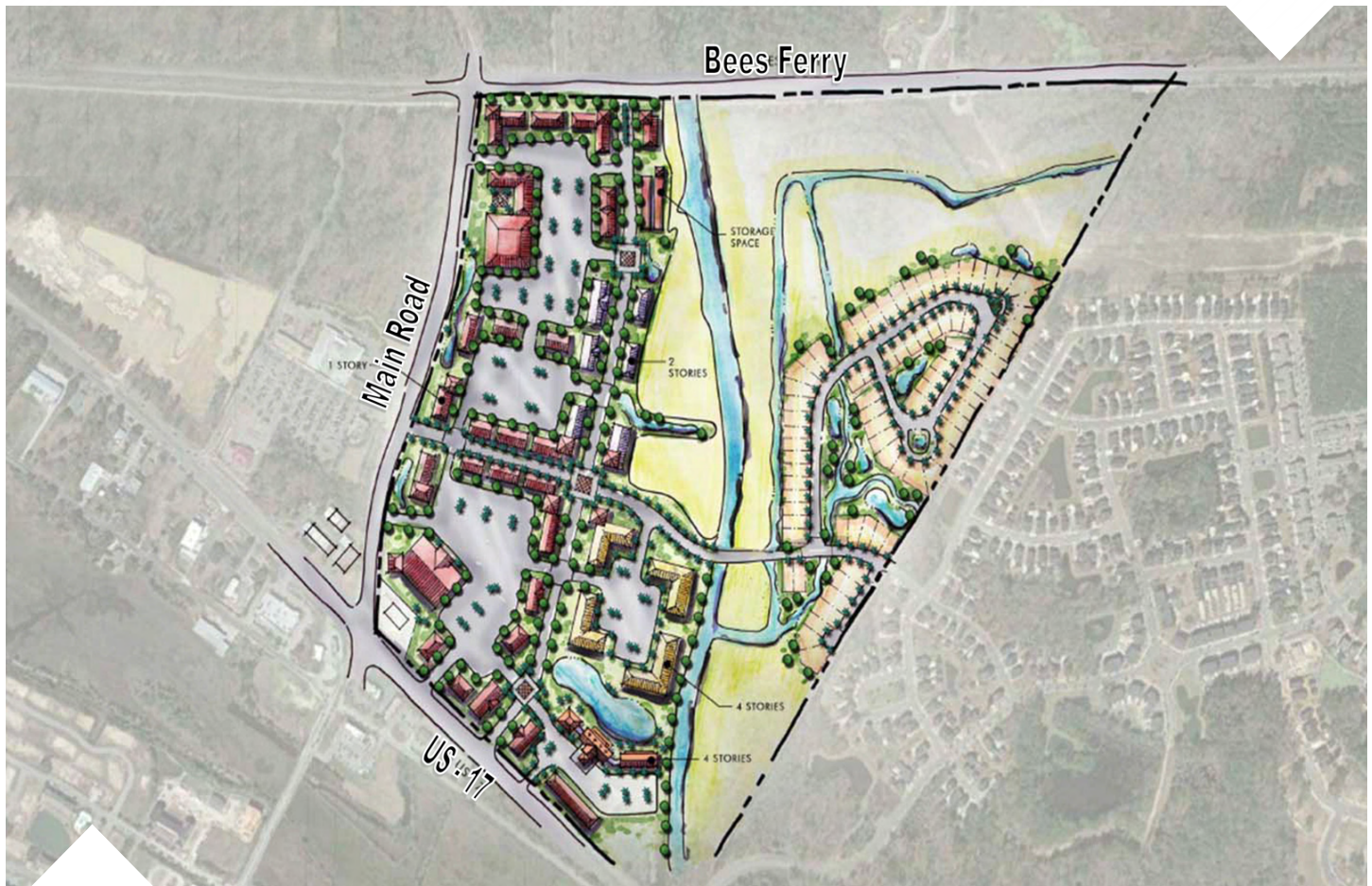


**OAK PLANTATION**  
CHARLESTON, SC 29455



150 ACRES OF LAND AVAILABLE

**FOR SALE**



**REID DAVIS, CCIM, SIOR**  
Managing Principal  
(843) 277-4326  
RDavis@Lee-Associates.com



**PETE HARPER, CCIM**  
Principal  
(843) 329-0108  
PHarper@Lee-Associates.com



**CAMERON YOST, CCIM, SIOR**  
Principal  
(843) 203-1105  
CYost@Lee-Associates.com





# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Oak Plantation provides a unique opportunity for investors to take advantage of one of the largest contiguous tracts for infill development remaining in the high growth area of West Ashley, Charleston’s most populated submarket. The property features 150 acres of industrial zoned land ripe for redevelopment and includes existing road infrastructure that services a portion of the land. Situated between two major thoroughfares, Savannah Hwy (Hwy 17) and Bees Ferry Road, the available land features two stop lit corners and nearly 7,000 feet of frontage for future retail and commercial development.

Ideally located in a high growth area of West Ashley between Highway 17 and Bees Ferry Road only nine miles from the heart of Downtown Charleston. The property offers unparalleled access to I-526 and is easily accessible for residents of Johns Island and Kiawah Island.

## PROPERTY SPECIFICATIONS

ADDRESS	Savannah Highway, Charleston, SC 29455
TMS #	286-00-00-004, 286-00-00-005
LAND SIZE	150 ACRES
SALE PRICE	\$31,000,000
ZONING	Industrial
STREET FRONTAGE	2,985’ on Bees Ferry Road 1,791’ on US-17 2,205’ on Main Road
TRAFFIC COUNTS	44,906 VPD on Savannah Highway (Highway 17)





