

OFFERING MEMORANDUM

BP Gas Station & Convenience Store

6118 W Jim Bilton Blvd • St. George, SC 29477



PROPERTY TYPE Gas Station + C-Store	INTERSTATE I-95 Exit 77	BRAND BP — Nationally Branded
FUEL CANOPIES 2 Canopies • 8+ Dispensers	COUNTY Dorchester County, SC	GOOGLE DATA CENTER \$9B — Same Commerce Park

Exclusive Listing Broker

Milap Patel, REALTOR® | eXp Realty

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01 EXECUTIVE SUMMARY

A rare and compelling opportunity exists to acquire a fully operational BP-branded gas station and convenience store at Interstate 95, Exit 77 in St. George, South Carolina. This well-established operation features two fuel canopies with 8+ dispensers, a densely-stocked convenience store, a full walk-in beer cave, and a prime position at one of the most traffic-dense interchanges on the Eastern Seaboard.

The St. George corridor has attracted over \$11 billion in confirmed capital commitments, anchored by Google's \$9 billion data center campus investment (groundbreaking September 2024), DHL Supply Chain's \$100 million distribution center, Port 95 Business Park, and the Volvo Car Charleston manufacturing facility just 30 minutes away. No other gas station at any I-95 exit in South Carolina sits at the epicenter of this scale of converging mega-project investment.

The property's photographs reveal a mature, well-stocked operation with remarkable product diversity — a full beer cave, walk-in glass-front coolers, wine section, coffee and fountain drink station, tobacco and vape counter, electronics accessories, lottery terminal, and a robust snack and convenience merchandise offering.

KEY INVESTMENT HIGHLIGHTS

- **GOOGLE DATA CENTER: \$9B investment at Winding Woods Commerce Park — same corridor, same exit (groundbreaking Sept. 2024)**
- 2 fuel canopies · 8+ fuel dispensers · pay-at-pump · BP Invigorate branded fuel
- Full walk-in beer cave + wall-to-wall glass-front coolers — premium C-store revenue driver
- Coffee station, fountain drinks, Slush Puppie, tobacco, vape/e-cig, lottery, ATM, ice, air
- 25+ years of operating history — embedded in local, commuter, and I-95 traveler demand
- \$11B+ in capital investment within 15 miles: Google (\$9B) · DHL (\$100M) · Port 95 (\$100M) · Volvo (\$1B+)
- Dorchester County: 164K+ population growing 1.35% annually; median HH income \$76,896
- SC favorable tax structure: 28¢/gal state tax · no sales tax on fuel · Colonial Pipeline supply
- BP BPme / Earnify loyalty + Amazon Prime fuel discounts — national brand recognition

02 PROPERTY OVERVIEW

Property Address	6118 W Jim Bilton Blvd, St. George, SC 29477
Property Type	Gas Station + Convenience Store (Going Concern)
Brand / Flag	BP (British Petroleum) — Nationally Branded

Interstate Access	I-95 Exit 77 — US-78 / Bamberg / St. George
County	Dorchester County, South Carolina
Zip Code	29477
Fuel Canopies	2 Fuel Canopies — confirmed from site photographs
Fuel Dispensers	8+ dispenser positions (dispensers #1-8 confirmed from photos)
Fuel Brand	BP Invigorate — Regular, Premium, Off-Road Diesel
C-Store Features	Tobacco, Vape/E-Cig, Lottery, ATM, Walk-In Beer Cave, Wine, Beverages, Snacks, Coffee, Fountain, Slush Puppie, Ice, Air
Operating History	25+ Years — established market position
Phone	(843) 563-6400
Zoning	Commercial / Highway Commercial — confirm with Dorchester County

Property dimensions, lot acreage, building SF, UST specs, and exact dispenser count to be confirmed with seller and Dorchester County Assessor records.

