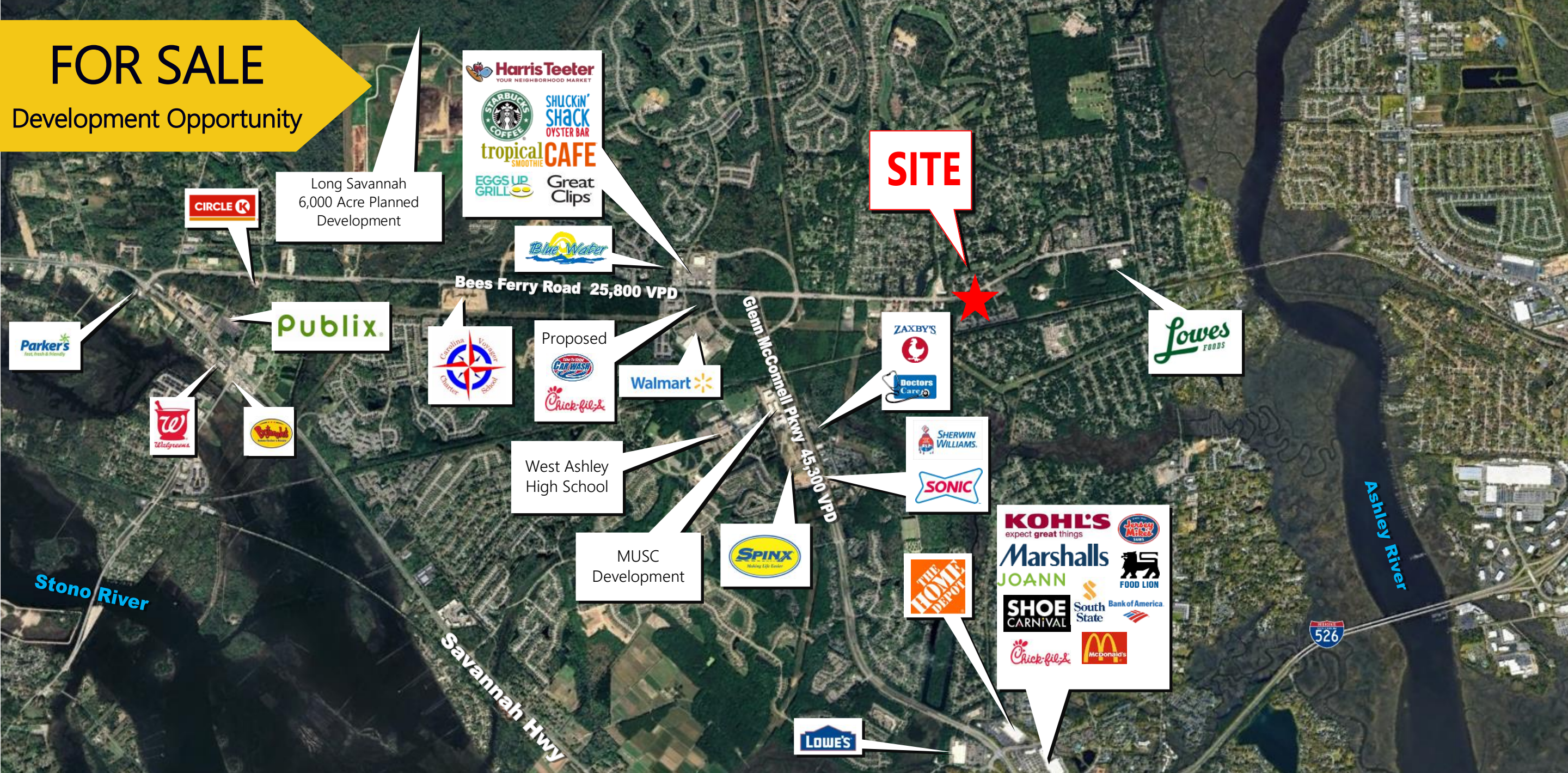


FOR SALE

Development Opportunity



CIRCLE K

Long Savannah
6,000 Acre Planned
Development

Harris Teeter
YOUR NEIGHBORHOOD MARKET
STARBUCKS COFFEE
SHUCKIN' SHACK OYSTER BAR
TROPICAL CAFE SMOOTHIE
EGGS UP GRILL
Great Clips

