

CLOUTER CREEK

DANIEL ISLAND, SC

16.41 ACRES LAND FOR RESIDENTIAL AND
MARINA DEVELOPMENT
FOR SALE

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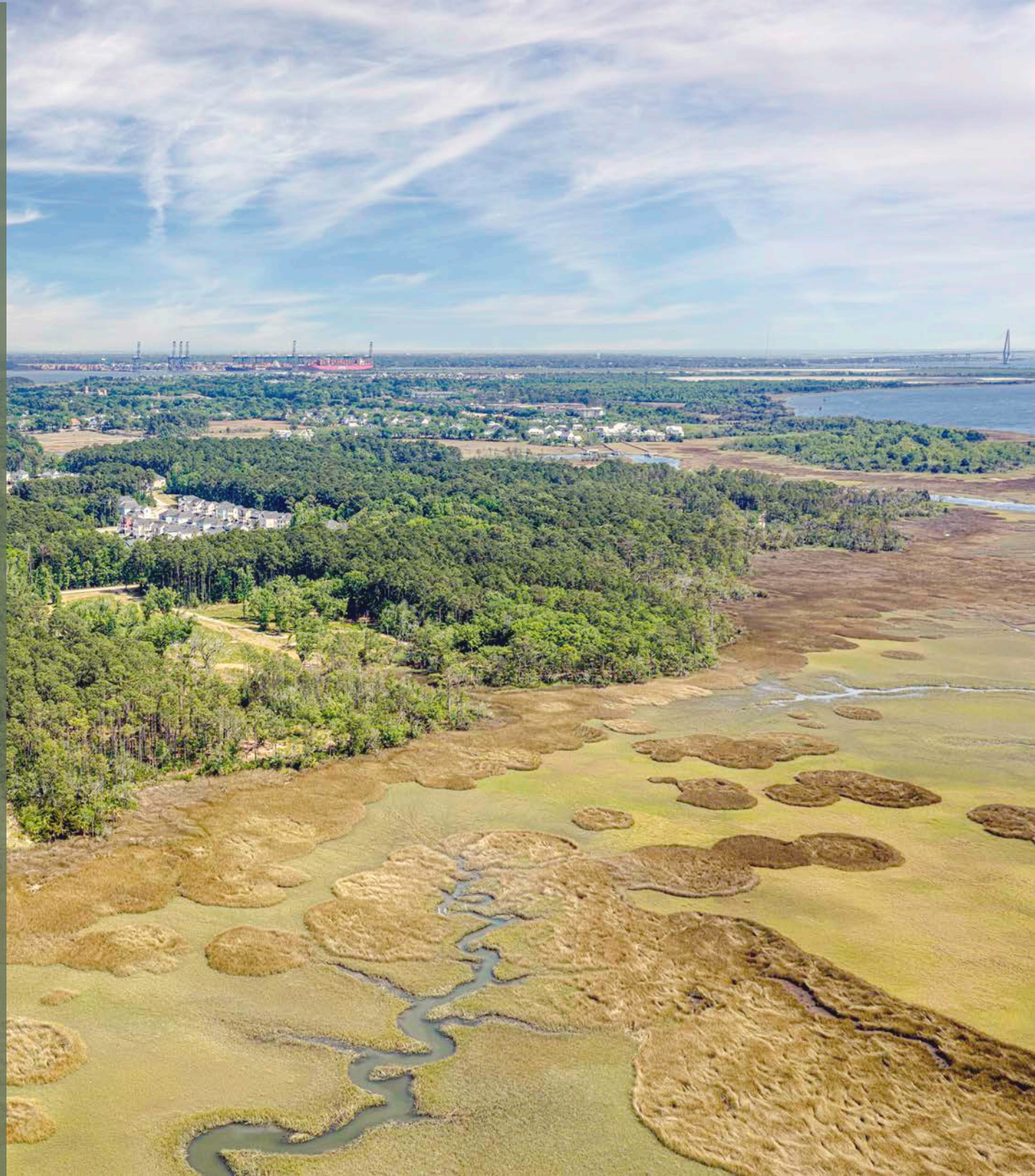
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PROPERTY INFORMATION

