

FOR SALE



West Ashley

Hospital District

Charleston Peninsula

James Island Connector

Country Club
of Charleston

Minutes to MUSC's Hospital District
and Charleston Peninsula

James Island

Mount
Pleasant



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

TOWNHOMES BUILD-TO-RENT PROJECT | PARTIALLY ENTITLED | 2.3 MILES TO CHARLESTON PENINSULA

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 any 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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Edward Oswald

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*PROPOSED RENDERINGS AND SUBJECT TO CHANGE.

2.63 Acres - Theresa Drive

Charleston, SC

Partially Entitled (In Process)

Build-To-Rent Townhome Project

PRICE \$1,750,000

ENTITLEMENTS (In Process) (16) 3-Bedroom Townhomes

LOT SIZE 2.63 Acres

FEE SIMPLE YES

DESIGN REVIEW BOARD APPROVAL April 7, 2025

TRC (Technical Review Committee) Expected Approval Q4 2025

TMS 424-10-00-030

MUNICIPALITY City of Charleston

ZONING DR-1

LOCATION Minutes from the Charleston Peninsula and MUSC's Hospital District

Oswald Cooke & Associates is excited to present partially entitled, build-to-rent townhome development opportunity minutes from the Charleston Peninsula and MUSC's hospital district. This 2.63-acre parcel, situated just off Harborview Road and only 2.3 miles from the Charleston Peninsula, is approved for the construction of 16 three-bedroom townhomes. Zoned DR-1 within the City of Charleston, the property benefits from a prime location with marsh views in the vibrant triangle formed by the James Island Connector, Harborview Road, and Folly Road. Nearby, you'll find major national retailers such as CVS, Harris Teeter, Arby's, McDonald's, Wendy's, Lowe's, IHOP, Chick-fil-A, and more. Site is minutes to the bridge crossing to MUSC's main campus and hospital district. This development will be ideal for medical residents and professionals. With limited remaining development opportunities on the island, this is a rare and exceptional prospect you won't want to miss!

*PROPOSED RENDERING AND SUBJECT TO CHANGE.





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Country Club of Charleston

Harbor View Road 12,900 VPD



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Pinnacle
FINANCIAL PARTNERS

Harborview
Elementary School

TD Bank

Folly Road 24,800 VPD

Wendy's

McDonald's

Merchants
Village
Publix

LOWE'S

REV
FEDERAL CREDIT UNION

BANK OF AMERICA

IHOP
RESTAURANT

Harris
Teeter
Neighborhood Food & Pharmacy

Image © 2025 Airbus

AERIAL

OSWALD + COOKE
LAND AND INVESTMENT REAL ESTATE

AERIAL



PROPOSED 3-D RENDERING



*PROPOSED RENDERING AND SUBJECT TO CHANGE.

PROPOSED 3-D RENDERINGS



*PROPOSED RENDERINGS AND SUBJECT TO CHANGE.



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PROPOSED PLAN



INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
C0.0	COVER SHEET	09/10/2022	09/10/2022
C0.1	CONSTRUCTION NOTES	09/10/2022	09/10/2022
C1.0	TOPOGRAPHIC SURVEY & EXISTING CONDITIONS	10/03/2022	-
C2.0	SITE LAYOUT PLAN	09/10/2022	09/10/2022
C2.1	VEHICLE TRACKING (SHEET 1 OF 2)	09/10/2022	09/10/2022
C2.2	VEHICLE TRACKING (SHEET 2 OF 2)	09/10/2022	09/10/2022
C2.3	VEHICLE TRACKING (SHEET 3 OF 2)	09/10/2022	09/10/2022
C3.0	DEMOLITION & EROSION CONTROL PLAN	09/10/2022	09/10/2022
C4.0	GRADING & DRAINAGE PLAN	09/10/2022	09/10/2022
C5.0	SITE DEVELOPMENT DETAILS (SHEET 1 OF 5)	09/10/2022	09/10/2022
C5.1	SITE DEVELOPMENT DETAILS (SHEET 2 OF 5)	09/10/2022	09/10/2022
C5.2	SITE DEVELOPMENT DETAILS (SHEET 3 OF 5)	09/10/2022	09/10/2022
C5.3	SITE DEVELOPMENT DETAILS (SHEET 4 OF 5)	09/10/2022	09/10/2022
C5.4	SITE DEVELOPMENT DETAILS (SHEET 5 OF 5)	09/10/2022	09/10/2022
C6.0	UTILITY PLAN	09/10/2022	09/10/2022
C7.0	FIRE PROTECTION PLAN	09/10/2022	09/10/2022
L301	BUFFER PLANTING PLAN (PLAN SHEET BY SGANW)	03/09/2022	09/10/2022
L301	PLANT SCHEDULE AND DETAILS (PLAN SHEET BY SGANW)	03/09/2022	09/10/2022

