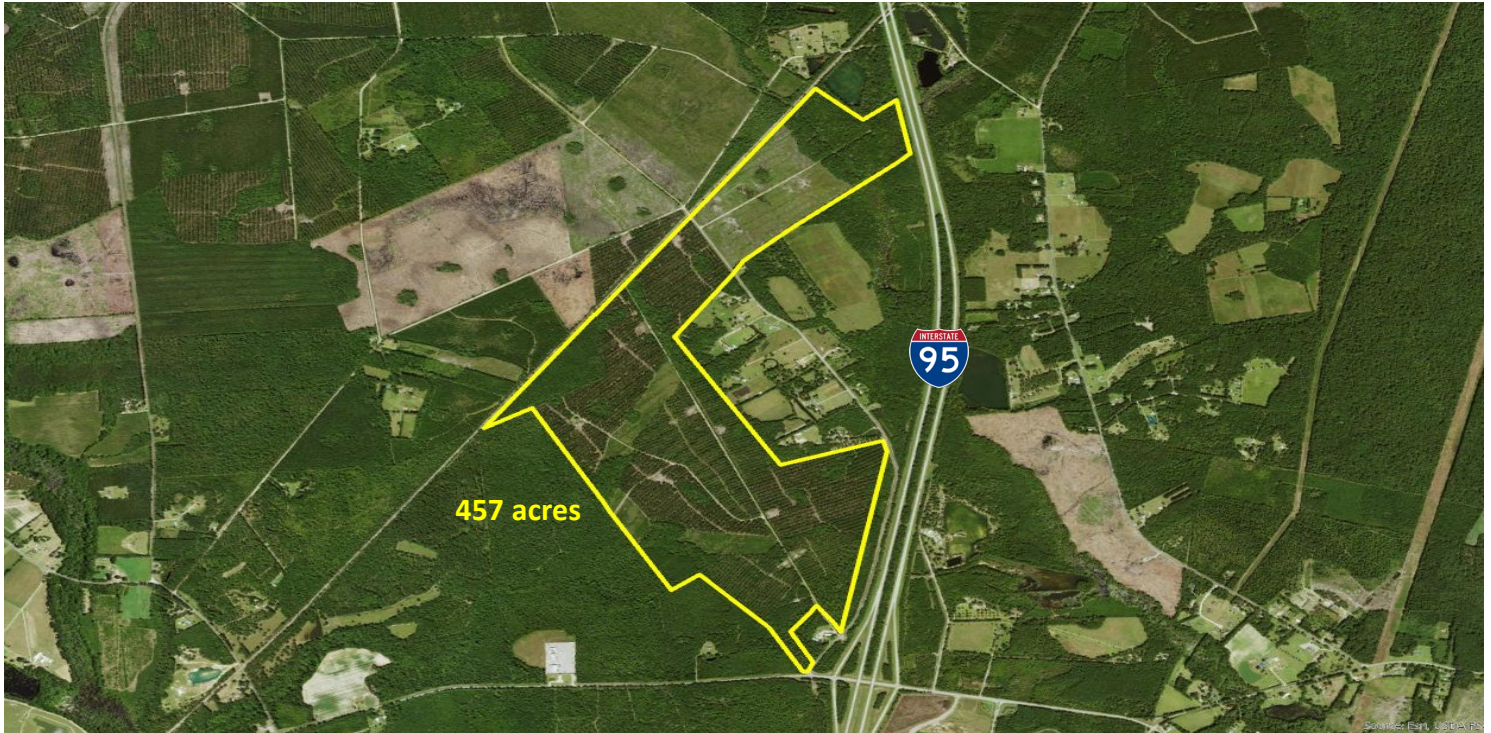


STOKES TRACT

McLeod Road, Walterboro, Colleton County, SC 29488
Coordinates: 33.010473, -80.679377



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Utility information was gathered in Q4 2019 and should be reverified for prospect use.

TOTAL ACREAGE: 457 acres

DEVELOPABLE ACREAGE: 284 acres

MAX BUILDING SIZE: 390,000 sq ft (with **no** wetlands mitigation)
2,500,000 sq ft (with wetlands mitigation)

OWNED / CONTROLLED BY: Weyerhaeuser (publicly-controlled option in place)

DISTANCE FROM INTERSTATE: Adjacent (I-95)

RAIL ACCESS: Palmetto Railways

ZONING: Light Industrial

The historic and projected population growth rates in the region's labor shed are positive, and the demographics include a healthy concentration of production, logistics, and maintenance workers. The large amount of continuous acreage and significant rail access that the Stokes Site offers is likely to attract larger industrial users. Potential end users should seek community partnerships and leverage workforce training programs available such as the state-wide program, ReadySC.

LOCAL WORK FORCE

Within 45 miles

POPULATION: 881,249

PROJECTED GROWTH: 6.48%

LABOR FORCE: 444,955

MEDIAN INCOME: \$51,973

UTILITY INFO

ELECTRIC: 12.47kV line is adjacent to and on the property

NATURAL GAS: 6-inch line is approximately 12,000 ft. from the property

WATER: 12-inch line is 2,200 ft. to the south; system has approximately 0.57 MGD excess capacity

WASTEWATER: 18-inch gravity line is 5,420 ft. to the south; system has approximately 1.12 MGD excess capacity

TELECOM: Fiber is readily available

STOKES TRACT

McLeod Road, Walterboro, Colleton County, SC 29488
Coordinates: 33.010473, -80.679377



Checked for Readiness



WALTERBORO TRACT - CONCEPTUAL BUBBLE DIAGRAM - CONCEPT II

WALTERBORO, SOUTH CAROLINA
OCTOBER 26, 2020

DAVIS & FLOYD
SINCE 1954

DUE DILIGENCE

| | | |
|---|--|---|
| Phase I Environmental Site Assessment: | July 2019 | Phase I ESA completed on approximately 457 acres. The assessment revealed no recognized environmental conditions at the property. |
| Cultural Resource Identification Survey: | October 2019 | Survey covered 457 acres and did not identify any historical sites that were eligible for the National Register of Historic Places and no additional cultural resources investigations were recommended. SHPO letter dated November 2019 concurred with these findings. |
| Boundary Survey: | July 7, 2020 | Boundary Survey can be provided upon request, which captures easements and site conditions. |
| Protected Species Assessment: | June 17, 2019 | Study found eight (8) protected species listed for Colleton County, but no species were observed during 2019 study. No additional species survey work is recommended. Full report available upon request. |
| Report of Preliminary Geotechnical Exploration: | November 8, 2019 | Five (5) soil test borings resulted in Seismic Site Class D. |
| Wetlands Delineation: | October 1, 2019 | Wetland survey found that the property contains 145.43 acres of wetlands. |
| US Army Corp of Engineers Jurisdiction Determination Letter: | AJD Request Submitted August 31, 2020 | A request for an Approved Jurisdictional Determination Letter was submitted to the US Army Corps of Engineers on August 31, 2020. |

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the property, and what SSG considers is a common sense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.