

**FOR SALE**



Spy Glass Seaside  
294 Units

Grimball Road Ext

Ocean  
Neighbors  
Community

Folly Road (19,100 VPD)



**SITE**



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



Folly Road | 7.63 Acres Raw Land | PUD/Limited Business | Access to Folly Road and Secondary Entrance

# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

HIGHLIGHTS	
Price	\$1,411,550
Price/Acre	\$185,000/Acre
Lot Size	7.63 Acres
Zoning	PUD/Limited Business (No remaining residential entitlements)
Municipality	City of Charleston
TMS	431-00-00-289, 334-10-00-044, 334-10-00-033
Traffic Count	19,100 VPD
Secondary Access	Adjacent Apartment Complex



Walmart

FOOD LION  
GOLD'S GYM  
DOLLAR TREE  
HIBBETT SPORTS

Publix ACE Hardware

Corky's  
Outdoor Power Equipment

Baxter-Patrick James  
Island Library

James Island  
Elementary School

CW  
EARTHWORKS

Spy Glass Seaside  
294 Units

**SITE**

Ocean  
Neighbors  
Community

Folly Road (19,100 VPD)

Treasure Island

Harris  
Teeter  
Neighborhood Food & Pharmacy

Folly Beach

AERIAL

Charleston  
Peninsula

Folly Beach

SITE

Folly Road

Walmart

Harris  
Teeter  
Neighborhood Food & Pharmacy

West Ashley



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

# PLAT

## NOTES

- TMS NO. 334-10-00-033, -044, & 431-00-00-289.
- AREA DETERMINED BY THE COORDINATE METHOD.
- PROPERTY IS LOCATED IN FLOOD ZONE AS (E1, I0) AND AS (E1, I1). PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C02479K, COMMUNITY COMMUNITY PANEL 455412 0575 K, MAP REVISED JANUARY 29, 2021.
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.

CURVE	BEARINGS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1095.88	9°28'10"	90.28'	181.15'	N 24°21'20" W	180.94'
C2	1091.88	9°52'38"	58.05'	112.00'	N 18°40'54" W	111.95'
C3	1105.88	8°53'20"	85.94'	171.57'	N 09°17'55" W	171.36'

LINE	BEARING	DISTANCE
L1	N 70°22'47" E	4.00'
L2	S 78°15'25" W	14.00'
L3	N 67°29'34" E	2.14'



LOCATION MAP  
NOT TO SCALE

## REFERENCES

- PLAT BY E.M. SEABROOK, JR., INC. DATED MARCH 24, 1995 AND RECORDED IN PLAT CABINET EA, PAGE 828, CHARLESTON COUNTY RMC.
- PLAT BY E.M. SEABROOK, JR., INC. DATED MARCH 24, 1995 AND RECORDED IN PLAT CABINET EA, PAGE 834, CHARLESTON COUNTY RMC.
- PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED AUGUST 3, 2000 AND RECORDED IN PLAT CABINET EL, PAGE 259, CHARLESTON COUNTY RMC.
- PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED FEBRUARY 6, 2002 AND RECORDED IN PLAT CABINET EL, PAGE 205, CHARLESTON COUNTY RMC.
- PLAT BY ROBERT FRANK SURVEYING, DATED MARCH 6, 2002 AND RECORDED IN PLAT CABINET DL, PAGE 442, CHARLESTON COUNTY RMC.
- PLAT BY HLA, INC. DATED FEBRUARY 15, 2013 AND RECORDED IN PLAT BOOK L13, PAGES 0102 & 0101, CHARLESTON COUNTY ROB.

"THE AREA WITHIN THE BOUNDS OF THE PARCEL DOES NOT CONTAIN SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES CRITICAL AREA 'TIDELANDS'"

"THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT"

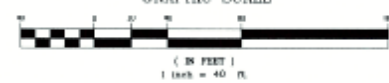
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
THE CURVES LINE SHOWN ON THIS PLAT IS VALID FOR THE ACRES FROM THE DATE OF THIS SIGNATURE, SUBJECT TO CARTRONARY LANGUAGE ABOVE.