* BUFFER PLANTING PLAN AND PLANT SCHEDULE AND DETAILS
PERFORMED BY SGANW UNDER DIRECT CONTRACT WITH OWNER

PROJECT INFORMATION
PROPERTY OWNER: FIRM THERESA HOLDINGS LLC
TYPE: RESIDENTIAL
ADDRESS: THERESA DRIVE, CHARLESTON SC 29412
ZONING: STRDR-1

CITY OF CHARLESTON TIC ID: SUB2022-000202

PROJECT PURPOSE:
THE PURPOSE OF THIS SITE PLAN IS TO SUBDIVIDE 2 EXISTING PARCELS INTO 8 LOTS FOR THE DEVELOPMENT OF 16 TOWNHOME UNITS. THE PROPOSED DEVELOPMENT IS DESIGNED TO ADHERE TO THE CITY OF CHARLESTON PLANNING AND ZONING ORDINANCE, CHARLESTON CITY PLANNING, APPLICABLE STATE AND FEDERAL LAWS, AND THE REQUIREMENTS OF THE WATER AND SEWER UTILITIES AS PROVIDED BY SCOWIC AND CHARLESTON WATER SYSTEM. THE PROJECT PROPOSES A DEVELOPMENT WHICH WILL COMPLY WITH THE CITY OF CHARLESTON PLANNING AND ZONING ORDINANCE. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CHARLESTON CITY PLAN BY PRESERVING THE NATURAL CHARACTERISTICS OF THE EXISTING TERRAIN. THE PROJECT PROPOSES PEDESTRIAN CONNECTION TO ADJACENT AREAS AND IS DESIGNED TO BE AS INTEGRATIVE AS RECOMMENDED IN THE TRANSPORTATION SECTION OF THE CHARLESTON CITY PLAN.