Blue Water

Bees Ferry Road 25,800 VPD

SITE

Parker's
Food, Fresh & Friendly

Publix

Carolina Voyager
Charter School

Proposed
Chick-fil-A

Walmart

ZAXBY'S
Doctors Care

Lowes
FOODS

W
Waldgreens

Walden

West Ashley
High School

MUSC
Development

SPINX
Making Life Easier

SHERWIN WILLIAMS
SONIC

KOHL'S expect great things
Marshall's
JOANN
SHOE CARNIVAL
Chick-fil-A
Jockey Mitten
FOOD LION
South State Bank of America
McDonald's

Stono River

Savannah Hwy

Glenn McConnell Pkwy 45,300 VPD

Ashley River

526

LOWE'S

Bees Ferry Road & Shadow Pointe Drive
Charleston, SC

+/-6 Acres | General Business

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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Benjy Cooke | 843.343.1351 | benjy.cooke@oswaldcooke.com

Ruthie Godfrey | 864.344.1541 | ruthie.godfrey@oswaldcooke.com



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

Highlights

ADDRESS	Bees Ferry Road and Shadow Pointe Drive Charleston, SC
PRICING	See Broker for Details
ZONING	General Business
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	16,000 VPD (Bees Ferry Road)
LOT SIZE	9.25 Acres (+/-6 acres Usable)
TMS	356-00-00-128

Oswald Cooke & Associates is pleased to offer 9.25 of land on Bees Ferry Road for sale. The parcel is zoned General Business in the City of Charleston. There are over 100,000 residential units in the 5-mile radius, with multiple large communities just beginning to take shape in the immediate market. There are numerous retailers in the area including Harris Teeter, Wal-Mart Supercenter, Lowe's Foods, Starbucks, Jersey Mikes, Zaxbys, Sonic, and with a host of others currently being planned and



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



Plat

RECEIVED FOR PERMANENT STAMPS

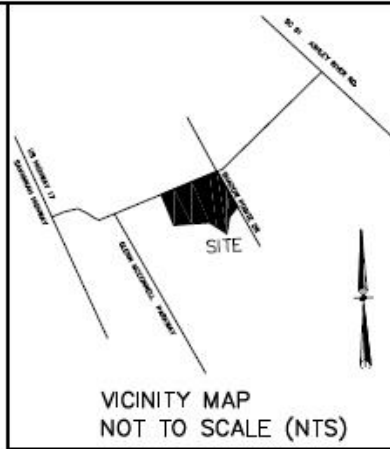
SURVEYORS NOTES:

- NORTH ORIENTATION BASED ON SCRS REDUCTION USING CELLULAR PHONE AND SURVEY GRADE RECEIVERS.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. ONLY CORNERS SHOWN WERE SURVEYED. OTHER DISTANCES AND BEARINGS TAKEN FROM RECORD DATA.
- WETLANDS SHOWN ARE TAKEN FROM RECORD MAP(S) AND SUBJECT TO CHANGE.
- HQS HAS PERFORMED NO ENVIRONMENTAL OR ARCHAEOLOGICAL SURVEYS ON THIS PARCEL.
- A FULL BOUNDARY SURVEY OF THIS PARCEL WAS NOT PERFORMED FOR THIS EASEMENT PLAT, BUT ONLY ADEQUATE INFORMATION TO POSITION THE EASEMENTS SHOWN HEREON.
- THIS PARCEL LIES IN FLOOD ZONES AE (BL10) AND X (SHADED) AND X, AS DEPICTED ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) 45019C 0400 J WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004, AND IS SCALED THEREFROM.
- ALL IMPROVEMENTS NOT SHOWN. A FULL SURVEY OF THE ENTIRE PARENT PARCEL WAS NOT CONDUCTED.
- TITLE REPORT SUPPLIED BY MCNAIR LAW FIRM.
- ALL PLAT AND DEED REFERENCES ARE TO CHARLESTON COUNTY SMC OFFICE.
- BEES FERRY ROAD HAS BEEN WIDENED SINCE THE ORIGINAL PLAT REFERENCED HEREON. UNRECORDED PLAT REFERENCED HEREON SHOWS NEW RIGHT OF WAY. DEED FOR RIGHT OF WAY NOT FOUND OR REFERENCED HEREON. THIS PLAT IS INVALID UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE SURVEYOR.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- GAS LINE MARKER
- 5/8" IRON ROD FOUND
- COMPUTED POINT
- IRON ROD FOUND
- IRON PIVOT FOUND
- PIVOT (NAIL) FOUND
- POINT LABEL FOR NEW EASEMENT POINTS
- WATER METER
- FLAG POLE
- SEIN
- LAMP POST
- SEWER CLEANOUT
- NEW EASEMENT LINES
- BOUNDARY OR R/W LINE
- CONSTRUCTION EASEMENT
- EXISTING OR NEW EASEMENT
- MISC. OTHER EASEMENT (AS DESCRIBED)
- CURB OR SIDEWALK LINE
- ADJACENT PROPERTY OR R/W LINE