03 AERIAL OVERVIEW & LOCATION PHOTOGRAPHS

The following aerials confirm the subject property's direct I-95 access at Exit 77, its position within the densely-developed commercial cluster at the US-78 interchange, and the concentration of national retail brands within immediate proximity — including RaceTrac, CITGO, Marathon, Shell, Flying J, McDonald's, KFC, Arby's, Dunkin', Taco Bell, Food Lion, Family Dollar, Tractor Supply Co., and Stuckey's.



Aerial View — I-95 Exit 77, St. George, SC | Subject Property Marked with Red Pin | US-78 & I-95 Interchange



Competitive Aerial Map — Exit 77 Commercial Cluster | National Brand Tenants Labeled | I-95 Visible Upper Left



Elevated Aerial — BP Station, Fuel Canopies & C-Store Building | Red Roof Inn Adjacent | Active Fuel Customers Visible

04 EXTERIOR PROPERTY PHOTOGRAPHS

The subject property presents a well-maintained BP-branded exterior with two fuel canopies, modern BP Invigorator dispenser branding, an LED-lit digital price pylon sign, and high-visibility frontage directly accessible from W Jim Bilton Blvd at Exit 77.



Wide Daytime Exterior — Dual Canopy with BP Logo, Multiple Vehicles, Motel 6 Adjacent



Canopy Front View — Dispensers 5-8, BP Price Sign \$3.99, Active Customer Traffic



Site Layout — Two Canopy Structures, C-Store Building, Wide Paved Lot



Convenience Store Entrance — Mountain Dew Window Display, ICE Machine, Air Pump



BP Invigorator Dispenser #6 — BPme Rewards, \$3.99 Pylon Sign, National Branding

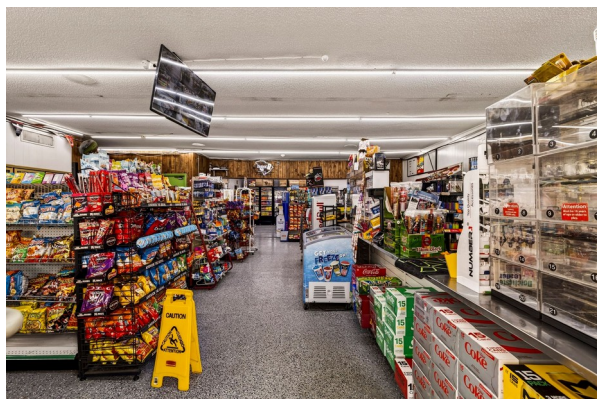


Twilight Hero Shot — BP Canopy Lit at Dusk, Active Customers, Interstate Visibility

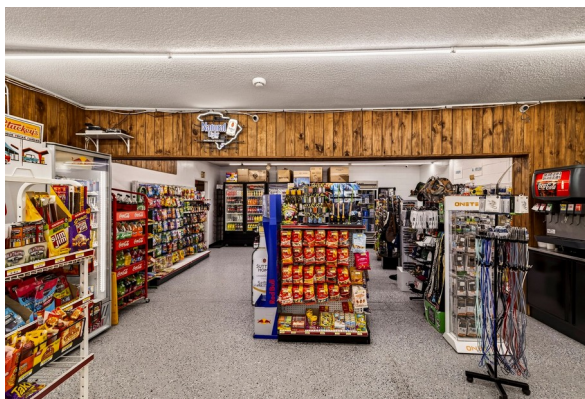
05 CONVENIENCE STORE — INTERIOR PHOTOGRAPHS

Interior photographs confirm a high-SKU, multi-revenue-stream operation: tobacco, vape/e-cigarettes, beer cave, walk-in glass coolers, wine section, lottery terminal, coffee station, fountain drinks, Slush Puppie, electronics accessories, boiled peanuts, and full snack and confection aisles.

