



**±1 ACRE
PARCEL
FOR SALE**

SHADOW DR

CHUCK DAWLEY BLVD

NAI Charleston

**CHUCK DAWLEY BOULEVARD
MT PLEASANT, SC 29464**

Dexter Rumsey
843.452.9417
drumsey@naicharleston.com

Whit Jones
757.585.0071
wjones@naicharleston.com

SUMMARY

Prime ±1-acre infill opportunity located in the heart of Mount Pleasant. This rectangular parcel offers a rare chance to develop within one of the Charleston region's most supply-constrained and high-demand submarkets. The property is accessed via an existing easement, including a 10-foot shared road connection from Chuck Dawley Boulevard, providing both functionality and a degree of privacy. The R-4 (Single-Family Residential) zoning district in Charleston County is intended to implement the County's low-density residential policies and primarily accommodates single-family detached dwellings and similar residential uses. Development within this district is designed to reflect suburban residential character, with permitted uses and standards governed by the County's Zoning and Land Development Regulations.



Offering Summary

| | |
|-----------------|--|
| Property Size: | ±1 Acres |
| Location: | Heart of Mount Pleasant |
| Condition: | Property being sold "as is" |
| Ideal Uses: | Prime infill opportunity |
| Access: | Easy access to I-526 & Hwy 17 |
| Traffic Counts: | 27,100 VPD on Chuck Dawley Blvd (SCDOT 2025) |
| Zoning: | R-4 - Low Density Residential |
| County: | Charleston County |
| TMS #: | 535-16-00-003 |
| Sale Price: | \$599,000 |

PLAT

STAMPS

150 PM
Large Plat
Michael Miller, Register, Charleston County, SC

CHARLESTON COUNTY PLANNING
LARGE PLAT

Record Fee: 150.00
Printing: 100.00
TOTAL: 250.00
Owner: [Signature]
Clerk: [Signature]
Location: HICKORY SHADOWS

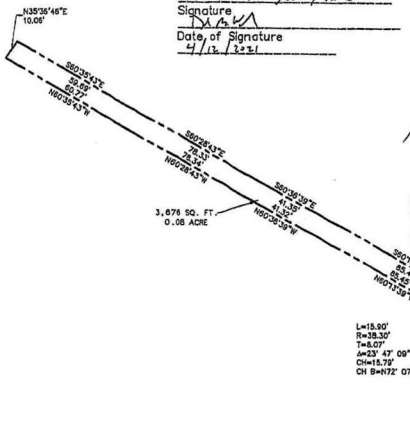
FOR TOWN OF MOUNT PLEASANT AND CHARLESTON COUNTY USE ONLY:

PLAT APPROVED
Town of Mount Pleasant, SC
BY: [Signature]
DATE: 4/13/2021

APPROVED PLAT
[Signature]
Director of Planning
Charleston County Planning Commission
05/07/21 05/12/2021
Appl# Date

The undersigned designee has the authority to represent the owner(s) of this property for the purpose described herein. I understand South Carolina State Law Section 6-29-1145 and by certify compliance therewith by my signature below.

Print Name: Daniel M. Hecker, Attorney for Jones
Signature: [Signature]
Date of Signature: 4/13/2021

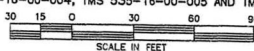


DETAIL NEW 10' INGRESS/EGRESS EASEMENT

HICKORY SHADOWS CHRIST CHURCH PARISH AND TOWN OF MOUNT PLEASANT CHARLESTON COUNTY, S. C.

PLAT SHOWING A NEW 10' INGRESS/EGRESS EASEMENT
ACROSS TMS 535-16-00-004, TMS 535-16-00-005 AND TMS 535-16-00-006

SCALE: 1" = 30'