CURVE	RADIUS	ARC	LENGTH	CHORD	BEARING	CENTRAL ANGLE	TANGENT
C1	20.25	17.04	16.54	5417.59'E	4813.24'	8.06	
C2	60.00	43.83	42.86	53740.42'E	4130.14'	22.94	
C3	60.00	33.08	32.67	57424.09'E	3135.41'	16.97	
C4	60.00	37.17	36.58	N72203.00'E	3530.00'	19.20	
C5	2150.00	37.38	37.09	N43500.32'E	8927.28'	158.98'	
C6	2180.00	46.71	46.71	N38395.57'E	1123.40'	23.36	
C7	2150.00	58.88	57.80	N37081.8'E	1349.38'	280.70'	
C8	2159.53	29.02	28.02	S4834.59'W	041.29'	13.01'	



AREA	SQ. FT.	ACRES
NEW CONSTRUCTION EASEMENT 1	28,524±	0.655
NEW CONSTRUCTION EASEMENT 2	6,809±	0.156
NEW PERMANENT EASEMENT	35,276±	0.810
TOTAL NEW EASEMENT AREA	70,609±	1.621
TOTAL PARCEL (PER RECORD PLAT)	402,834±	9.25

LINE	BEARING	DISTANCE
L1	S42°13'44"	13.00'
L2	S50°43'13"	30.00'
L3	S51°58'53"	30.00'
L4	N07°24'03"W	25.97'
L5	S09°46'57"W	31.01'
L6	S41°55'37"W	23.95'
L7	N07°24'03"W	23.92'
L8	S41°50'32"W	12.08'
L9	S35°17'51"W	54.25'
L10	S36°31'55"W	28.20'
L11	N00°31'46"W	23.10'
L12	N84°12'18"W	14.16'
L13	S73°39'25"E	36.60'
L14	S41°04'57"W	23.51'
L15	S47°48'20"W	33.65'
L16	N03°14'50"W	46.35'
L17	S63°32'18"W	18.35'
L18	S57°27'23"W	11.21'
L19	S22°02'42"E	31.51'
L20	S57°27'23"W	27.42'
L21	S72°13'15"W	19.24'
L22	S63°32'18"W	12.72'
L23	S72°13'15"W	14.14'
L24	S53°49'09"W	25.53'
L25	S59°34'31"W	9.21'
L26	S70°33'30"W	13.55'
L27	S70°33'30"W	39.38'
L28	S25°32'51"E	15.00'
L29	S53°49'09"W	88.19'
L30	S57°17'07"W	28.91'
L31	N03°14'50"W	20.06'
L32	N23°42'57"W	14.07'
L33	N23°42'57"W	25.75'
L34	S55°50'55"E	5.97'

356-00-00-038
LORETTA NICKEL
DEED BOOK A262 PAGE 235
PLAT BOOK BX PAGE 30

TMS #356-00-00-128
BUCK INVESTMENTS LIMITED COMPANY
DEED BOOK 0313 PAGE 332
REMAINDER OF TRACT B-C
PLAT BOOK EH PAGE 051
UN-RECORDED PLAT BY
AH SCHWACKE FOR
FORD BROTHERS CONSTRUCTION COMPANY, LLC,
DATED FEBRUARY 2, 2013

TMS #356-00-00-015
BEES FERRY CHARLESTON LLC
TOWERS RENTAL CORP 3400 BLDG
DB 5492/524
TRACT B-A
PB EH/051
PB AC/103

PARCEL INFO
PORTION OF TAX PARCEL 356-00-00-032
BUCK INVESTMENTS LIMITED COMPANY
DEED BOOK 0313 PAGE 332
TRACT B-C (LESS AREA GRANTED TO
SCDOT FOR BEES FERRY RD R/W)
PLAT BOOK EH PAGE 051
NEW EASEMENT AREA SEE TABLE