ADA NOTE:
THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

ENGINEERING FIRM:
ADDRESS: 2188 NORTH CENTER STREET, WHITE 8-900
NORTH CHARLESTON, SC 29406

ENGINEER OF RECORD:
NAME: JOHN SCOTT COOKE, P.E.
PHONE: (843) 560-4942
EMAIL: TSCOOKE@ESPASSOCIATES.COM

DEVELOPER/OWNER:
ADDRESS: 2188 QUEENS ROAD, SUITE 200
CHARLESTON, SC 29406
PHONE: (704) 940-5322
CONTACT: TOM EGAN

REVIEW AGENCY:
ADDRESS: CITY OF CHARLESTON
2 GEORGE STREET, SUITE 2100
CHARLESTON, SC 29401
PHONE: (843) 724-3770

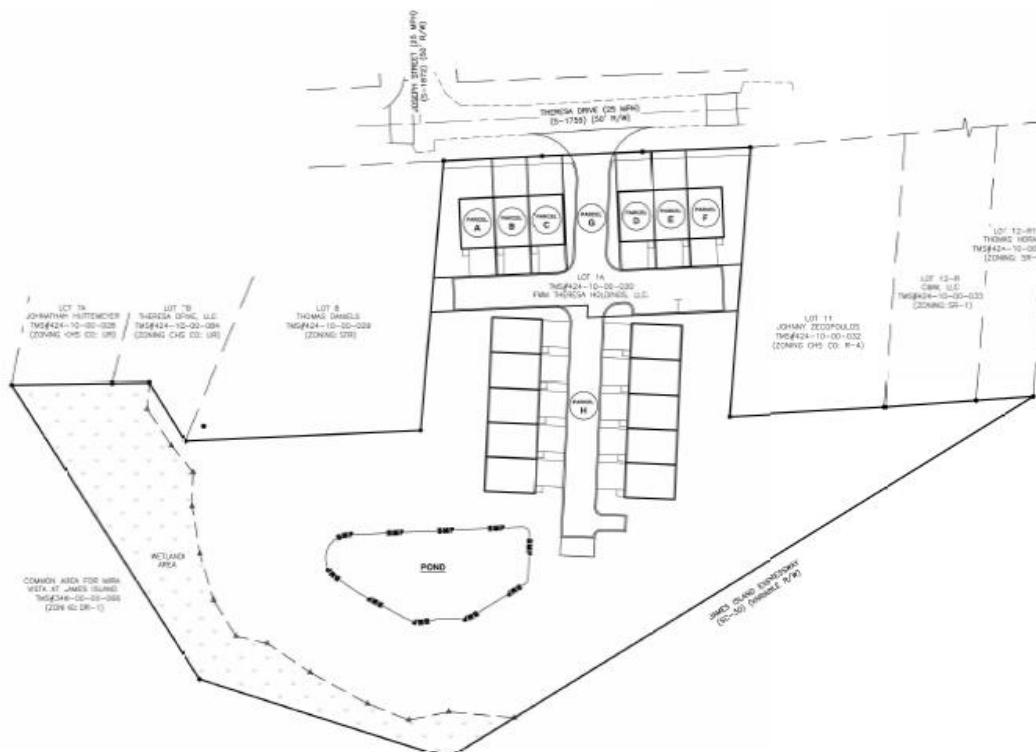
REVIEW AGENCY:
ADDRESS: SCOWIC-DORM
1302 MCMILLAN AVENUE, SUITE 400
CHARLESTON, SC 29405
PHONE: (843) 253-4156

REVIEW AGENCY:
ADDRESS: SCOWIC-WATER WASTEWATER
2800 MCMILLAN AVENUE
COLUMBIA, SC 29201
PHONE: (803) 306-6446

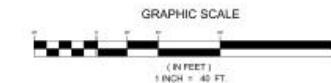
REVIEW AGENCY:
ADDRESS: CHARLESTON WATER SYSTEM
163 ST PHILIP STREET
CHARLESTON, SC 29403
PHONE: (843) 727-4888

HARBOR VIEW TOWNS

LOCATED IN
CITY OF CHARLESTON, SC



THIS SET IS CURRENT THROUGH SHEET DATE 09/16/2022



COVER SHEET	
HARBOR VIEW TOWNS	
FIRM THERESA HOLDINGS, LLC.	
PROJECT INFORMATION	
PROJECT MANAGER:	TSC
DESIGNED BY:	SPO
DRAFTER:	SPO
PROJECT NUMBER:	00030022
ORIGINAL DATE:	09/10/2022
DATE:	09/16/2022
GRAPHIC SCALE	
(IN FEET) 1 INCH = 40 FT.	
C0.0	

Preliminary
For Review
Purposes Only



ESP Associates, Inc.
1540 N. Charles Street
Baltimore, MD 21201
(843) 560-4942
(800) 306-6446
www.espassociates.com