# SITE SURVEY

LINE TABLE		
LINE	LENGTH	BEARING
L1	187.66	N56°13'59"E
L2	22.00	S33°25'55"E
L3	305.53	N56°13'59"E
L4	169.13	N27°16'04"E
L5	20.00	S33°25'55"E
L6	178.43	N27°15'16"E
L7	150.00	N50°18'39"E
L8	175.30	N54°56'41"E
L9	15.00	S35°03'21"E
L10	275.00	N4°56'38"E
L11	10.00	S35°03'21"E
L12	149.99	N4°56'38"E
L13	17.02	N35°14'51"W
L14	182.16	S01°10'41"E
L15	315.06	S01°12'58"E
L16	212.57	S01°08'54"E
L17	187.56	N12°01'14"W
L18	174.66	N81°21'46"W
L19	50.14	S85°35'50"W
L20	139.67	N27°26'50"W
L21	60.00	N81°21'46"W
L22	40.00	S35°03'21"E
L23	60.00	S61°57'31"W
L24	411.23	N1°28'48"W
L25	322.07	S14°10'30"E
L26	68.06	N42°55'24"W
L27	106.39	N44°21'50"W
L28	106.48	N45°41'06"W
L29	109.11	N49°20'17"W
L30	103.25	N39°58'18"W
L31	118.52	N40°41'04"W
L32	123.24	N43°34'16"W
L33	86.83	N42°38'18"W
L34	128.32	N41°29'18"W
L35	126.00	N42°05'03"W
L36	18.48	N42°10'31"W
L37	37.43	N50°06'20"W
L38	134.80	N38°24'07"W
L39	86.07	N42°12'01"W
L40	99.62	N31°06'35"W
L41	88.51	N48°38'54"W
L42	82.65	N15°28'26"W
L43	50.98	N19°24'23"W
L44	92.92	N30°45'57"W
L45	58.93	N28°04'39"W
L46	25.96	N01°14'40"W
L47	139.63	N21°51'59"W
L48	106.16	N18°50'23"W
L49	46.27	N18°26'52"W
L50	17.36	N03°10'27"E
L51	76.54	N24°42'21"W
L52	115.92	N17°27'14"W
L53	85.21	N22°39'09"W
L54	102.78	N19°33'15"W
L55	77.67	N23°18'05"W
L56	64.42	N18°33'53"W
L57	67.73	N24°57'57"W
L58	63.63	N27°23'16"W
L59	71.56	N33°22'51"W
L60	93.02	N33°35'45"W
L61	74.15	N36°24'03"W
L62	63.82	N34°39'40"W
L63	49.80	S33°17'50"E
L64	58.47	N28°24'28"W
L65	55.17	N35°55'20"W
L66	24.67	N27°12'23"E
L67	18.35	N69°57'27"E
L68	32.90	S80°21'17"E
L69	46.50	S80°03'43"E
L70	35.82	S08°48'10"E
L71	32.40	S26°24'05"W
L72	52.74	S30°10'18"E
L73	41.56	S29°54'36"E
L74	20.17	S61°33'02"E
L75	26.21	N40°12'01"E
L76	16.37	S29°54'54"E
L77	20.90	N02°29'50"W
L78	39.01	N19°55'07"E
L79	39.00	N09°14'47"E
L80	15.85	N62°32'00"E
L81	33.28	N87°58'29"E
L82	32.21	S60°01'43"E
L83	58.57	S02°48'08"E
L84	49.47	S10°26'08"E
L85	33.36	S06°43'46"E
L86	5.74	N82°39'08"E
L87	23.87	N15°42'26"E
L88	61.65	N03°55'37"W
L89	51.01	N05°32'25"W
L90	36.12	N07°51'24"E

FOR CHARLESTON COUNTY  
RMC USE ONLY

TMS 286-00-00-027  
COMMISSIONERS OF PUBLIC WORKS  
(SEE REFERENCES 31&32)

15' SEWER EASEMENT  
(REFERENCE 29 PB #04144)

TMS 286-00-00-028  
THE PANTRY INC.  
(SEE REFERENCE 4)

OAK PLANTATION CAMPGROUND

TMS 286-00-00-004  
139.619 ACRES HIGHLAND  
11.127 ACRES CRITICAL AREA  
150.746ACRES TOTAL

TMS 286-00-00-005  
OAK PLANTATION CAMPGROUND LP  
(SEE REFERENCE 1)

TMS 286-00-00-288  
BEAZER HOMES CORP.

## LEGEND

RF - REBAR FOUND  
RS - 5/8"REBAR SET  
MNS - MAG NAIL SET  
DI - DROP INLET  
PP - POWER POLE

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT CHORD	CHORD BEARING
C1	73.57	963.16	36.80	N26°07'00"W 4°22'34"
C2	179.35	699.48	90.17	178.86 S18°30'30"E 14°41'30"
C3	184.53	970.84	92.49	184.16 N19°43'30"W 10°53'35"

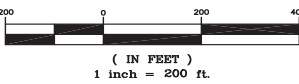
I HEREBY STA  
BELIEF, THE  
REQUIREMENTS  
LAND SURVEY  
REQUIREMENTS T

TIMOTHY W. MAULL, P. L. S. No. 22758

IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY

L 8 72.44 S20°52'52"E L264 13.52 N00°28'59"W L368 32.22 N 5°57'3 "