TMS NO.S 334-10-00-033 & 044 ARE TO BE ANNEXED INTO THE CITY OF CHARLESTON

## LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CALCULATED POINT
- 
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- FLOOD ZONE
- INCORPORATION LINE

## GRAPHIC SCALE



DEVELOPMENT SUMMARY PRIOR TO E ABANDONMENT	
LOT A TMS NO. 334-10-00-033	1.278 ACRES
LOT B TMS NO. 334-10-00-044	1.252 ACRES
LOT Z-3 TMS NO. 431-00-00-289	5.100 ACRES
TOTAL	7.630 ACRES

DEVELOPMENT SUMMARY POST E ABANDONMENT	
LOT Z-3 TMS NO. 431-00-00-289	7.630 ACRES

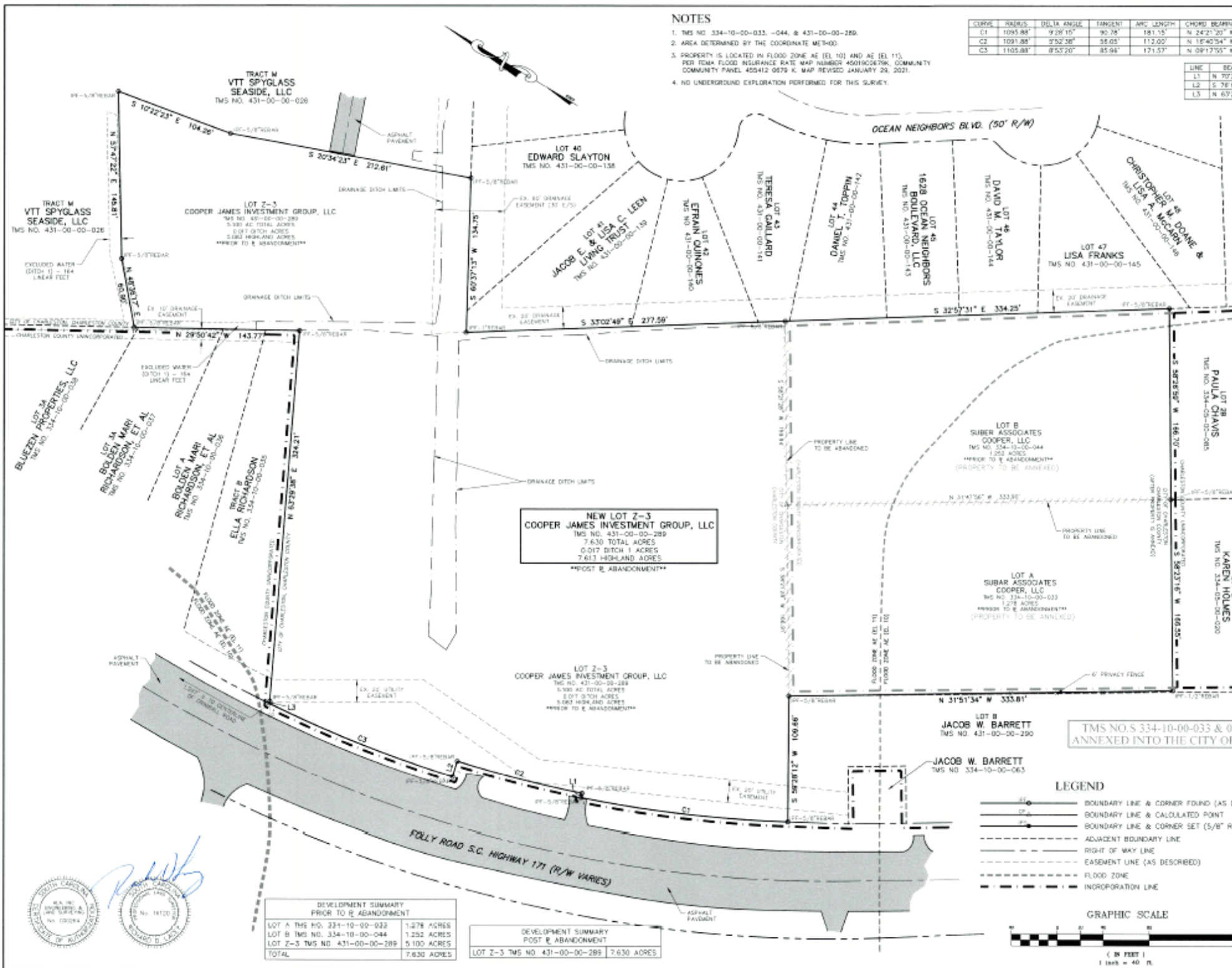


EXHIBIT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN LOT A (1.278 AC.), LOT B (1.252 AC.) AND LOT Z-3 (5.100 AC.) TO FORM NEW LOT Z-3 (7.630 AC.)

PROPERTY OF  
**COOPER JAMES INVESTMENT GROUP, LLC**

LOCATED IN  
THE CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA  
DATE: MAY 8, 2025  
SCALE: 1" = 40'

**HLA**  
THE SITE EXPERTS  
SURVEYING CIVIL ENGINEERING  
LAND PLANNING LANDSCAPE ARCHITECTURE  
29 Litchfield Drive, A2 Charleston SC 29407-0988  
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

# Typography Survey

FOUND (AS DESCRIBED)  
SET (5/8" REBAR)

(RED)

- 3" — 1" — OVERHEAD POWER LINE
- 1" — WATER MAIN
- 1" — GRAVITY SEWER
- 1" — POWER POLE
- 1" — GUY WIRE
- 1" — ELECTRIC METER
- 1" — ELECTRIC BOX