NO.	DATE	REVISION	BY
6	6/7/2018	REVISED AREA TYPE IN TITLE	FLH
5	5/20/2018	REVISED TO REFLECT SHADOW POINT DRIVE OWNERSHIP	FLH
4	4/2/2018	REVISED TO REFLECT TITLE HISTORY	FLH
3	12/28/2017	REVISE EASEMENTS	FLH
2	12/28/2017	ADD CONSTRUCTION EASEMENT & MISC LINE LABELS	FLH
1	12/5/2017	CONSTANTINE COMMENTS	FLH

BASED ON A TITLE REPORT BY MCNAIR LAW FIRM DATED MARCH 13, 2018, THIS PARCEL MAY BE SUBJECT TO THE RESTRICTIONS:

- PLAT BOOK EH AT PAGE 31 SHOWS THE OLD ROAD BED FOR BEES FERRY ROAD THAT WAS ACQUIRED BY AGREEMENT OF CITY COUNCIL AND FORD BROTHERS CONSTRUCTION COMPANY, RECORDED IN BOOK B132 AT PAGE 250. NOT PLOTTED HEREON.
- THIS PARCEL IS SUBJECT TO WETLANDS COVENANTS AND RESTRICTIONS.
- EASEMENT FROM SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 2568 AT PAGE 781, AND SHOWN ON SCE&G DRAWING D75848. THIS DRAWING SHOWS LINES NEAR AND ALONG SHADOW POINT DRIVE TRANSFORMERS SHOWN BUT NOT LINES. EASEMENT NOT PLOTTED HEREON.
- EASEMENT FROM FORD BROTHERS CONSTRUCTION CO. LIMITED PARTNERSHIP TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 0209, PAGE 410. EASEMENT IS TO BE PARALLEL TO BEES FERRY ROAD, BUT IS OTHERWISE GENERAL IN NATURE AND NOT PLOTTED HEREON.
- VARIOUS EASEMENTS TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON. SPECIFIC BOOKS NOT STATED IN REPORT AND NOT PLOTTED HEREON.

HOWELL GEOSPATIAL SURVEYING, LLC
191 LARISSA DRIVE
CHARLESTON, SC 29414
OFFICE (843) 647-5563
CELL (843) 819-7496
FAX (843)-647-5563
HG-SURVEYING@COMCAST.NET



EASEMENT PLAT OF
NEW EASEMENTS, CONTAINING 1.621 ACRES, LOCATED ON PROPERTY OF BUCK INVESTMENTS LIMITED COMPANY, BEING SHOWN AS A PORTION OF TRACT B-C IN PLAT BOOK EH AT PAGE 051, CURRENTLY BEING TMS # 356-00-00-128, DESCRIBED IN DEED BOOK 0313 AT PAGE 332, LOCATED NEAR THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

SURVEY REQUESTED BY CHARLESTON WATER SYSTEM AND CONSTANTINE ENGINEERING GROUP
CITY: CHARLESTON TOWNSHIP/PARISH: COUNTY: CHARLESTON STATE: SOUTH CAROLINA

SURVEY DATE:	MAY-AUG, 2017
MAP DATE:	8/18/2017
FIELD BK #	6
DRAWN BY:	FLH
SCALE:	1" = 50'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, WITHIN OR EXCEEDING THE REQUIREMENTS FOR AN EASEMENT PLAT AND SURVEY AS SPECIFIED THEREIN.