C-STORE OVERVIEW — MAIN SALES FLOOR



Main Sales Floor — Snack Gondolas, Lottery Terminal, Freezer Cases, CCTV Security



Full Store View — Red Bull Cooler, Snack Displays, ONETEN Cables, Fountain Station

CHECKOUT COUNTER & TOBACCO / VAPE SECTION

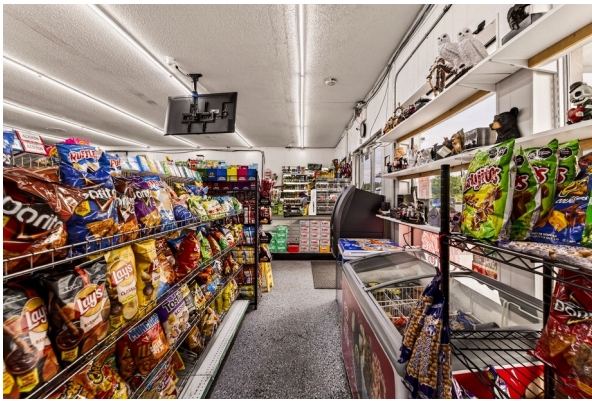


Checkout / Register — Tobacco Wall, Marlboro Display, Lottery Terminal



Vape & Counter Display — Geek Bar Vape Wall, Counter POS, Hot Boiled Peanuts Sign

SNACK AISLES & MERCHANDISE

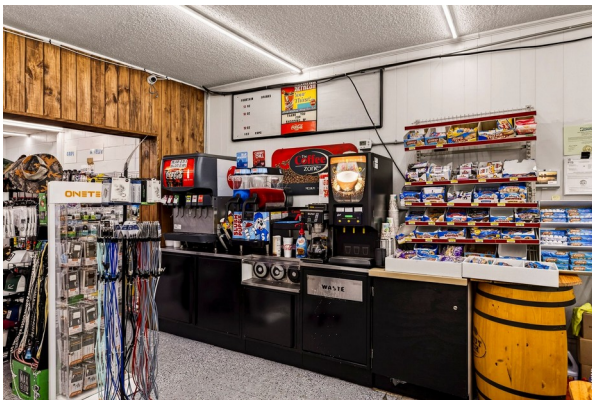


Chip & Snack Aisle — Lay's, Doritos, Tostitos, Combos + Novelty Items



Snack Aisle + Beer Cooler — Combos, Oreos, Reese's + Glass-Front Beer Cooler Wall

COFFEE, FOUNTAIN & BEVERAGE STATION

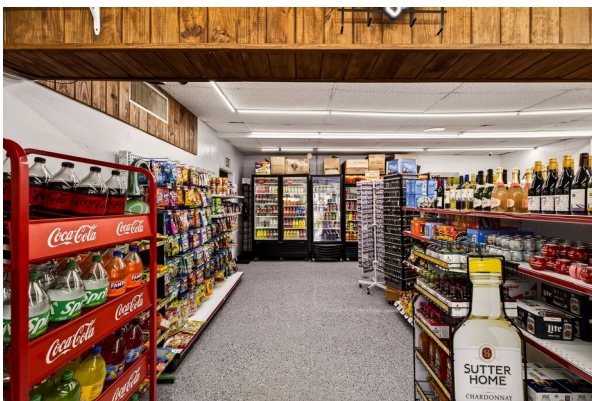


Coffee Zone — Slush Puppie, Coca-Cola Fountain, Pastry Rack, Charging Accessories



Store Overview — Red Bull Fridge, Coke Display, Fountain Drinks, Merchandise Density

BEER, WINE & WALK-IN COOLER SECTION



Beverage & Wine Aisle — Coca-Cola Products, Sutter Home Wine, Walk-In Cooler Ahead



Walk-In Glass Coolers — Fully Stocked Coke, Fanta, Sprite, Water



Walk-In Beer Cave — Budweiser, Bud Light, Modelo, Smirnoff Ice, Tecate + More | Substantial Cold Storage Asset

06 LOCATION ANALYSIS & SITE CHARACTERISTICS

Interstate 95 — Exit 77 Strategic Position

The subject property commands a premier location at I-95 Exit 77, the US-78 interchange serving St. George and Bamberg County. The spacing between exits — approximately 8+ miles north to Exit 82 and 9+ miles south to Exit 68 — creates a significant capture advantage. Travelers compelled to stop in this stretch have no intermediate competition and are directed to Exit 77 by I-95 logo signage, GPS navigation, and fuel-level necessity.

