



RIVERFRONT 19 +/- ACRE SFR RESIDENTIAL SITE

1640 EVELINA STREET
MOUNT PLEASANT, SC 29464

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1 PROPERTY INFORMATION

1640 Evelina Street
Mount Pleasant, SC 29464

Riverfront SFR Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,699,000
Available SF:	
Lot Size:	18.94 +/- Acres
Price / Acre:	\$248,099
Zoning:	Residential - S-3
Market:	Charleston
Submarket:	Mount Pleasant
Traffic Count:	21,642
APN:	556-00-00-047

PROPERTY OVERVIEW

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac+/-, with 593'+/- frontage on the Wando River, and adjacent lot of 4.06 ac+/- with 224'+/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94+/- acres with 817'+/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

PROPERTY HIGHLIGHTS

- Wando River Water Frontage - 817' +/-
- Interstate 526 Gateway to Mount Pleasant
- Zoned S-3 Charleston County
- Re-Zoning Opportunity
- 2 miles to largest port in South Carolina
- Nationally-recognized schools

Riverfront SFR Description



PROPERTY DESCRIPTION

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac+/-, with 593'+/- frontage on the Wando River, and adjacent lot of 4.06 ac+/- with 224'+/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94+/- acres with 817'+/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

LOCATION DESCRIPTION

This listing is a collection of three residential sites located on the Wando River, in the heart of Mount Pleasant, SC near the intersection of I - 526 & Long Point Road. The Interstate entrance to the Town leads directly to key shopping centers and the popular fishing village on Shem Creek, flanked by restaurants. The connection with Highway 703 leads to the Isle of Palms and Sullivan's Island, beloved by locals and tourists alike. Near the intersection of I-26 and Long Point Road are a new shopping center development, as well as multifamily and single family housing. Mount Pleasant has three hospitals, two of which are within a mile of the site.

SITE DESCRIPTION

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac+/-, with 593'+/- frontage on the Wando River, and adjacent lot of 4.06 ac+/- with 224'+/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94+/- acres with 817'+/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

POWER DESCRIPTION

Dominion Energy

Riverfront SFR Site



LOCATION INFORMATION

Property Name	Riverfront 19+/- Acre SFR Residential Site
Street Address	1640 Evelina Street
City, State, Zip	Mount Pleasant, SC 29464
County	Charleston
Market	Charleston
Sub-market	Mount Pleasant
Cross-Streets	Long Point Road and Egypt Road
Township	Mount Pleasant
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	Interstate 526, US Hwy 17
Nearest Airport	Charleston International Airport

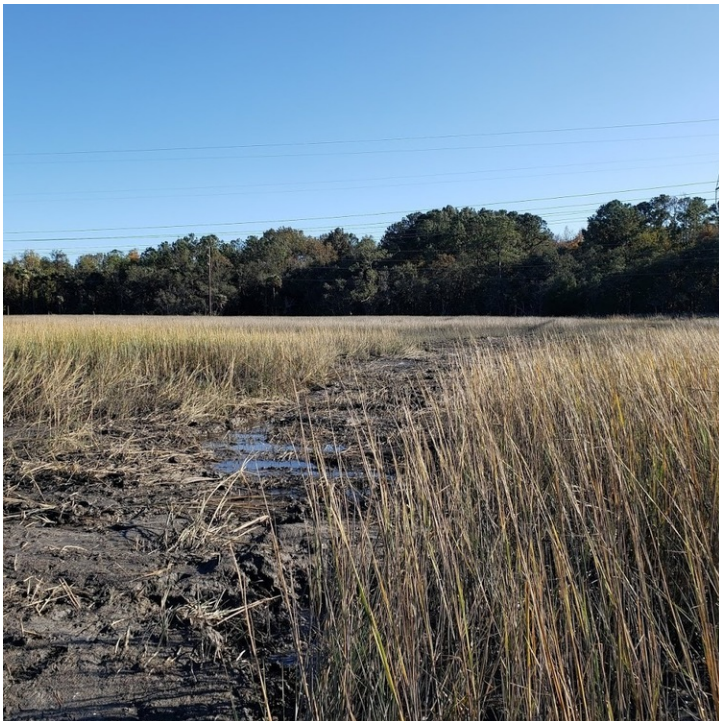
LAND INFORMATION

Number of Lots	3
Best Use	Single family residential, senior living
Free Standing	No

PROPERTY HIGHLIGHTS

- Wando River Water Frontage - 817' +/-
- Interstate 526 Gateway to Mount Pleasant
- Zoned S-3 Charleston County
- Re-Zoning Opportunity
- 2 miles to largest port in South Carolina
- Nationally-recognized schools
- Beaches, Historic Charleston and North Charleston less than 20 minutes drive

Riverfront SFR Photos



2 LOCATION INFORMATION

1640 Evelina Street
Mount Pleasant, SC 29464

Charleston County Information



CHARLESTON COUNTY HIGHLIGHTS

- Population of approximately 400,000 (over 800,000 in the tri-county region)
- Home to major employers like Boeing, hospitals, and logistics companies
- Hospitality and tourism hub of South Carolina
- Charleston consistently ranked #1 tourist destination in the US by Conde Nast
- Life sciences research hub at Medical University of South Carolina
- Growing tech industry, dubbed "Silicon Harbor" which fosters both key players and startups alike

CHARLESTON COUNTY: THE CLIMATE IS RIGHT FOR BUSINESS AND LIFE

With an average annual temperature of 75 degrees and a business-friendly philosophy, Charleston County has positioned itself as the perfect locale for both individuals and corporations alike to locate.

