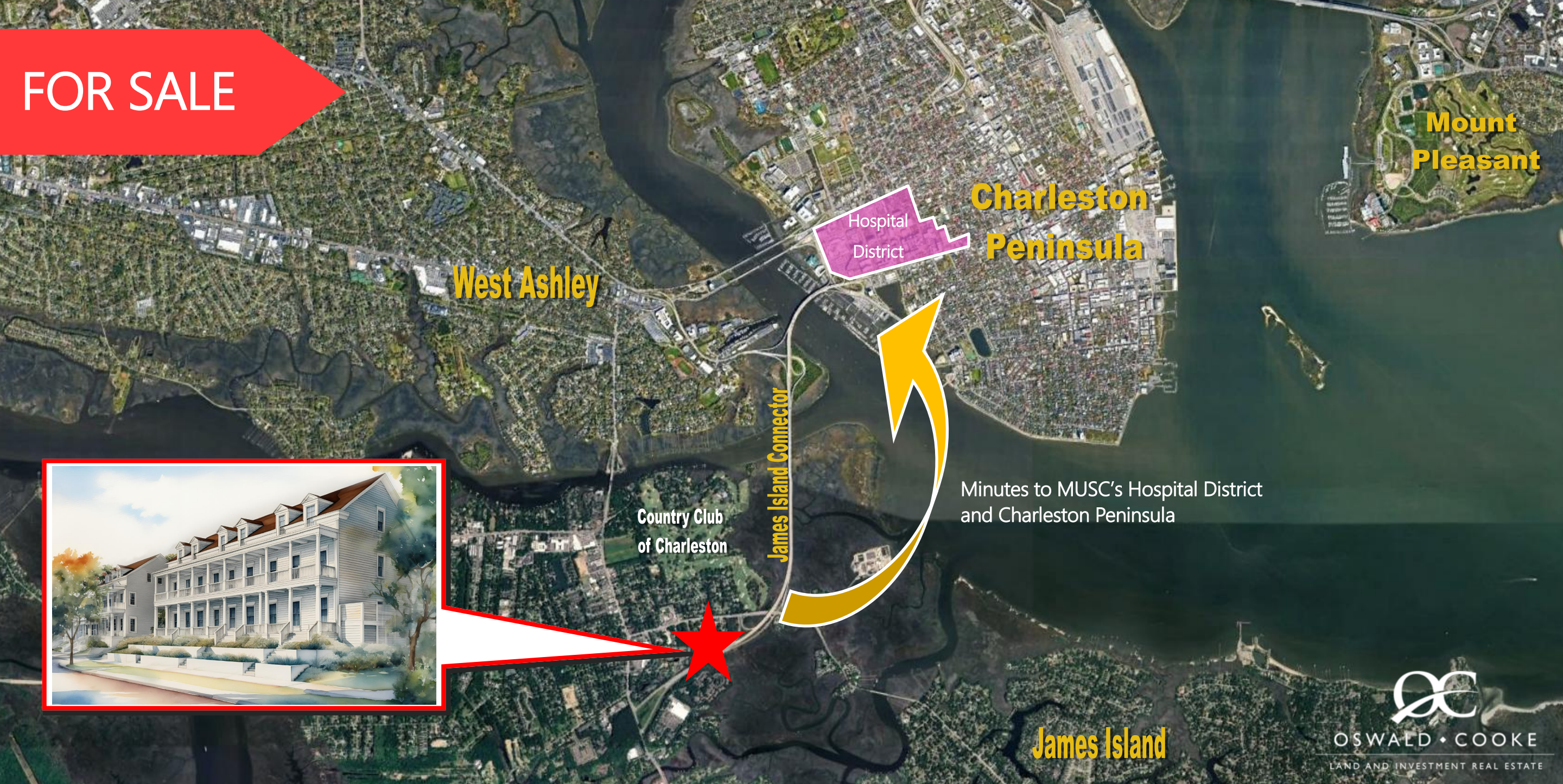


FOR SALE



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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\*PROPOSED RENDERINGS AND SUBJECT TO CHANGE.

2.63 Acres - Theresa Drive

Charleston, SC

Partially Entitled (In Process)

Build-To-Rent Townhome Project

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.



