

# 12.207 Acres Sigma Drive

Summerville  
South Carolina, 29486

Office or Potential Senior Living Site in the Award Winning Nexton Community



## Sigma Drive

Summerville, SC 29486

# The Offering

Introducing a prime Office or potential Senior Living Land Development Opportunity in the Nexton Community in Summerville, SC. Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Easily accessible from I-26 via exits 199 and 197 and located approximately 25 miles from Charleston, this area is continually growing and positioned in the path of Charleston's population and workforce growth. Nexton is a mixed use development consisting of office, retail, and residential property connected with miles of walking/biking paths.

Located off of Sigma Road with visibility to I-26, this 12.207 acre parcel is designated for office space development use.

## Property Highlights

- Walking/biking trails throughout
- Numerous shopping, retail, and dining locations nearby
- Easy access to I-26 and 17A
- Potential Senior Living Development Opportunity
- Office use of the property would include up to 200,000 square feet of general office buildings and related uses which may include, without limitation, cafes/restaurants, conference spaces, child care facilities and other such accessory uses which will enrich the quality of work life of the employees located in the office buildings

# \$6.7M

Sales Price

# \$550K

Per Acre

# 12.207

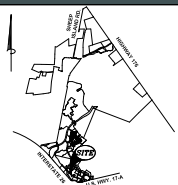
Acres



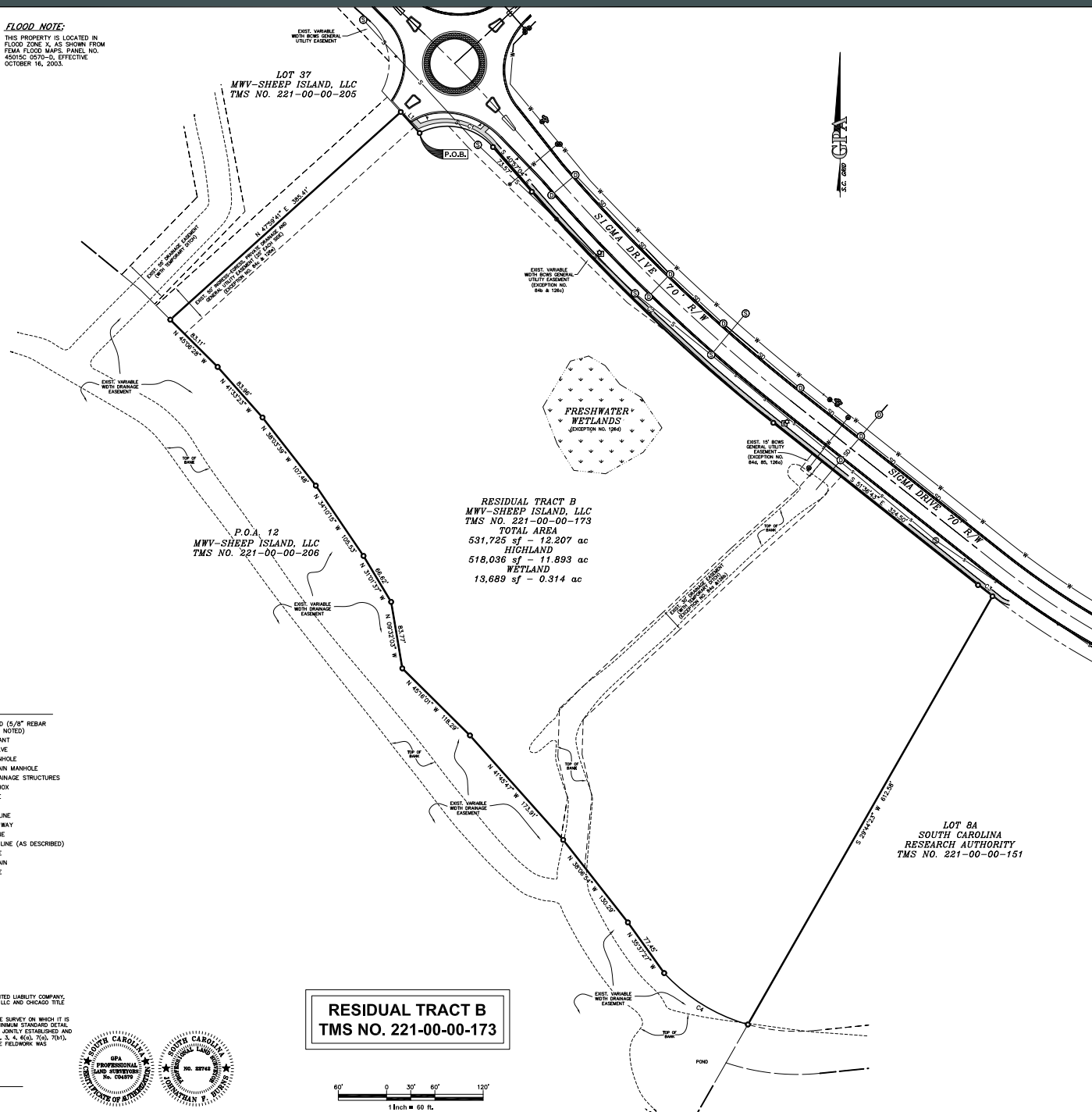
# Site Survey

## FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 4501SC-0570-D, EFFECTIVE OCTOBER 16, 2003.

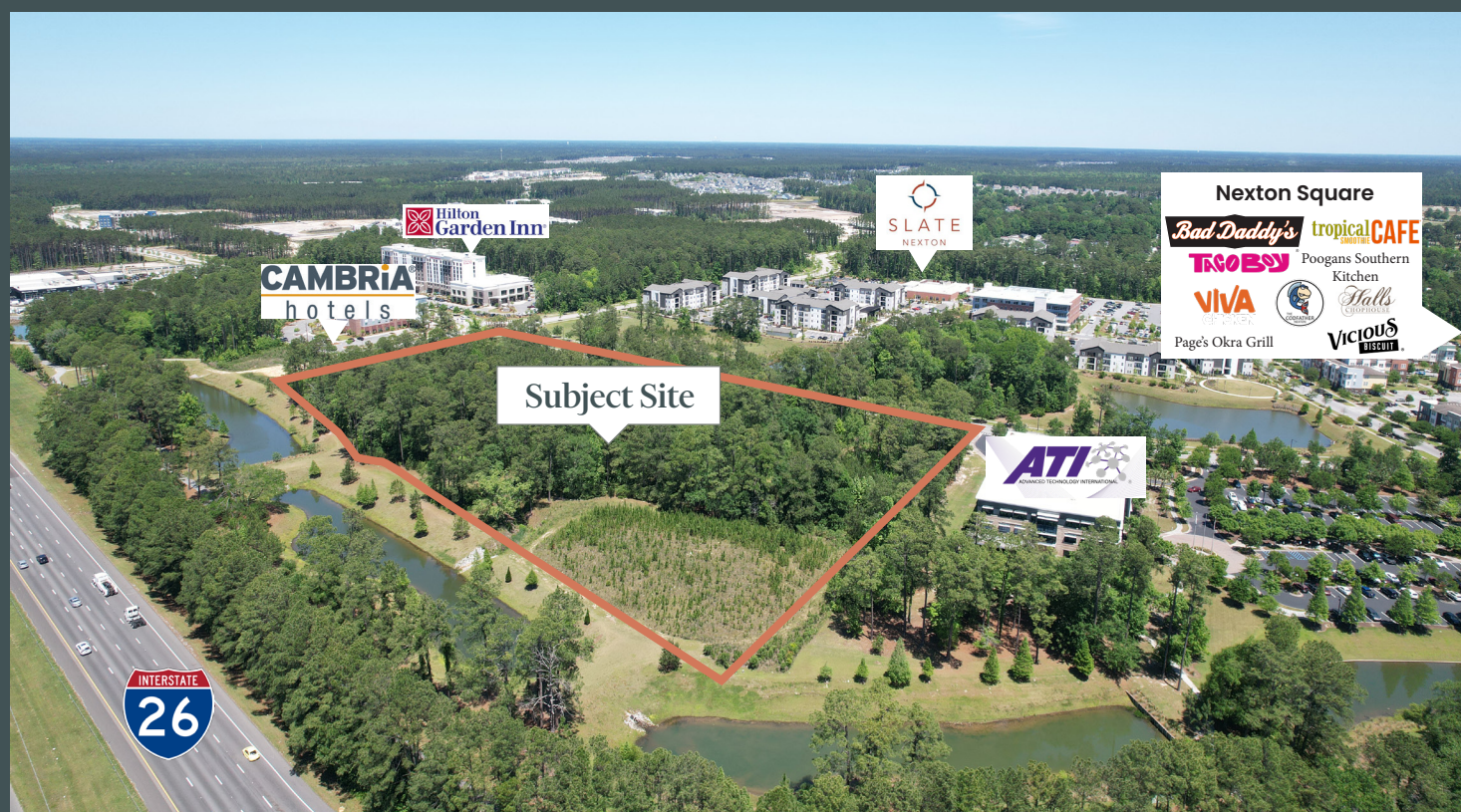


VICINITY MAP (NTS)