CLOUTER CREEK

ADDRESS:	Clements Ferry Rd (South of 1-526)
PARCEL ID:	275-00-00-005 275-00-00-323
SITE AREA:	16.41 Acres
UPLAND AREA:	±14 Acres
MARSH AREA:	± 2 Acres
COUNTY:	Berkeley County <small>*While the land has been annexed into the City of Charleston, the road has not been annexed.</small>
ZONING:	RR-1/RR-1/C
PERMITTED SLIPS:	110 <small>*Permitted through DHEC-OCRM / Army Corps of Engineers</small>
SLIP MIX:	56 x 30 ft 45 x 40 ft
CONCEPTUAL RESIDENTIAL SITE PLAN:	38 Lot Subdivision (See following plans for more info)
SALE REQUIREMENTS:	The entity which owns this property has filed for Chapter 11 bankruptcy. This sale is occurring as a result of that bankruptcy. Any sale, if approved, must occur prior to August 1, 2026 and must conform with the debtor's plan of reorganization. Please contact broker for additional information.



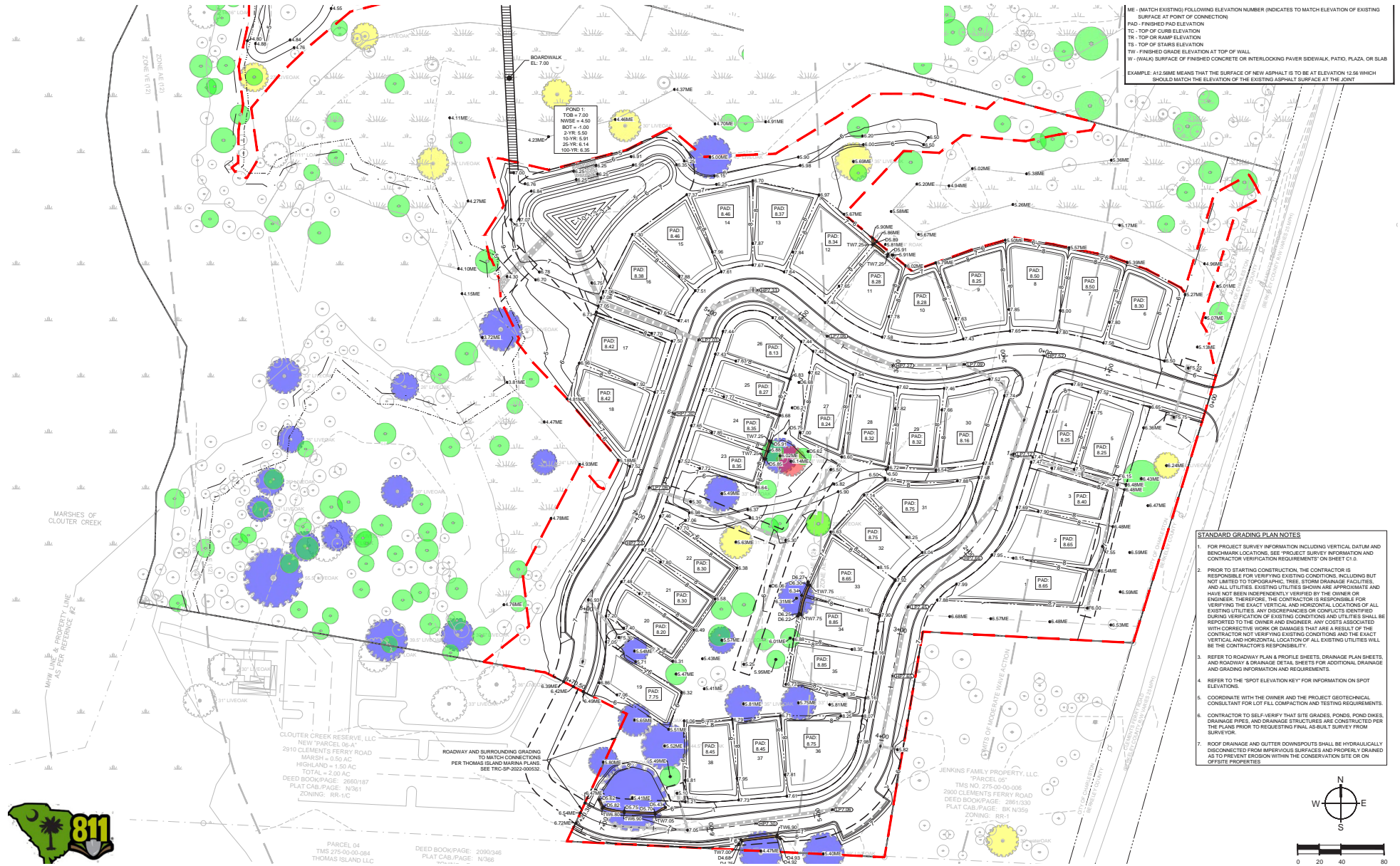
THOMAS ISLAND DR

CLEMENTS FERRY RD



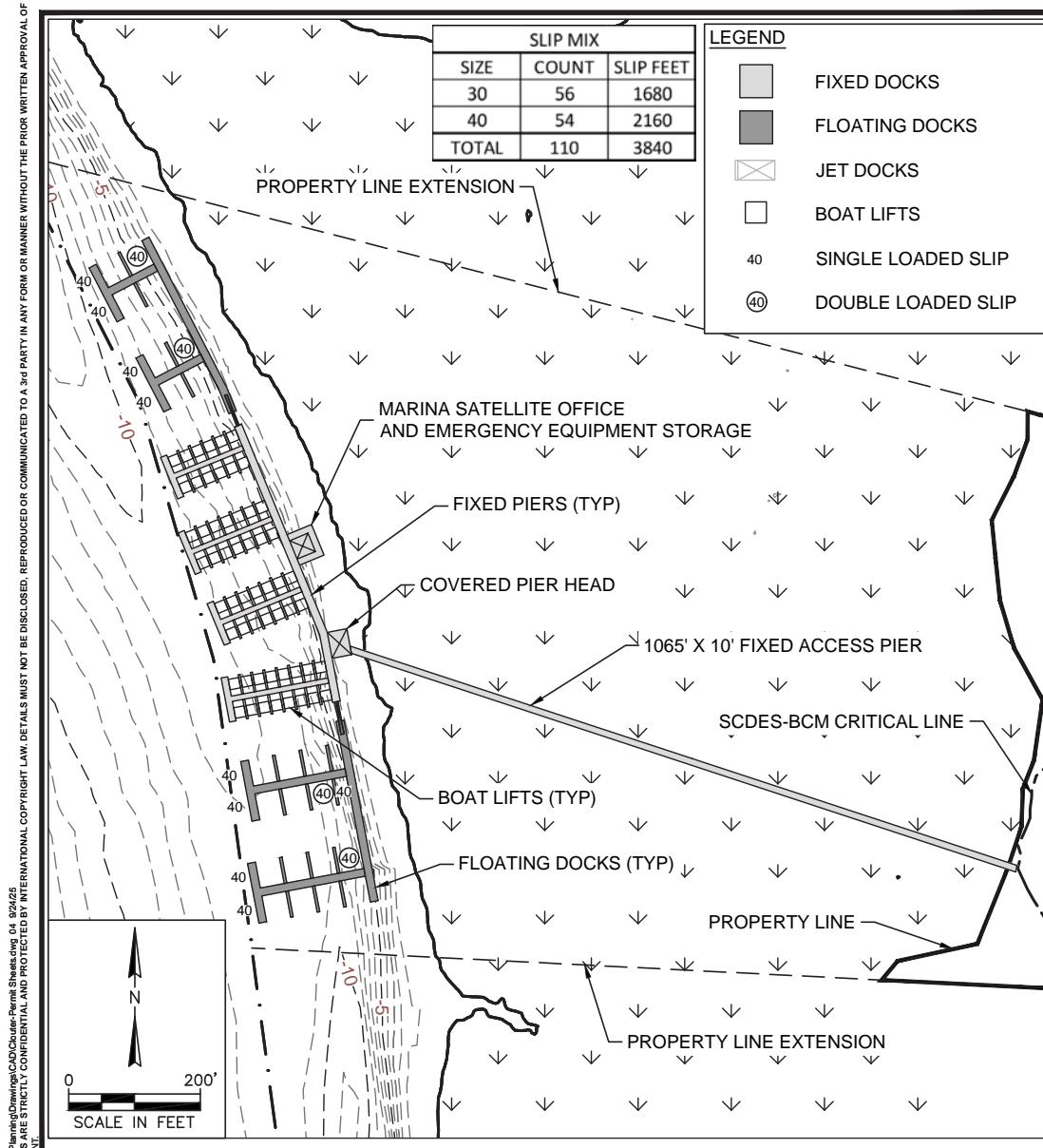
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RESIDENTIAL SITE PLAN