The recent deepening of the Charleston Harbor to accommodate post-Panamax ships, as well as the burgeoning manufacturing industry in the region has fueled both economic and residential development in the region. Aside from manufacturing, Charleston has a strong life sciences industry with the Medical University of South Carolina's main campus in downtown Charleston, as well as a thriving tech industry with key players like Blackbaud and Benefitfocus locating their headquarters in the area.

The economic drivers of the region have resulted in continuously-improving schools, infrastructure and overall quality of life for both residents and tourists alike.

Mount Pleasant Information



MOUNT PLEASANT AT A GLANCE

- Population of approximately 80,000
- Nationally-recognized schools
- Waterfront parks and water access
- Vibrant historic and cultural areas such as Shem Creek and Old Town Mount Pleasant
- Close to Isle of Palms and Sullivan's Island beaches
- Approximately 5-10 minutes from downtown Charleston
- Family-friendly events year-round

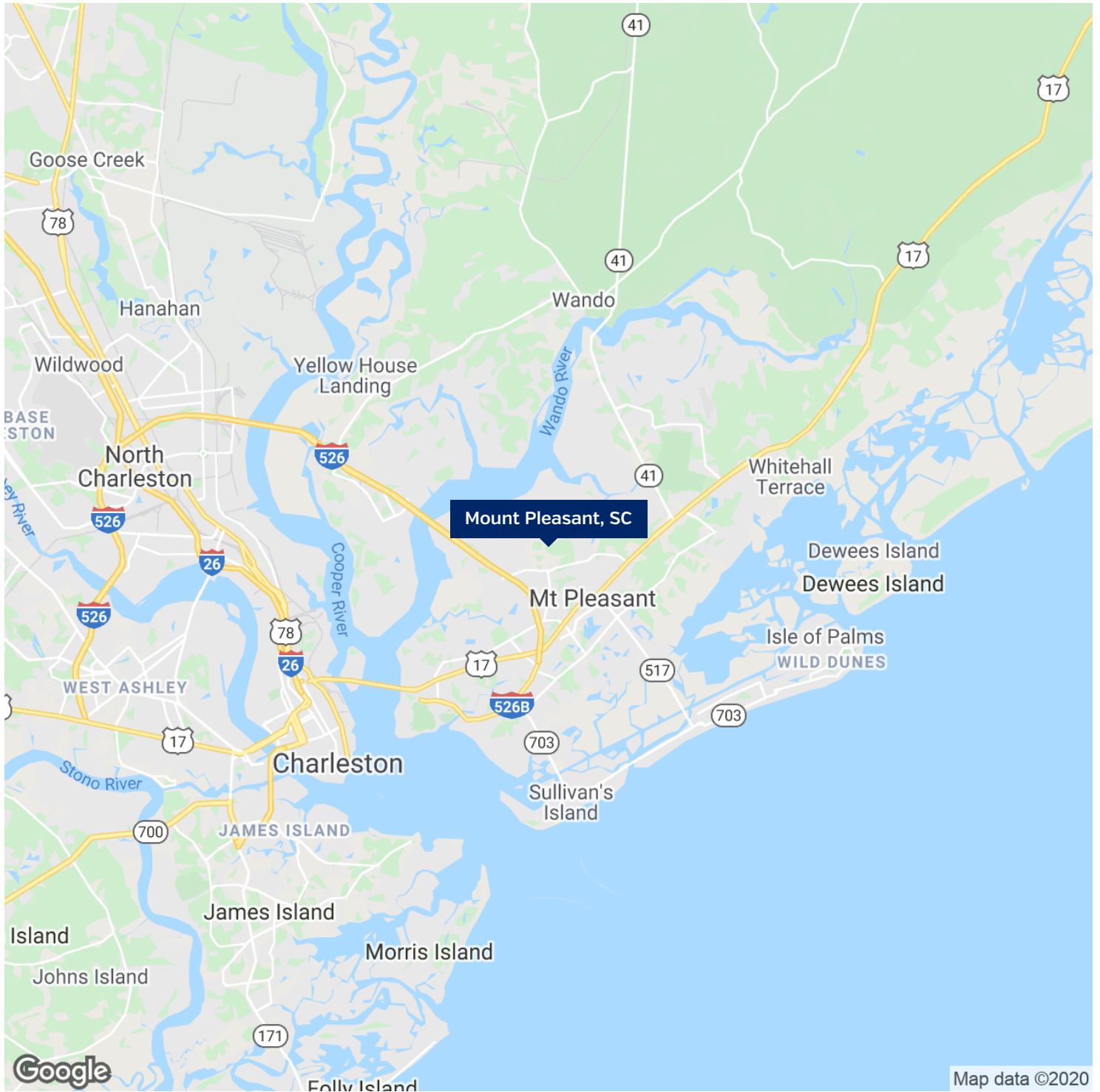
UNMATCHED QUALITY OF LIFE IN MOUNT PLEASANT

Mount Pleasant is known regionally and nationally as being the premiere suburb of the rapidly-growing Charleston market. With extensive water access, nationally-recognized schools, a low crime rate and high median income, Mount Pleasant is an attractive locale for families both native to the area or relocating.

