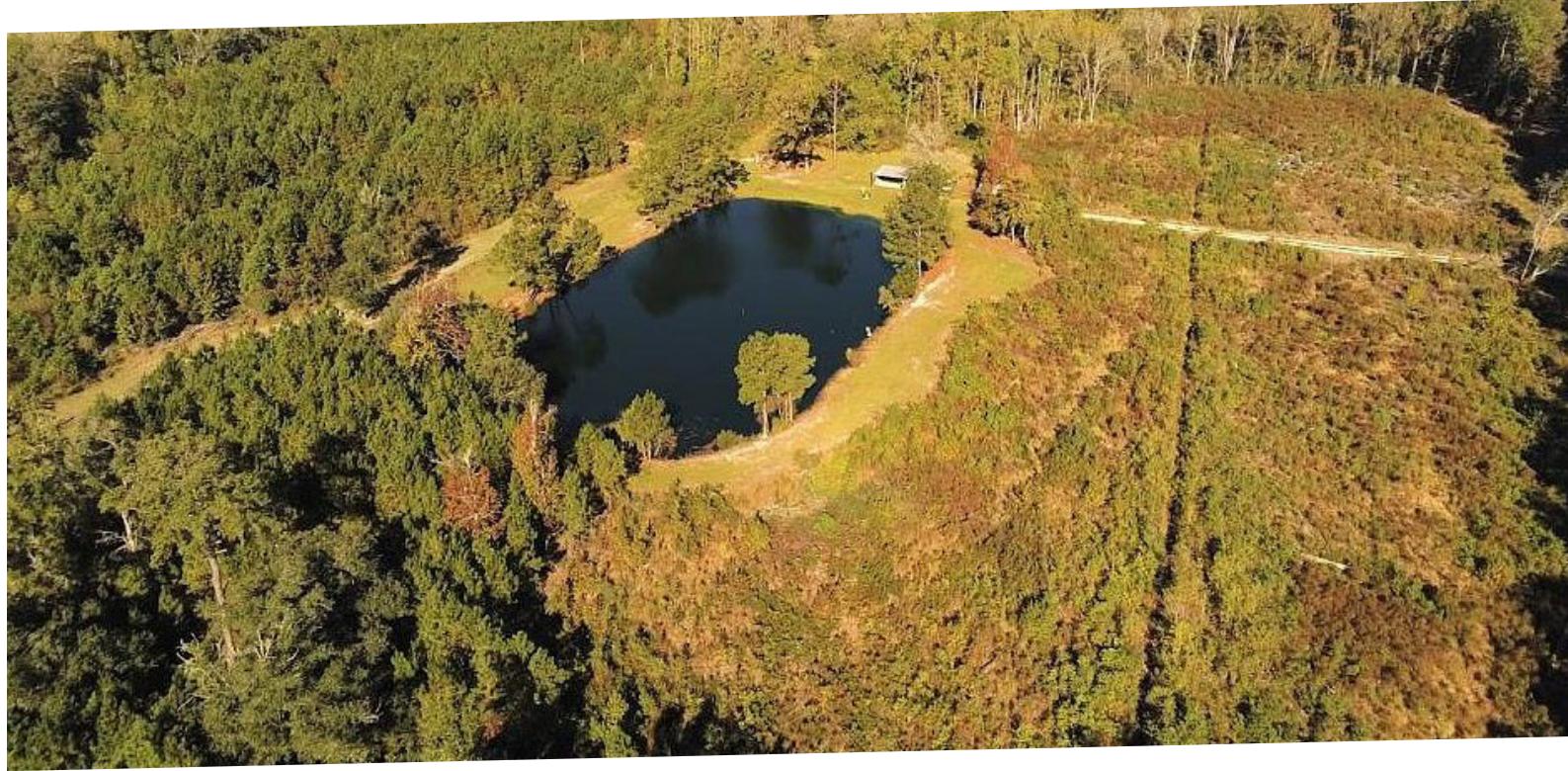


LAND FOR SALE

Envirotract—117 Acres Ideal for Ag-Based Projects

Reliable workforce which includes 800 exiting military per year.

60 John Meeks Way
Seabrook, SC 29940



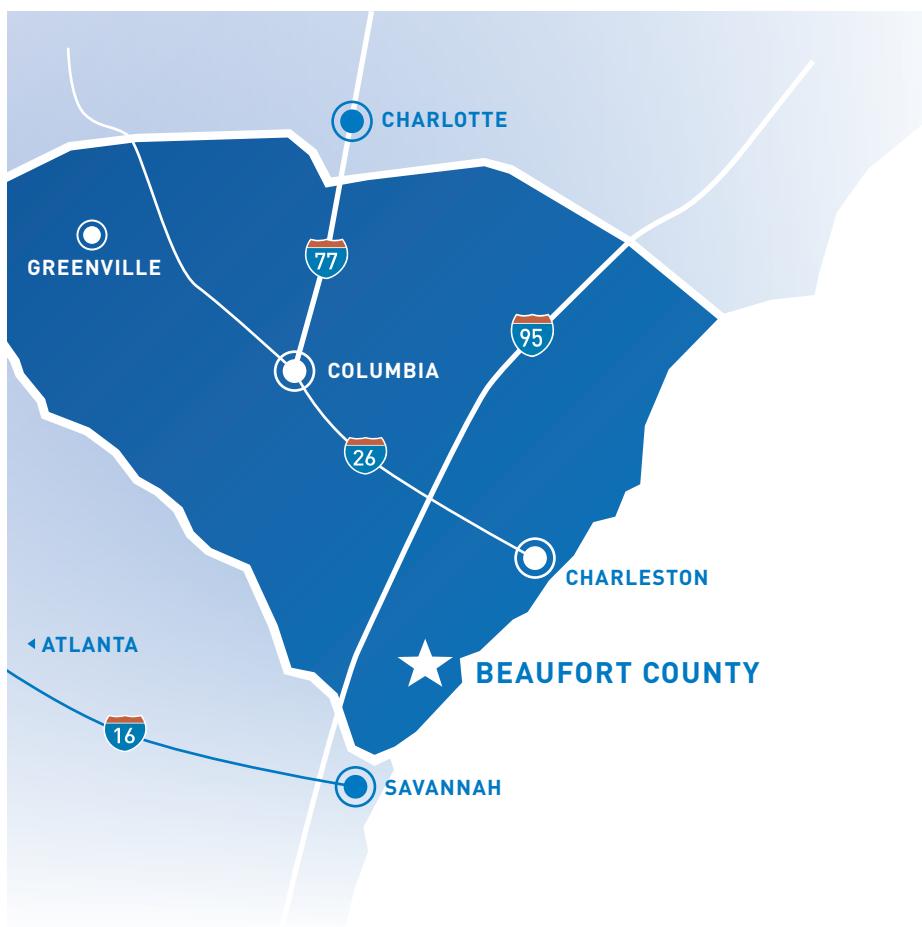
SALE PRICE

\$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.





BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.



KELLI BRUNSON
Sr. Project Manager

 kbrunson@thrivebeaufort.org

 [/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

 (843) 226-3462

 [/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)



DEMOGRAPHIC SNAPSHOT

	DRIVE TIME	POPULATION	WORKFORCE
30 minutes	57,242	30,297	
45 minutes	142,223	72,662	
60 minutes	308,453	176,782	

Source: ESRI, December 2025

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