

Undeveloped Parcels in High Traffic Corridor US Hwy 52, Barony Street, and Rembert C Dennis Blvd - Moncks Corner

Address	TMS#	Size	Price	Zoning	CMLS
0 Barony Street	143-00-00-003	7.32 AC	\$915,000	Moncks Corner C-2	29853859
350 US Hwy 52	143-00-00-071	0.57 AC	\$71,250	Moncks Corner C-2	29853761
0 Rembert C Dennis	143-05-00-046	16.78 AC	\$2,097,500	Moncks Corner C-2	29854128
0 Rembert C Dennis	143-00-00-030	7.65 AC	\$1,300,500	Moncks Corner C-2	29853757



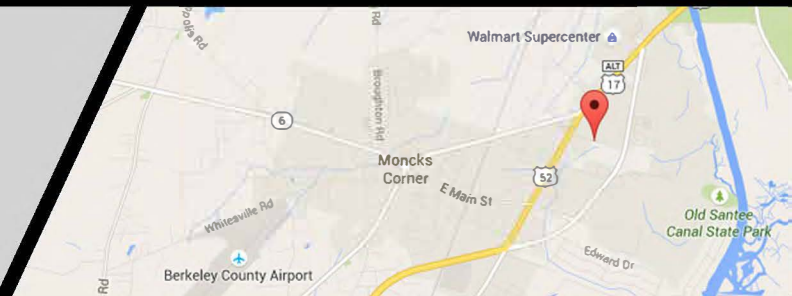
Listed By:

Carlyle Blakeney

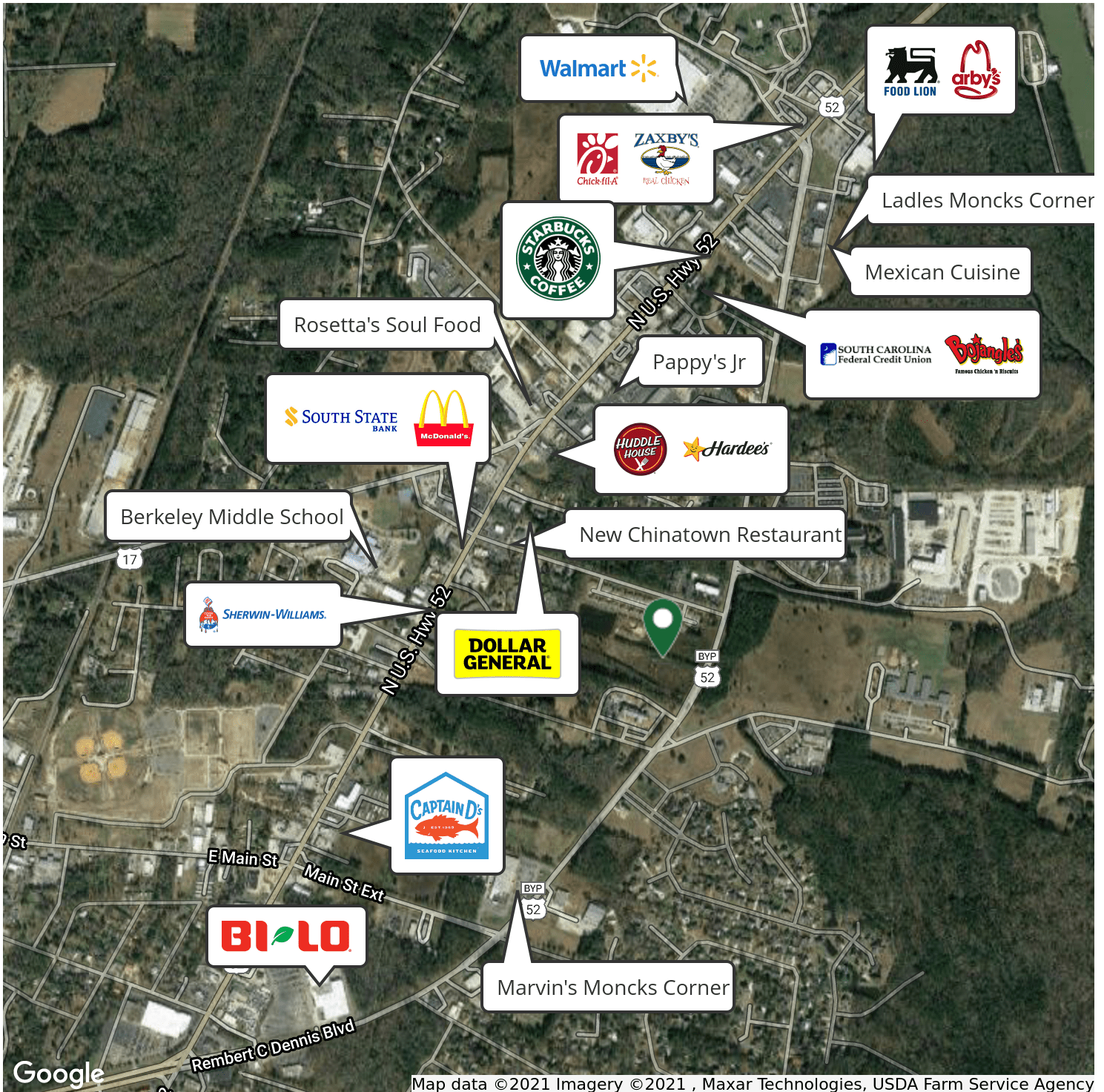
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LAND FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