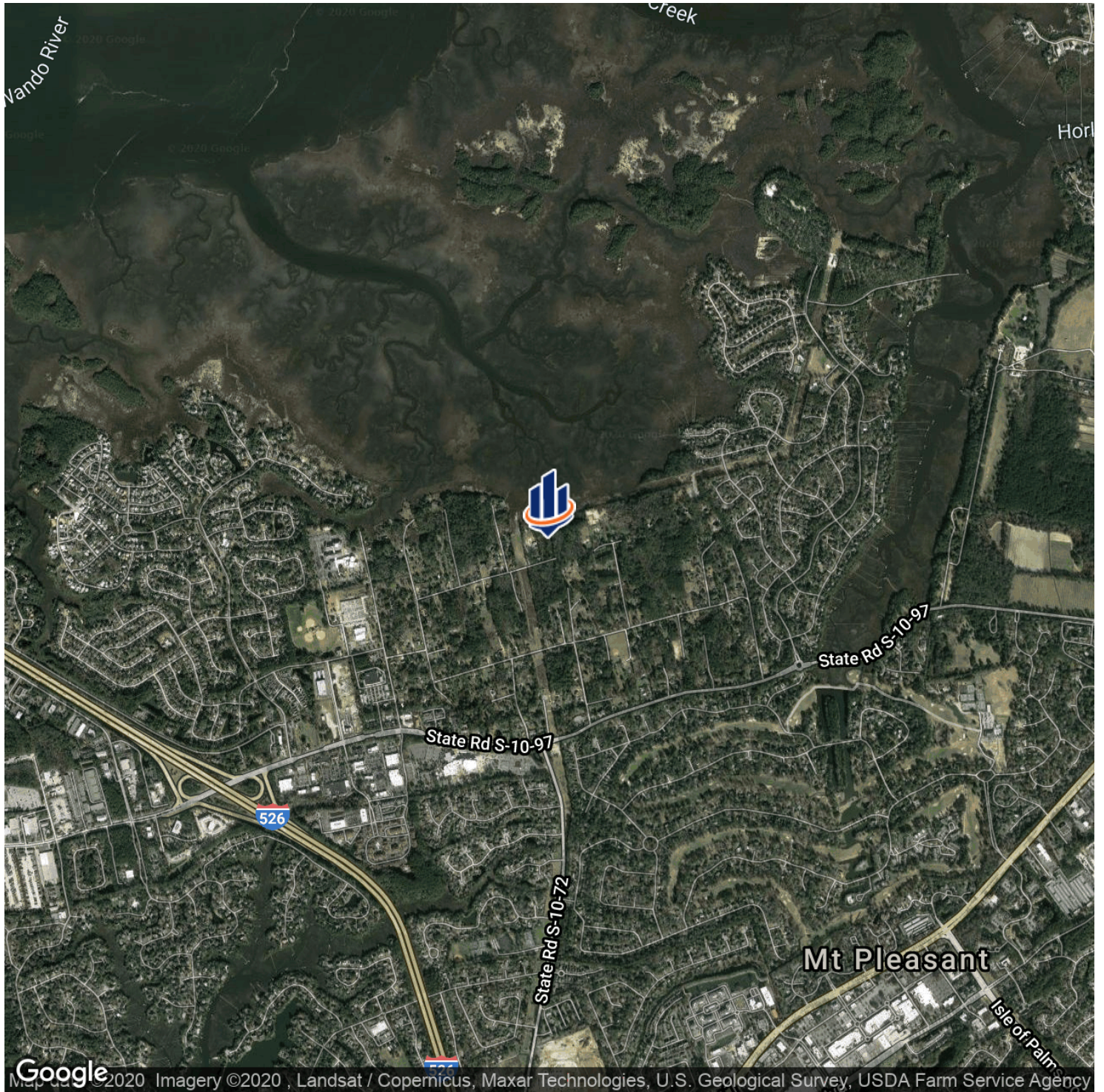
Quality of life is a top priority for the Town, and is reflected in the Town's dedication to planning and infrastructure. In recent years, the Town has embarked on a number of capital improvement projects to add high quality parks and water access.

Locally, Mount Pleasant is most known for its culture of being a family-friendly Town. Because of its high quality schools, the Town attracts many young couples that are starting families, as reflected in the demographics. This has impacted the housing market positively, making the Town highly sought after for residential development as well as retail business development.