## GRAPHIC SCALE



## OF THE FOLLOWING PLATS

1. EXO HILTON DATED APRIL 24, 1989 REVISED SEPTEMBER 21, 1992 AND RECORDED IN  
UNITY RMC OFFICE IN BOOK 04 PAGE 63.  
J.A. POSTELL DATED AUGUST 22, 1942 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
9.  
JOSHIAH M. WILLIAMS DATED SEPTEMBER 20, 1985 AND RECORDED IN CHARLESTON COUNTY RMC  
BP PAGE 116.  
ANDREW C. GELLETTE DATED OCTOBER 10, 1986 REVISED DECEMBER 11, 1986 AND RECORDED IN  
UNITY RMC OFFICE IN BOOK 8L PAGE 100.  
4. EXO HILTON DATED NOVEMBER 1975 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
46.  
SAMUEL C. BETHAY DATED FEBRUARY 15, 1995 AND RECORDED IN CHARLESTON COUNTY RMC  
JAMES L. WHITE DATED MAY 29, 1981 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK  
JAMES L. WHITE DATED MAY 29, 1981 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK  
4. EXO HILTON DATED MARCH 1988 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK  
ROBERT E. BABBS, JR. DATED JULY 29, 1968 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
RICHARD D. LACEY DATED NOVEMBER 22, 2006 REVISED DECEMBER 4, 2006 AND RECORDED IN  
UNITY RMC OFFICE IN BOOK EX PAGE 338.  
RICHARD D. LACEY DATED JULY 28, 2005 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
22.  
JOHN MARTIN SABOE DATED FEBRUARY 8, 1972 AND RECORDED IN CHARLESTON COUNTY RMC  
F. STEVEN JOHNSON DATED NOVEMBER 2, 1988 AND RECORDED IN CHARLESTON COUNTY RMC  
BT PAGE 177.  
FORMAN J. ANDERSON DATED JULY 03, 2003 AND RECORDED IN CHARLESTON COUNTY RMC  
DO PAGE 846.  
RANDOLPH A. GRICE DATED MAY 23, 2006 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
989.  
RICHARD A. ALDRIDGE DATED OCTOBER 28, 2005 REVISED NOVEMBER 13, 2006 AND RECORDED IN  
UNITY RMC OFFICE IN BOOK EX PAGE 278.  
ALBERT HEATLEY, JR DATED APRIL 1987 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
162.  
W. GAILLARD DATED MARCH 11, 1958 REVISED JANUARY 26, 1983 AND RECORDED IN CHARLESTON  
OFFICE IN BOOK AX PAGE 7.  
TIMOTHY D. ELMER DATED NOVEMBER 15, 2000 AND RECORDED IN CHARLESTON COUNTY RMC  
EE PAGE 659.  
TIMOTHY D. ELMER DATED NOVEMBER 11, 1997 AND RECORDED IN CHARLESTON COUNTY RMC  
EC PAGE 601.  
RICHARD D. LACEY DATED SEPTEMBER 29, 2005 AND RECORDED IN CHARLESTON COUNTY RMC  
EJ PAGE 257.  
F. STEVEN JOHNSON DATED DECEMBER 22, 1987 AND RECORDED IN CHARLESTON COUNTY RMC  
BQ PAGE 65.  
STEPHEN RAY WOLFE DATED JUNE 15, 1984 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE  
GE 90.  
JAMES L. WHITE DATED NOVEMBER 3, 1971 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN  
6.  
GEORGE DAVID SAMPLE DATED JULY 1, 1976 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE  
GE 150.  
RANDOLPH A. GRICE DATED NOVEMBER 9, 2004 AND RECORDED IN CHARLESTON COUNTY RMC  
SH PAGE 545.  
JAMES CLAY RODGERS DATED JANUARY 26, 1984 AND RECORDED IN CHARLESTON COUNTY RMC  
AL PAGE 96.  
AARON M. THOMPSON DATED SEPTEMBER 30, 1986 AND RECORDED IN CHARLESTON COUNTY RMC  
BL PAGE 76.  
INFORMATION TAKEN FROM LEASE AGREEMENT BETWEEN GTE MOBLINET OF SOUTH CAROLINA  
AND THE LAND OWNER DATED APRIL 1, 1998.  
THE FOLLOWING DEED AND ATTACHMENT KNOWN AS EXHIBIT "A" SHOWING A SURVEY FOR ST.  
C SERVICE DISTRICT BY THUR. M. AMOK DATED AUGUST 6, 1986 AND RECORDED IN CHARLESTON  
OFFICE IN DEED BOOK R159 PAGES 784 THRU 788.  
THE FOLLOWING DEED AND ATTACHMENT KNOWN AS EXHIBIT "A" SHOWING A SURVEY TITLED  
SOUTHERN BELL BY W.B. HUNTLEY DATED JANUARY 1, 1986 AND RECORDED IN CHARLESTON  
OFFICE IN DEED  
PAGES 410 THRU 413.  
CE A DRAWING PROVIDED BY THE OWNERS REPRESENTATIVE (DIRK H. KUZNIK) BY SCE&G TITLED BEES  
WLES 115KV LINE CROSSING PROPERTY OF KUNIGUNDE KUZNIK TMS# 286-00-00-004 AND SHOWING  
OF WAY ALONG A PORTION OF NORTHWEST PROPERTY LINE BEGINNING AT MAIN ROAD AND CONTINUING  
TO THE NORTHEAST SIDE OF THE BEES FERRY RD RIGHT OF WAY FOR ABOUT 407' REFERENCE #  
001 SHEET # 60301.  
CE THE FOLLOWING DEEDS RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN  
AGE 087 THRU 090 SHOWING NEW RIGHT OF WAY ON RD S-10-057  
AGE 293 THRU 296 SHOWING NEW RIGHT OF WAY ON RD S-10-057  
AGE 285 THRU 293 SHOWING NEW RIGHT OF WAY ON RD S-10-057  
PAGE 029  
PAGE 612  
PAGE 677  
CE THE FOLLOWING SOUTH CAROLINA HWY DOCKETS  
432 SHEET 1,38,39,840.  
408A SHEET 144.  
21A SHEET 1,4,45.  
NO TO FEMA FLOOD INSURANCE RATE MAP #450190466J DATED NOVEMBER 17, 2004 THIS PROPERTY  
BE AFFECTED BY A ZONE X AND AN AE ZONE WITH A BASE FLOOD ELEVATION OF 9'MSL.  
KEY DOES NOT REFLECT THE EXISTENCE OR THE NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS  
"AL WETLANDS".  
ADJACENT OWNERS ON THIS PLAT ARE TAKEN FROM THE CHARLESTON COUNTY TAX RECORDS AS THEY  
WAS AT THE TIME OF THIS SURVEY.

