

VAUGHN ED KEE PKWY
MOUNT PLEASANT, SC

LAND DEVELOPMENT OPPORTUNITY



17

HOBBY LOBBY

Harris Teeter
Neighborhood Food & Pharmacy

THE HOME DEPOT

Six Mile Road

The Six
Apartments

17

SPINX
Making Life Easier

FLOOR & DECOR

Mount Pleasant
Fire Station

Long Point Road

BEACON
COMMUNITY BANK

63,500 VPD


Boone Hall Farms

17

S-3

Vaughn Ed Kee Pkwy

TOMP Gary Santos Park



Billy Swails Pkwy Extension 4-B

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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LAND AND INVESTMENT REAL ESTATE

HIGHLIGHTS



ADDRESS	Vaughn Ed Kee & Billy Swails Pkwy Extension Mount Pleasant, SC
PRICING	\$4,995,000
ZONING	S-3 Special Management (Charleston County) Mount Pleasant Overlay
ANNEXATION DEFAULT ZONING	Community Conservation
MUNICIPALITY	Charleston County
LOT SIZE	9.25+/- Acres
TMS	578-00-00-006, 578-00-00-005

More details on Community Conservation (TOMP): [Click Here](#)
 More details on Billy Swails Pkwy Extension: [Click Here](#)
 More details on S-3 Zoning: [Click Here](#)
 Allowed uses in S-3 Zoning: [Click Here](#)

Oswald Cooke & Associates is pleased to present approximately 9.25 acres of land for sale in Mount Pleasant, South Carolina. The parcel is designated as upland excavated ponds and allows for permitted filling. It offers significant potential for development, including residential uses, subject to applicable approvals and permitting. Sewer is available pending annexation and project authorizations. The Mount Pleasant comprehensive use plan indicates the property would be developed as Community Conservation under their future plan.

Strategically positioned at the corner of Vaughn Ed Kee Parkway and the future Billy Swails Parkway Extension, the property is poised to benefit from substantial infrastructure improvements. Construction on the extension is scheduled to begin in August 2026 and will provide a direct connection between Six Mile Road and Hamlin Road, further enhancing accessibility and traffic flow in the area.

The site is located just a few hundred yards off Highway 17, the primary commercial corridor in Mount Pleasant, featuring a strong concentration of national retailers. The property is bordered by the new Town of Mount Pleasant Park, Gary Santos Park. Nearby tenants include Home Depot, Harris Teeter, Hobby Lobby, Walmart, Chick-fil-A, and the Mount Pleasant Towne Centre, among others.



AERIAL

526

526

17

17

17

63,500 VPD

SITE

Publix

Chick-fil-A


McDonald's

NORDSTROM rack
DICK'S SPORTING GOODS

Walmart
Save money. Live better.
Marshalls HomeGoods
OfficeMax
TJ-maxx

Mount Pleasant Towne Centre

Harris Teeter
HOBBY LOBBY

TOMP Gary Santos Park


Brickyard Plantation
(840 Homes)

Park West Community
Laurel Hill Primary School
Thomas C Cario Middle School
Charles Pinckney Elementary School

