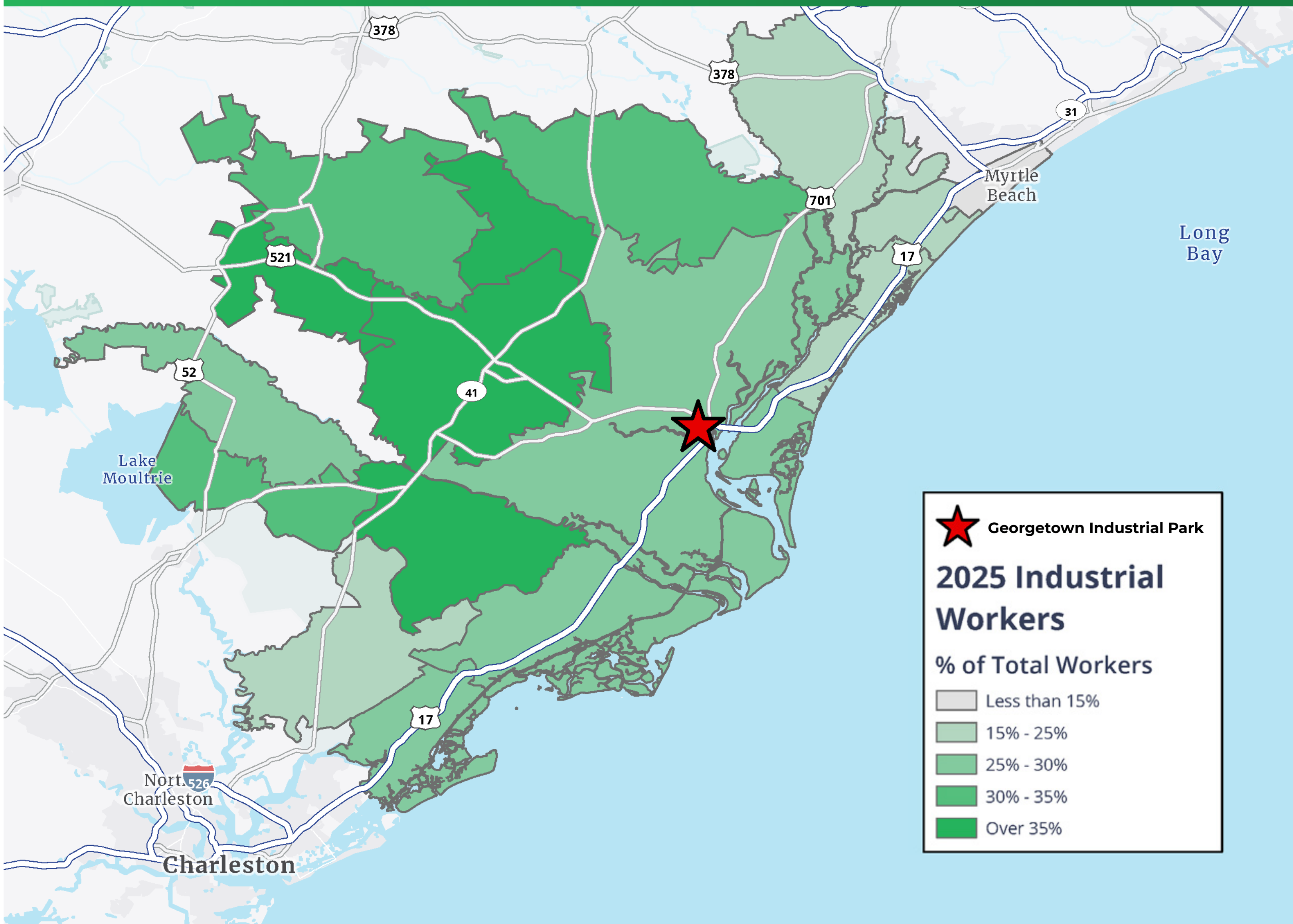
With nationally recognized workforce credentials, strong employer participation, and workforce training partnerships, Georgetown offers businesses access to a skilled, job-ready labor pool designed to support growth and long-term success.

