

PRIME REDEVELOPMENT SITE

FOR SALE

2.77 ACRES - DOWNTOWN SUMMERVILLE

\$1,500,000



RE/MAX Southern Shores
 Robert Pratt
 (843) 343-6085:cell
 robert@robertpratt.com

306 E. DOTY AVENUE

| SUMMERVILLE |

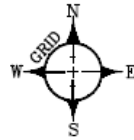
SOUTH CAROLINA

REFERENCES:

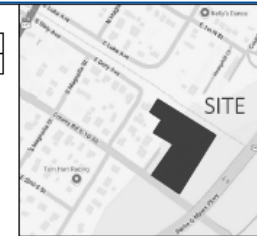
1. Plat by Thomas Bailey, dated April 19, 1958, recorded in plat book B-40.
2. Plat by Randolph J. Grice, dated October 30, 2012, recorded in plat book L-196.
3. Plat by O'Hear Sanders, dated December 11, 1960, recorded in plat book A-199.
4. Plat by Robert David Branton, dated October 1, 1993, recorded in plat book I-173.
5. Deed book 10473, page 7.
6. Plat by George D. Sample, dated November 14, 1977, recorded in plat book C-115.
7. 1997 Detmold Baseline Readjustment Map, dated June 30, 1998.

NOTES:

1. Property appears to be located in flood zones X, X(shaded), and AE-48', per FIRM 45035C-0343E, dated July 18, 2017.
2. Datum referenced to SPC 3900 and NAVD88.
3. Features outside of the subject property are shown for descriptive purposes only.
4. Only easements and rights-of-way shown on the references and/or obvious to the surveyor are shown.
5. Property zoning: TMS# 137-07-18-002, GR-2. TMS# 137-07-18-003 & 004, N-MX.
6. Property defined by lines of occupation, reference plats and deeds.

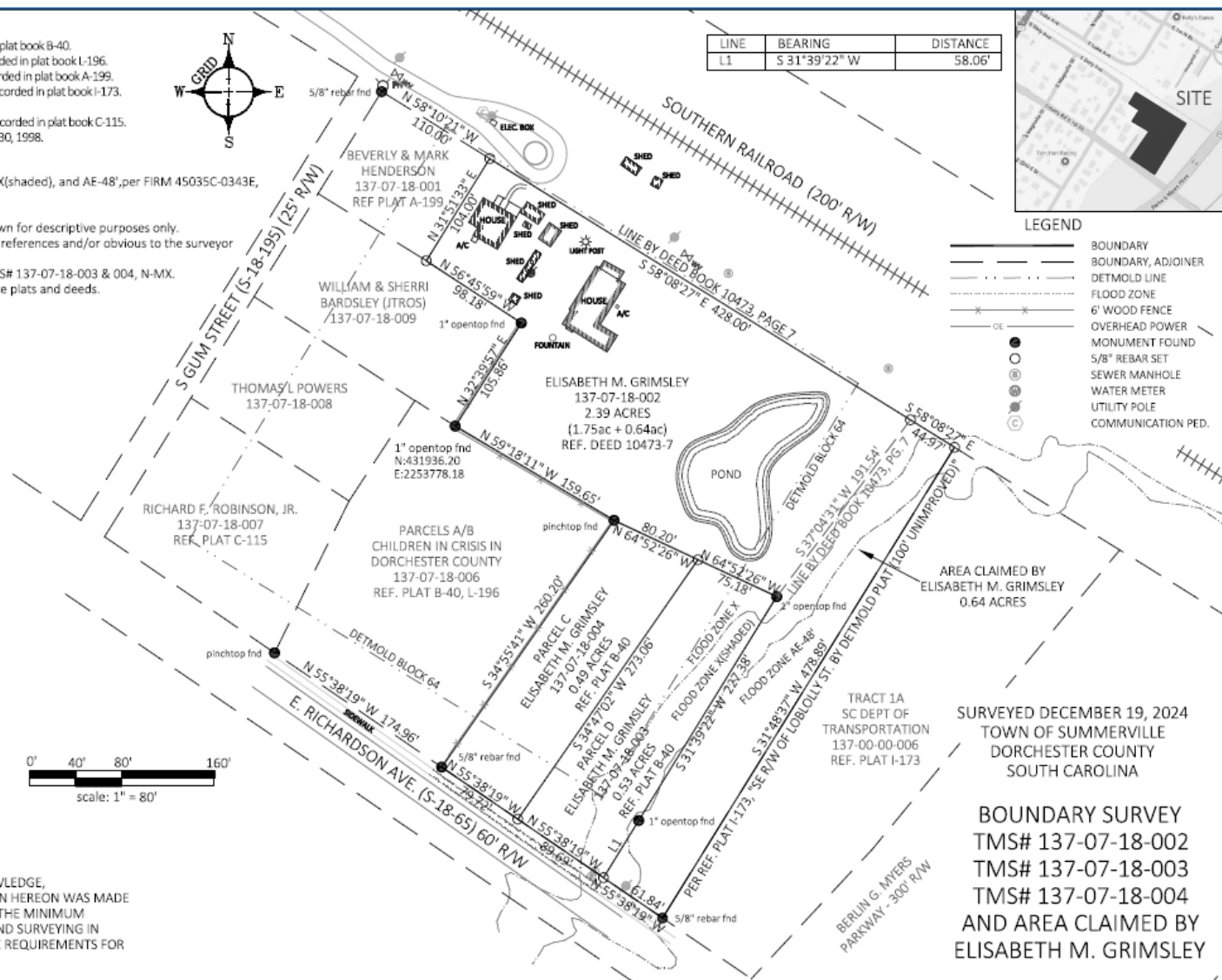


LINE	BEARING	DISTANCE
L1	S 31°39'22" W	58.06'



LEGEND

- BOUNDARY
- - - BOUNDARY, ADJOINER
- · - · - DETMOLD LINE
- FLOOD ZONE
- 6' WOOD FENCE
- OVERHEAD POWER
- MONUMENT FOUND
- 5/8" REBAR SET
- SEWER MANHOLE
- WATER METER
- UTILITY POLE
- COMMUNICATION PED.