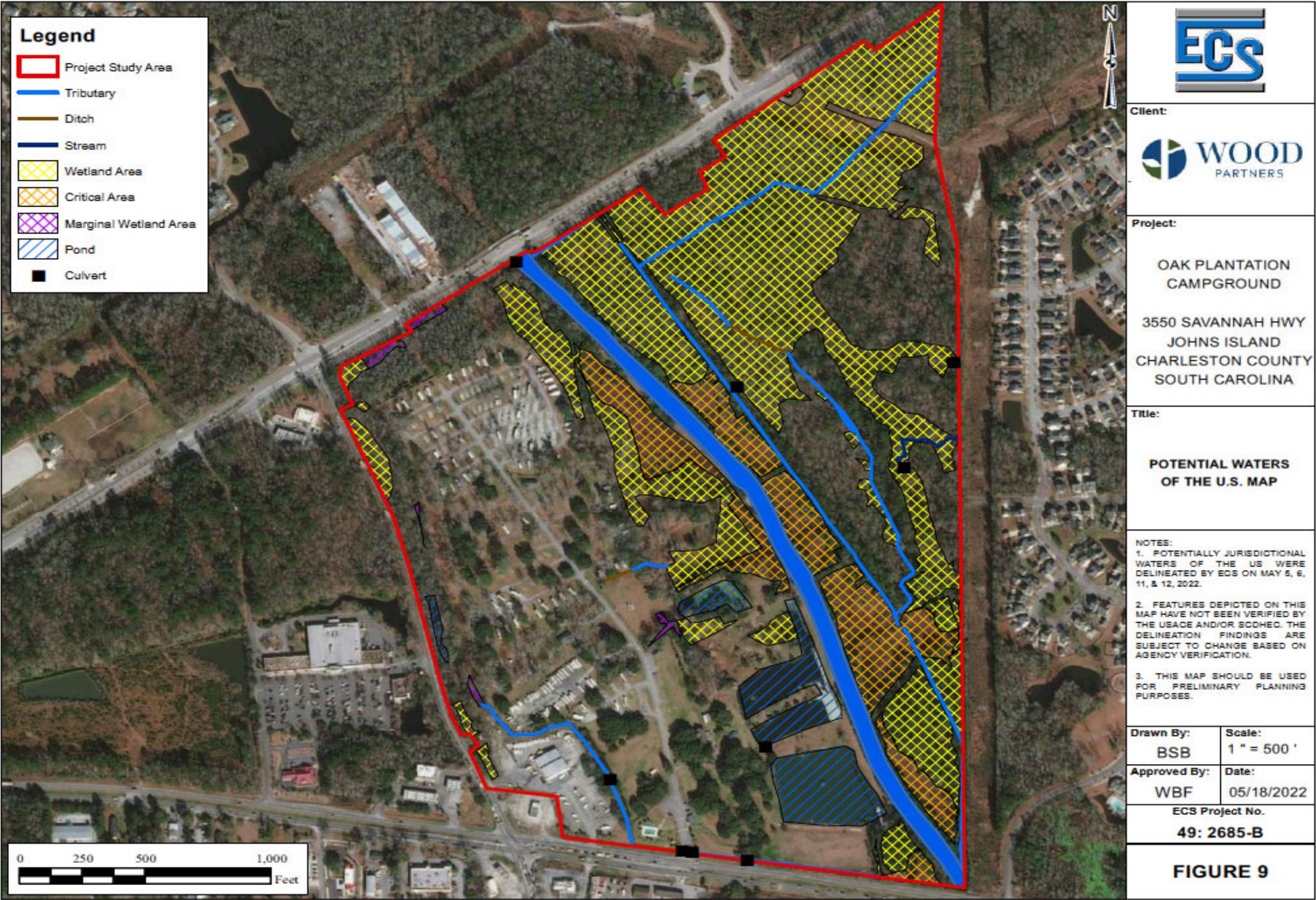


# POTENTIAL WATERS

TMS# 286-00-00-004: 151.36 AC. +/-  
TMS# 286-00-00-005: - 3.03 AC. +/-

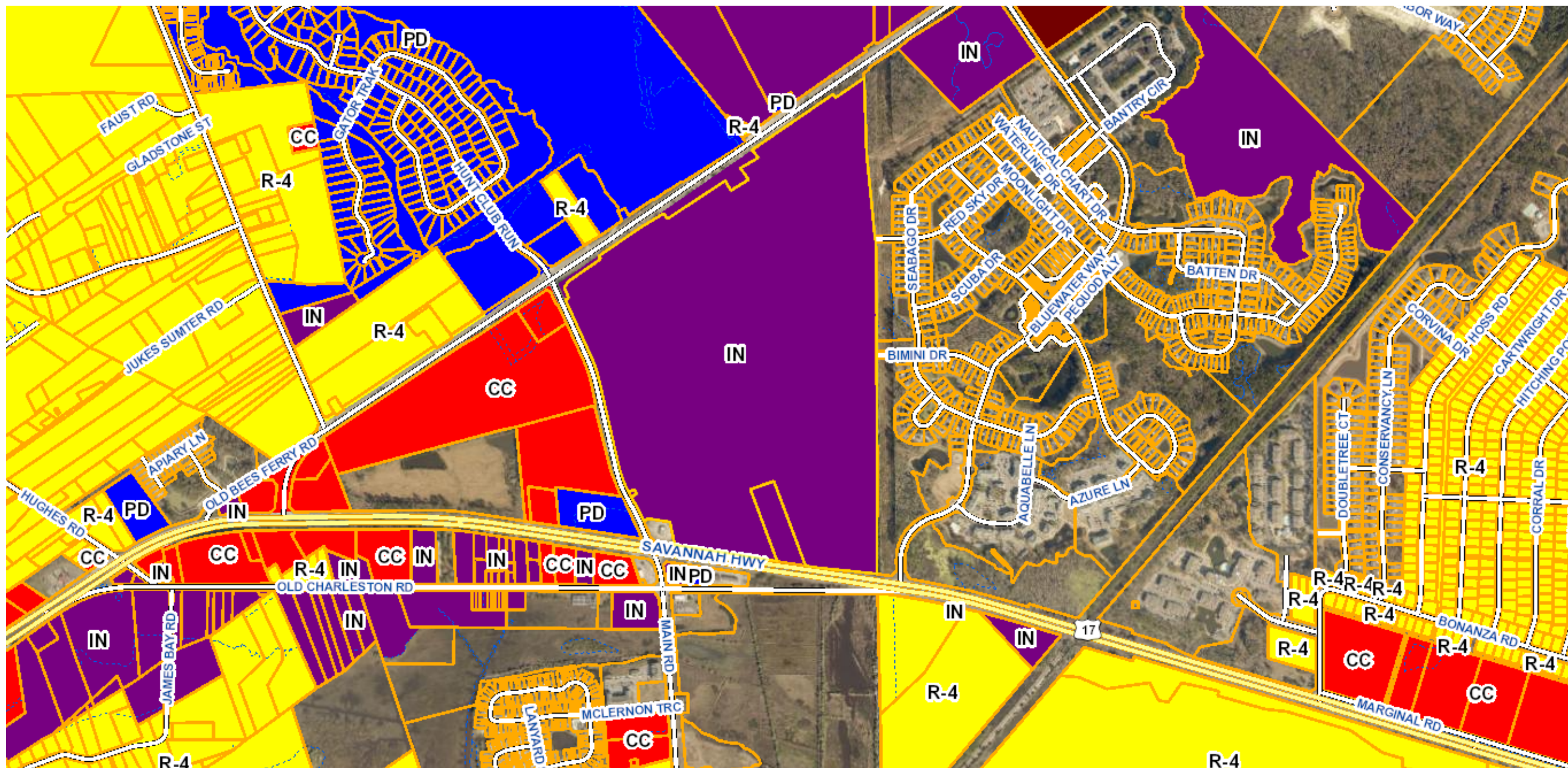
TOTAL: 154.39 AC. +/-

**TOTAL ACREAGE:** 154.39 AC. +/-  
- HIGHLAND: 68.51 AC. +/-  
- WETLANDS: 43.61 AC. +/-  
- CRITICAL: 11.24 AC. +/-  
- PONDS: 6.00 AC. +/-  
- TRIBUTARY: 25.03 AC. +/-



