

FOR SALE

0 CAROLINA BAY DRIVE • CHARLESTON • SOUTH CAROLINA 29414
± 1.30 - 3.03 ACRES ZONED COMMERCIAL PUD + READY FOR DEVELOPMENT



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BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



PROPERTY OFFERING

► HIGHLIGHTS

- City of Charleston
- Zoned Commercial PUD
- Located within the master planned community of Carolina Bay
- List price for 1.3 acres is \$225,000
- List price for 3 acres is \$695,000
- Excellent soils, gravity sewer, and water at the site, master detention/stormwater ponds in a X flood zone
- Excellent site for various commercial uses
- Surrounded by significant single family and commercial development
- Charleston County Tax Map ID #370-00-00-096 and ID #307-00-00-005
- South Carolina Commercial MLS #31003093 and #31003091

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer two tracts with approximately 1.3 to 3 acres that are situated on Carolina Bay Drive in West Ashley. This property is zoned PUD zoned and ready for commercial development.

► EXCLUSIVE LISTING AGENT

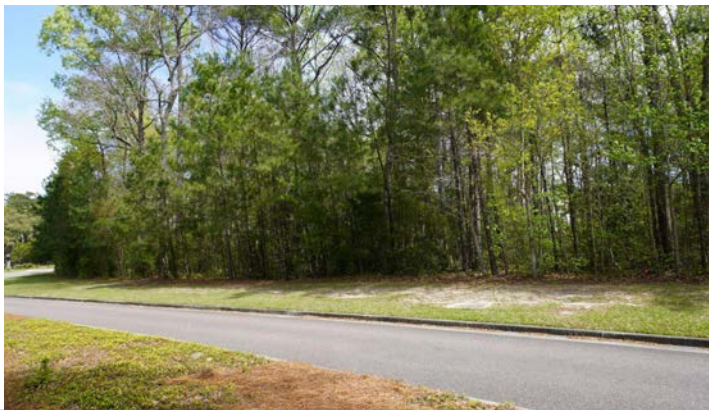
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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 0 CAROLINA BAY DRIVE • CHARLESTON, SC 29414

Unlock the potential of developing within the Carolina Bay community! Positioned within Charleston's master planned Carolina Bay, this prime site boasts Commercial PUD zoning in an established Neighborhood Commercial District.