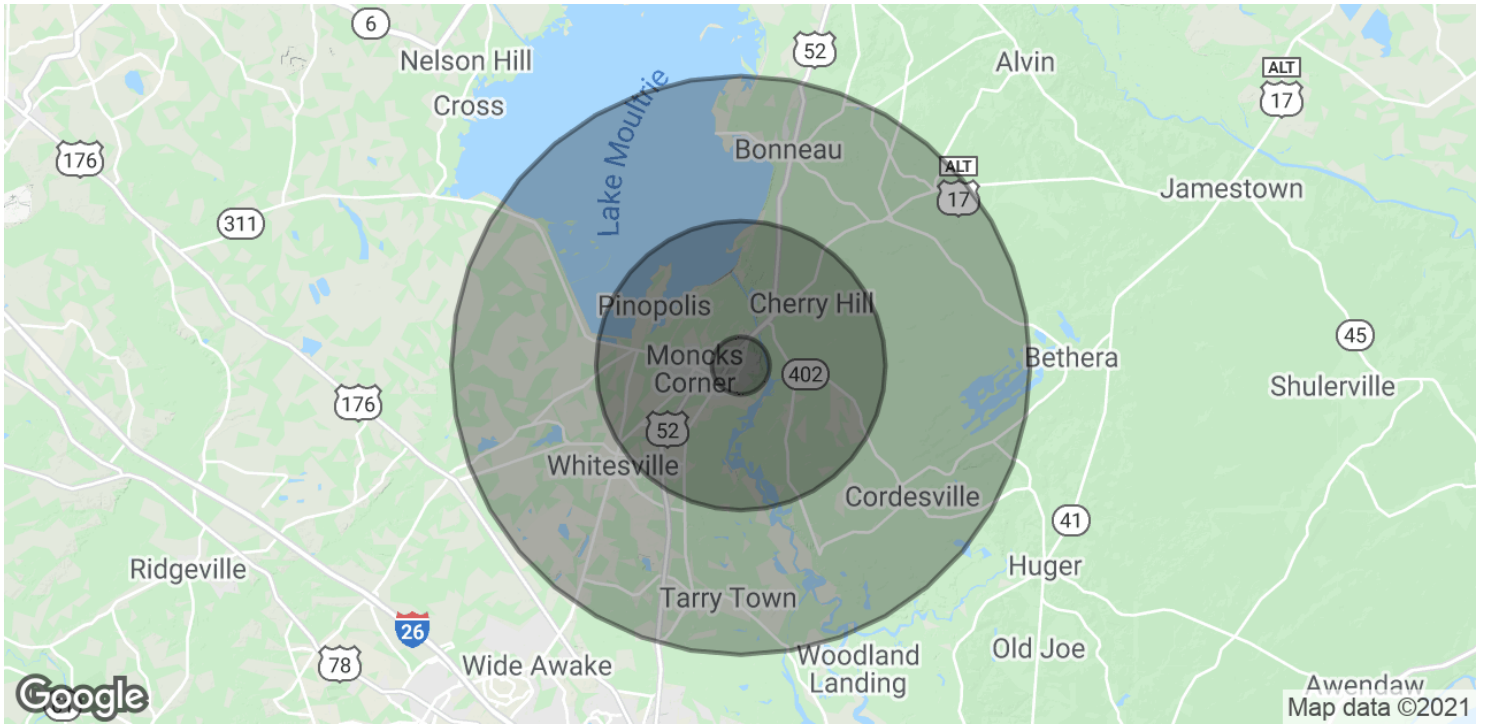
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960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | RAVENELCOMMERCIAL.COM