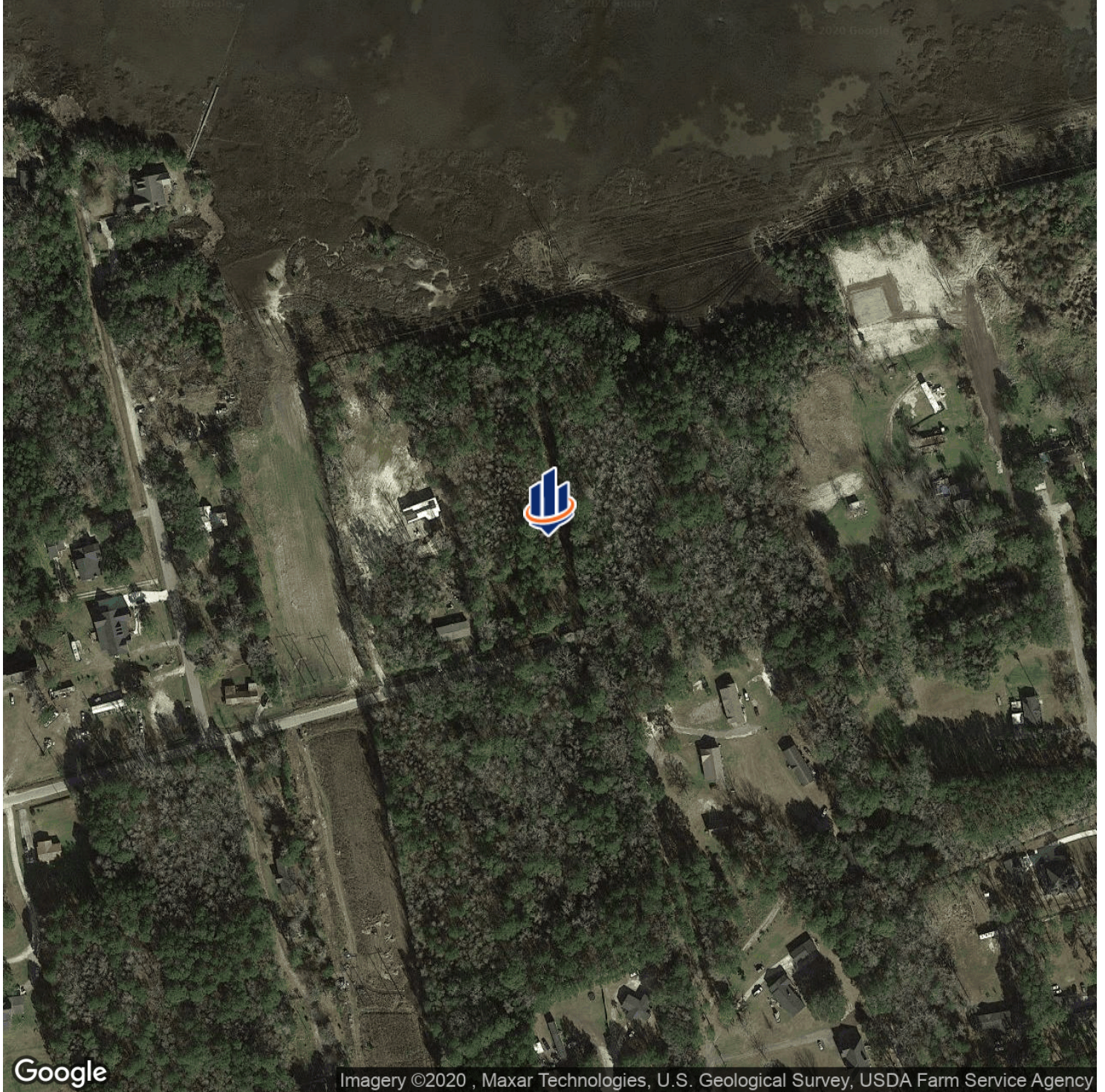
Regional Map



Location Maps



Aerial Maps

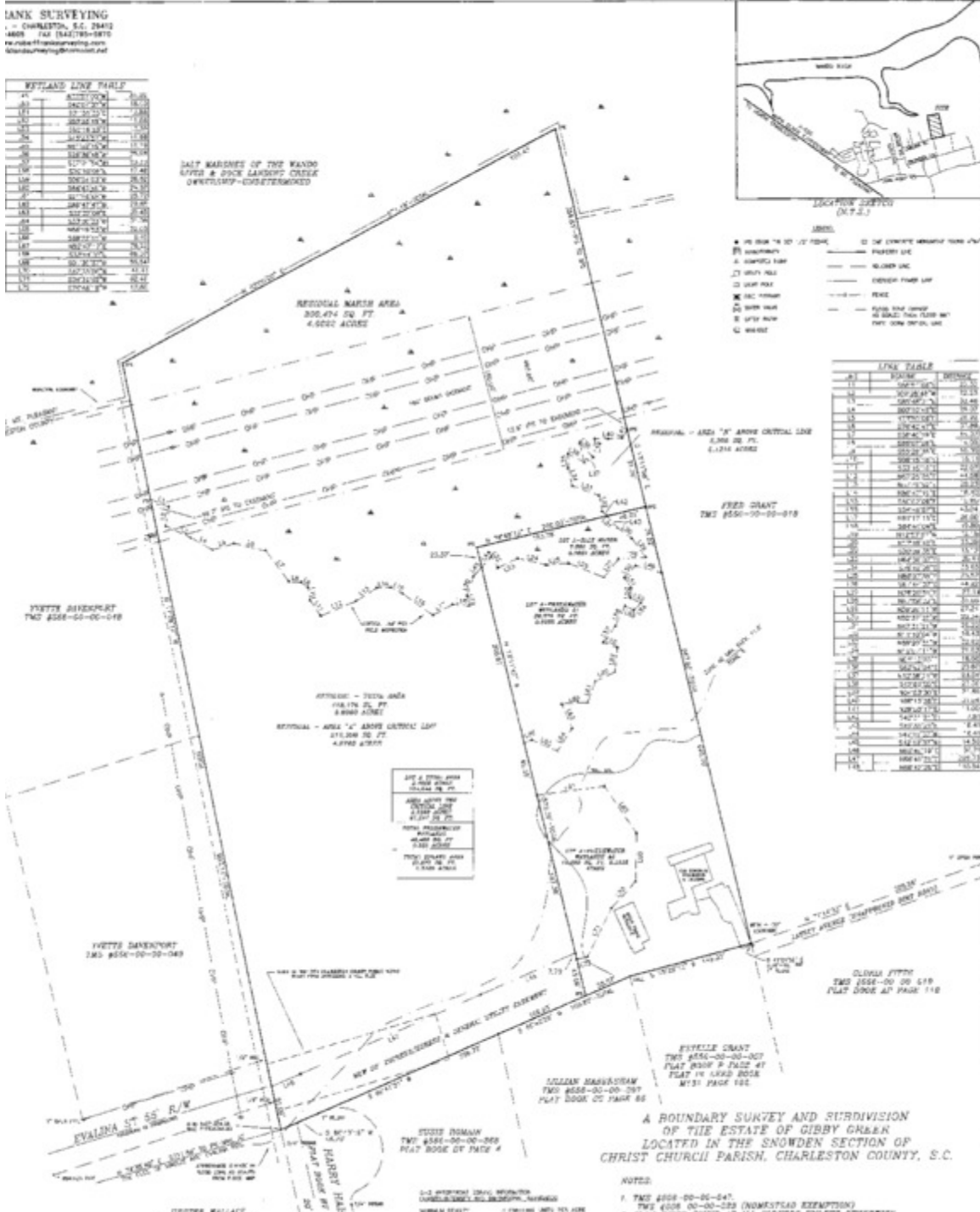


Site Plan