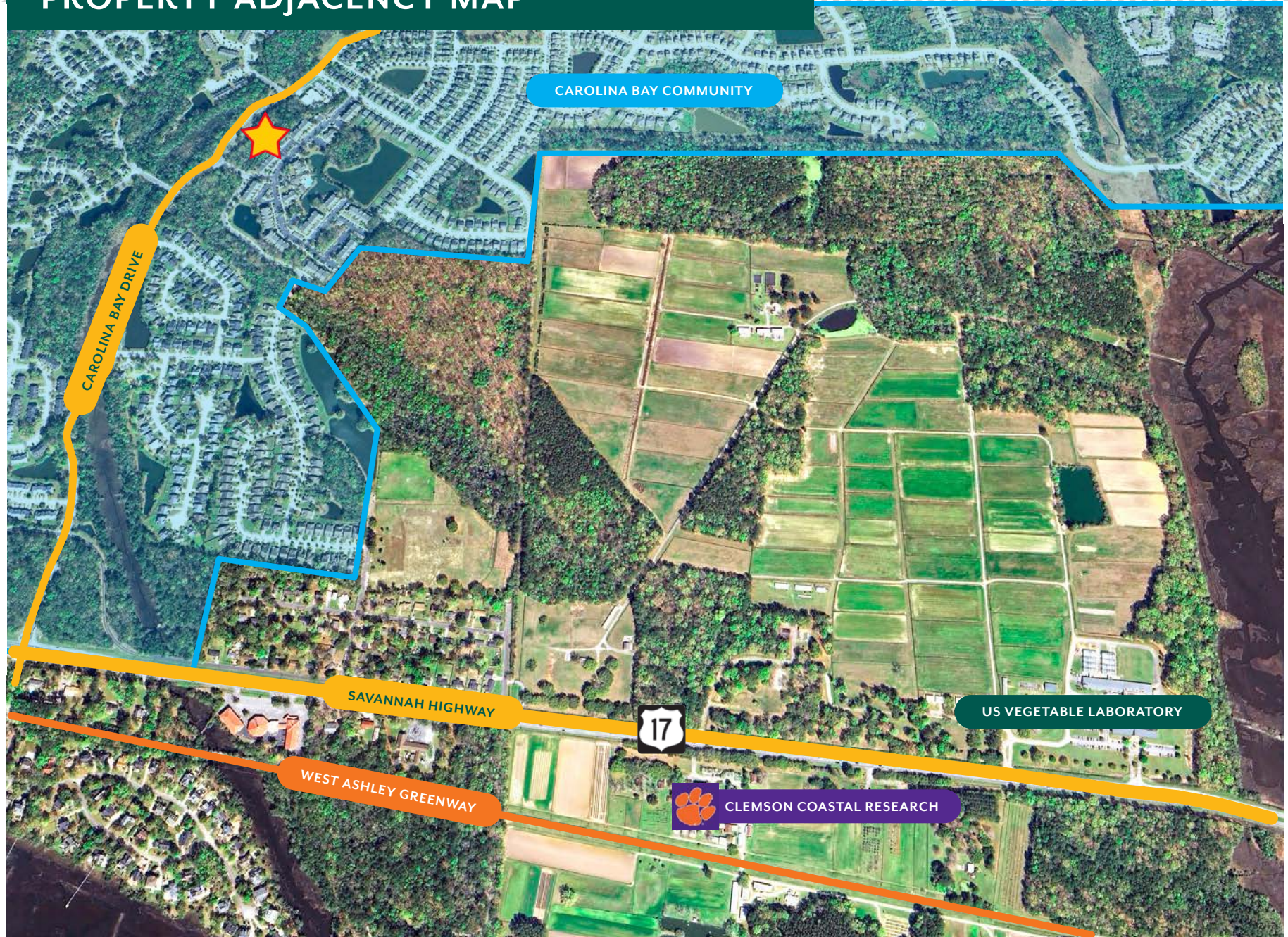
Perfect for a range of office or retail ventures, the property features favorable soil conditions, essential utilities including gravity sewer and water, as well as master detention/stormwater ponds. Situated in an X flood zone, Carolina Bay is home to over 1,400 units with room for up to 1,500 units, making it an ideal location for diverse commercial endeavors. Acreage offers flexibility to subdivide into smaller tracts.

► MARKET STATISTICS FOR ZIP CODE 29414 (2022)