- 1" — GAS MARKER
- 1" — AT&T MARKER
- 1" — WATER VALVE
- 1" — FINE HYDRANT
- 1" — SENER MANHOLE

TRACT M  
RAIA SC SPE, TX-1, LLC  
TMS NO. 431-00-00-028

LOT 3A  
ADRIAN L. & TIFFANY WILLIAMS  
TMS NO. 334-10-00-038

LOT 35  
JOHN W. PRESSLEY, JR  
TMS NO. 431-00-00-137

LOT 40  
NATHANIEL E. SLAYTON &  
JULIANA ANDUCKIA  
TMS NO. 431-00-00-138

JACOB E. & LISA C. LEEN  
TMS NO. 431-00-00-139

LOT 43  
ISSAC & TERESA GALLARDO  
TMS NO. 431-00-00-140

LOT 44  
DANIEL T. TOSPIN  
TMS NO. 431-00-00-141

LOT 45  
CLARK A. &  
MYRANDA J. BOISVERT  
TMS NO. 431-00-00-142

LOT 46  
DAVID M. & S. TAYLOR  
TMS NO. 431-00-00-143

LOT 47  
LESLIE & LISA FRANKS  
TMS NO. 431-00-00-144

LOT 28  
PAULA CHAVIS  
TMS NO. 334-00-00-085

LOT 8  
COOPER JAMES INVESTMENT GROUP, LLC  
TMS NO. 334-10-00-044  
54,553 SF, 1.252 AC

LOT 2  
KAREN HOLMES  
TMS NO. 334-00-00-020

LOT 8  
D B RICHARDSON, LLC  
TMS NO. 431-00-00-290

LOT 7-3  
COOPER JAMES INVESTMENT GROUP, LLC  
TMS NO. 431-00-00-289  
210,025 SF, 4.821 AC HIGHLAND  
11,400 SF, 0.262 AC CRITICAL AREA  
721 SF, 0.017 AC DITCH 1  
222,146 SF, 5.100 AC TOTAL

CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1095.88	9°28'15"	90.78	181.15	N 24°21'20" W	180.94
C2	1061.88	9°52'38"	56.00	112.00	N 16°40'54" W	111.95
C3	1105.88	8°33'20"	85.94	171.57	N 09°17'55" W	171.39

