

FOR SALE

Bees Ferry
Apartments
199 Units

Proximity Apartments
199 Units

SITE

The Avenues
288 Units

Harris Teeter
YOUR NEIGHBORHOOD MARKET

EGGS UP GRILL

SHUCKIN' SHACK
OYSTER BAR

Great Clips

ROPER ST. FRANCIS
HEALTHCARE

tropical CAFE
SMOOTHIE

STARBUCKS COFFEE

The Wedge at West
Ashley Circle
**Coming Soon*

THE
BECKETT
WEST ASHLEY

Walmart

HARPER PLACE
AT BEES FERRY

West Ashley
High School

Beazer Homes
57 Town Homes
Under Construction

**The Shoppes at
Bees Ferry**
**coming soon*

Future Floyd Drive Extension

Bees Ferry Road

Verdier Blvd.

Sanders Road

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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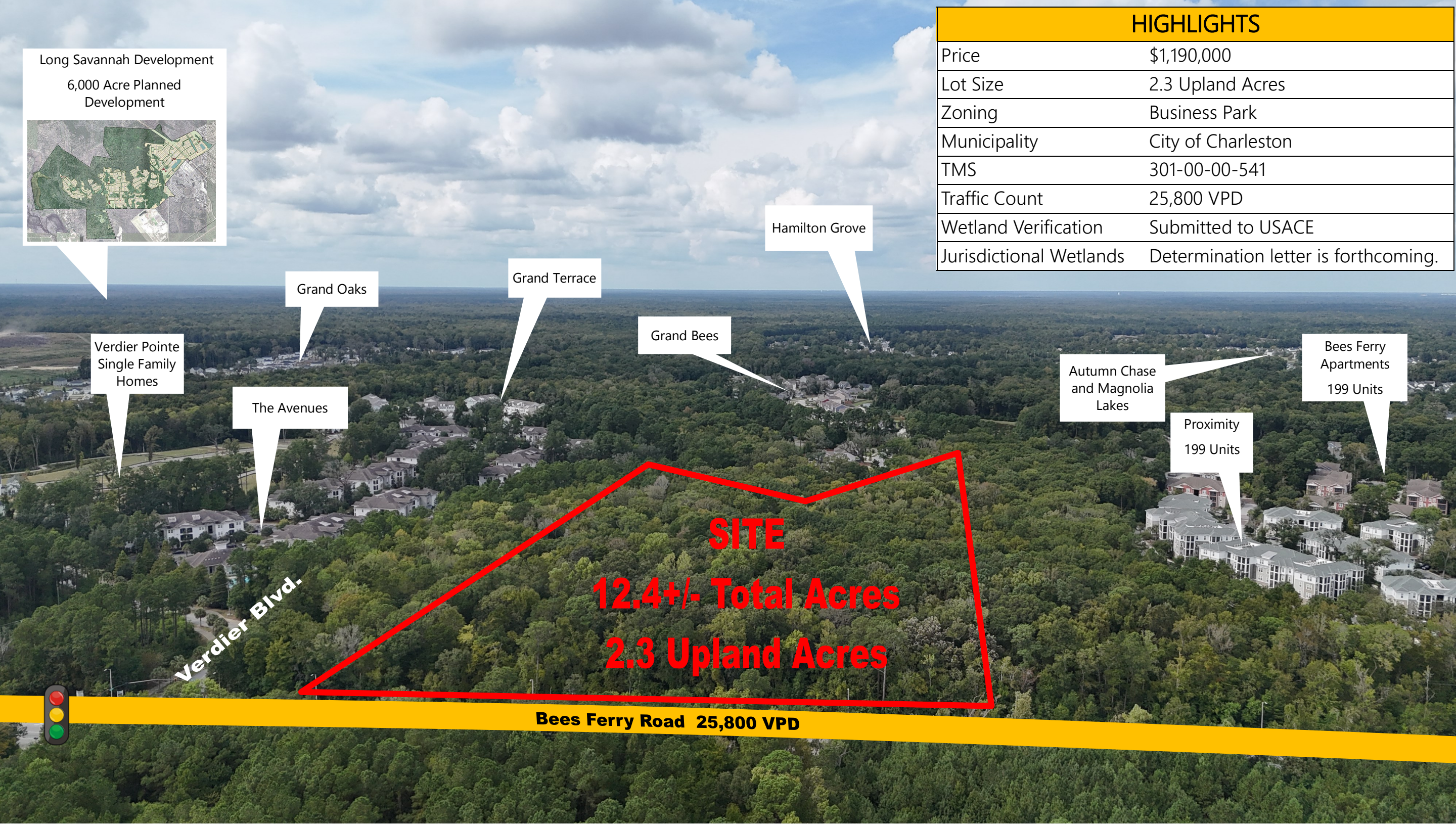


OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

Long Savannah Development
6,000 Acre Planned
Development



HIGHLIGHTS	
Price	\$1,190,000
Lot Size	2.3 Upland Acres
Zoning	Business Park
Municipality	City of Charleston
TMS	301-00-00-541
Traffic Count	25,800 VPD
Wetland Verification	Submitted to USACE
Jurisdictional Wetlands	Determination letter is forthcoming.



Verdier Pointe
Single Family
Homes

The Avenues

Grand Oaks

Grand Terrace

Grand Bees

Hamilton Grove

Autumn Chase
and Magnolia
Lakes

Proximity
199 Units

Bees Ferry
Apartments
199 Units

Verdier Blvd.

SITE
12.4+/- Total Acres
2.3 Upland Acres

Bees Ferry Road 25,800 VPD



AERIAL

Long Savannah
6,000 Acre Planned
Development



Proposed Glenn
McConnell Pkwy
Extension



SITE

Bees Ferry Road 25,800 VPD

The Wedge at West
Ashley Circle
**Coming Soon*



Ashton Woods
Development
165 Units

Shoppes at Bees Ferry
Landing **Coming Soon*



West Ashley
High School

MUSC
Development



Asheley River



OSWALD + COOKE
LAND AND INVESTMENT REAL ESTATE

APARTMENT AERIAL

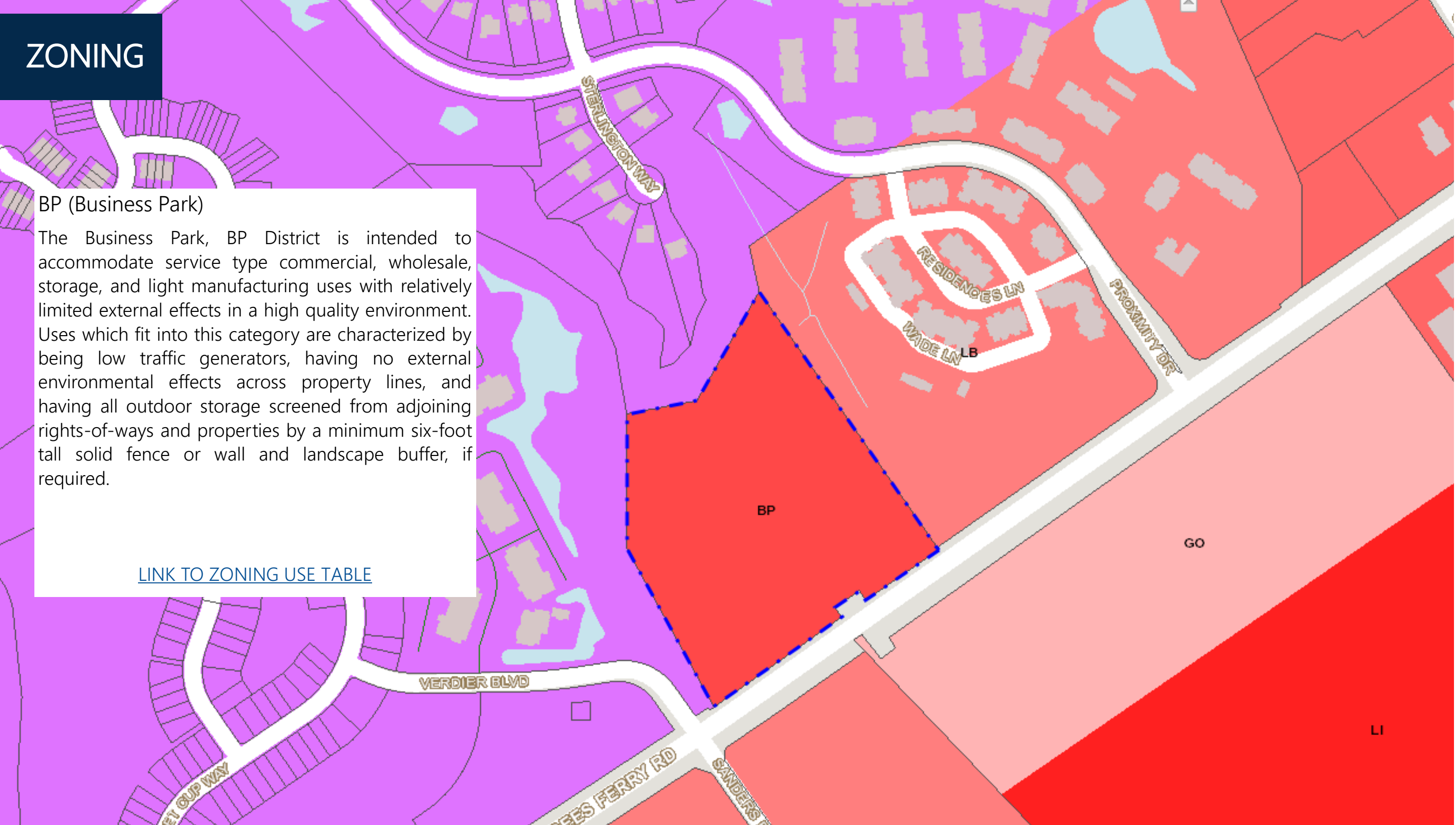


ZONING

BP (Business Park)

The Business Park, BP District is intended to accommodate service type commercial, wholesale, storage, and light manufacturing uses with relatively limited external effects in a high quality environment. Uses which fit into this category are characterized by being low traffic generators, having no external environmental effects across property lines, and having all outdoor storage screened from adjoining rights-of-ways and properties by a minimum six-foot tall solid fence or wall and landscape buffer, if required.

[LINK TO ZONING USE TABLE](#)



GLENN MCCONNELL WIDENING PROJECT

This project was largely completed in April 2024. Details on continued improvements can be found here: <https://roads.charlestoncounty.org/projects/glenn-mcconnell/>

The goal of this project is to relieve traffic congestion on **Glenn McConnell Parkway** by widening the road from four-to-six lanes between Bees Ferry Road and Magwood Drive.

This project also intends to improve bike and pedestrian facilities through the addition of a multi-use path allowing safe pedestrian access across the CSX Railway.

The County will examine various improvement alternatives that would ease traffic congestion while remaining sensitive to existing site conditions such as drainage.