COSTCO WHOLESALE

LOWE'S

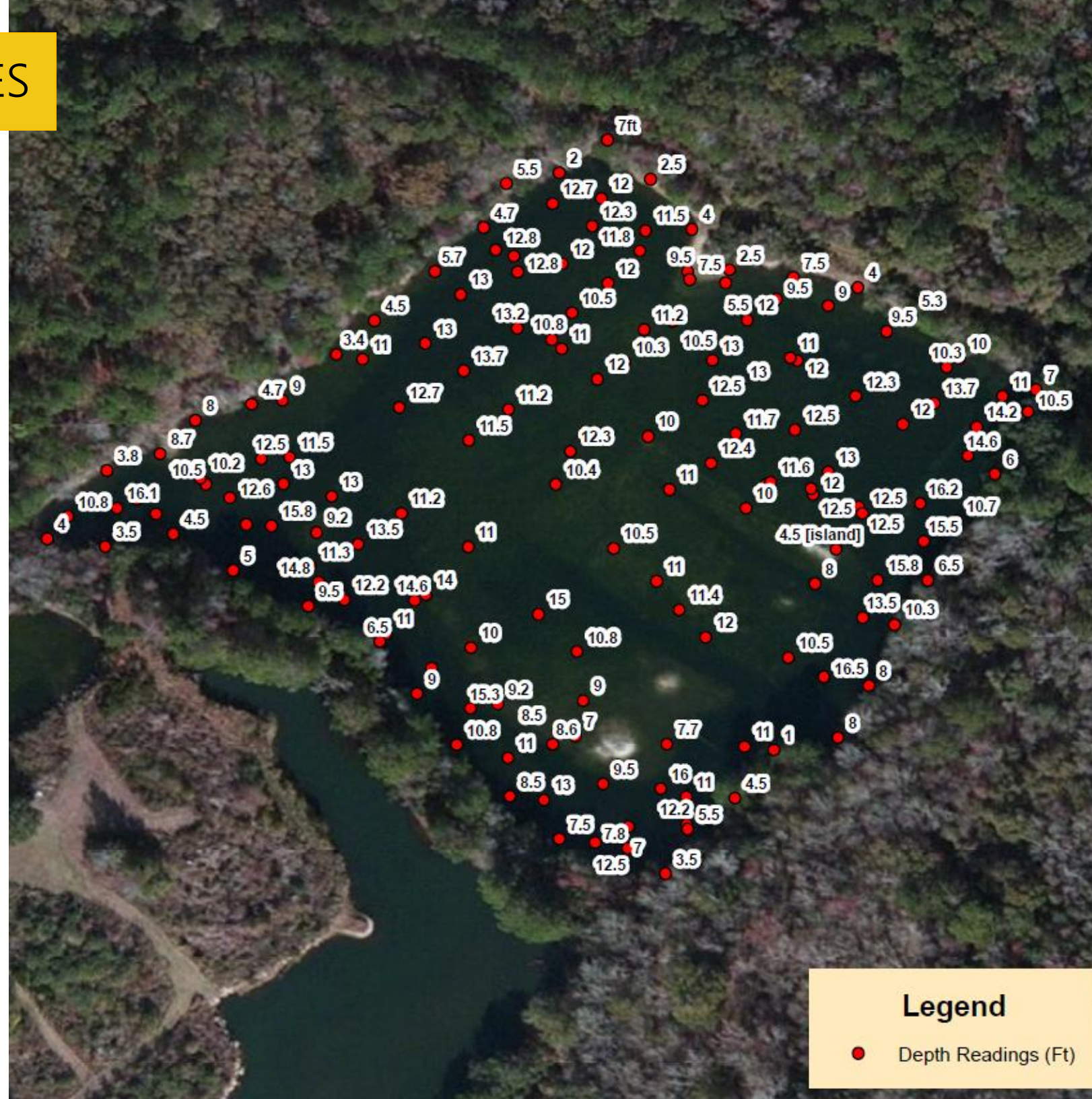
Carolina Park

Walmart

Charleston National Golf Course

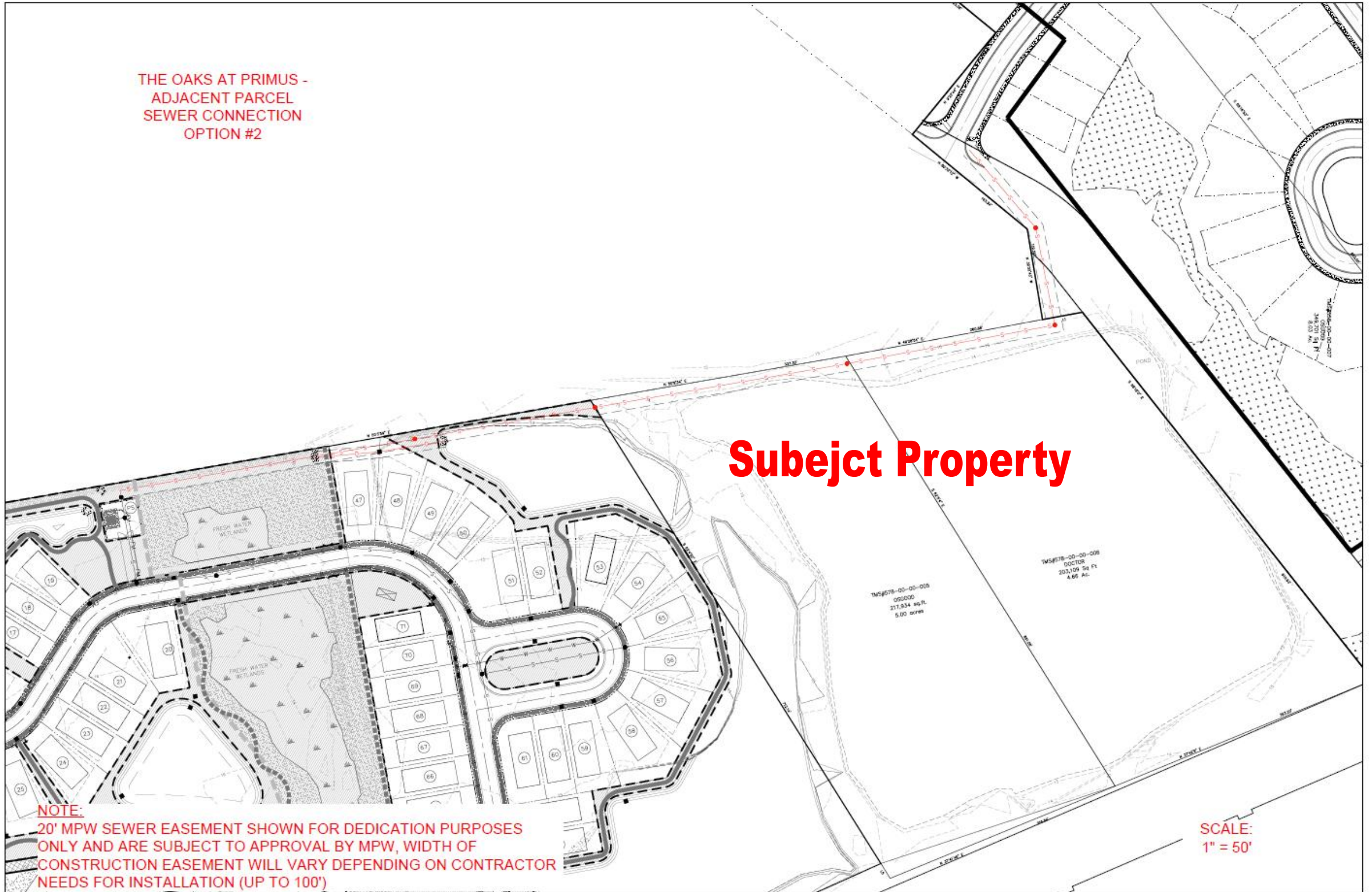
KOHL'S expect great things
STARBUCKS COFFEE
McDonald's
WELLS FARGO
Chick-fil-A

POND DEPTH ESTIMATES



PLAT

THE OAKS AT PRIMUS - ADJACENT PARCEL SEWER CONNECTION OPTION #2



Subject Property

NOTE:
20' MPW SEWER EASEMENT SHOWN FOR DEDICATION PURPOSES ONLY AND ARE SUBJECT TO APPROVAL BY MPW, WIDTH OF CONSTRUCTION EASEMENT WILL VARY DEPENDING ON CONTRACTOR NEEDS FOR INSTALLATION (UP TO 100')