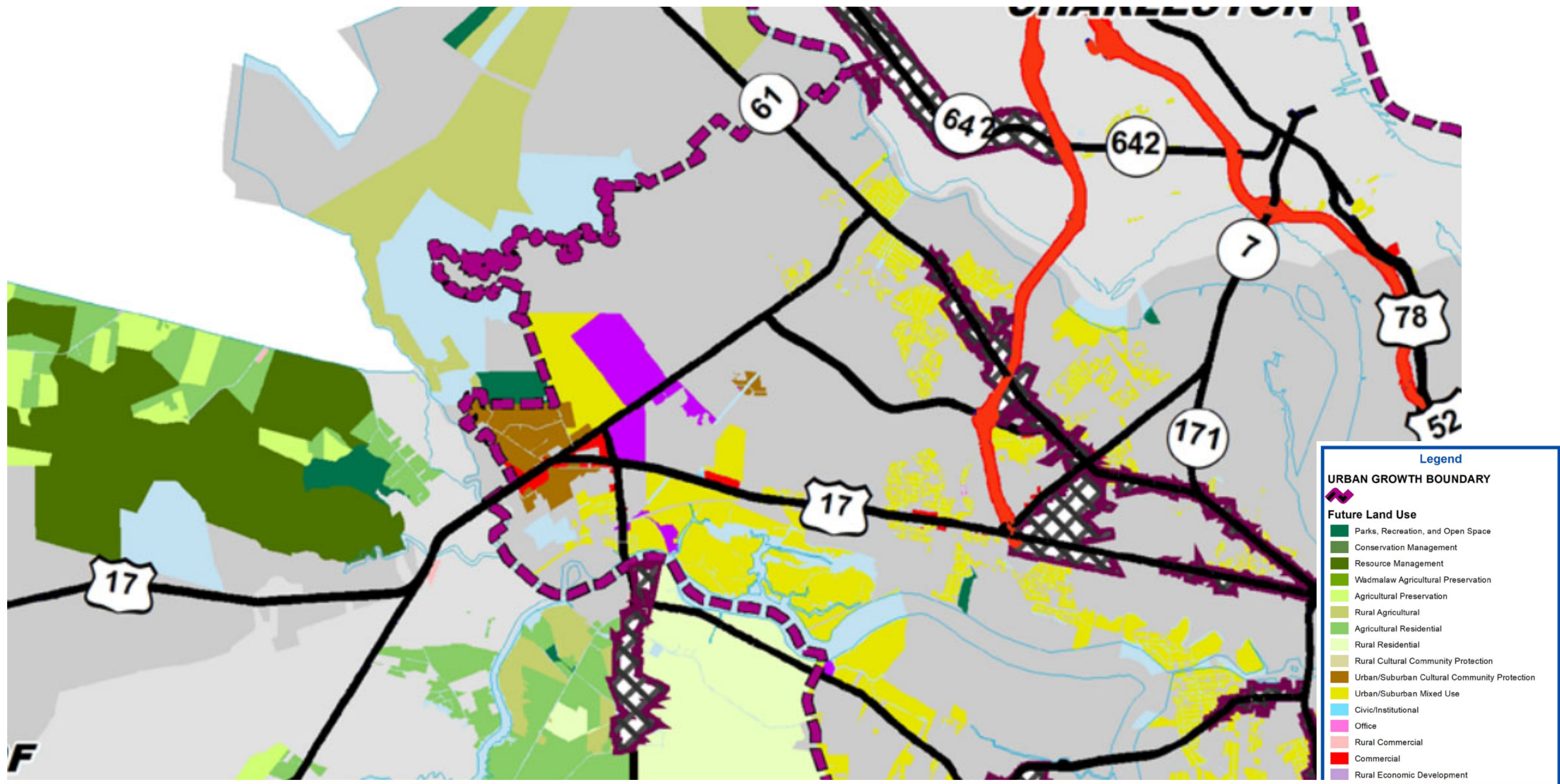


# ZONING OVERVIEW





# URBAN GROWTH BOUNDARY





# ZONING REGULATIONS

TABLE 4.14.3 UR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

A = USE ALLOWED BY RIGHT; C = USE SUBJECT TO CONDITIONS; S = SPECIAL EXCEPTION USE ( MUST ALSO COMPLY WITH APPLICABLE CONDITIONS); BLANK CELLS INDICATED PROHIBITED LAND USES																							
LAND USES			ZONING DISTRICTS																		CONDITION		
	NR	05	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN		
MULTI-FAMILY DWELLING																							
DWELLING, MULTI-FAMILY											A										C	C	SEC. 6.4.31
TRIPLEX AND FOURPLEX									S	S	C	C		C	C	C	C		C	C	SEC. 6.4.35		
DUPLEX									S	S	C	C		C	C	C	C		C	C	SEC. 6.4.35		
DWELLING GROUP			C	C	C	C	C	C	C	C	C	C											SEC. 6.4.7
DWELLING, SINGLE-FAMILY ATTACHED									S	S	C	C		C	C	C	C		C	C	SEC. 6.4.2 SEC. 6.4.31		

CHAPTER 6 | USE REGULATIONS  
(Ord. No. 2177. 10/26/2021)

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as “Conditional Uses’ or “Special Exceptions” as shown in Table 6.1-1. *Use Table.*

Sec. 6.4.31 Land Uses in the Rural Area

Uses to which this condition applies shall not be allowed on properties that are zoned CC or IN in the Rural Area as defined in the Charleston County Comprehensive Plan.

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses In any Zoning District where these uses are allowed as “Conditional Uses’ or “Special Exceptions’ as shown in Table 6.1-1. *Use Table.*

Sec. 6.4.2 Single-Family Attached Dwelling

Single- Family Attached Dwellings shall be subject to the following standards.

A Number of Attached Units in a Single Structure. No single Structure may contain more than eight Single-Family

B. Lot Area and Dimensional Standards.

6. In the CC and IN Zoning Districts located in the Urban/Suburban Area as defined in the Charleston County Comprehensive Plan. The density intensity, and dimensional standards of the UR Zoning District shall apply:



# ZONING REGULATIONS

## CHAPTER 4 BASE ZONING DISTRICTS

(Ord. No. 2177, 10/26/2021)

### ARTICLE 4.14 UR, URBAN RESIDENTIAL DISTRICT

#### Sec. 4.14.1 Purpose and intent

The UR. Urban Residential Zoning District implements the Urban/Suburban Mixed Use policies of the *Comprehensive Plan*.

#### Sec. 4.14.2 Use Regulations

Uses are allowed in the UR District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

#### Sec. 4.14.3 Density/Intensity and Dimensional Standards

All Development in the UR District shall be subject to the following Density/Intensity and Dimensional Standards and shall provide proof to the Zoning and Planning Director that the property will be served by public water and sewer.

TABLE 4.14.3 UR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS		
	NON-WATERFRONT DEVELOPMENT STANDARDS	WATERFRONT DEVELOPMENT STANDARDS
MAXIMUM DENSITY	16 PRINCIPAL DWELLING UNITS PER ACRE	
MINIMUM LOT WIDTH	12 FEET	
MINIMUM SETBACKS		
FRONT/STREET SIDE	15 FEET	
INTERIOR SIDE	0/5 FEET	
REAR	10 FEET	
WETLAND, WATERWAY, & OCRM CRITICAL LINE SETBACK	N/A	35 FEET
WETLAND, WATERWAY, & OCRM CRITICAL LINE BUFFER	N/A	15 FEET
MAXIMUM BUILDING COVER	50% OF LOT	
MAXIMUM HEIGHT	4 STORIES/50 FEET, WHICHEVER IS LESS	
Zero Lot Line homes may be built with no Setback on one side of the property, but must have at least 10 feet of separation between buildings.		