DATE: _____ SIGNATURE: _____

PROJECT / CURT NO.	5657-1
SHEET	1
OF	1

DATE PLOTTED: 8/18/2017 10:58:58 AM PLOTTER: HP PLOTTER - HP DESIGNJET 2000

Apartment Aerial



Atlantic Grand Oaks
316 Units

The Enclave
71 Units

Proximity
199 Units

Bees Ferry Apartments
199 Units

Shadowmoss Pointe
220 Units

The Avenues
288 Units

Cypress Cove
364 Units

Aventon Pearl
394 Units
Under Construction

Bellerose
154 Units
Under Construction

Harper Place
195 Units

New Charleston Townhomes
71 Units
Under Construction

Bolton's Landing
288 Units

Madison Harper Place
186 Units

The Highlands
341 Units
Under Construction

Heron Reserve
272 Units

The Satori
297 Units
Under Construction

Bluewater
350 Units

The Heyward
260 Units

1000 West
240 Units

Sabal Palms
300 Units

The Preserve at Essex Farm
284 Units

The Crossing
184 Units

17 South
220 Units

Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

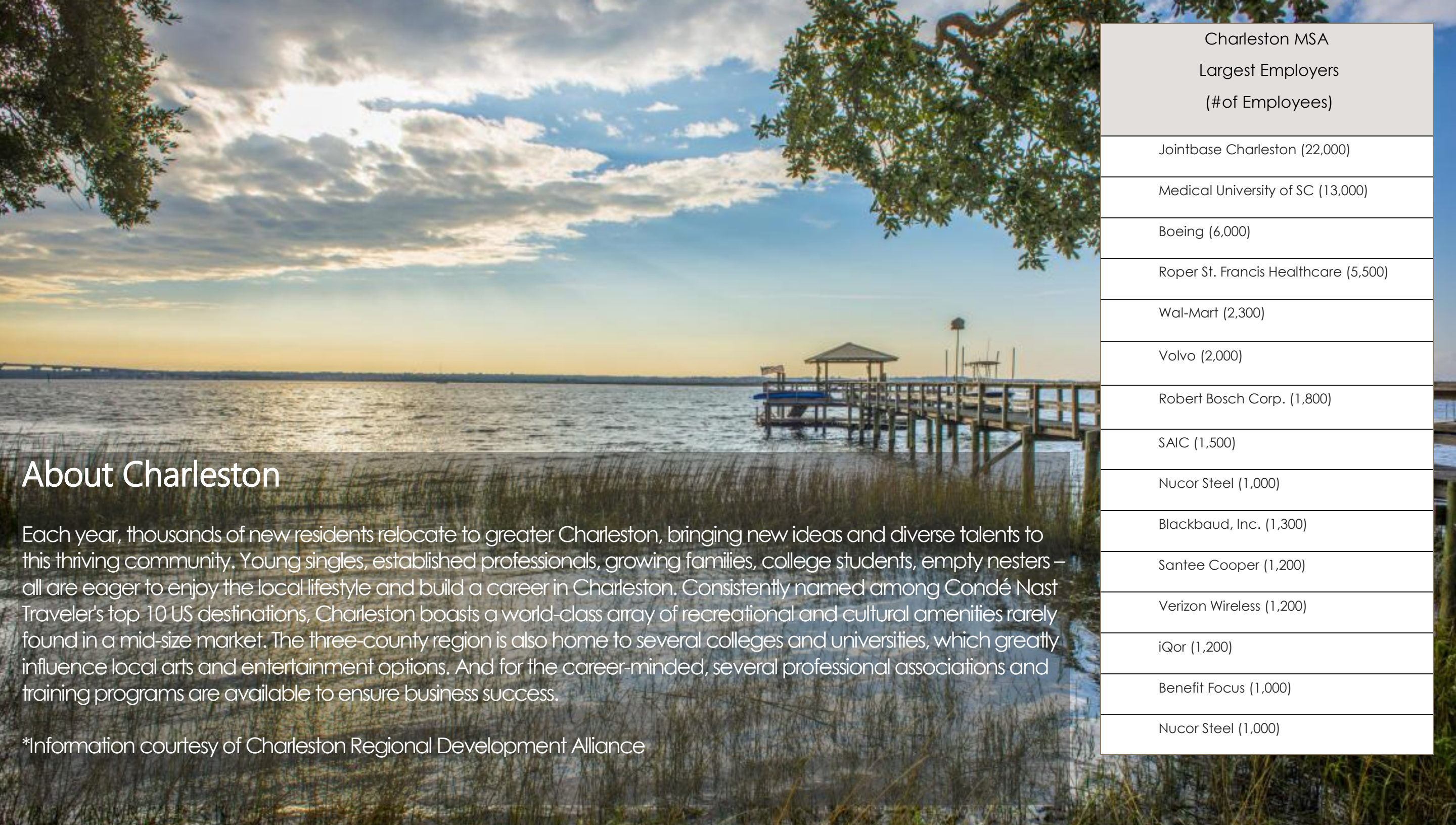
 3.1 Miles to Interstate 526

 9 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	5,783	51,310	101,788
2023 Average HH Income	\$106,522	\$90,538	\$85,218
Daytime Employments	770	16,057	60,149
Households (2023)	2,417	21,829	42,550
Traffic Count	30,676 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

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

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

For more information contact:

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