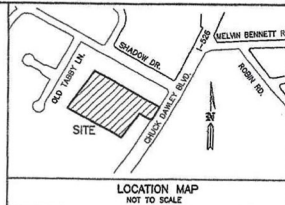
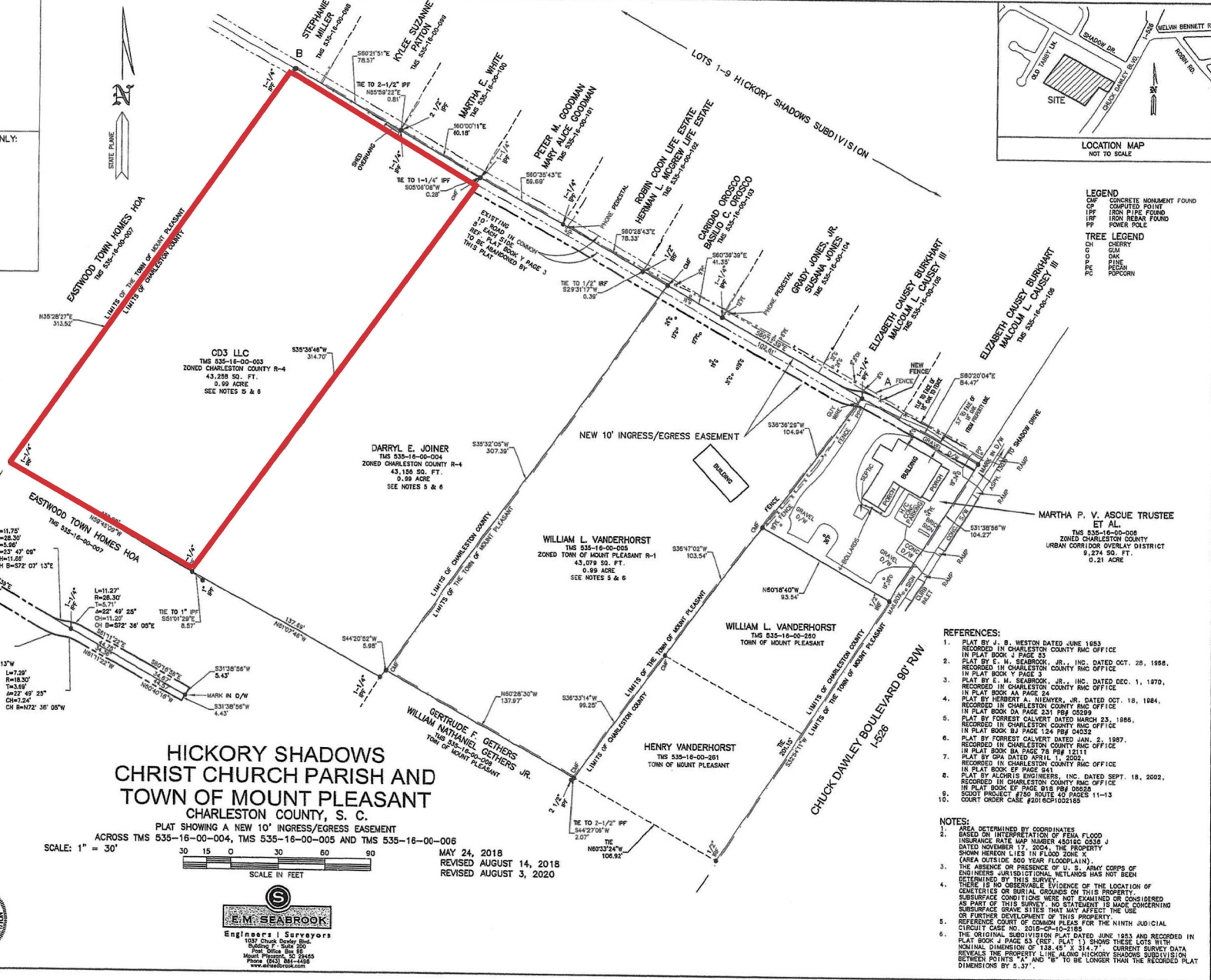


MAY 24, 2018
REVISED AUGUST 14, 2018
REVISED AUGUST 3, 2020



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

[Signature]
LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 88
MOUNT PLEASANT, S. C. 29465
(843) 884-4496