WETLANDS PLAT



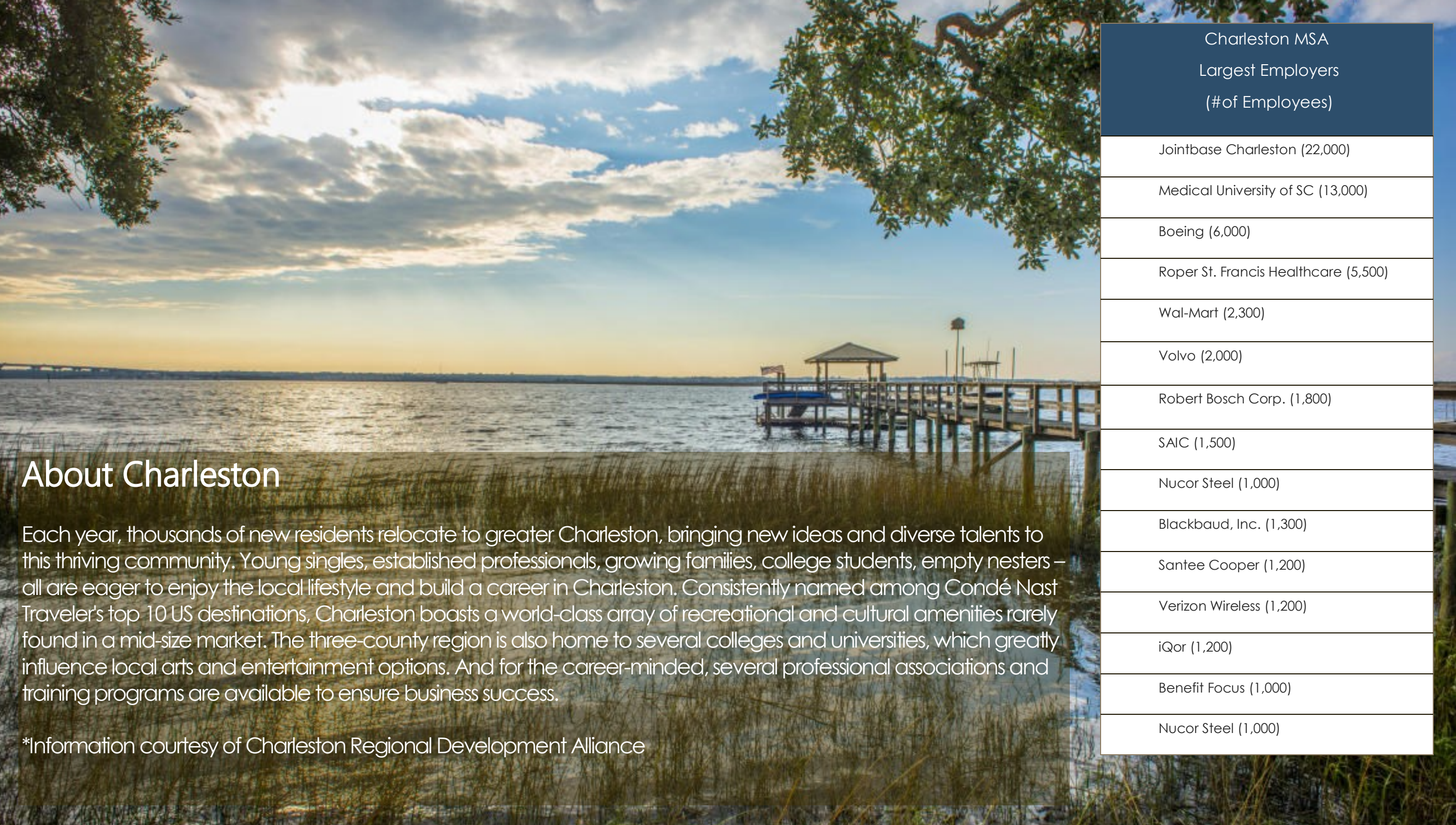
VICINITY

- 3.2 Miles to Savannah Hwy (Hwy 17)
- 4 Miles to Interstate 526+
- 10 Miles to Charleston Internation Airport
- 11 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	5,928	36,891	78,647
Population Growth	6.19%	6.03%	6.41%
2024 Average HH	\$102,371	\$99,569	\$87,402
Daytime Employments	788	8,538	32,929
Households (2023)	2,602	15,691	34,630
Traffic Count	25,800 VPD Bees Ferry Road		





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.



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