PRICE	\$1,750,000
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ENTITLEMENTS (In Process)	(16) 3-Bedroom Townhomes
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LOT SIZE	2.63 Acres
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FEE SIMPLE	YES
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DESIGN REVIEW BOARD APPROVAL	April 7, 2025
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TRC (Technical Review Committee)	Expected Approval Q4 2025
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TMS	424-10-00-030
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MUNICIPALITY	City of Charleston
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ZONING	DR-1
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LOCATION	Minutes from the Charleston Peninsula and MUSC's Hospital District
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# Country Club of Charleston

Harbor View Road 12,900 VPD



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

Harborview  
Elementary School



Merchants  
Village  
Publix



Folly Road 24,800 VPD





AERIAL

Charleston Peninsula

Ashley River

Maybank Hwy 32,500 VPD

Folly Road 23,600 VPD

James Island Connector

SITE

Merchants Village


















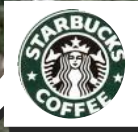


AERIAL

SITE

James Island Connector (33,500)

Folly Road 25,900 VPD





# PROPOSED 3-D RENDERING



\*PROPOSED RENDERING AND SUBJECT TO CHANGE.

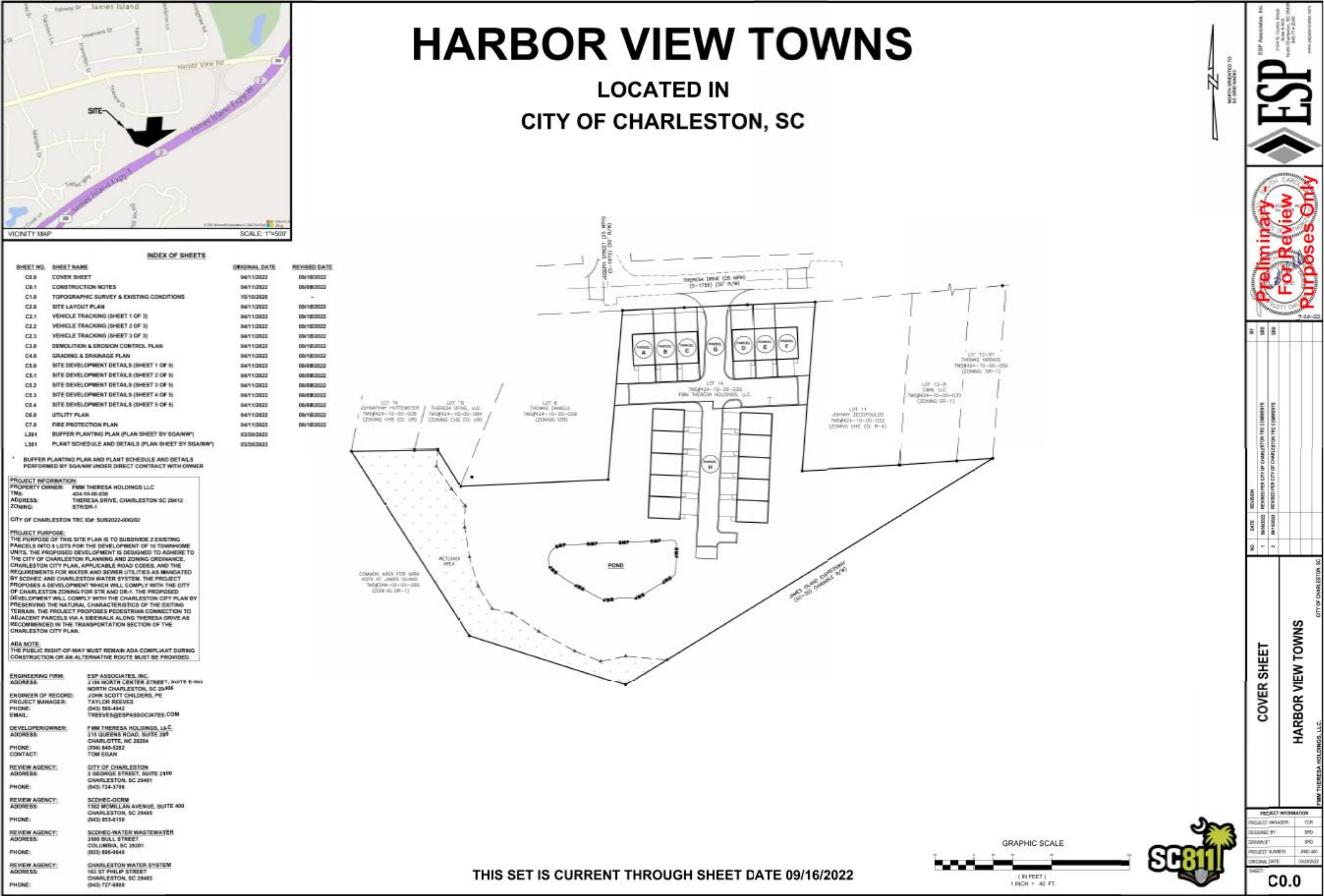
# PROPOSED 3-D RENDERINGS



\*PROPOSED RENDERINGS AND SUBJECT TO CHANGE.