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,976	16,103	34,397
Average age	38.6	39.2	39.1
Average age (Male)	32.3	35.9	37.3
Average age (Female)	42.6	42.1	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	738	5,924	12,558
# of persons per HH	2.7	2.7	2.7
Average HH income	\$49,098	\$52,617	\$55,032
Average house value	\$176,727	\$176,078	\$177,818

* Demographic data derived from 2010 US Census

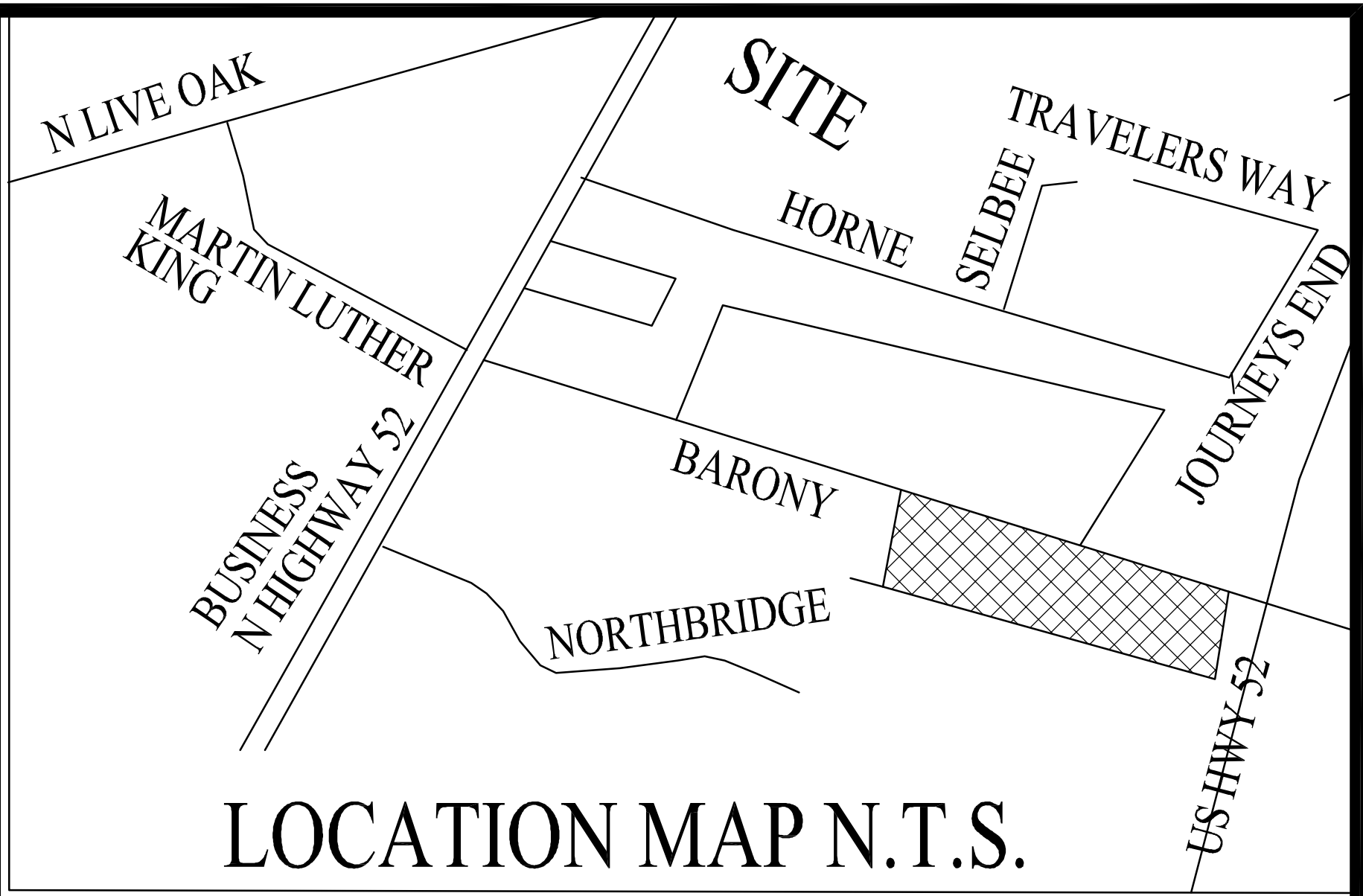
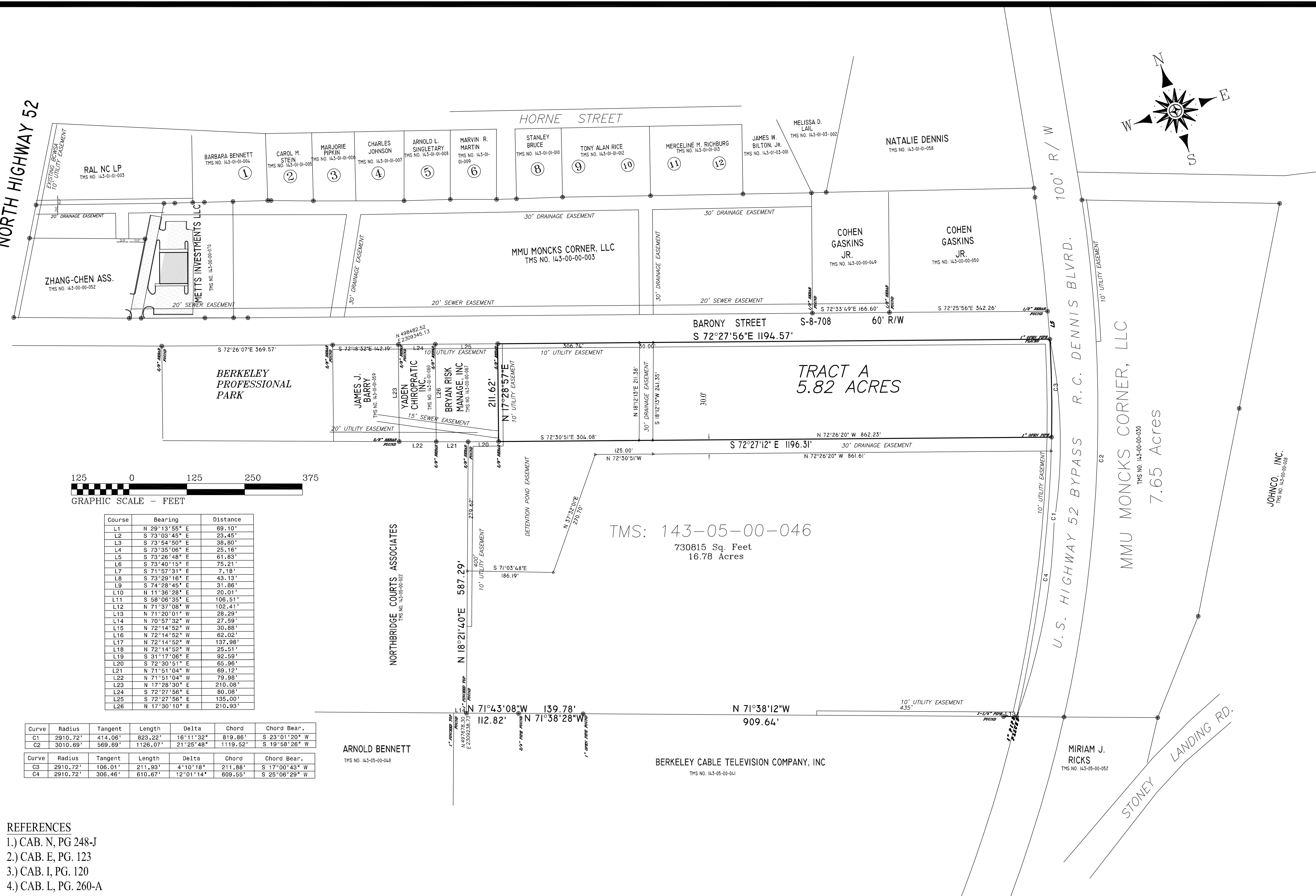
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LOCATION MAP N.T.S.

