

# FOR SALE - Exit 42 Interchange Parcels

133.70 Acres: I-95 and US Highway 21, Colleton County, SC



- 133.70 Total Acres within three quadrants of Exit 42 Interchange
- Excellent Interstate 95 Visibility
- Prime location for Truck Stop / Service Center on heavily traveled Interstate 95
- Excellent Access via I-95 and US Highway 21
- Centrally located between I-26 in SC and I-16 in GA

List Price: \$4,000,000\*

Excellent Opportunity for Truck Stop and other Interstate Commercial uses

\* Pricing subject to change without notice

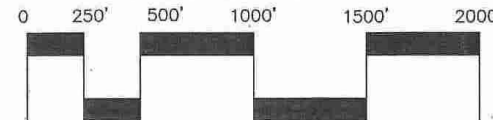
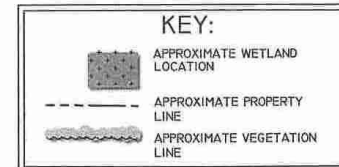
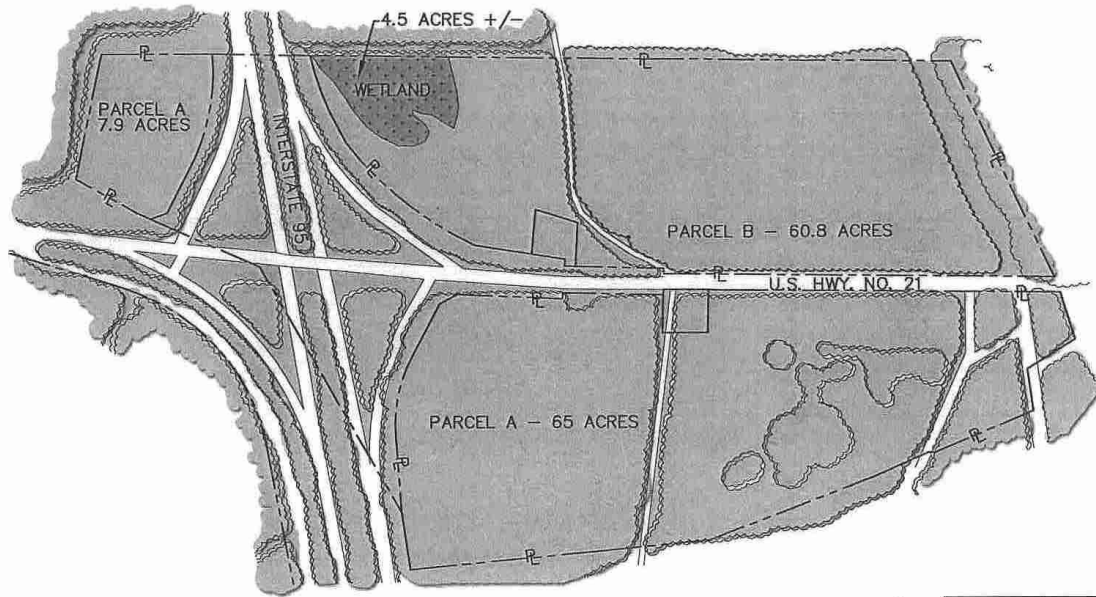
[www.glcre.com](http://www.glcre.com)

**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC

An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

# SURVEY-WETLAND EXHIBIT

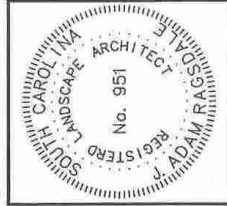
## Exit 42 Interchange Parcels - Colleton County, SC



SCALE: 500'

**NOTES:**

- WETLAND LOCATION BASED ON NATIONAL WETLANDS INVENTORY MAPS PREPARED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, HYDRIC SOIL MAPS PREPARED BY THE NATIONAL RESOURCES CONSERVATION SERVICE, AND A SITE VISIT BY KENNEDY, RAGSDALE AND ASSOCIATES.
- PROPERTY LINES AS SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS MAPS, PLATS AND DOCUMENTS PREPARED BY OTHERS AND HAVE NOT BEEN FIELD VERIFIED BY KRI.



**KRI**

**KENNEDY RAGSDALE & ASSOCIATES INC.**

Engineers, Landscape Architects,  
Surveyors & Development Consultants

35 BARNARD ST., SUITE 201  
SAVANNAH, GA 31401  
PH (912) 495-5626 / FAX (912) 495-5628  
WWW.KRI-ENG.COM

**EXIT 42**  
**SOUTH CAROLINA**  
**MURRAY GALIN**  
**WETLAND EXHIBIT**

PROJECT #:	070234
DATE:	05/01/07
DESIGNED BY:	TNM
CHECKED BY:	JAR
SCALE:	1"=500'