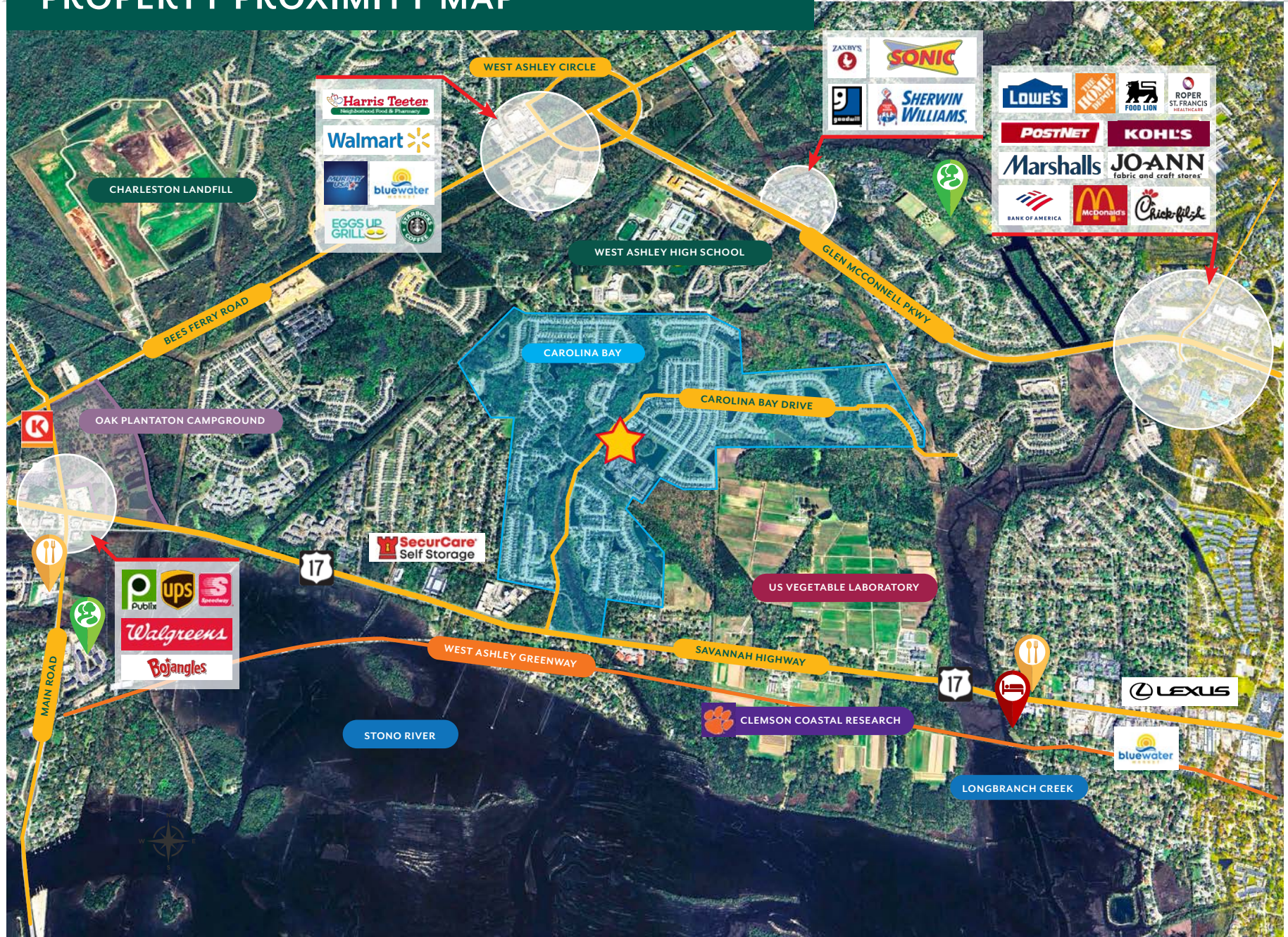
- Population of 45,398
- Median Age of 37.5
- Median Household Income of \$85,434
- Number of Households 19,256
- Median Household Size of 2.3
- Median Household Value of \$347,200
- Low Unemployment Rate of 2.8% (US average is 3.9%)

Sources: <https://censusreporter.org/profiles/86000US29414-29414/>
<https://city-data.com/zip/29455.html>

PROPERTY ADJACENCY MAP



PROPERTY PROXIMITY MAP



TOPOGRAPHICAL MAP

LEGEND

FM	FM	FORCE MAIN LINE	■	CONCRETE MONUMENT FOUND
GA	GA	GAS LINE	▲	IRON FOUND, AS DESCRIBED
FD	FD	FIBER OPTIC LINE	△	MEASURER POINT, NO CORNER SET
W	W	WATER LINE	○	SEWER MANHOLE
W-E	W-E	WATER EGRESS CASING LINE	□	CABLE BOX
W-E	W-E	WATER EGRESS LINE	◇	WATER VALVE
W-E	W-E	SEWER EASEMENT LINE	◇	FIRE HYDRANT
W-E	W-E	SEWER LINE	◇	IRRIGATION CONTROL VALVE
W-E	W-E	ADJACENT PROPERTY LINE	◇	GAS VALVE
W-E	W-E	WATER EASEMENT LINE	◇	BACK FLOW PREVENTER
W-E	W-E	PROPERTY LINE	◇	TELEPHONE PDL
			◇	WATER METER
			◇	GAS METER