PROPOSED LANDSCAPE PLAN

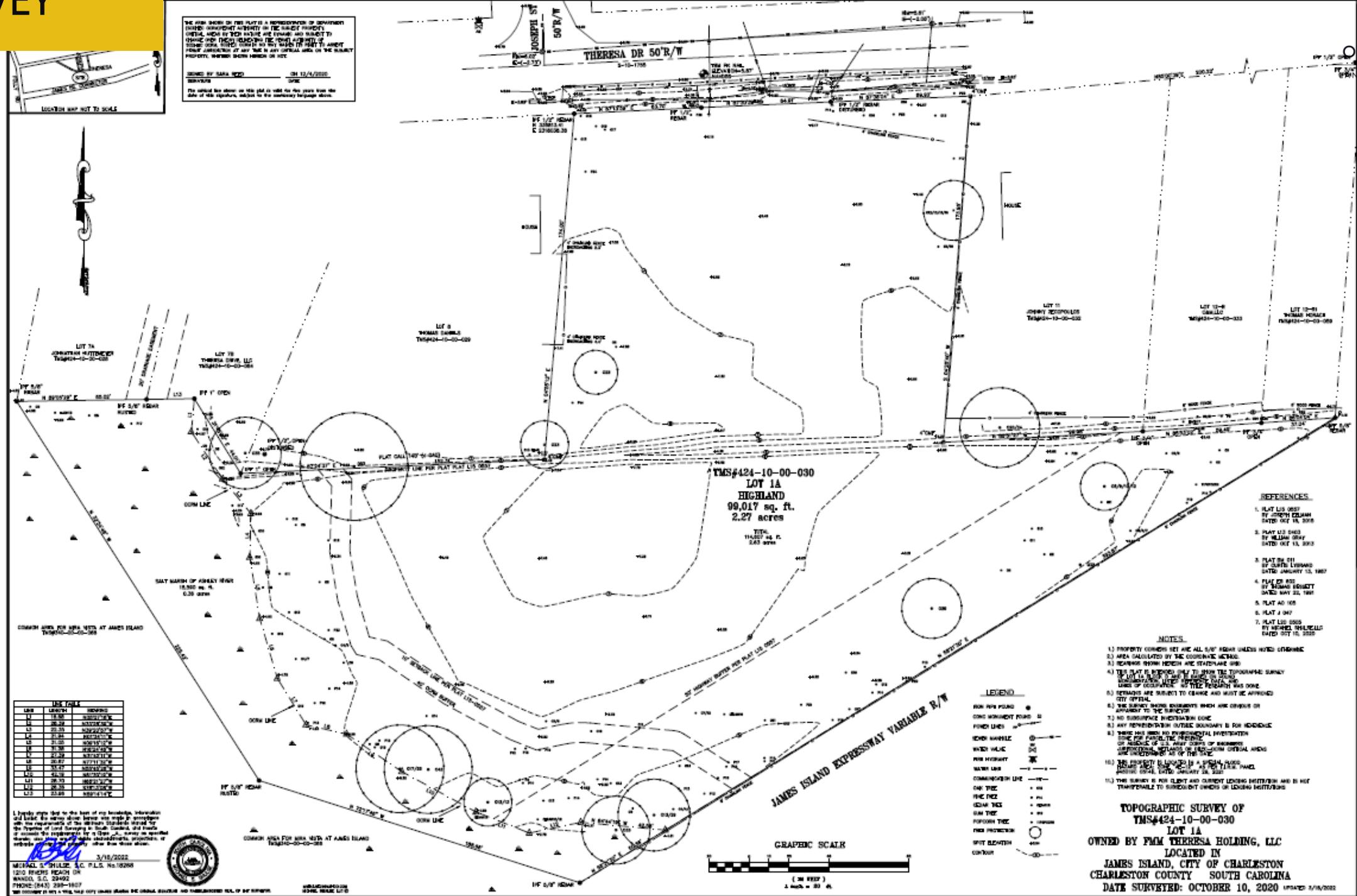


TREE SURVEY



THE HIGH COURT OF FEDERAL IS A REPRESENTATIVE OF GOVERNMENT WHICH IS INVOLVED IN THE MAINTENANCE OF CRITICAL INFRASTRUCTURE WHICH ARE VITAL AND NEEDED TO MAINTAIN AND PRESERVE THE FUTURE SECURITY OF INDIA. THEREFORE, IT IS NOT NEEDED TO ASK FOR A PERIOD OF JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE BASIS OF WHETHER SUCH MEMBER OR NOT.

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FUND AND INVESTMENT REAL ESTATE