Major Highway	Interstate 95 — Highest-Volume East Coast Corridor
Exit Number	Exit 77 — US-78 / Bamberg / St. George
Distance to I-26	~12.2 miles (Charleston / Volvo Plant / Camp Hall)
Distance to Charleston	~46 miles (Port of Charleston / Airport)
Distance to Savannah	~70 miles south via I-95
Nearest Exit (North)	Exit 82 — ~5.7 miles
Nearest Exit (South)	Exit 68 — ~9.1 miles
SC Logo Signs Program	BP listed on official I-95 highway guide signs

Exit 77 Commercial Ecosystem

Exit 77 is a mature commercial node with 10 gas stations, 23 restaurants, and 6 hotels/motels within immediate proximity. Key co-tenants confirmed from aerial photography:

Category	Operator / Brand	Location
Fuel	RaceTrac / CITGO / Marathon / Shell	W Jim Bilton Blvd
Fuel / Truck Stop	Flying J (w/ Denny's)	113 Motel Drive
QSR	McDonald's / KFC / Arby's / Dunkin' / Taco Bell	W Jim Bilton Blvd cluster
Grocery / Dollar	Food Lion / Family Dollar	Exit 77 area
Farm Supply	Tractor Supply Co.	Exit 77 area
Travel Retail	Stuckey's	Exit 77 area
Lodging	Red Roof Inn / Motel 6 / Days Inn	Adjacent to subject

07 MARKET OVERVIEW & ECONOMIC DRIVERS

★ HEADLINE ECONOMIC CATALYST ★

GOOGLE DATA CENTER — WINDING WOODS COMMERCE PARK, ST. GEORGE, SC

\$9 BILLION COMMITTED • 206 ACRES • GROUNDBREAKING SEPT. 2024

Google acquired 206 acres at Winding Woods Commerce Park in St. George — the same 1,300-acre industrial corridor on US-78 that feeds directly into I-95 Exit 77. The \$9 billion total SC investment commitment (October 2025) makes this the largest technology infrastructure investment in South Carolina's history. Construction workers, engineers, and permanent tech employees represent a new and sustained daily demand base for fuel and convenience goods at the subject property's doorstep.

Google Data Center — Winding Woods Commerce Park

Developer	Google LLC (Alphabet Inc.)
Location	Winding Woods Commerce Park, St. George, SC (US-78)
Acreage	206 acres — same park as Port 95 Business Park
Project Alias	Project Evergreen / Gannett Enterprises LLC
Groundbreaking	September 26, 2024 — confirmed
Phase 1 Completion	12-18 months from groundbreaking (~late 2025/early 2026)
Total SC Commitment	\$9 billion by 2027 (October 2025 announcement)
Permanent Jobs	~200 operational positions
Construction Jobs	~1,200 long-term construction positions
Purpose	Google Cloud, Search, Maps, AI / machine learning infrastructure
Google SC Total	\$13+ billion invested since 2007; \$7.2B SC economic activity in 2025

Additional Mega-Employers Within 15 Miles

DHL Supply Chain (\$100M, 450 jobs, 1.7M SF) — daily worker commutes via US-78 and I-95 pass the subject property directly. Port 95 Business Park (\$100M, 1.46M SF, co-located with Google at Winding Woods) — completed 2024. Volvo Car Charleston (\$1B+, ~2,500 employees, \$5B annual output) — 30 minutes east via I-26. Port of Charleston (8th largest US port, 52-foot harbor) — 46 miles east, driving constant commercial truck traffic on I-95 year-round.