TREE #	DIAMETER	SPECIES	GRADE	COMMENTS	CONDITION
1	20"	USE OAK	B		GOOD
2	20"	USE OAK	B		GOOD
3	12.5/7.8	POPLAR	D	V SHAPED CROTCH	POOR FORM
4	16.5	USE OAK	D	LOW BRANCH	POOR
5	16.5	USE OAK	D	POOR FORM	POOR
6	20"	POPLAR	D	POOR FORM	POOR
7	20"	POPLAR	D	POOR FORM	POOR
8	20"	POPLAR	D	POOR FORM	POOR
9	20"	POPLAR	D	POOR FORM	POOR
10	14.7/5.5	USE OAK	D	POOR FORM	POOR
11	20.5	USE OAK	D	POOR FORM	POOR
12	20.5	USE OAK	D	POOR FORM	POOR
13	20.5	USE OAK	D	POOR FORM	POOR
14	20.5	USE OAK	D	POOR FORM	POOR
15	20.5	USE OAK	D	POOR FORM	POOR
16	20.5	USE OAK	D	POOR FORM	POOR
17	20.5	USE OAK	D	POOR FORM	POOR
18	20.5	USE OAK	D	POOR FORM	POOR
19	20.5	USE OAK	D	POOR FORM	POOR
20	20.5	USE OAK	D	POOR FORM	POOR
21	20.5	USE OAK	D	POOR FORM	POOR
22	20.5	USE OAK	D	POOR FORM	POOR
23	20.5	USE OAK	D	POOR FORM	POOR

CURB	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA
C1	70.00	8.47	8.47	S85°54'00" W	8.47
C2	200.00	18.87	18.87	S44°32'22" W	27°04'20"
C3	215.00	28.60	28.60	S44°45'01" W	32°04'20"
C4	15.00	11.49	11.49	S52°44'00" E	83°24'18"
C5	15.00	11.49	11.49	S52°44'00" E	83°24'18"
C6	150.00	31.42	31.42	N47°24'43" E	18°52'00"
C7	300.00	174.89	172.43	N12°44'27" E	33°24'43"
C8	300.00	180.37	177.63	N13°14'41" E	34°58'24"
C9	300.00	8.49	8.49	S44°44'48" W	12°24'00"
C10	300.00	36.30	34.30	N01°12'21" E	89°42'20"
C11	300.00	4.13	4.13	S70°44'28" E	7°58'30"
C12	200.00	28.29	28.29	N47°24'43" W	18°52'00"
C13	15.00	11.49	11.49	N70°15'10" E	30°00'00"
C14	222.00	17.13	16.79	S68°31'30" W	19°24'15"

LINE	BEARING	DISTANCE
L1	S88°23'18" W	30.19
L2	S58°25'33" W	43.50
L3	S58°25'33" W	28.19
L4	S1°15'45" E	1.81
L5	N05°43'18" E	2.80
L6	S11°04'18" E	18.50
L7	S89°21'41" W	43.34
L8	S08°01'24" W	31.40
L9	N47°25'50" E	7.00
L10	N15°12'00" E	50.00
L11	N12°24'43" E	24.83
L12	N37°11'11" E	25.16
L13	N05°24'43" E	18.50
L14	S55°28'53" E	158.50
L15	S05°04'18" E	1.81
L16	S13°30'55" W	50.00
L17	S55°28'24" E	7.81
L18	N1°05'21" E	31.26
L19	N77°57'07" E	15.94

REFERENCES

PLAT BOOK	PAGE
112	0027
114	0041
116	0044
118	0048
120	0052
122	0056
124	0060
126	0064
128	0068
130	0072
132	0076
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