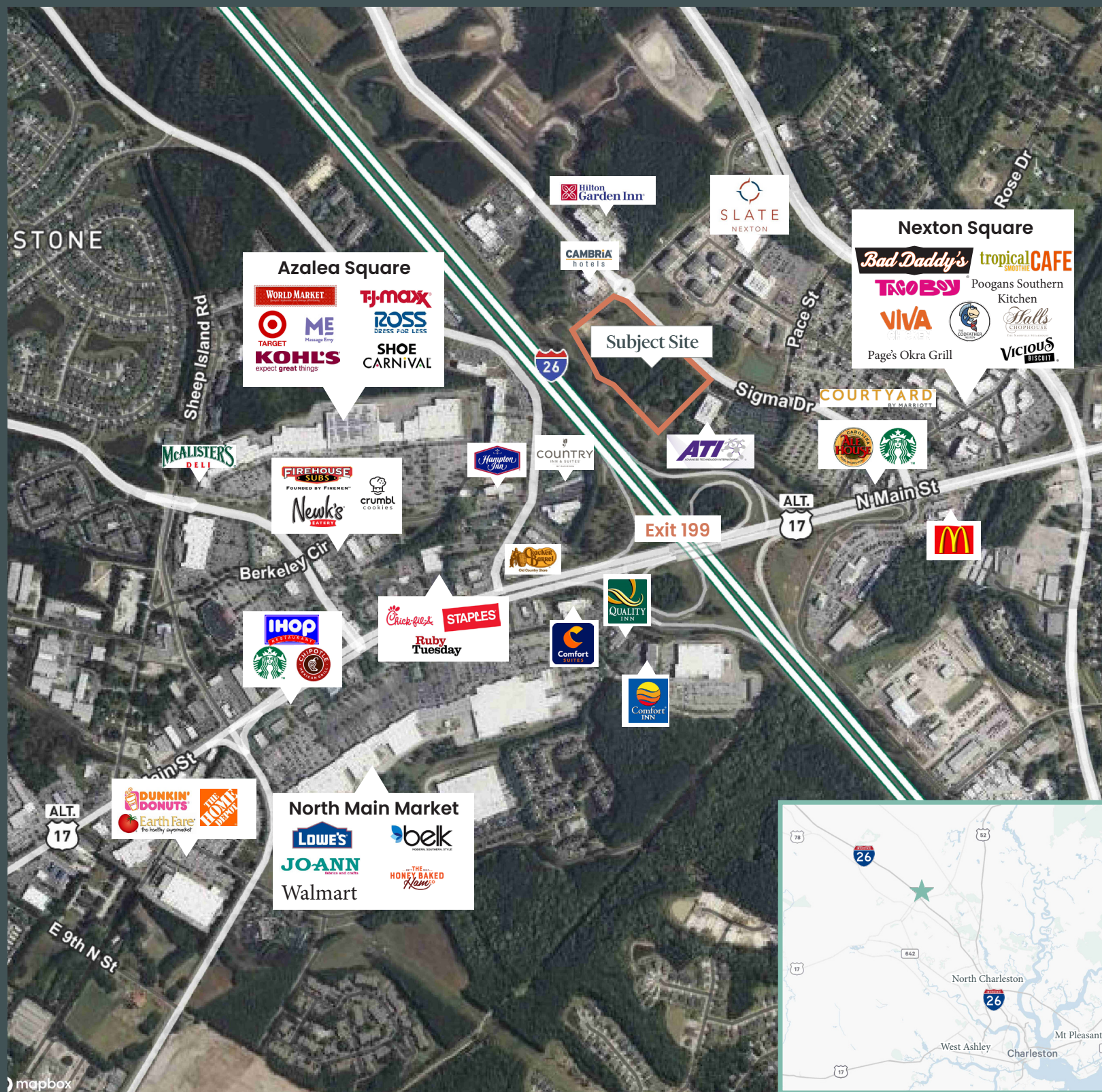
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# Aerial Photos



Sigma Drive  
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# True Mixed Use Amenities





## Contact Us

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