

The Bellinger Hotel

This premier Daniel Island hospitality opportunity combines understated coastal elegance, sweeping deepwater access, and Charleston's world-famous Lowcountry lifestyle. Fully entitled and shovel-ready, the project is approved for a 36-room (with expansion to 52 rooms) boutique hotel with a restaurant and event space—offering investors a rare, turnkey development site on the water.

KEY HIGHLIGHTS

- » 36-52 refined guest rooms with panoramic waterfront views
- » 13,000+ SF of restaurant and event space with Lowcountry influence
- » Deepwater docks and lifts already in place on Beresford Creek
- » All plans fully entitled and TRC-approved, allowing immediate construction
- » Prime Daniel Island location near Credit One Stadium, golf, and dining

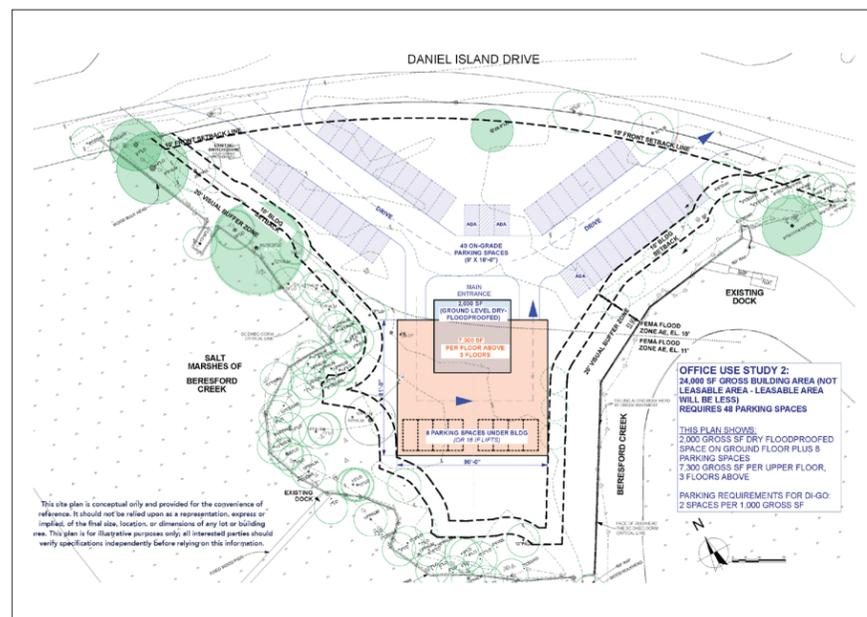


Waterfront Office

Daniel Island Waterfront Office | A Signature Workplace
Presenting an extraordinary opportunity to develop a four-story, 24,000+ SF Class-A office building on Daniel Island. This concept leverages deepwater frontage, quick highway access, and a premier location ideal for discerning tenants seeking prestige, convenience, and lifestyle integration.

KEY HIGHLIGHTS

- » 1.66-acre deepwater parcel with spectacular visibility
- » 24,000+ gross SF of Class-A office space - four levels
- » 48 onsite parking spaces, rare for island sites
- » Private deepwater docks with 134' walkway and pierhead for executive access
- » Minutes to I-526, the airport, and downtown Charleston
- » Ideal for financial, professional, and tech tenants seeking a premium waterfront address



Residential Concept

This 1.66-acre property presents a unique opportunity to develop up to three luxury single-family waterfront residences, each offering direct deepwater access, panoramic sunset views, and privacy within Daniel Island's highly coveted waterfront corridor. The site's existing dock infrastructure and serene creek frontage make it ideal for either a boutique subdivision or one private family compound.

KEY HIGHLIGHTS

- » 3 distinct deepwater homesites or one private estate
- » Shared pierhead and private docks on Beresford Creek
- » Direct access to the Wando and Cooper River
- » Expansive sunset views and natural Lowcountry scenery
- » Close proximity to Daniel Island's golf, dining, parks, and schools
- » One of the final opportunities for true deepwater residential development on the island