Population
30 min: 189,944
45 min: 325,889
60 min: 872,084

Labor Force
30 min: 83,034
45 min: 154,547
60 min: 452,814

Unemployment Rate
30 min: 3.9%
45 min: 4.4%
60 min: 4.1%

Avg. Household Income
30 min: $96,646
45 min: $103,615
60 min: $110,501



Georgetown, South Carolina

WORKFORCE & LABOR OVERVIEW

Workforce Migration Opportunity for Employers

Georgetown County is in a very unique position between two of the fastest growing communities (Myrtle Beach and Charleston).

The county is growing with additional industrial park and technology park space as well as land/build opportunities for expanding and locating companies.

The current migrating workforce (>13,000 workers) falls into 3 "buckets":

- **Currently employed** in a manufacturing NAICS code and commute approximately 50 miles one-way to work outside of the county
- **White Collar workers** working outside of the county
- Those employed that can be **upskilled to work in manufacturing and industrial** settings; currently under skilled and working in other industries outside the county. Most commute over 50 miles one way.

Approximately 29% of Georgetown County workers commute over 50 miles.

~345,000
Multi-county labor force

21,936
Workers in Manufacturing with over 100 employment

56,508
Available pool of tourism workers ready for upskill

~ 29%
of county workers commute over 50 miles.

Georgetown County isn't your typical coastal county.
The city's commerce history reads more like an industrialized port city; rather than just a coastal resort. As the best kept secret in the Southeast, Georgetown has a port, land to build, industrial parks and sites ready for industry. *Source: gtcountysc.gov >*

New Advanced Manufacturing Center

Horry Georgetown Technology College | Georgetown, SC Campus

Employers across South Carolina have expressed the difficulties in accessing a steady pipeline of these highly trained workers, and in response the industry demands, HGTC has constructed two new 25,000 sq. ft. Advanced Manufacturing Centers that will be the pipeline for over the next several years.

Source: www.hgtc.edu >

Georgetown Campus

The 30,000 sq. ft. facility in Georgetown is home to Advanced Welding Technologies, Machine Tool Technology, and the Mechatronics Technology, and Mechatronics Certificate Programs. *Source: www.hgtc.edu >*

Conway Campus

The new 25,000 sq. ft. facility in Conway is home to Advanced Welding, and The CNC Machine Tool Technologies Programs.

Source: www.hgtc.edu >

Why South Carolina?

You won't find a more hospitable or business-friendly climate than South Carolina. That's not just our opinion; Area Development Magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value equation to all businesses - enterprise or entrepreneurial.

Georgetown Industrial Park is located about an hour from the Port of Charleston, which is now the second deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing $2.8 billion in improvements and directly serves over 100 foreign ports.

Tax Incentives

- Fee-in-Lieu of Tax (FILOT)
- Special Source Revenue Credit (SSRC)
- Job Development Credit (JDC)
- Brownfield / Voluntary Cleanup Contract (VCC)
- ReadySC Workforce Training Grant
- Economic Development Set-Aside Grant
- Infrastructure Cost Sharing

Major SC Employers

Westinghouse, Trane, Boeing, Scout, nephron pharmaceuticals corporation, Michelin, Volvo, BMW, GE, Mercedes-Benz, Nucor, Bosch

South Carolina **At-a-Glance**

#1
International MBA program (top 3 for the last 35+ years) & undergraduate international business program (for 25 consecutive years) at the University of South Carolina
U.S. News & World Report (2025)

BEST
Manufacturing workforce in the nation
Site Selection Magazine (2025)

126 M
Consumers within a day's drive

#1
State for overall cost of doing business
Area Development Magazine (2025)

#1
State for business incentives programs
Site Selection Magazine (2025)