**SHEET**  
**W.01**

**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC

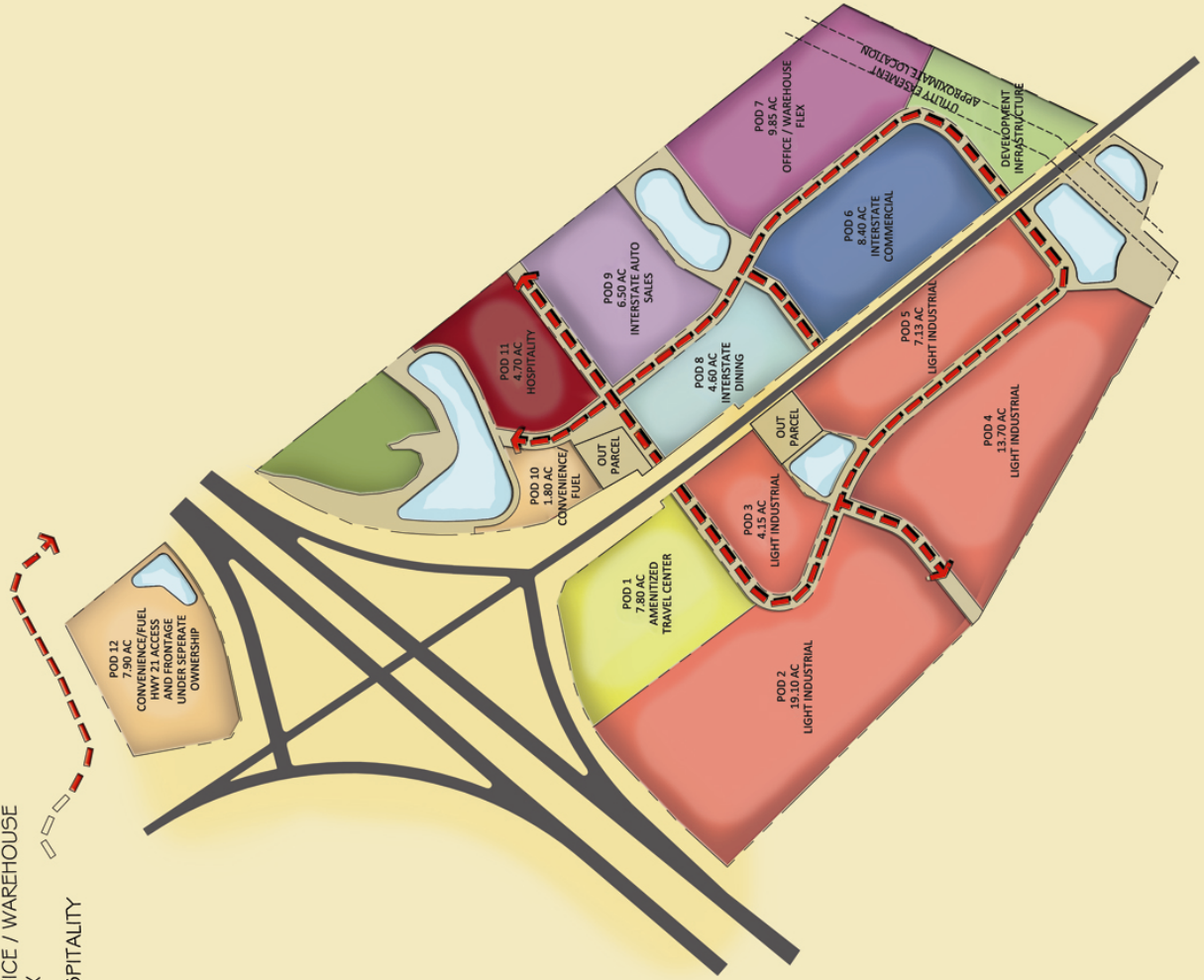
An independently owned and  
operated member of the

**CUSHMAN & WAKEFIELD**  
ALLIANCE

# CONCEPTUAL MASTER PLAN

*Exit 42 Interchange Parcels - Colleton County, SC*

- LIGHT INDUSTRIAL
- CONVENIENCE/FUEL
- AMENITIZED TRAVEL CENTER
- DEVELOPMENT INFRASTRUCTURE
- INTERSTATE DINING
- INTERSTATE COMMERCIAL
- INTERSTATE AUTO SALES
- OFFICE / WAREHOUSE FLEX
- HOSPITALITY



EXIT 42 DEVELOPMENT POTENTIAL



**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC

An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

# AERIAL EXHIBIT

*Exit 42 Interchange Parcels - Colleton County, SC*

**1,350+ FEET OF FRONTAGE ON I-16**  
**5,200+ FEET OF FRONTAGE ON US 21**



For Additional Information Please Contact:

Harvey J. Gilbert

Stephen D. Ezelle, CCIM

**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC

An independently owned and  
operated member of the  
 **CUSHMAN &  
WAKEFIELD**  
ALLIANCE

104 West State Street, Suite 220  
Savannah, Georgia 31401  
(912)-236-8992  
[www.glcre.com](http://www.glcre.com)

**Traffic Counts: I-95 at US 21: 41,000 Vehicles per Day**

\*Source: SC DOT Traffic Count Data (2006)