**SURVEY OF TRACT A, 5.82 ACRES,
BEING SUBDIVIDED FROM
TMS: 143-05-00-046,
AS DIRECTED BY OWNERS
MMU MONCK'S CORNER, LLC**



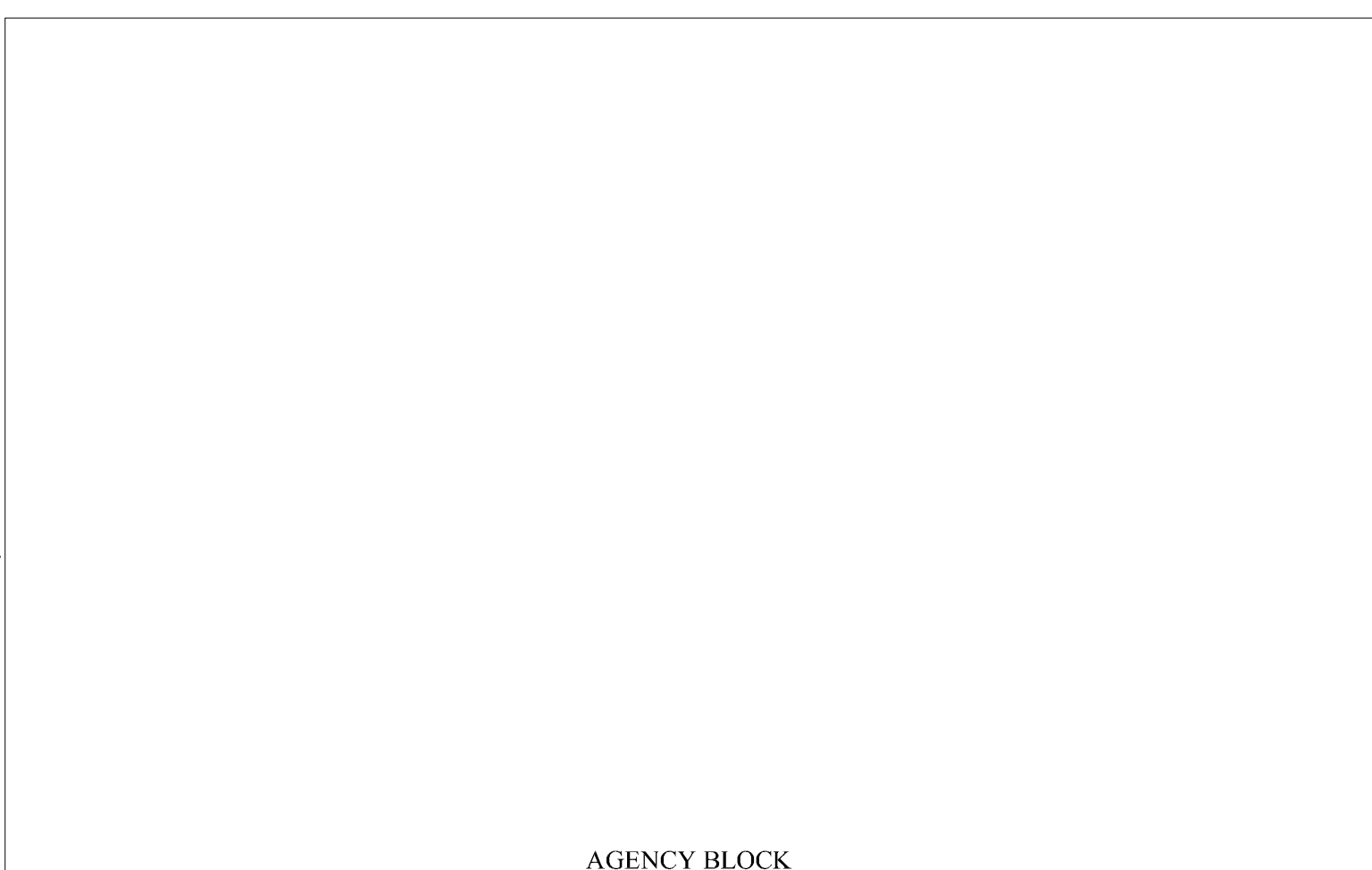
Course	Bearing	Distance
L1	N 29°13'55" E	69.10'
L2	S 73°03'45" E	23.45'
L3	S 73°54'50" E	36.80'
L4	S 73°55'06" E	25.16'
L5	S 73°26'48" E	61.63'
L6	S 73°40'15" E	75.21'
L7	S 71°57'31" E	7.18'
L8	S 73°29'16" E	43.13'
L9	S 74°28'45" E	31.86'
L10	N 11°36'28" E	29.01'
L11	S 58°09'35" E	106.51'
L12	N 71°37'08" W	102.41'
L13	N 71°20'01" W	28.29'
L14	N 70°57'32" W	27.69'
L15	N 72°14'52" W	30.88'
L16	N 72°14'52" W	62.02'
L17	N 72°14'52" W	137.98'
L18	N 72°14'52" W	25.51'
L19	S 31°17'06" E	92.59'
L20	S 72°30'51" E	65.96'
L21	N 71°51'04" W	69.12'
L22	N 71°51'04" W	79.98'
L23	N 71°28'50" E	210.06'
L24	S 72°27'56" E	80.08'
L25	S 72°27'56" E	135.00'
L26	N 17°30'19" E	210.93'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	2910.72'	414.06'	823.22'	16°11'32"	819.86'	S 23°01'20" W
C2	3010.69'	569.69'	1126.07'	21°25'46"	1119.52'	S 19°58'29" W