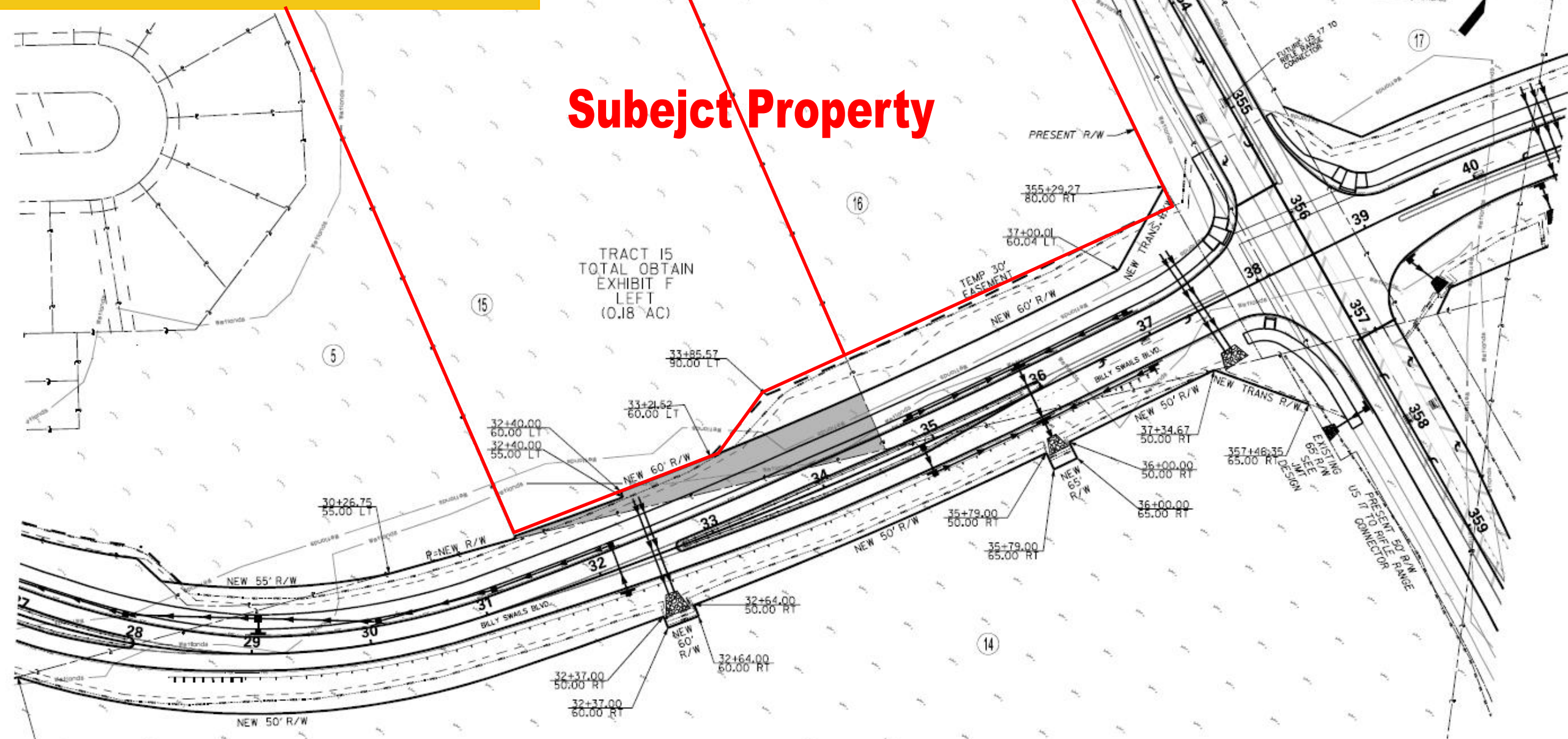
SCALE:
1" = 50'



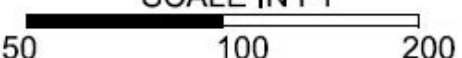
BILLY SWAILS EXTENSION PLAN

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS ELECTRONICALLY FILED FOR REFERENCE TO THE ENGINEERING ADMISSORY COMMON PLEAS CASE #2024CP1003031

TRACT 15 TOTAL OBTAIN EXHIBIT F LEFT (0.18 AC)

