

An aerial photograph of a residential area. A large, irregularly shaped parcel of land is outlined in red. The parcel is mostly covered in dense green trees and shrubs, with a small, cleared sandy area at the bottom right. The text "±1 ACRE PARCEL FOR SALE" is overlaid in white on the red-outlined area. Surrounding the parcel are several houses with grey roofs, a parking lot with several cars, and a road labeled "SHADOW DR" and "CHUCK DAWLEY BLVD".

**±1 ACRE
PARCEL
FOR SALE**

NAICharleston

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:	\$550,000

STAMPS

		Large Plat	
Michael Miller, Register, Charleston County, SC			
			
Record Fee	\$25.00	Filed By:	CHARLESTON COUNTY PLANNING
Postage	\$0.00		
TOTAL	\$25.00		
Drawer	0		
Clerk	0		
	Drawer 0 Page 0		
Location:		HICKORY SHADOWS	

FOR TOWN OF MOUNT PLEASANT AND CHARLESTON COUNTY USE ONLY:

PLAT APPROVED

Town of Mount Pleasant, SC

BY Kenneth J. [Signature]

DATE 11/15/2001

APPROVED PLAT

Tammara Mayfield Evans
Director of Planning
Charleston County Planning Commission
SBE 07416 05-12-2021
App# 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 Samuel M. Wheeler, Attorney for Joiner
Signature [Signature]
Date of Signature 4/12/2021

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

SCALE: 1" = 30'

a	n
30	10
15	15
0	20
30	25
60	20
90	10

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.

Lewis E. Seabrook 4/14/21
LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 98
MOUNT PLEASANT, S. C. 29465
(843) 884-4496