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C3	2910.72'	106.01'	211.93'	4°10'18"	211.88'	S 17°00'43" W
C4	2910.72'	306.46'	610.67'	12°01'14"	609.55'	S 25°06'29" W

- REFERENCES
- 1.) CAB. N, PG 248-J
 - 2.) CAB. E, PG. 123
 - 3.) CAB. I, PG. 120
 - 4.) CAB. L, PG. 260-A
 - 5.) CAB. K, PG 90-P
 - 6.) CAB. R, PG 120-P
 - 7.) CAB. Q, PG 364

- NOTES
- 1.) TMS: 143-05-00-046
 - 2.) ZONING: C-2
 - 3.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FIRM PANEL NO. 450031 0405 D, DATED OCTOBER 16, 2003
 - 4.) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
 - 5.) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE, THAT WERE NOT FOUND BY THE REFERENCE DEEDS OR PLATS NOTED HEREON. THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS, UNLESS NOTED SPECIFICALLY HEREON.
 - 6.) IF THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK ALONG WITH A RAISED EMBOSSED SEAL THIS DOCUMENT IS NOT AN ORIGINAL SURVEY. VIEWER MAY BE WARY OF ITEMS THAT MAYBE ADDED AND OR CHANGED FROM THE ORIGINAL DRAWING.



TOWN OF MONCK'S CORNER
BERKELEY COUNTY
SOUTH CAROLINA

JOB NO.: 2013-021 TRACT A
DATE: SEPTEMBER 23, 2014

ASSOCIATED SURVEYORS, LLC
P.O. BOX 6
SUMMERVILLE, S.C. 29484
843-873-1061

JOB NO. 2013-021
FILE; BARONY BOULEVARD FOLDER

I, JOHN DAVID BASS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THERE ARE NO VISIBLE, TO THE SURVEYOR WHEN ON SITE, ENCUMBRANCES OR PRODUCTIONS OTHER THAN THOSE NOTED ABOVE.

JOHN DAVID BASS, PLS
S.C. REGISTRATION NO. 15318

