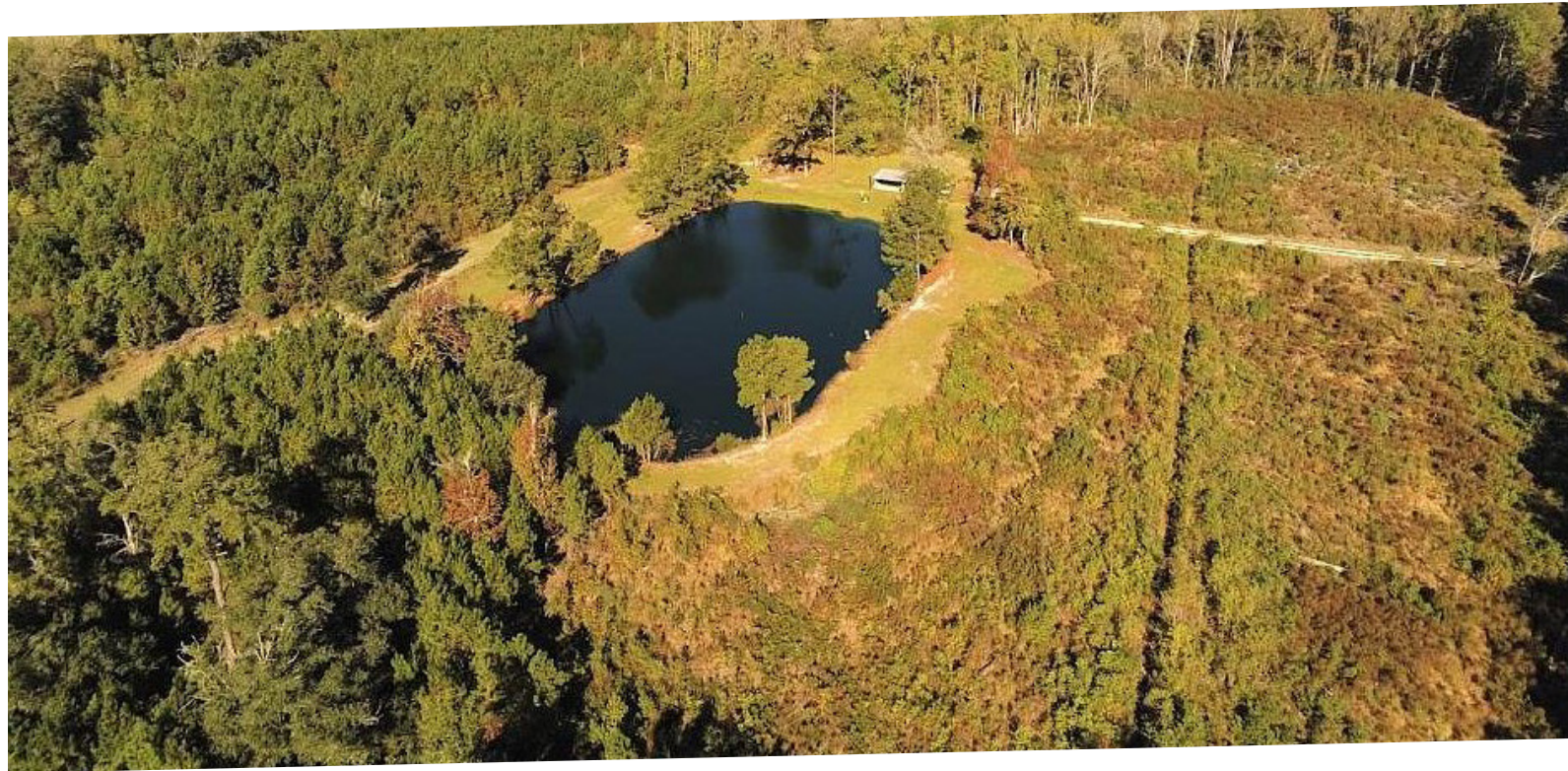


LAND FOR SALE

60 John Meeks Way
Seabrook, SC 29940

Envirotract—117 Acres Ideal for Ag-Based Projects

Reliable workforce which includes 800 exiting military per year.



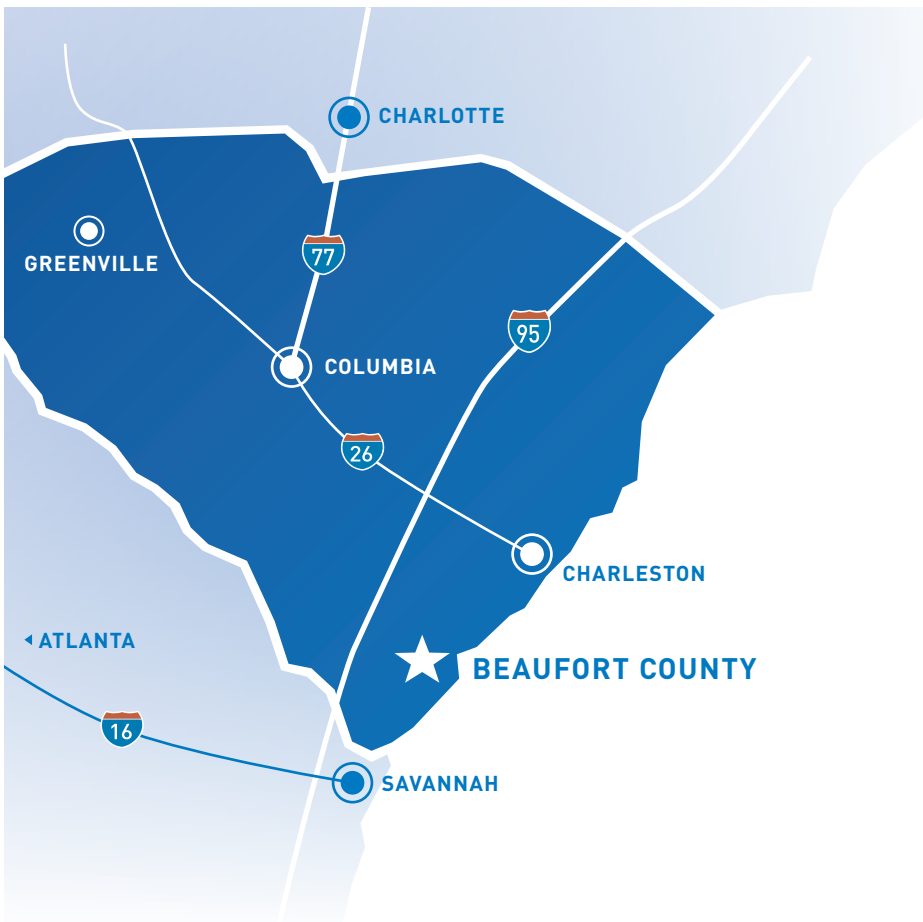
SALE PRICE

\$1,950,000

- ▶ 117 acre property in Seabrook, SC currently zoned for industrial use.
- ▶ Property sits directly off U.S Hwy 21 and is located 5 minutes from the Marine Corps Air Station and 25 minutes from Interstate 95.

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 800 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.





DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	58,785	29,631
45 minutes	149,319	75,498
60 minutes	291,741	165,409

Source: ESRI, November 2024

DRIVE TIMES FROM SITE

Interstate-95:	25 minutes
Port of Savannah:	60 minutes
Port of Charleston:	1 hour, 25 min
Savannah Int'l Airport:	60 minutes
Charleston Int'l Airport:	1 hour, 15 min
Hilton Head Airport:	60 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



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