

**THE
VAULT**



**±2 AC ENTITLED LOT
FOR SALE IN
CAROLINA PARK,
MT. PLEASANT**

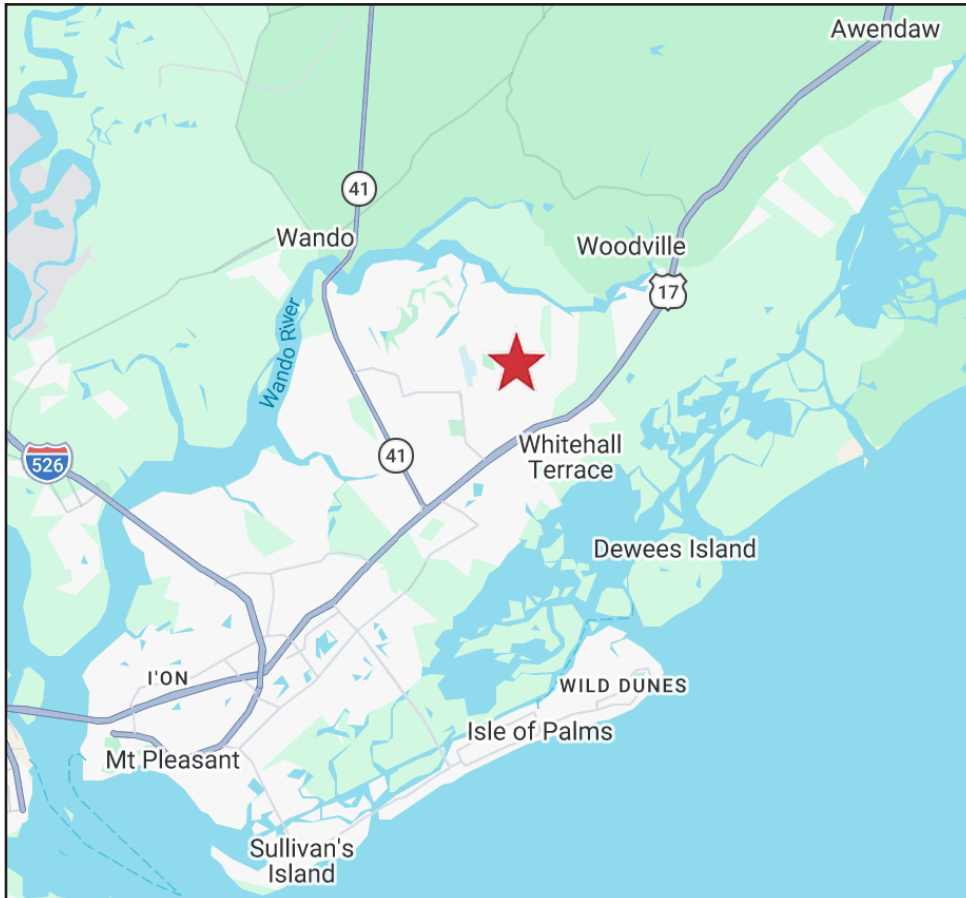
567 FAISON ROAD
MT. PLEASANT, SC 29466

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EXECUTIVE SUMMARY

Rare opportunity to acquire approximately ± 2.0 acres within the Carolina Park Master Planned Community in Mt. Pleasant. Zoned Industrial under the Carolina Park PUD, the property offers an ideal location for flex or retail uses in one of the Charleston area's most desirable markets. Water and sewer are available to the site (buyer to verify), and the property benefits from existing shared access with The Vault.



Offering Summary

Sale Price:	\$1.8 million
Parcel Size:	± 2 AC Available
Sewer:	Available to the site; buyer to verify
Water:	Available to the site; buyer to verify
Access:	Shared access with The Vault
Zoning:	Industrial; Carolina Park PUD Overlay
County:	Charleston County
TMS #:	596-08-00-301

AREA MAP



Permitted CPI Uses

Carolina Park – CPI (Industrial) zoning. Uses relevant to an unimproved lot intended for outdoor equipment/material storage or a landscape contractor's yard, drawn from Exhibit C – Carolina Park Land Use Table (amended 3/26/2024).

