



Sub-Type:

Major Area:

Minor Area:

Unit/Apt/Bldg #:

County:

Total # Units:

Year Built:

Location:

Land Only

Northern Beaufort County

Yemassee

Jasper

2

Corner Lot

Sale/Rent:

Handicap:

Sign:

Waterfront:

SqFt Imp:

Apx. Acres:

Lot Sqft:

Parking Space #:

For Rent

N/A

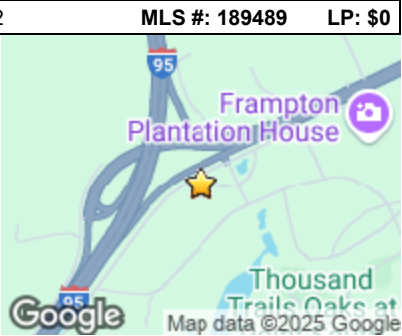
Yes

No

0

1.24

54,014



Directions: From Savannah: Follow I-95 N, Take exit 33 towards US-17 Charleston/Beaufort, Turn right onto 427/Point S Dr. Property on Left From Beaufort/Charleston: US-17 S, Left on Yemassee Rd. Right Point S Dr. Property on Left.

Remarks: Ground Lease only. Lease rate subject to creditworthiness & term. Tenant responsible for all approvals, permits, construction, taxes and maintenance. 2 lots 1.24 acres in total. Corner location Point S frontage & Charles Frazier Circle. 4 curb cuts on paved front lot, additional rear lot unpaved. Former gas station. Tanks removed, DHEC NFA Letter. Zoned General Commercial & IPOD Overlay, offers increased flexibility for many commercial uses. Accessible to traffic from 95 & US-17. Tree & Topo Survey completed 1-19-24.

Shared Interest Y/N:	No	Approx Acres:	1.24	Dock Permits in Hand:	No	Special Listing Conditions:	None
Aicuz:	No	List	0	Annual Rent		View Desc:	
# of Stories:	0	Price/Acre:		Per SqFt:			
Zoning:	Commercial	Lot Dim:	176.66 x	Rental			
Olrea/B:	No		239.83 &	Duration:			
			175 x	Projected	Retail		
			90.72	Use:			
		Front Ft of Land:	176.66	Present	Vacant		
		Gross		Use/Bus.	Lot		
		Annual		Title:			
		Income:					

Property Taxes:

Tax Database ID: 088-48-00-006 (007)

Legal Desc: Lot G1 & Lot G8

Key Code #:

D-M-P-R:

N/A

Documents on File:

Equipment:

Flooring:

Imp. w/Structure:

Land Status:

Aerial Photo; Topography Survey

No

Concrete Slab

No

Land Included

Miscellaneous:

Possession:

Road Frontage:

Traffic Count:

Utilities Avail.:

Vacancy:

Tenant Pays Utilities

Negotiable

County Road; Highway; Interchange; Interstate

Above 25,000

Public Water

Vacant

HOA/POA Fee:

HOA Fee:

HOA Fee Contact Info:

No

Regime Fee:

Regime Fee Amount:

Regime Fee Contact Info:

No

Current Price:

Sold Price/Acre:

\$0

ADOM/CDOM:

4/4