LINE	BEARING	DISTANCE
L1	N 70°22'47" E	4.02
L2	S 78°15'25" W	14.50
L3	N 67°29'58" E	2.14

**TREE LEGEND**

- HAC — HACKBERRY
- HIC — HICKORY
- LAD — LAUREL OAK
- LO — LIVE OAK
- MAP — MAPLE
- MO — WATER OAK
- MM — MAHOGANY
- DM — DAMAGED
- LE — LEANING



LOCATION MAP  
NOT TO SCALE



SURVEYING • WETLAND PERMITTING • LAND PLANNING  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
226 Lakeside Dr., Charleston, SC 29407 / Tel: 843.763.1166 / www.hla.com



**TOPOGRAPHIC AND  
TREE SURVEY**  
**FOLLY ROAD TOWNHOMES**  
CITY OF CHARLESTON AND  
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #  
**07050.20**

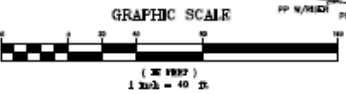
DATE: MARCH 9, 2022  
SCALE: 1" = 40'  
DESIGN: WDE  
DRAWN: WDE  
CHECK: WDE

REVISIONS

SHEET  
**1 of 1**

- REFERENCES**
- TMS NO. 334-10-00-033, -044, & 431-00-00-288.
  - PLAT BY C. ROGER JENNINGS, DATED OCTOBER 31, 1975 AND RECORDED IN PLAT CABINET AF, PAGE 78, CHARLESTON COUNTY RMC.
  - PLAT BY JAMES G. PEBINGTON, DATED JUNE 12, 1995 AND RECORDED IN PLAT CABINET B2, PAGE 150, CHARLESTON COUNTY RMC.
  - PLAT BY E.M. SEARROCK, JR. INC., DATED MARCH 24, 1995 AND RECORDED IN PLAT CABINET EA, PAGE 638, CHARLESTON COUNTY RMC.
  - PLAT BY E.M. SEARROCK, JR. INC., DATED MARCH 24, 1995 AND RECORDED IN PLAT CABINET EA, PAGE 634, CHARLESTON COUNTY RMC.
  - PLAT BY FORSBERG ENGINEERING & SURVEYING, INC., DATED AUGUST 3, 2000 AND RECORDED IN PLAT CABINET DE, PAGE 258, CHARLESTON COUNTY RMC.
  - PLAT BY FORSBERG ENGINEERING & SURVEYING, INC., DATED FEBRUARY 9, 2002 AND RECORDED IN PLAT CABINET EF, PAGE 805, CHARLESTON COUNTY RMC.
  - PLAT BY ROBERT FRANK SURVEYING, DATED MARCH 5, 2002 AND RECORDED IN PLAT CABINET 00, PAGE 442, CHARLESTON COUNTY RMC.
  - PLAT BY HLA, INC., DATED FEBRUARY 15, 2013 AND RECORDED IN PLAT BOOK L13, PAGES 0190 & 0191, CHARLESTON COUNTY RMC.

- NOTES**
- AREA DETERMINED BY THE COORDINATE METHOD.
  - PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 10) AND AE (EL. 11). F01 FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0379K, COMMUNITY PANEL 455412 0679 K, MAP REVISED JANUARY 29, 2021.
  - REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
  - ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
  - THE CLOSEST BENCHMARK IS NGS DESIGNATION 10 121, PD CUD421, USGS QUAD JAMES ISLAND (2017) - NAVD 88 = 12.47
  - HORIZONTAL DATUM IS NAD83(2011).
  - TREE SETBACKS SHOWN PER CITY OF CHARLESTON STANDARDS.



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL



# VICINITY

- 3.6 Miles to Folly Beach
- 8.3 Miles to Charleston Peninsula
- 16.8 Miles to Charleston International Airport