Direct Match

- **Outdoor Storage of Materials or Equipment** – listed as its own principal permitted use; must be screened as required by DRB

Contract/Landscape Operations

- **Special Trade Contractors (offices/storage)** – general contractor's yard or base of operations
- **Services to Buildings or Dwellings** – incl. landscaping services, janitorial, exterminating, carpet/upholstery cleaning
- **Excavation Contractors** – outdoor storage must be screened
- **Building Equipment or Other Machinery Installation**

Equipment & Vehicle Storage/Rental

- **Vehicle Storage** – incl. bus barns, boat/RV storage, or impound yards
- **Construction Tools or Equipment Rental** – outdoor storage must be screened
- **Commercial or Industrial Machinery or Equipment Rental/Leasing** – outdoor storage must be screened
- **Heavy Duty Truck or Commercial Vehicle Rental** – outdoor storage must be screened
- **Self-Service Storage / Mini-Warehouse** – outdoor storage must be screened

Bulk Material Storage & Sales

- **Stockpiling of Sand, Gravel, or Other Aggregate Materials** – outdoor storage must be screened
- **Construction Material Wholesalers** – brick, cement, concrete, lumber, millwork, plywood, shell, stone, wood panel – must be within its own park and fully screened from adjacent uses
- **Farm Supplies or Equipment Wholesalers** – outdoor storage must be screened
- **Resource Extraction** – borrow pits, mining, quarries, sand/gravel – primarily for site work affiliated with other Carolina Park construction projects

Note: Almost every use above requires outdoor storage/equipment to be "screened as required by DRB." A perimeter fence alone may not satisfy this – Mt. Pleasant's Design Review Board typically reviews the actual screening (opaque fencing, landscape buffer, etc.) case by case. Confirm specifics with the Town/DRB before finalizing site plans.

CAROLINA PARK | MT. PLEASANT

Carolina Park is a ±1,700 AC master-planned community in Mt. Pleasant, South Carolina, just across the Cooper River from historic Charleston. Built around a park-like setting of preserved wetlands, lakes, and trails, the community blends traditional neighborhoods, custom and luxury homes, retail, schools, and recreation into a single walkable plan. It spans two primary neighborhood collections: The Village (traditional, close-knit neighborhoods) and Riverside (custom and luxury homes along the Wando River). As of 2026, new-home construction is winding down, with the last new custom home under contract and only a few homes remaining in The Preserve, Riverside's final neighborhood — meaning resale opportunities are increasingly the primary way to buy into the community.