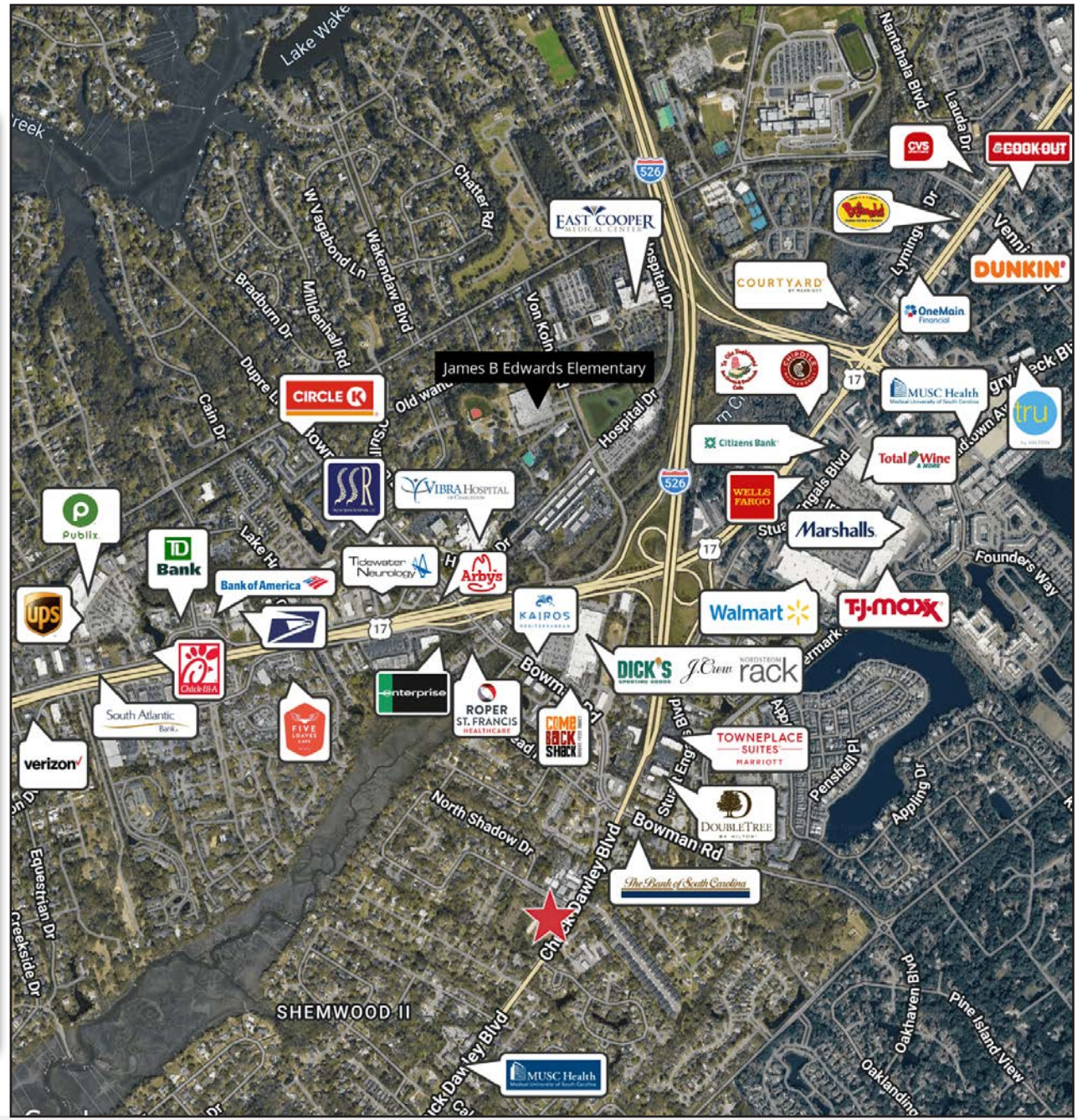
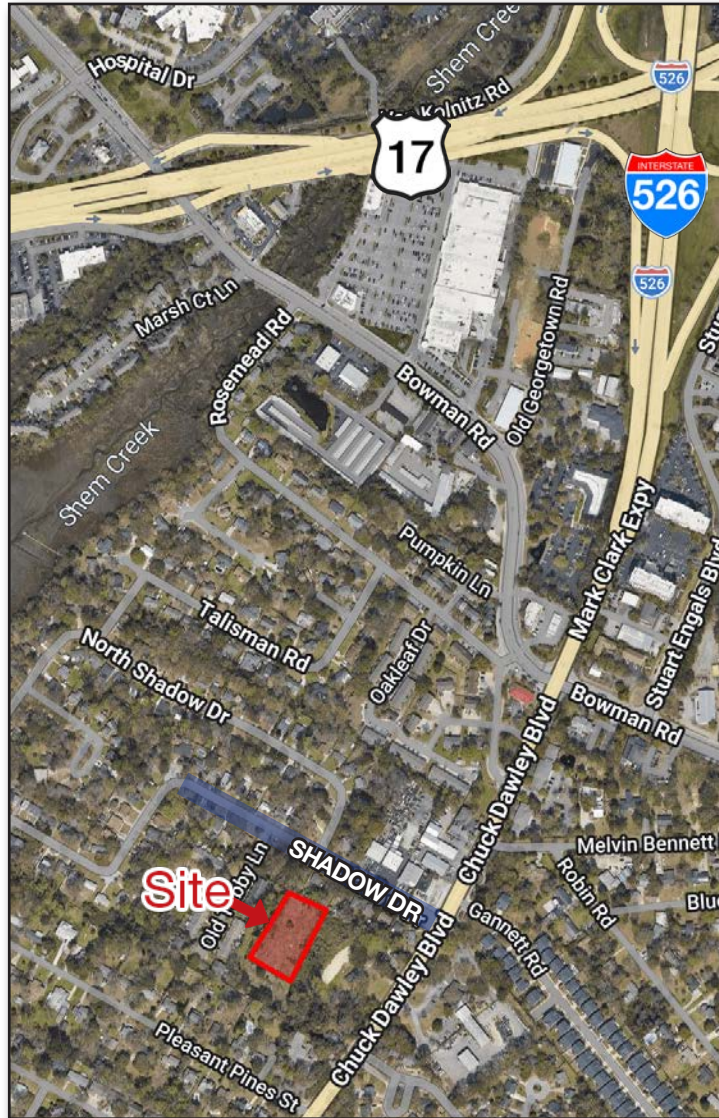



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AERIAL & MAP





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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:

NAICharleston