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PERMITTED DOCK SLIPS



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MARINA STORE CONCEPT



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DISCLAIMER

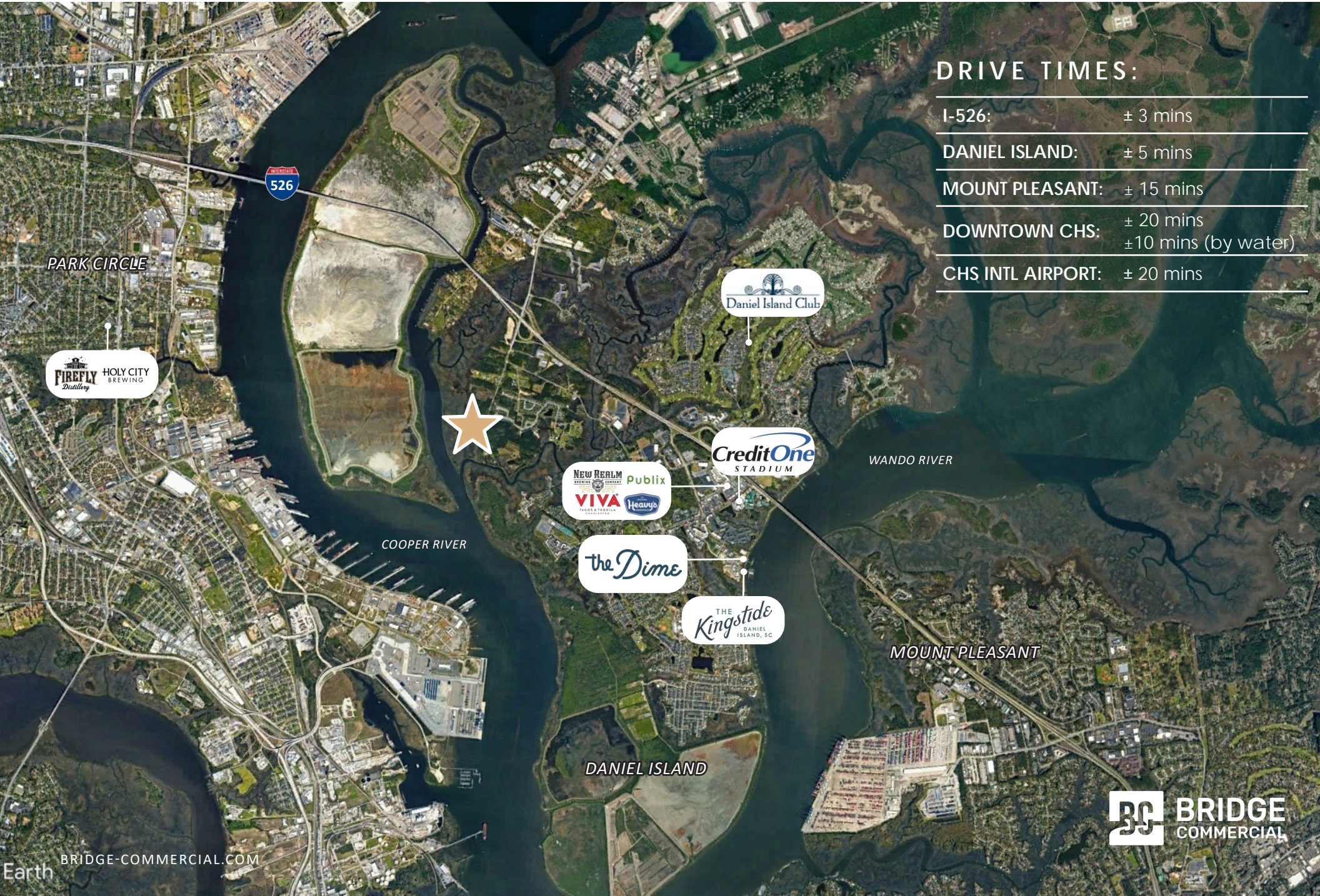


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Due to encroachments on the access road, permitting has been delayed. Please inquire for more information.

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LOCATION OVERVIEW | DANIEL ISLAND AMENITIES



DRIVE TIMES:

I-526:	± 3 mins
DANIEL ISLAND:	± 5 mins
MOUNT PLEASANT:	± 15 mins
DOWNTOWN CHS:	± 20 mins ±10 mins (by water)
CHS INTL AIRPORT:	± 20 mins

PARK CIRCLE

FIREFLY HOLY CITY
Distillery BREWING

Daniel Island Club

Credit One
STADIUM

WANDO RIVER

NEW REALM
BREWING COMPANY
Publix
VIVA TACOS & TEQUILA
Heavenly

COOPER RIVER

the Dime

THE Kingstide
DANIEL ISLAND, SC

MOUNT PLEASANT

DANIEL ISLAND



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