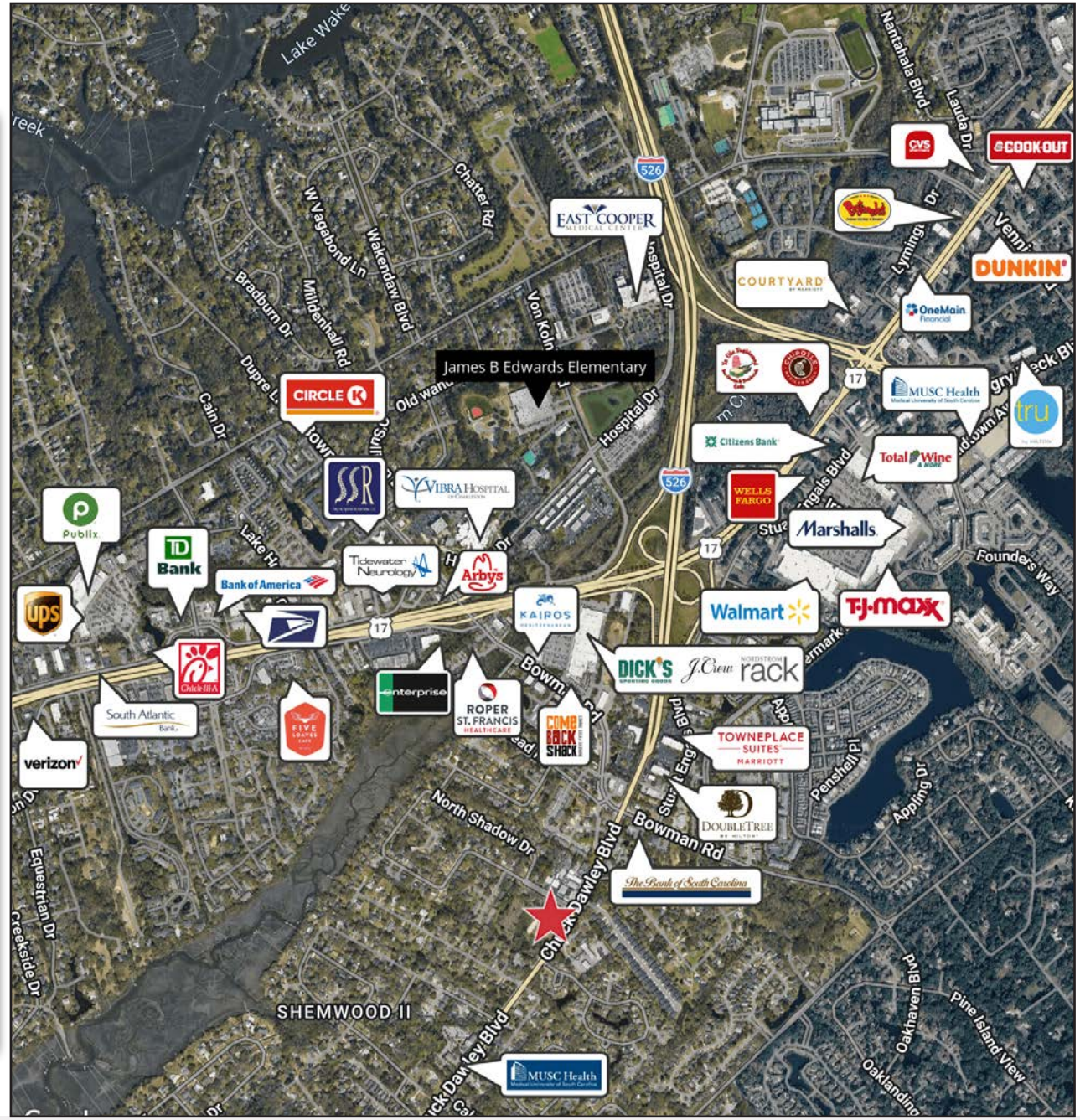
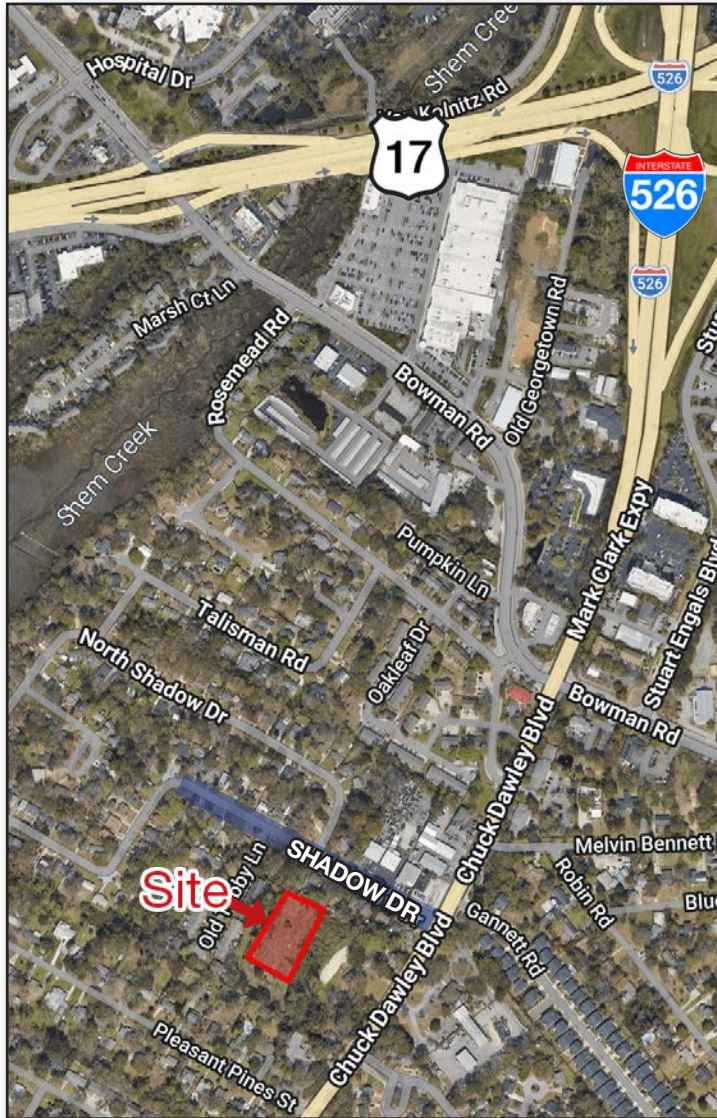