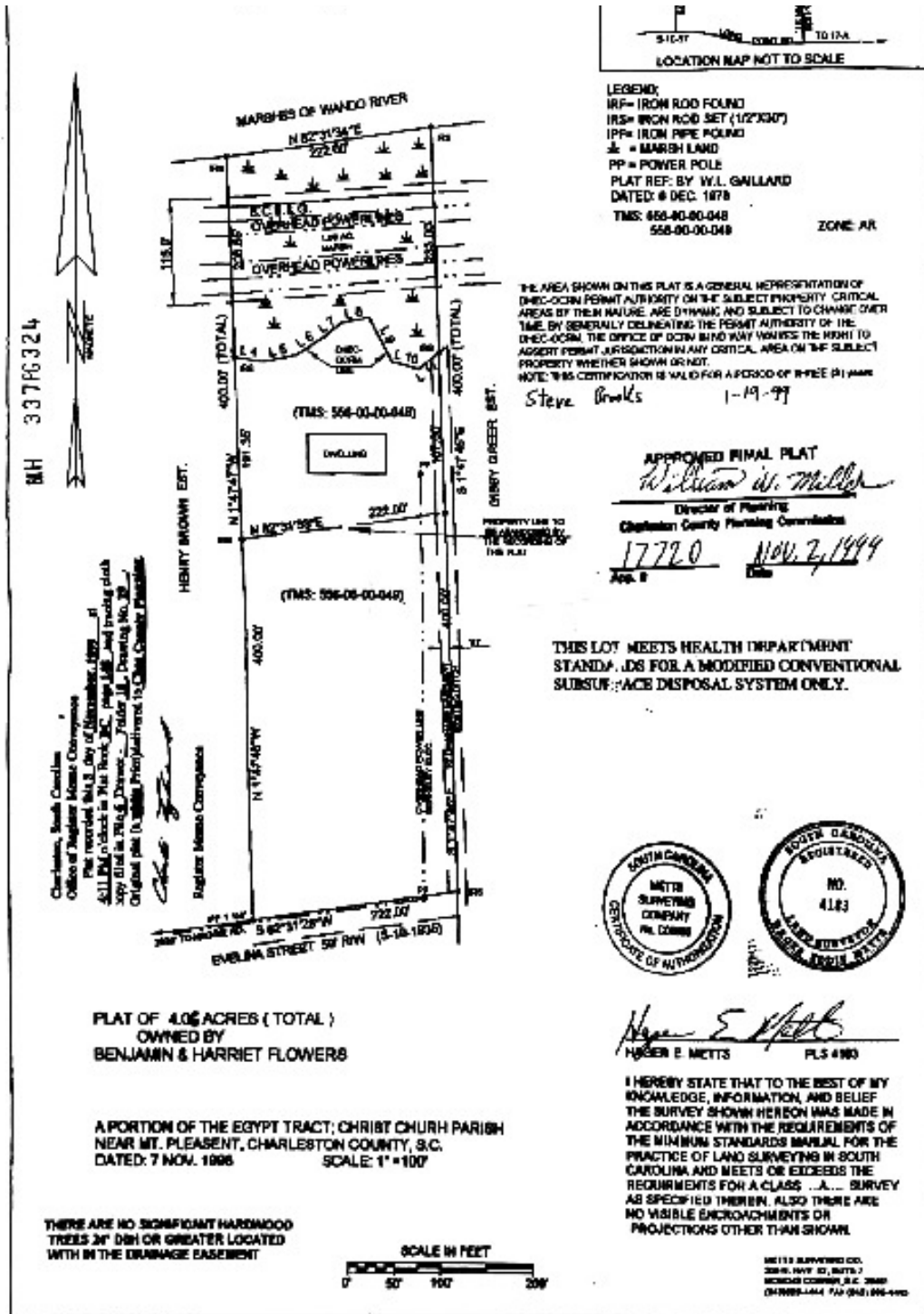


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Site Plan



Site Plan