EFFECTIVE ON 9/10/2017, AS AMENDED

#### Sec. 4.14.4 Other Regulations

Development in the UR District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

TMS# 286-00-00-004: 151.36 AC. +/-

TMS# 286-00-00-005: - 3.03 AC. +/-

TOTAL: 154.39 AC. +/-

TOTAL ACREAGE: 154.39 AC. +/-

- HIGHLAND: 68.51 AC. +/-

- WETLANDS: 43.61 AC. +/-

- CRITICAL: 11.24 AC. +/-

- PONDS: 6.00 AC. +/-

- TRIBUTARY: 25.03 AC. +/-

MAXIMUM DENSITY ALLOWED: 1096 D.U.

(68.51 AC X 16 D.U. + 1,096 D.U. PER HIGHLAND ACRES)



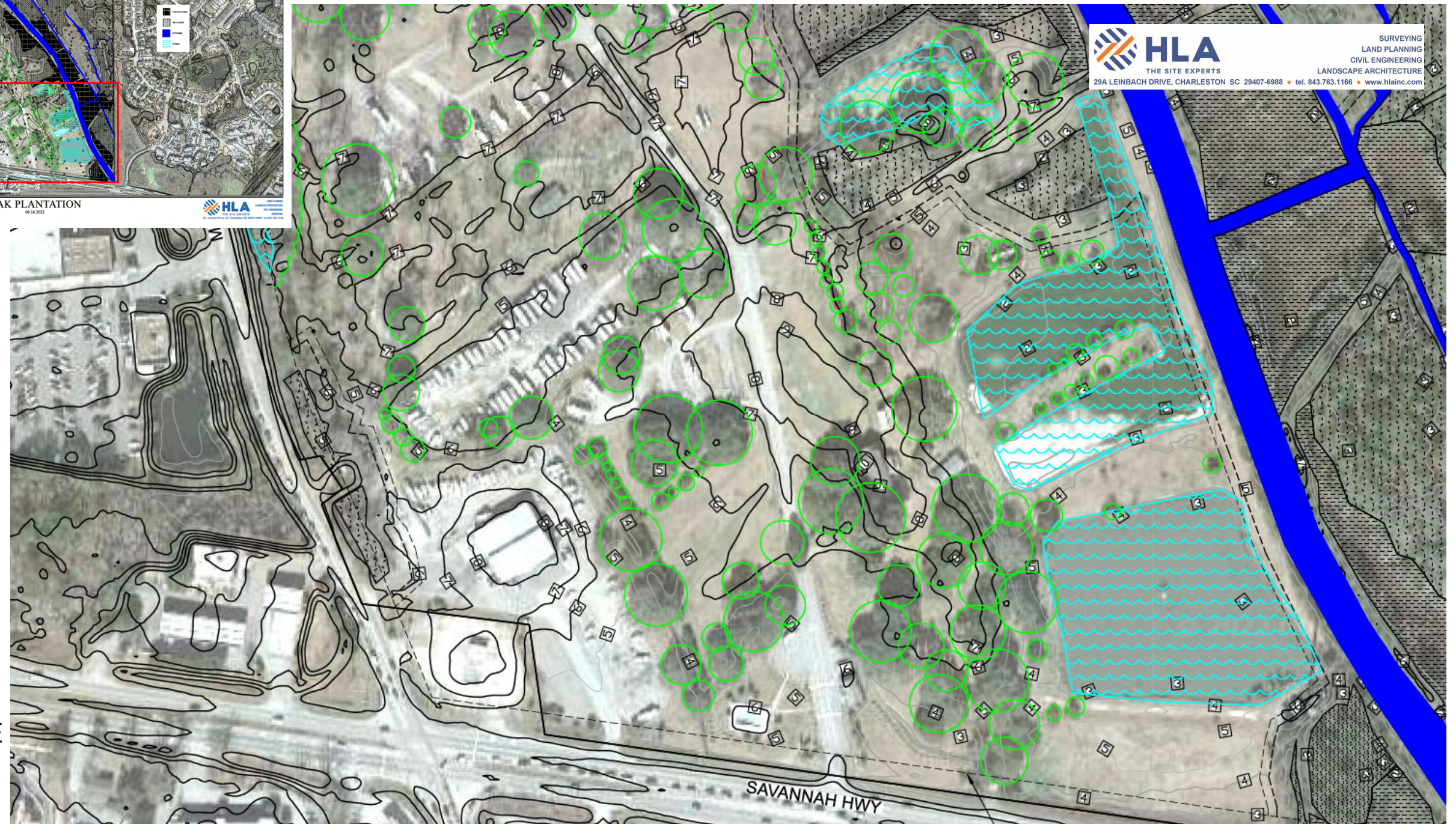
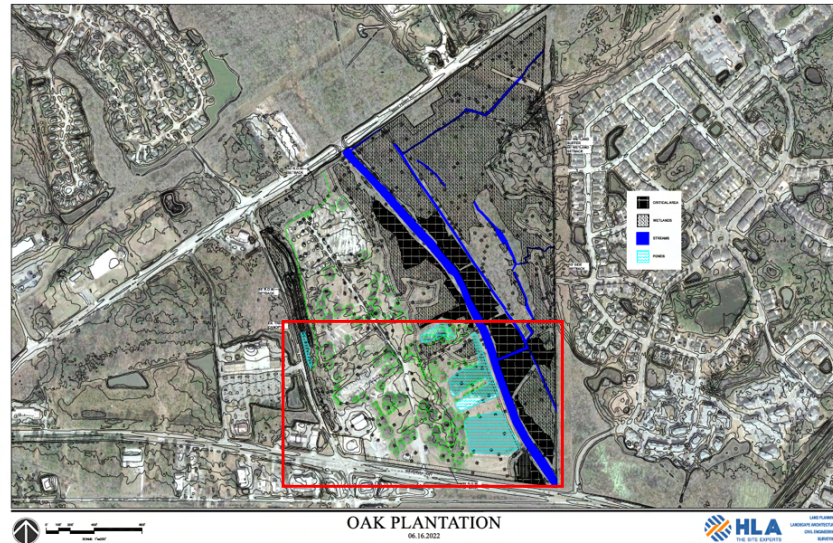
# FLOOD ZONES