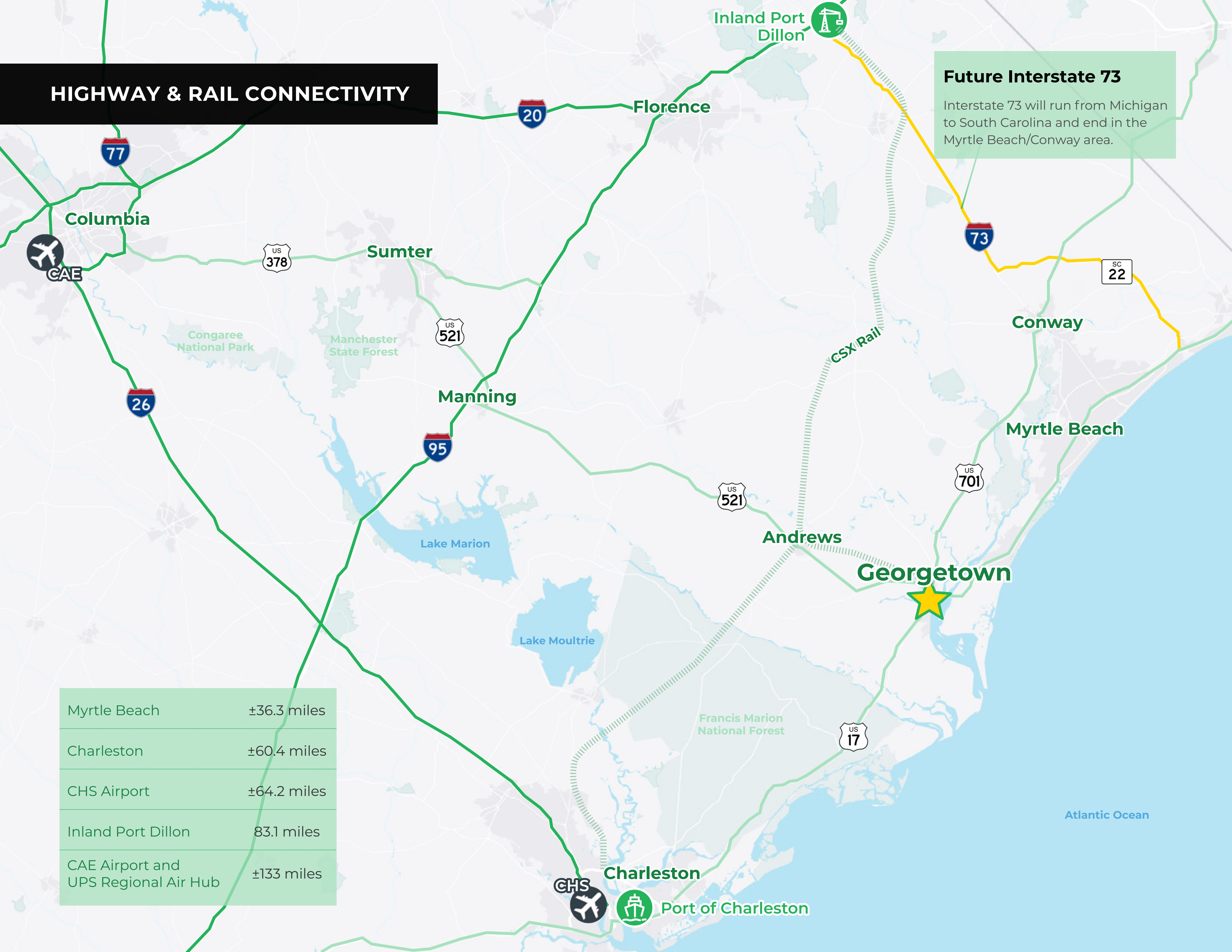
TOP 3
State for attracting jobs via foreign investment
IBM-plant Location International

#2
State for doing business
Area Development Magazine (2025)

#6
Highest population growth rate in the USA

#3
Best business climate in America
Area Development Magazine (2025)

HIGHWAY & RAIL CONNECTIVITY



Future Interstate 73

Interstate 73 will run from Michigan to South Carolina and end in the Myrtle Beach/Conway area.

Myrtle Beach	±36.3 miles
Charleston	±60.4 miles
CHS Airport	±64.2 miles
Inland Port Dillon	83.1 miles
CAE Airport and UPS Regional Air Hub	±133 miles

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