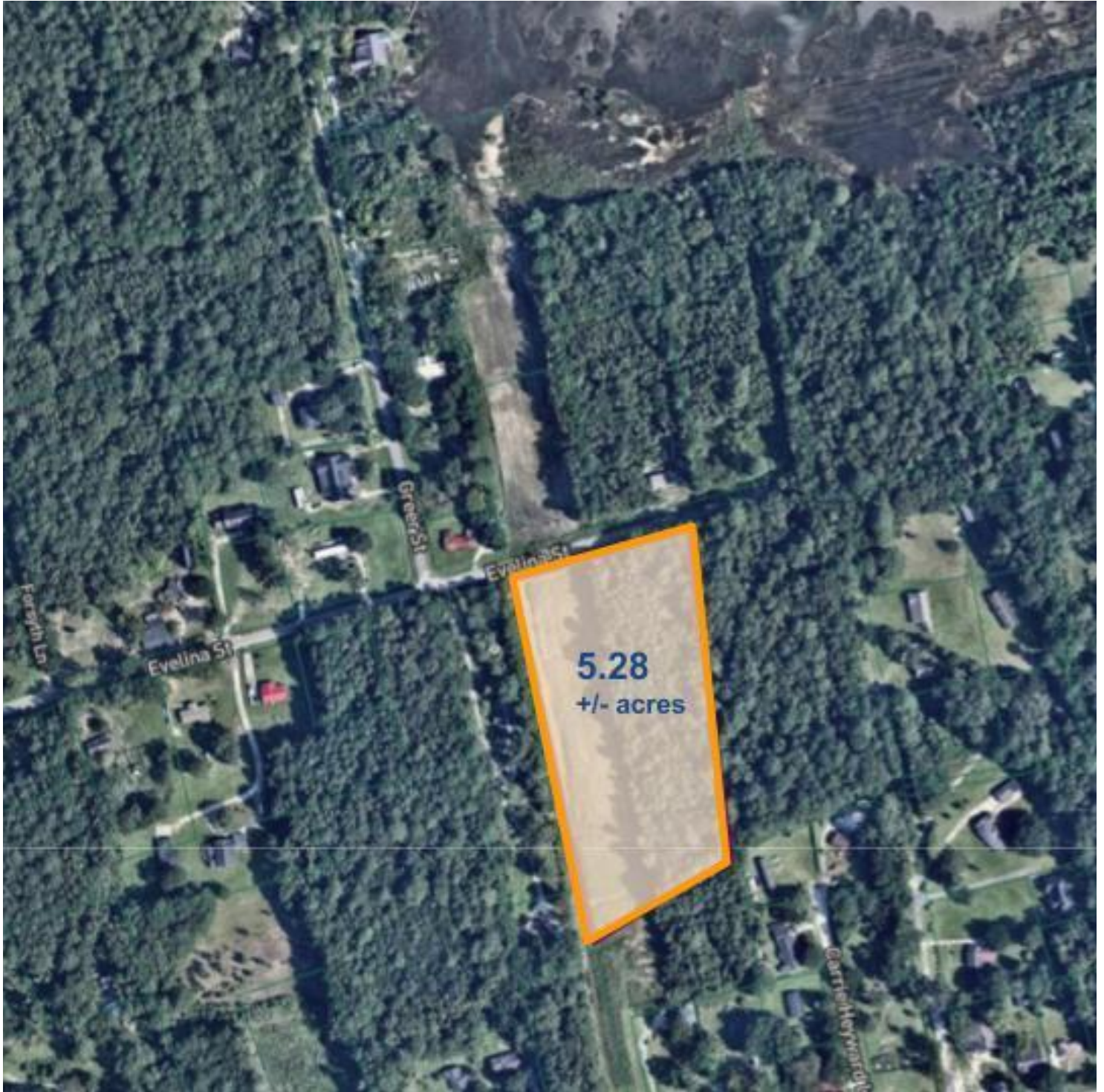
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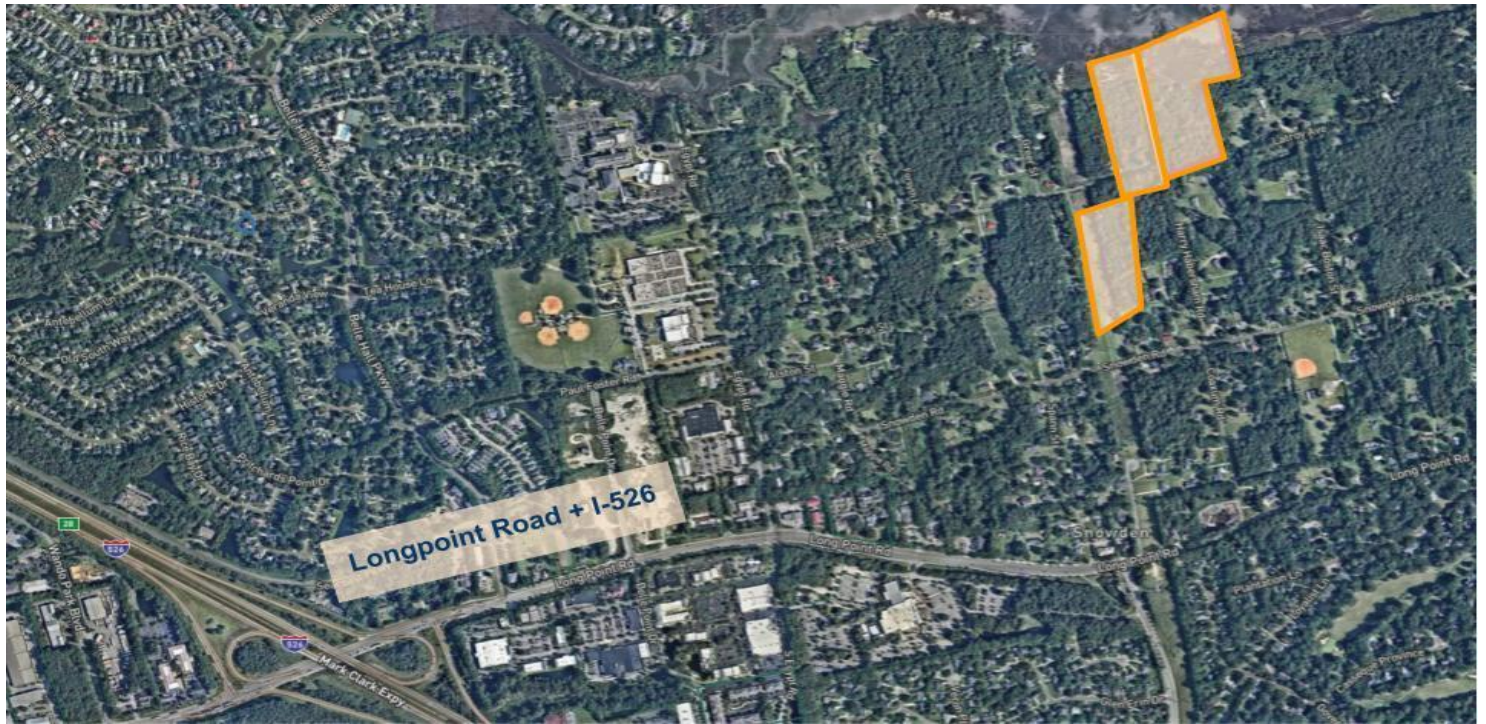
Site Plan 556-00-00-048