Flood Zone AE (EL 9)



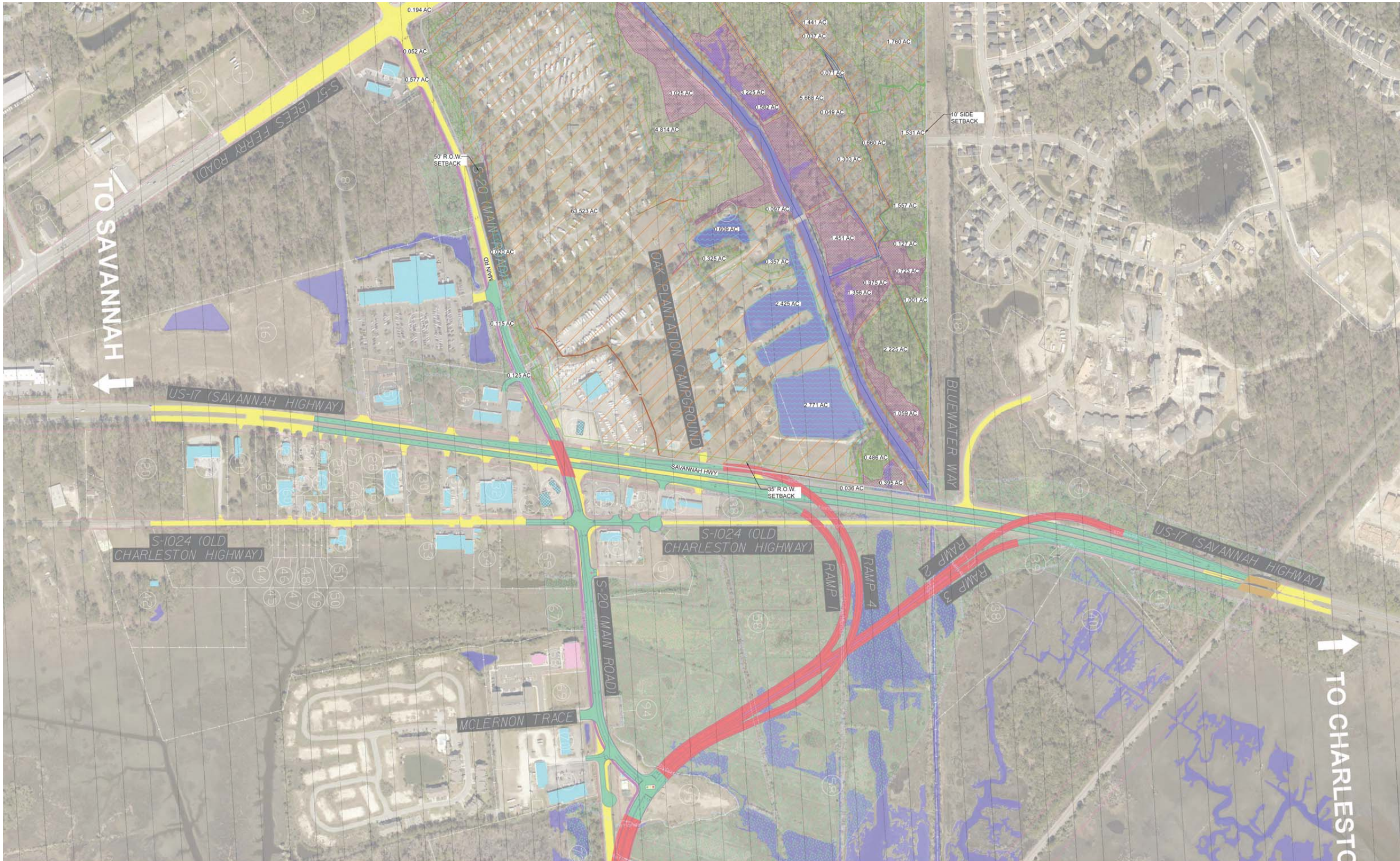
# FLOOD ZONES



Flood Zone AE  
(EL 9) & (EL8)

