

FOR SALE | 3,041 ACRES ZONED AGR

4685 River Road | Johns Island, SC 29455



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PROPERTY OFFERING



► HIGHLIGHTS

- Approximately 3.041 acres in the heart of Johns Island
- Improved with four vacant concrete block duplexes totaling 8 potential residential units
- Each duplex is approximately 1,900 SF
- Zoned AGR (Charleston County)
- AGR zoning allows up to 1 principal dwelling unit per acre
- Potential redevelopment opportunity for up to 3-single family homes
- Property being sold “As-is where is”
- Buyer is responsible for verifying zoning, development potential, permits, utilities and approvals
- List price is \$675,00
- Charleston County Tax No. 213-00-00-067

► OFFERING SUMMARY

Beach Commercial, LLC, the exclusive listing agent to market this property, is pleased offer this prime redevelopment opportunity with approximately 3.041 acres for sale in the Heart of Johns Island.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW



► 4685 RIVER ROAD | JOHNS ISLAND, SC 29455

Redevelopment or Renovation Opportunity

Approximately 3.041 acres for sale improved with four concrete block vacant duplexes in the Heart of Johns Island. This site was historically a tomato picking farm labor camp. The buildings are in a cinder block shell and would require a complete top to bottom gut renovation. Each concrete block duplex is approximately 1,900 sf each which could be 8 potential units today. Site is connected to city water with on-site septic systems already in place. Property is zoned AGR in Charleston County which allows redevelopment to a maximum residential density of 1 principal dwelling unit per acre. On a lot this size, the redevelopment could allow up to 3-single family homes (subject to subdivision and septic approvals). Property sold strictly "As-is, where-is". Buyer to verify all zoning, permits and utilities.

► DEMOGRAPHIC STATISTICS 29455 (3-MILE RADIUS)

- Total Population: Approximately 28,344 residents
- Median Household Income: Around \$121,372
- Number of Households: Over 17,000 homes
- Median Age: Approximately 42 years

PROXIMITY MAP



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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.