# PROPOSED PLAN



\*PROPOSED PLAN AND SUBJECT TO CHANGE.



# PROPOSED LANDSCAPE PLAN



\*PROPOSED PLAN AND SUBJECT TO CHANGE.







# VICINITY

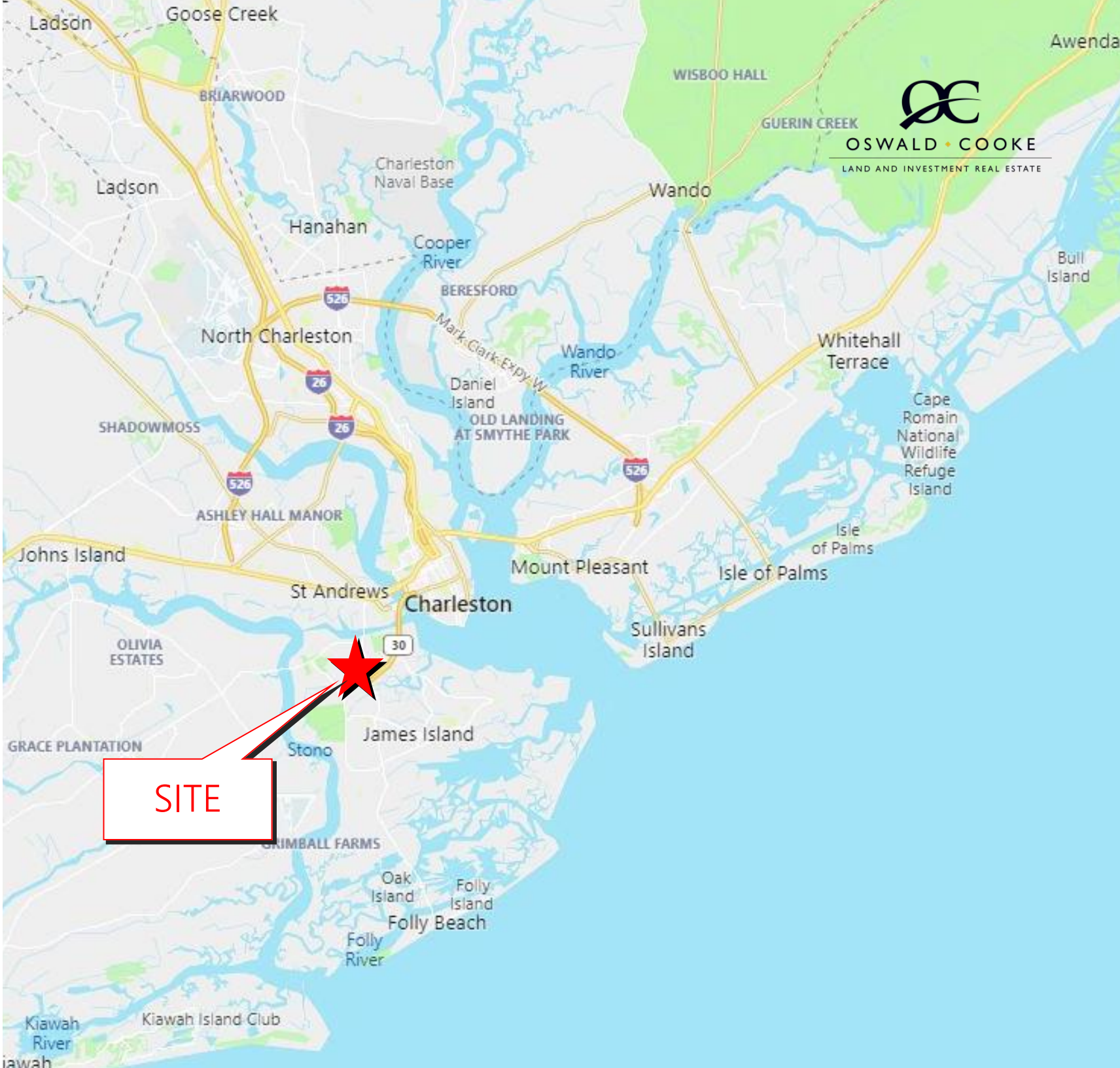
2.3 Miles to Downtown Charleston

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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