



Commercial Land For Sale

+/- 7.173 Total Acres (5.237 Highland Acres)

Bees Ferry Road, Charleston, SC 29414

Charleston MSA Map

Master Planned Communities & Major Employers

REDWOOD MATERIALS

VOLVO

WILD CAT
5,700 RESIDENCES

CANE BAY
7,200 RESIDENCES

NEXTON
6,500 RESIDENCES

CARNES CROSSROADS
5,000 RESIDENCES

SUMMERVILLE

GOOSE CREEK

Mercedes-Benz Vans

INGLESIDE
3,500 RESIDENCES

SUMMERS CORNER
7,000 RESIDENCES

PALMETTO COMMERCE PARK
10,000 JOBS

BOEING

HANAHAN

POINT HOPE
18,000 RESIDENCES

DUNES WEST
8,400 RESIDENCES

CAROLINA PARK
2,500 RESIDENCES

WATSON HILL
1,000 RESIDENCES

NORTH CHARLESTON

DANIEL ISLAND
7,500 RESIDENCES

RIVERTOWNE
1,500 RESIDENCES

PARK WEST
3,500 RESIDENCES

HISTORIC PLANTATION DISTRICT

LONG SAVANNA
4,500 RESIDENCES

WEST ASHLEY

SUBJECT PROPERTY

CHARLESTON

MOUNT PLEASANT

SULLIVANS ISLAND

JOHNS ISLAND

BISHOP GADSDEN

JAMES ISLAND

FRANCIS MARION NATIONAL FOREST

TOP EMPLOYERS

- Medical University of South Carolina - 24,900
- Joint Base Charleston - 22,000
- The Boeing Company - 6,500
- Roper St. Francis Healthcare - 6,100
- Charleston County School District - 5,900
- Walmart - 3,900
- Berkeley County School District - 3,500
- Trident Health System - 3,100
- Dorchester County School District II - 2,800
- Charleston County Government - 2,700
- College of Charleston - 2,000
- U.S. Postal Service - 2,000
- Robert Bosch - 1,800
- Volvo Car USA - 1,600
- Mercedes-Benz Vans - 1,600

RECENT MAJOR EXPANSIONS

REDWOOD MATERIALS \$3.5 Billion Invested 1,500 Jobs (2023)	ROPER ST. FRANCIS HEALTHCARE \$1 Billion Invested (2023)
BOSCH \$260 Million Invested 350 Jobs (2023)	NUCOR \$425 Million Invested 50 Jobs (2023)
SHIL MEDICAL \$90 Million Invested 166 Jobs (2022)	Elbit Systems 300 Jobs (2022)

West Ashley – Residential Activity Aerial



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Bees Ferry Road Activity Map



Aerial Proximity Map



180 Units: Future Residential

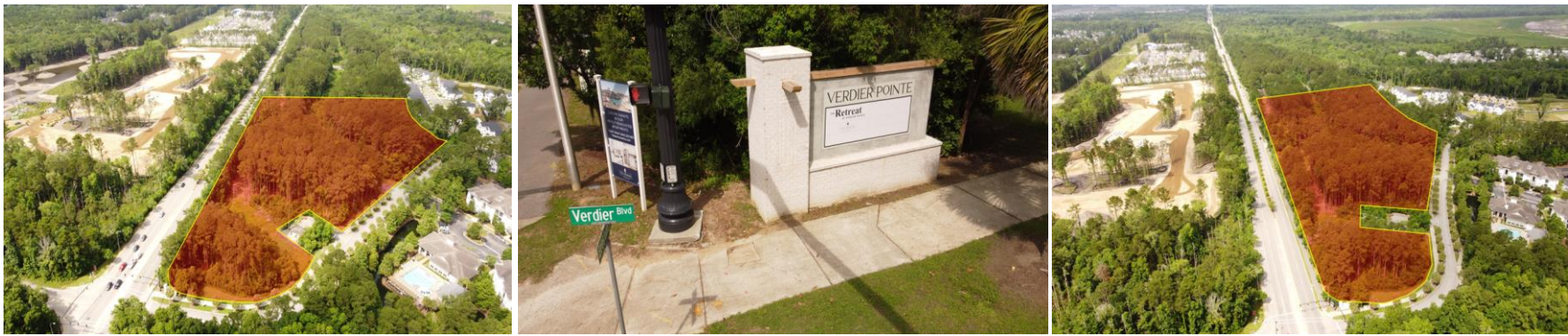


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- Located in the City of Charleston; Charleston County **TMS #: 301-00-00-815**
- Property is positioned at the full movement, lighted intersection of Bees Ferry Rd and Verdier Blvd
- High visibility site with opportunities for excellent signage and access from multiple points
- Zoned City of Charleston General Commercial
- Valid USACE Wetland Fill Permit in place and all utilities at property
- High-growth area that features Walmart Supercenter, Harris Teeter Shopping Center, Publix, Chick Fil A Shopping Center, and over 20,000 existing and planned residential units within a 1.5 mile radius.



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List Price: \$4,275,000.00

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