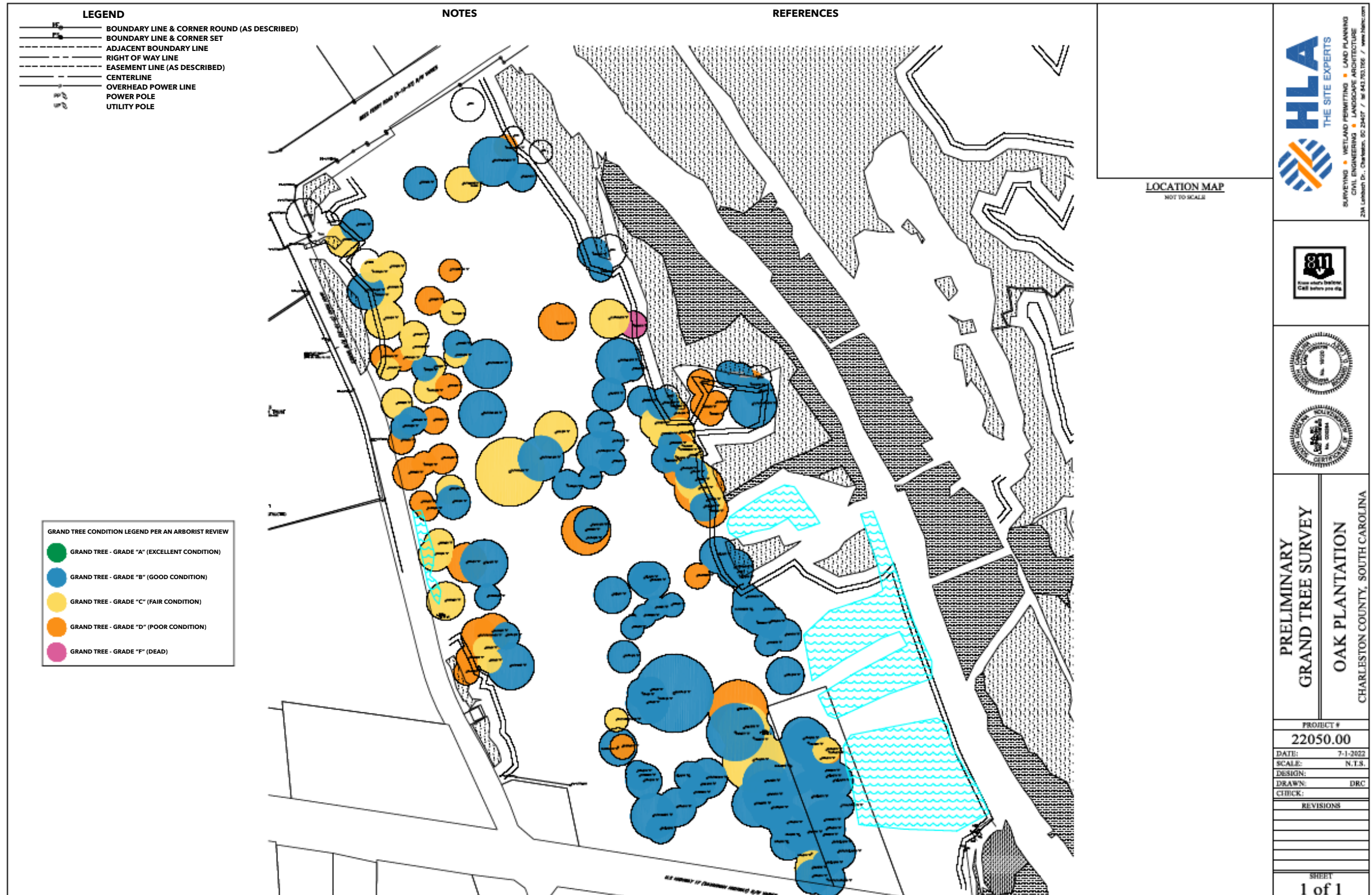


# INTERSECTION IMPROVEMENT PROJECT





# PRELIMINARY TREE SURVEY

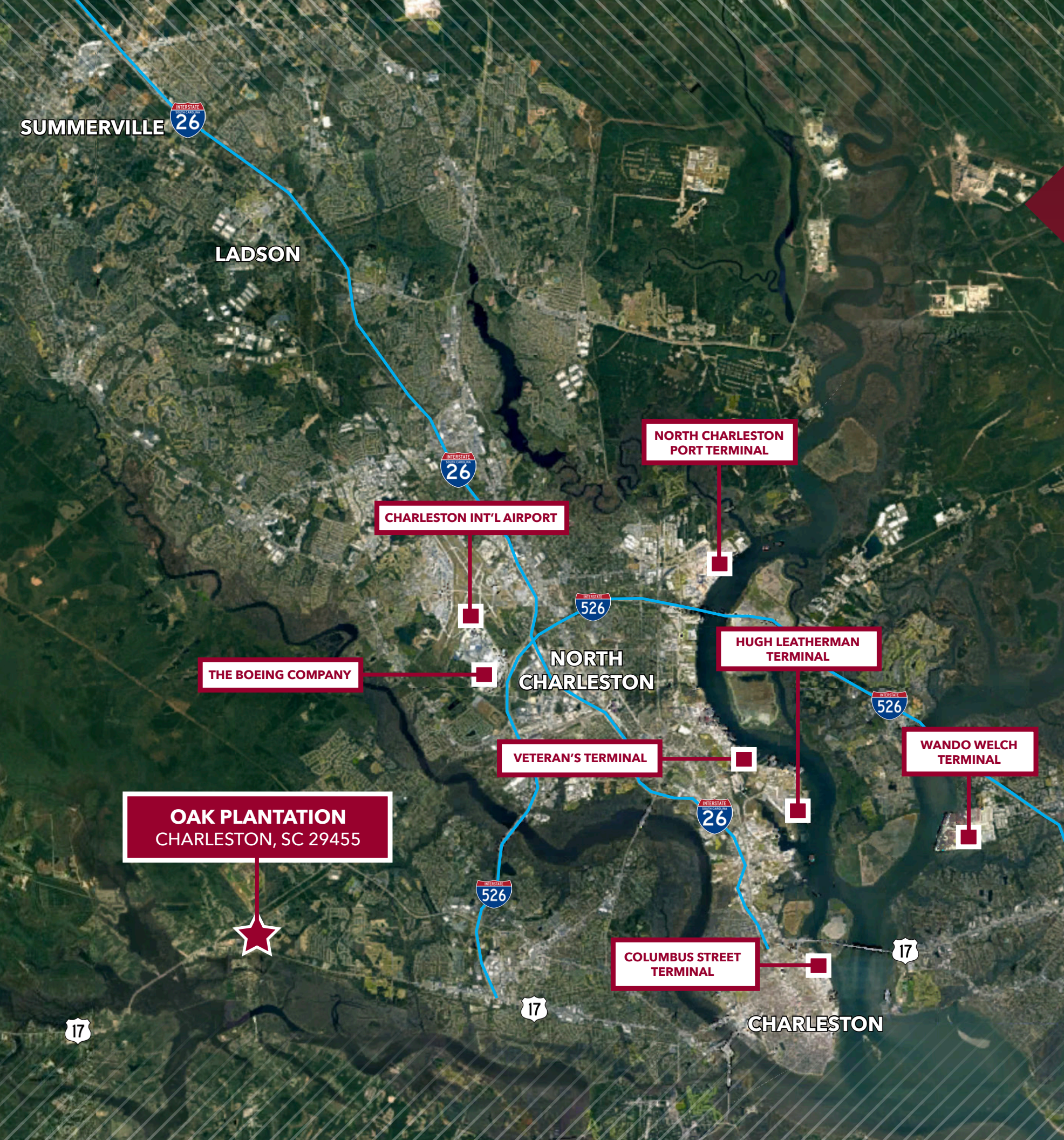




# MARKET OVERVIEW







# LOCATION OVERVIEW

**\$109,426** Avg. Household Income Within 5 Mile Radius

**54,113** Total Population Within 5 Mile Radius

**23,825** Total Households Within 5 Mile Radius

**44,906** Vehicles/Day on Savannah Highway

**27 min** Median Commute Time Within 5 Mile Radius

**38.16** Median Age Within 5 Mile Radius

## DRIVE TIMES:

Charleston INT'L Airport	18 min	12.3 mi
I-26	16 min	12.0 mi
I-526	10 min	4.7 mi
Highway 17	2 min	0.2 mi
North Charleston Port Terminal	25 min	16.7 mi
Veteran's Terminal	25 min	13.1 mi
Hugh Leatherman Terminal	24 min	13.0 mi
Wando Welch Terminal	31 min	23.7 mi
Columbus Street Terminal	26 min	10.9 m



Bees Ferry

Main Road

1 STORY

# OAK PLANTATION

2 STORIES

STORAGE SPACE

## SAVANNAH HIGHWAY CHARLESTON, SC 29455

4 STORIES

4 STORIES

US-17



**REID DAVIS, CCIM, SIOR**  
Managing Principal  
(843) 277-4326  
RDavis@Lee-Associates.com



**PETE HARPER, CCIM**  
Principal  
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PHarper@Lee-Associates.com



**CAMERON YOST, CCIM, SIOR**  
Principal  
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CYost@Lee-Associates.com



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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