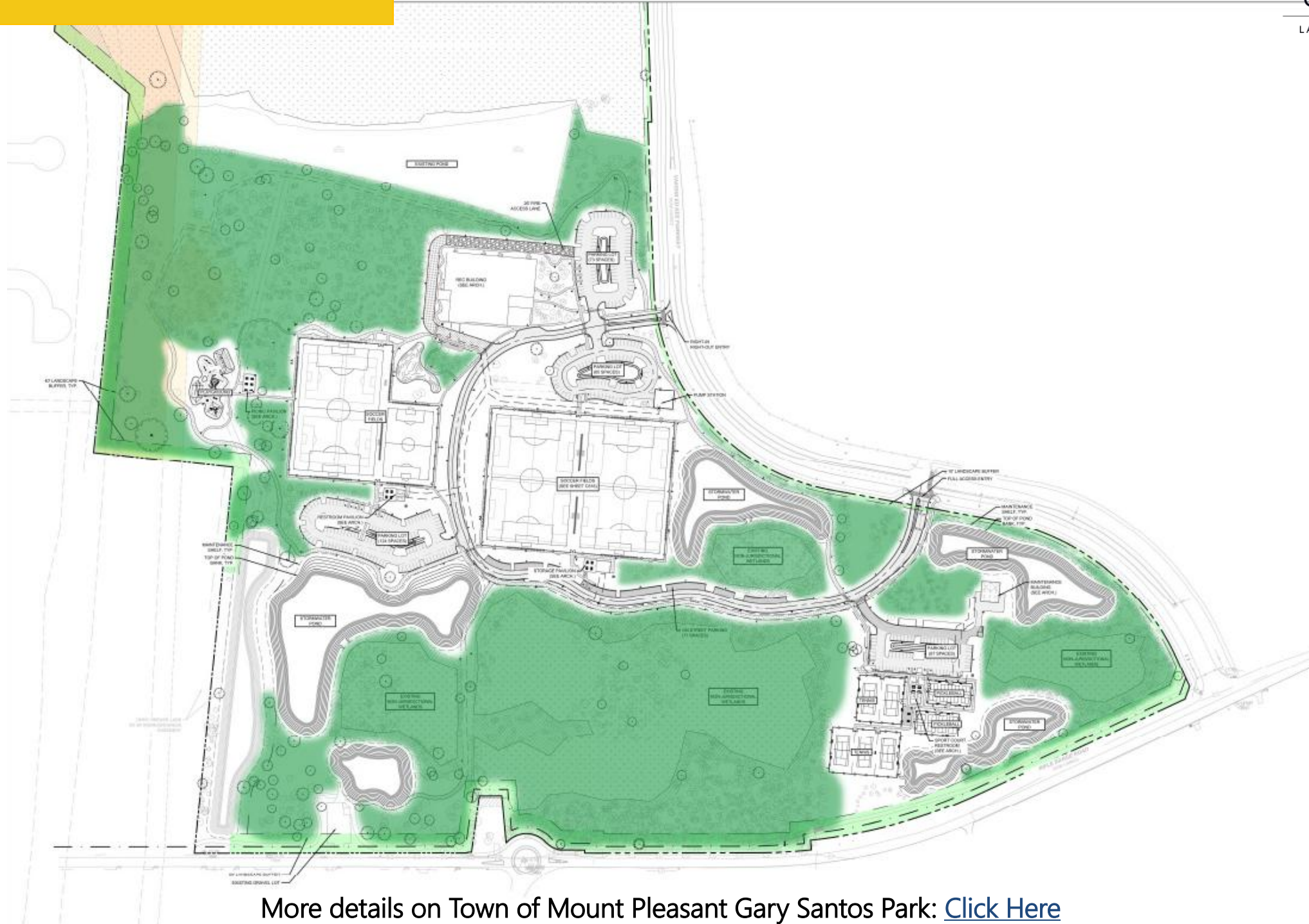
Subject Property



 TOWN OF MOUNT PLEASANT AREA OF AQUISITION FROM TRACT 15	Proj ID P030612	
PREPARED 08/25/2022 REVISED 04/24/2023	SCALE IN FT 	

More details on Billy Swails Pkwy Extension: [Click Here](#)

GARY SANTOS PARK PLANS



More details on Town of Mount Pleasant Gary Santos Park: [Click Here](#)

ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion,

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

For more information contact:

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