- LEGEND
- CONCRETE MONUMENT FOUND
 - COMPUTED POINT
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - POWER POLE
- TREE LEGEND
- CHERRY
 - CELI
 - DAK
 - PISTACHE
 - PECAN
 - PERFORN

- REFERENCES:
- PLAT BY J. B. WESTON DATED JUNE 1953 RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK 4 PAGE 23
 - PLAT BY E. M. SEABROOK, JR., INC. DATED OCT. 28, 1958, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK 5 PAGE 3
 - PLAT BY E. M. SEABROOK, JR., INC. DATED DEC. 1, 1970, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK 44
 - PLAT BY HERBERT A. NIEMER, JR. DATED OCT. 10, 1984, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK DA PAGE 231 P89 05299
 - PLAT BY FORREST CALVERT DATED MARCH 23, 1985, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK 84 PAGE 124 P89 04022
 - PLAT BY FORREST CALVERT DATED JAN. 2, 1987, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK BA PAGE 78 P89 12111
 - PLAT BY SPA CALVERT DATED FEB. 20, 2002, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK EF PAGE 916 P89 06828
 - PLAT BY ALDRIS ENGINEERS, INC. DATED SEPT. 10, 2002, RECORDED IN CHARLESTON COUNTY RAC OFFICE IN PLAT BOOK EF PAGE 916 P89 06828
 - SCOTT WILCOX & ASSOCIATES ARCHITECTS 11-13 COURT ORDER CASE #2016CF1002163

- NOTES:
- AREA DETERMINED BY COORDINATES
 - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45052C J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOODPLAIN)
 - THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY
 - THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CENTERLINES OF BURIED CONDUITS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. STATEMENT IS MADE CONCERNING SUBSURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
 - REFERENCE COURT OF COMMON PLEAS FOR THE NINTH JUDICIAL CIRCUIT CASE NO. PAGE 841
 - THE ORIGINAL SUBDIVISION PLAT DATED JUNE 1953 AND RECORDED IN PLAT BOOK J PAGE 83 E3 (SEE PLAT J) SHOWS THESE LOTS WITH NOMINAL DIMENSION OF 138.45 X 314.77'. CURRENT SURVEY DATA REVEALS THE PROPERTY IN HICKORY SHADOWS SUBDIVISION BETWEEN POINTS "A" AND "B" TO BE LONGER THAN THE RECORDED PLAT DIMENSIONS BY 5.37'.

AERIAL & MAP





CONTACT:

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAI Charleston