## DEMOGRAPHICS

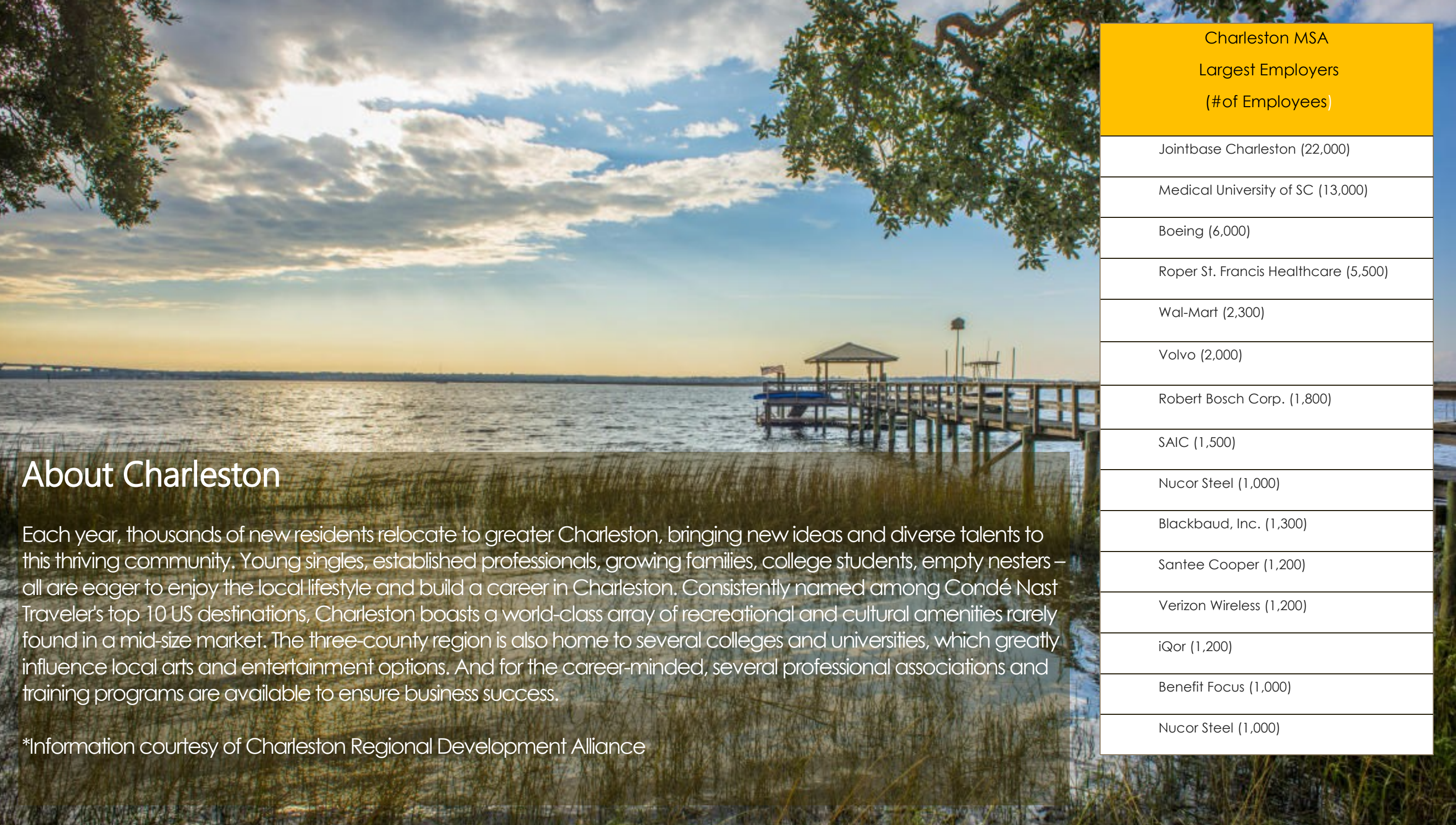
	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,652	19,565	43,709
Population Growth 2024-2029 (Estimated)	6.93%	6.10%	6.61%
2024 Average HH Income	\$89,124	\$98,319	\$106,787
Daytime Employments	965	5,500	13,369
Households (2023)	1,624	8,704	19,090
Traffic Count		19,100 VPD Folly Road	



**SITE**



OSWALD + COOKE  
LAND AND INVESTMENT REAL ESTATE



## About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler’s top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (6,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.

*You won't find a more hospitable or business-friendly climate than South Carolina.*

For more information contact:

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