VICINITY

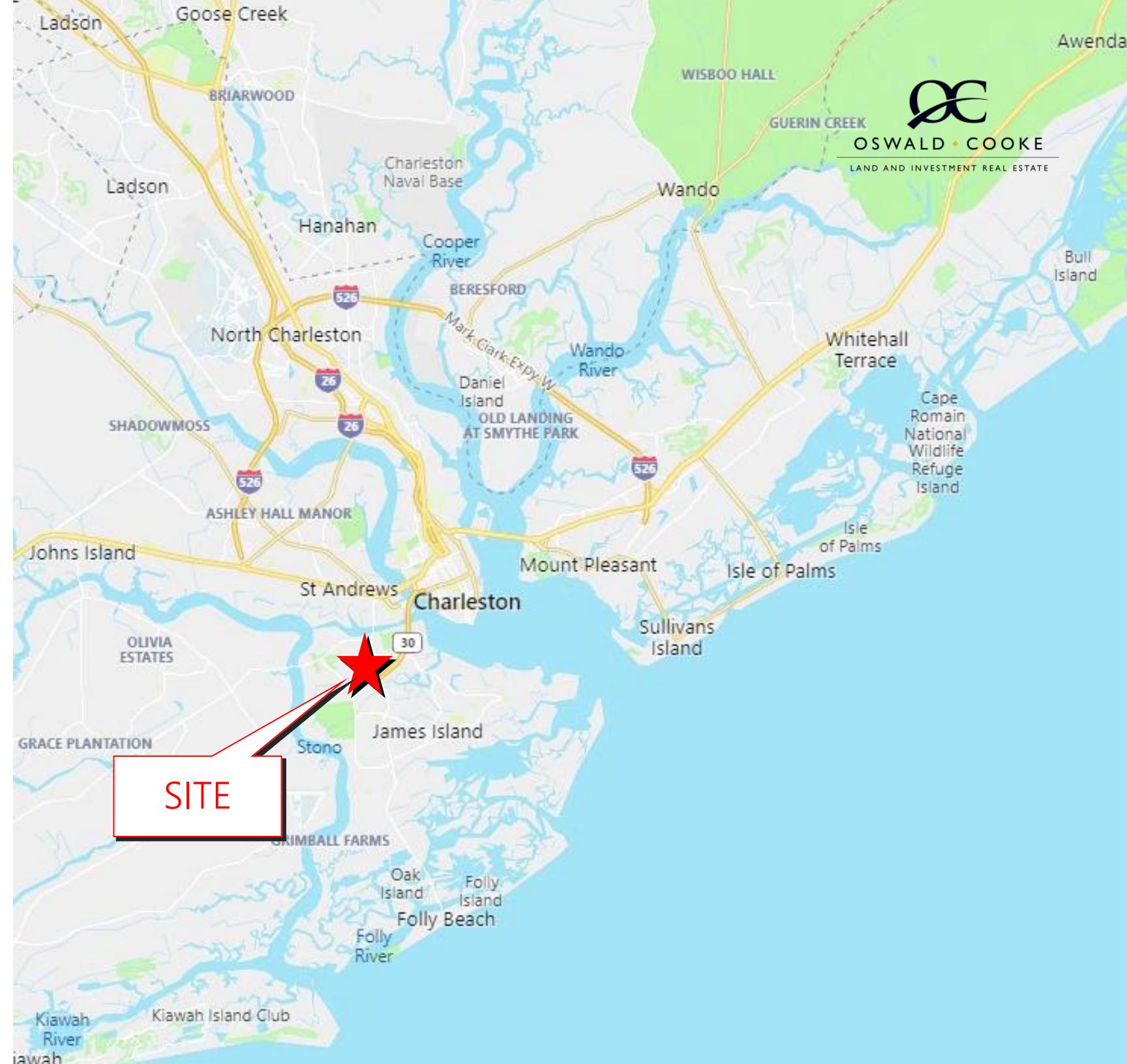
2.3 Miles to Downtown Charleston

8 Miles to Mount Pleasant

12 Miles to Charleston Airport

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	5,658	58,221	114,168
Population Growth (2020-2024)	12.02%	3.44%	4.54%
2024 Average Household Income	\$87,362	\$109,218	\$99,410
Households	2,895	26,748	51,389
Daytime Employees	3,291	69,749	102,798
Traffic Counts	Harbor View Road 12,900 VPD		



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)
Naval Weapons Station (13,500)
Medical University of SC (13,245)
Roper St. Francis (5,500)
Boeing (7,000)
Trident Health System (2,500)
SPAWAR (2,400)
Robert Bosch Corp. (2,200)
Volvo (1,500)
SAIC (1,500)
Nucor Steel (1,500)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Mercedes-Benz Vans (1,100)
Kapstone (1,000)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

For more information contact:

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