Site Plan - 556-00-00-045



Land Lots



OF LOTS 3 | TOTAL LOT SIZE 18.94 +/- ACRES | TOTAL LOT PRICE- \$4,699,000 | BEST USE SINGLE FAMILY RESIDENTIAL, SENIOR LIVING

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	556-00-00-048			Residential	4.06 Acres	\$2,000,000	S-3
Available	556-00-00-047			Residential	9.6 Acres	\$1,500,000	S-3
Available	556-00-00-045			Residential	5.28 Acres	\$1,199,000	

Mount Pleasant Retailer Map



3 SALE COMPARABLES

1640 Evelina Street
Mount Pleasant, SC 29464

Sale Comps



SUBJECT PROPERTY

1640 Evelina Street | Mount Pleasant, SC 29464

Sale Price: \$4,699,000 Lot Size: 18.94 Acres
Price PSF: \$5.70 Price / AC: \$248,099



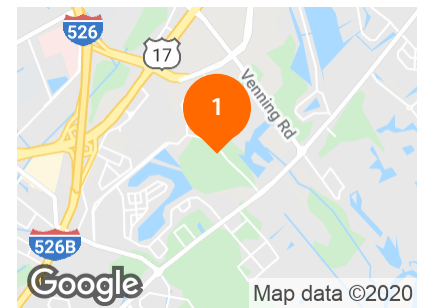
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1

1536 RIFLE RANGE ROAD

Mount Pleasant, SC 29464

Sale Price: \$8,500,000 Lot Size: 14.19 Acres
Price PSF: \$13.75 Price / AC: \$599,013
Closed: 07/25/2018



2

104 FAIRBANKS OAK ALLEY

Mount Pleasant, SC 29464

Sale Price: \$13,250,000 Lot Size: 20.31 Acres
Price PSF: \$14.98 Price / AC: \$652,387
Closed: 10/04/2018



Sale Comps

3

BESSEMER ROAD

Bessemer Rd | Mount Pleasant, SC 29464

Sale Price:	\$1,596,000	Lot Size:	5.03 Acres
Price PSF:	\$7.28	Price / AC:	\$317,296
Closed:	01/19/2018		



4

CALAIS DRIVE

Mount Pleasant, SC 29464

Sale Price:	\$2,500,000	Lot Size:	3.7 Acres
Price PSF:	\$15.51	Price / AC:	\$675,675
Closed:	06/26/2018		



5

CRYSTAL DRIVE

Mount Pleasant, SC 29464

Sale Price:	\$6,900,000	Lot Size:	20.45 Acres
Price PSF:	\$7.75	Price / AC:	\$337,408



6

OLD GEORGETOWN ROAD

Mount Pleasant, SC 29464

Sale Price:	\$3,390,000	Lot Size:	13.14 Acres
Price PSF:	\$5.92	Price / AC:	\$257,990
Closed:	07/05/2017		



Sale Comps Summary

SUBJECT PROPERTY	PRICE	BLDG SF	FLOT SIZE	PRICE/SF	FPRICE/UNIT	PRICE/ACCAP
Gateway to Mount Pleasant River Front Residential site 1640 Evelina Street Mount Pleasant, SC 29464	\$1,199,000 - \$2,000,000	-	18.94 AC	\$5.70	-	\$248,099 -
SALE COMPS	PRICE	BLDG SF	FLOT SIZE	PRICE/SF	FPRICE/UNIT	PRICE/ACCAP
1536 Rifle Range Road						
1 Mount Pleasant, SC 29464	\$8,500,000	-	14.19 AC	\$13.75	-	\$599,013 -
104 Fairbanks Oak Alley						
2 Mount Pleasant, SC 29464	\$13,250,000	-	20.31 AC	\$14.98	-	\$652,387 -
Bessemer Road						
3 Bessemer Rd Mount Pleasant, SC 29464	\$1,596,000	-	5.03 AC	\$7.28	-	\$317,296 -
Calais Drive						
4 Mount Pleasant, SC 29464	\$2,500,000	-	3.7 AC	\$15.51	-	\$675,675 -
Crystal Drive						
5 Mount Pleasant, SC 29464	\$6,900,000	-	20.45 AC	\$7.75	-	\$337,408 -
Old Georgetown Road						
6 Mount Pleasant, SC 29464	\$3,390,000	-	13.14 AC	\$5.92	-	\$257,990 -
	PRICE	BLDG SF	FLOT SIZE	PRICE/SF	FPRICE/UNIT	PRICE/ACCAP
TOTALS/AVERAGES	\$6,022,667	-	12.8 AC	\$10.80	-	\$470,520-