Location & Access

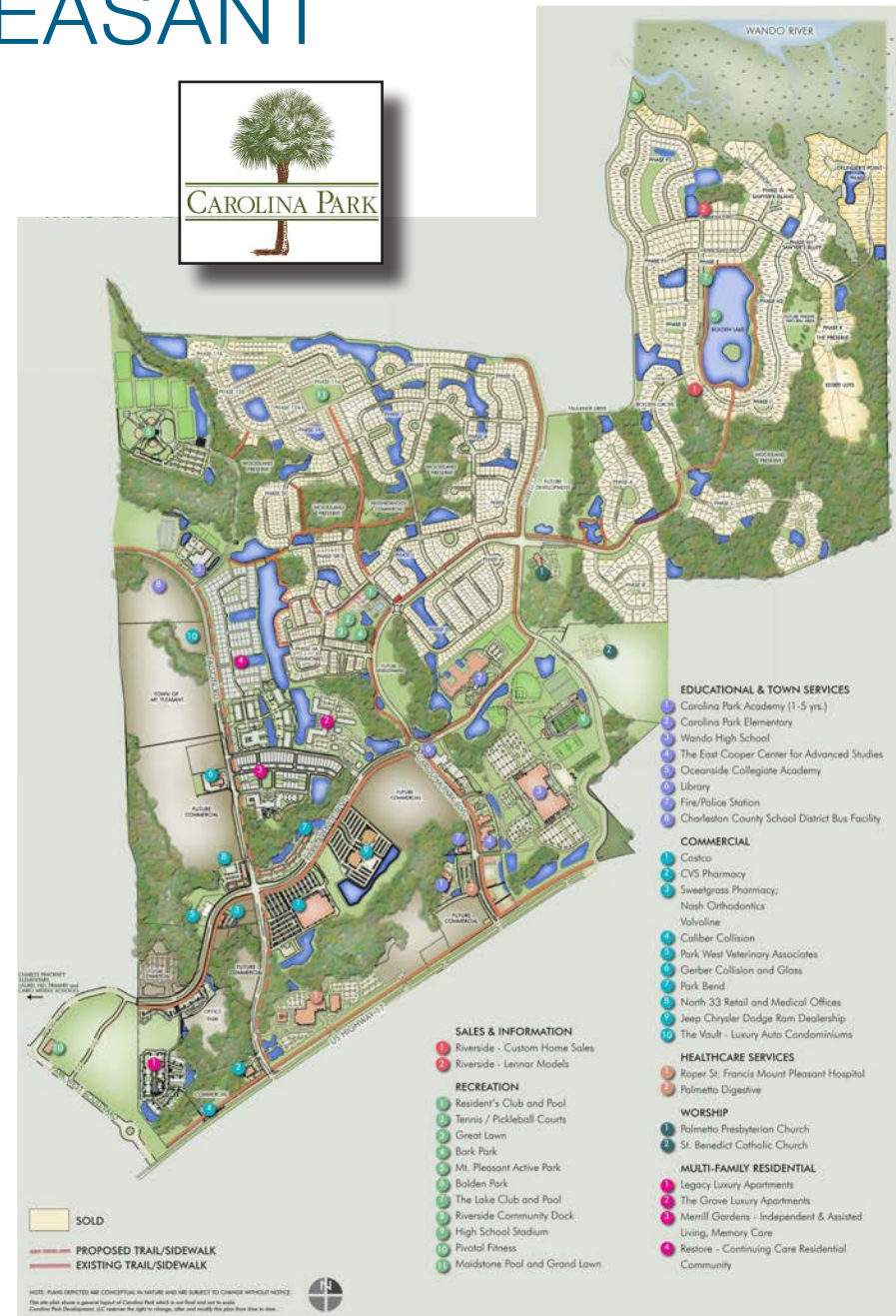
- Short drive to Isle of Palms and Sullivan's Island beaches, and to downtown
- Close to Mt. Pleasant Towne Centre and Market at Oakland shopping, Shem Creek, golf courses, Boone Hall Plantation, Patriots Point, and Old Village

Amenities & Recreation

- The Residents Club (The Village): Olympic pool, playground, tennis courts, pavilion, dog park, and 2 AC Great Lawn
- The Lake Club (Riverside): resort-style pool/pavilion overlooking 20-acre Bolden Lake
- Miles of walking/biking trails and sidewalks connecting every home
- 80+ acres of passive parkland, plus Bolden Park and lakeshore
- 220+ AC of preserved wetlands and a mile of frontage on the Wando River
- Mt. Pleasant Active Park (54 AC): 4 athletic fields
- Nearby Pivotal Fitness and the Mt. Pleasant Recreation Center

Schools & Education

- Carolina Park Elementary (K-5, public, "Excellent" rated)
- Carolina Park Academy — private preschool/childcare (8 wks-5 yrs)
- Wando High School (public, "Excellent" rated, 250+ course offerings)
- East Cooper Center for Advanced Studies (technical/career training)
- Oceanside Collegiate Academy — public charter high school
- Wando Mt. Pleasant Public Library — 40,000 SF facility





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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.

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