Dorchester County Demographics

Population (2023)	164,322 — 70%+ growth since 2000
2026 Projection	170,962 (Cubit Planning)

Annual Growth Rate	1.35% — outpacing state and national average
Median HH Income	\$76,896 (2023) — up 4.36% YOY
Avg. Cars per HH	2 — strong auto-dependency
County GDP	\$5.3 billion (2022)

08 SOUTH CAROLINA FUEL MARKET DYNAMICS

South Carolina consistently ranks among the most affordable states for gasoline nationally, typically tracking 20–30 cents below the national average — a structural advantage driven by low state tax, no sales tax on fuel, and Colonial Pipeline access.

SC State Gas Tax	28 cents/gallon — among lowest on East Coast
Sales Tax on Fuel	None — SC does not tax gasoline purchases
Total Tax Burden	~46 cents/gallon (state + federal combined)
Pipeline Access	Colonial Pipeline — direct Gulf Coast supply at competitive wholesale
I-95 Corridor	Millions of annual travelers — #1 Florida-bound corridor in the Southeast
Seasonal Peaks	Spring break, Memorial Day, summer, Thanksgiving, Christmas snowbird surge
BP Loyalty App	BPme / Earnify: 5¢–10¢/gal discount + Amazon Prime integration (5¢ more)

09 KEY REVENUE DRIVERS

Driver 1 — Google Data Center Workforce & Construction Traffic

Approximately 1,200 long-term construction workers commuting daily during campus build-out, plus 200 permanent operational staff once active — all traveling via I-95 and US-78 past Exit 77 in both directions. No other I-95 exit in SC can claim a Google data center as a next-door demand driver.

Driver 2 — I-95 Corridor Interstate Traffic

Exit 77 captures compelled-exit travelers with no intermediate competition for 8+ miles in each direction. Millions of annual leisure travelers and commercial trucks generate constant, predictable demand for fuel, food, and convenience services.

Driver 3 — Walk-In Beer Cave & Premium Beverage Revenue

The property operates a dedicated walk-in beer cave stocked with Budweiser, Bud Light, Modelo, Smirnoff Ice, Tecate, and more — alongside wall-to-wall glass-front coolers and a full wine section. This is a significant high-margin differentiator above standard highway fuel stops.

Driver 4 — Tobacco, Vape & High-Margin Ancillary Sales

An extensive tobacco and vape/e-cigarette counter (Geek Bar and others), 21-game lottery terminal, ATM, phone charging accessories, boiled peanuts, and novelty/souvenir items each represent high-margin ancillary revenue streams confirmed from property photographs.

Driver 5 — BP Brand Loyalty & Amazon Prime Integration

BP's BPme / Earnify loyalty app drives repeat visits with 5–10¢/gallon savings. Amazon Prime integration adds a further 5¢/gallon discount — a powerful customer acquisition and retention tool in a competitive multi-station environment.

Driver 6 — Regional Industrial Workforce

Hundreds of DHL, Port 95, and Volvo workers commuting along US-78 and I-95 daily represent a consistent, non-seasonal demand base for fuel, diesel, beer, and convenience purchases throughout the work week.

Driver 7 — Seasonal Vacation & Snowbird Traffic

SC's I-95 section sits between major northeastern population centers and Florida. Spring break, summer, Thanksgiving, and winter snowbird seasons create predictable revenue surges well above baseline daily traffic counts.

10 CONTACT & NEXT STEPS

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This Offering Memorandum was prepared by eXp Realty on behalf of the seller for informational purposes only. Google investment data sourced from Dorchester County official fact sheet, SC Governor's Office press releases, and Data Center Dynamics (2024–2026). Property photographs provided by seller. All financial projections, square footage, dispenser counts, and market data are estimates and must be independently verified. This document does not constitute legal, tax, financial, or environmental advice. The seller reserves the right to withdraw from market at any time without notice.

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