Sale Comps Map



SUBJECT PROPERTY

1640 Evelina Street | Mount Pleasant, SC 29464

1

1536 RIFLE RANGE ROAD

Mount Pleasant, SC
29464

2

104 FAIRBANKS OAK ALLEY

Mount Pleasant, SC
29464

3

BESSEMER ROAD

Bessemer Rd
Mount Pleasant, SC 29464

4

CALAIS DRIVE

Mount Pleasant, SC
29464

5

CRYSTAL DRIVE

Mount Pleasant, SC
29464

6

OLD GEORGETOWN ROAD

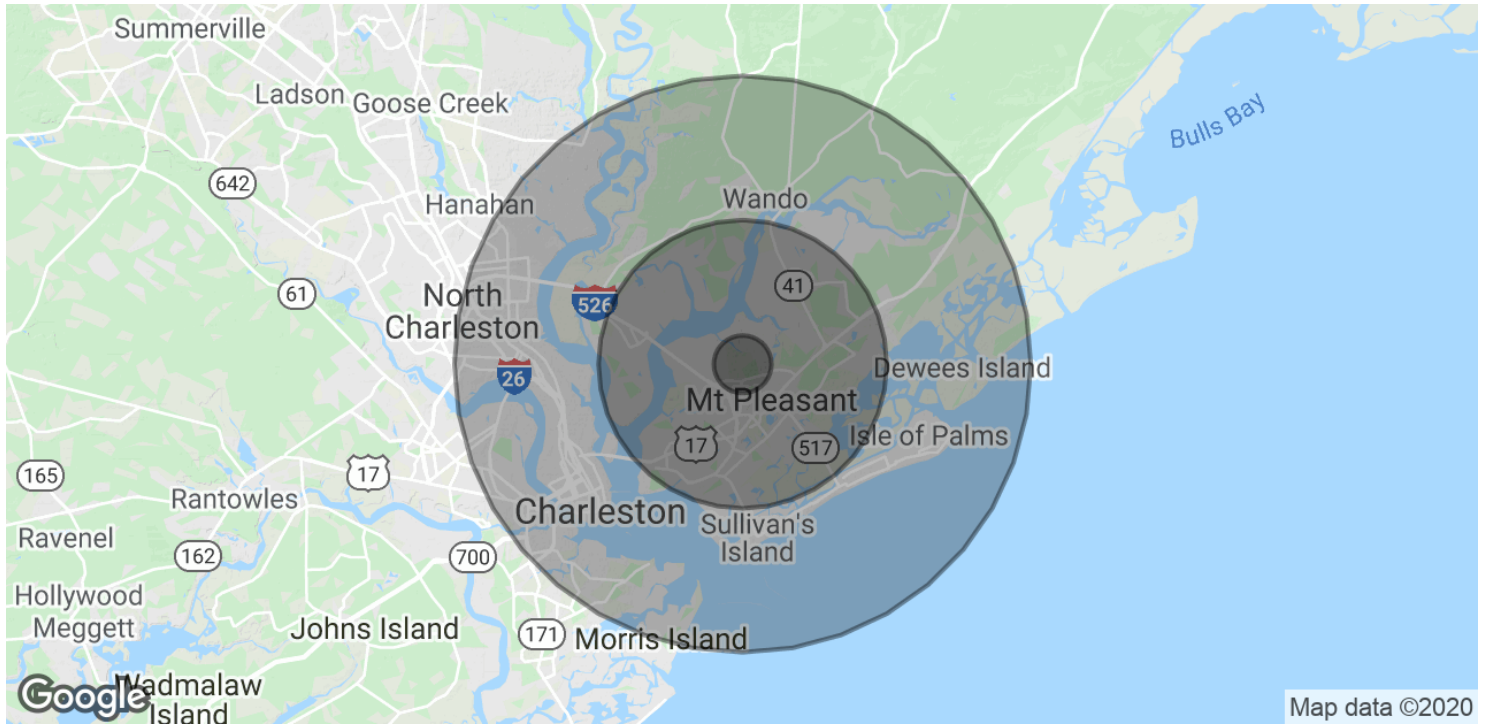
Mount Pleasant, SC
29464

4

DEMOGRAPHICS

1640 Evelina Street
Mount Pleasant, SC 29464

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,280	59,528	181,865
Average age	34.2	37.6	35.4
Average age (Male)	33.8	36.4	34.6
Average age (Female)	33.9	38.4	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,294	23,574	71,332
# of persons per HH	2.5	2.5	2.5
Average HH income	\$84,486	\$99,404	\$84,099
Average house value	\$402,233	\$381,476	\$374,525

* Demographic data derived from 2010 US Census

5 ADVISOR BIOS

1640 Evelina Street
Mount Pleasant, SC 29464

Burt Rhodes, Senior Advisor



BURT RHODES

Senior Advisor

burtrhodes@svn.com

Direct: 843.557.3939 | Cell: 843.557.3939

PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company. Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

EDUCATION

Business Administration • Liberty University, Lynchburg, Virginia

Certified Commercial Investment Member Training

Scotts Training Institute Certification

Certified Landscape Technician Training • North Carolina State University South Carolina Nurserymen's Association Certified Training

SVN | GASC

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