



O OLD JACKSONBORO ROAD RAVENEL, SC 29470 **ZONED NEIGHBORHOOD COMMERCIAL CENTER**

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PROPERTY DESCRIPTION

This property is a 31.19-acre undeveloped tract in the Town of Ravenel. It is well situated on US Highway 17 South with over 1,000 feet of frontage with great visibility. The traffic counts are approximately 22,400 vehicles per day average. The property is zoned Neighborhood Commercial Center in the Tea Farm PD. By right uses include professional offices and conditional uses include retail (grocery stores, general retail, etc.). This is not a multi-family opportunity.













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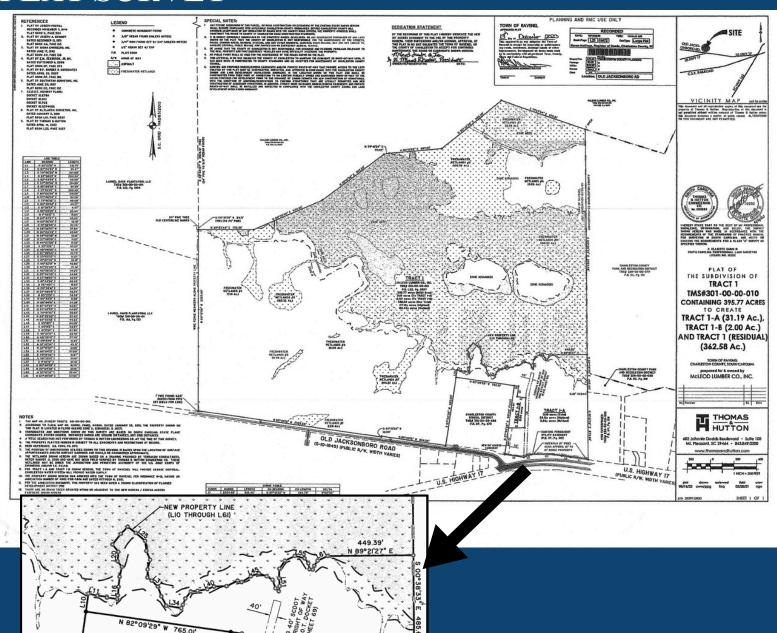


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PLAT SURVEY



5/8" REBAR

TRACT I-A

28.61± acres (Highland) 2.58± acres (Wetland)

-EXISTING PERMANENT UTILITY EASEMENT (P.B. DF, Pg. 913)

SIDEWALK (5' WIDE)

RUNS APPROX. 10' TO 15' INSIDE PROPERTY.

TRACT 1-B

50'

CHARLESTON COUNTY SCHOOL DISTRICT TMS# 301-00-00-488

P.B. DF, Pg. 273

NEW 50' ACCESS EASEMENT EDDIE BUXTON, BIC, CCIM 843.720.2668 EDDIE.BUXTON@PCPSC.COM

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31-Acres Ravenel

0 312.5 625 1,250 ft

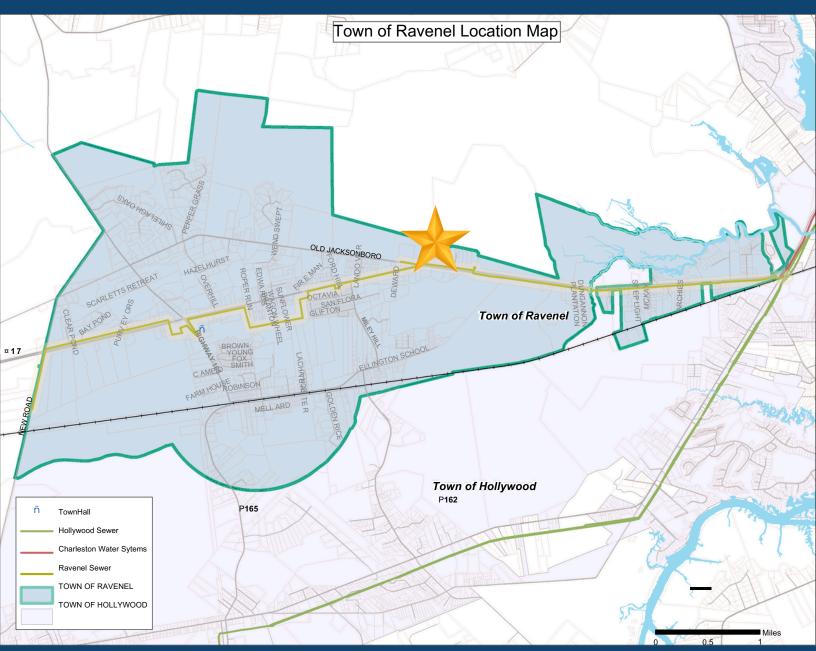
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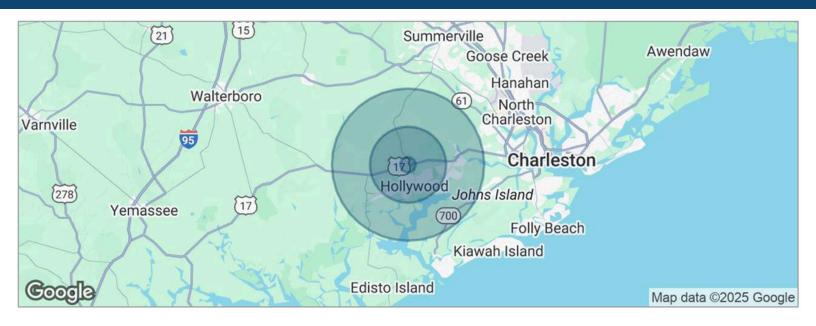


SEWER MAP





DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	428	7,861	31,908
Median age	44	45	44
Median age (Male)	43	44	43
Median age (Female)	44	46	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 164	5 MILES 3,162	10 MILES 13,155
Total households	164	3,162	13,155

^{*} Demographic data derived from 2020 ACS - US Census