TOWN OF SUMMERVILLE & DORCHESTER COUNTY STAMPS

Benchmark LDS, LLC
 120 Sandhill Path
 Summerville, SC 29483
 843-514-9415
 matt@benchmarklds.com

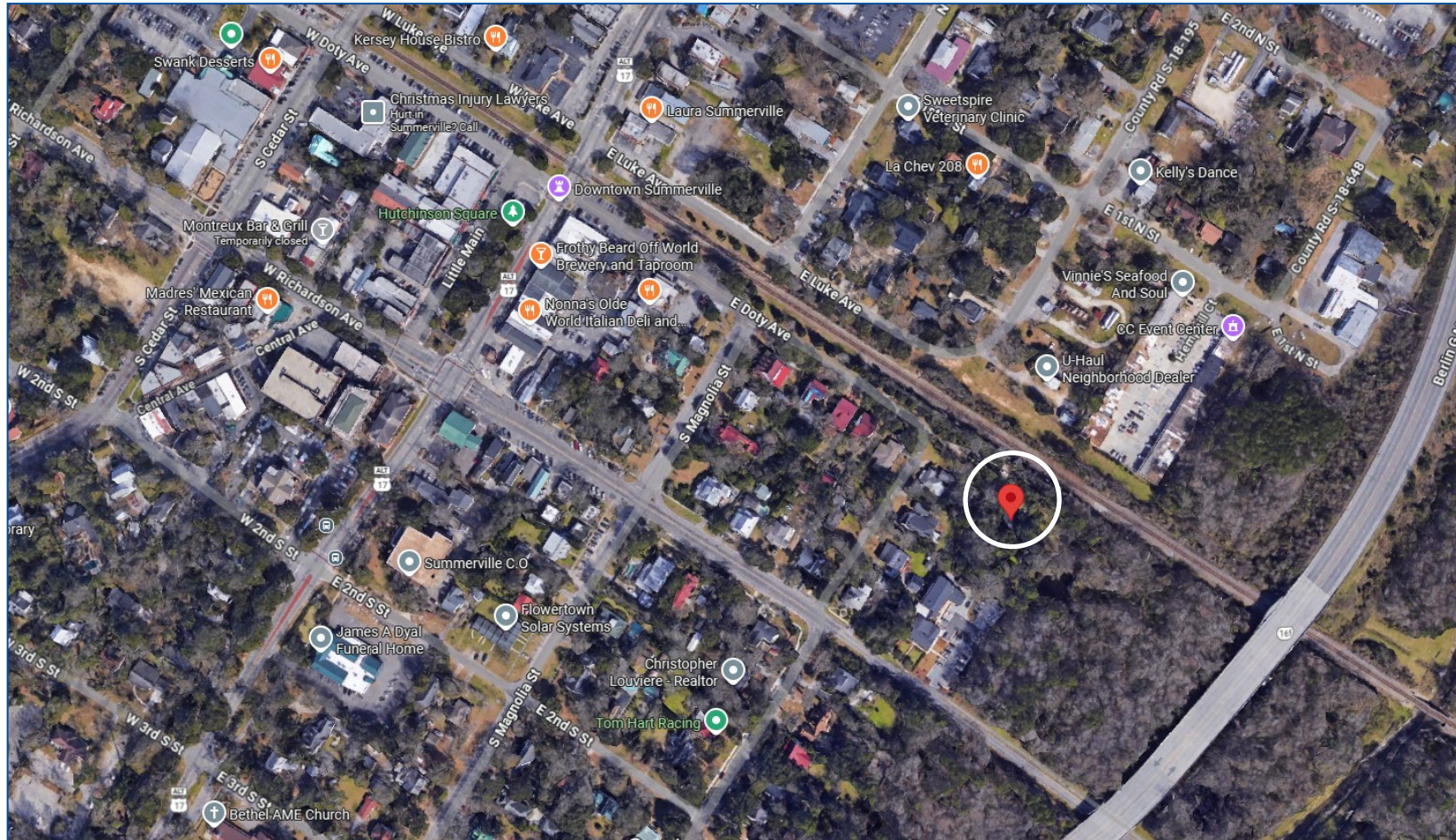
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SURVEYED DECEMBER 19, 2024
 TOWN OF SUMMERVILLE
 DORCHESTER COUNTY
 SOUTH CAROLINA

BOUNDARY SURVEY
 TMS# 137-07-18-002
 TMS# 137-07-18-003
 TMS# 137-07-18-004
 AND AREA CLAIMED BY
 ELISABETH M. GRIMSLEY



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Assemblage of 3 parcels totaling approximately 2.77 acres in the heart of Historic Downtown Summerville. Site of the former Flowertown Florist with dual frontages on East Doty and East Richardson Avenues and only 2 blocks from Summerville's Hutchinson Square. The large 1.75 acre parcel is currently zoned GR-2 in the Town of Summerville and features a sprawling Grand Oak tree and pond. The two contiguous parcels (0.49 acre & 0.53 acre) are both zoned N-MX in the Town. Many possible uses for this one-of-a-kind opportunity in the walkable Downtown District.

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\$1,500,000



1m		
6,342	2,648	\$62,904
Population	Households	Median Household Income
3m		
58,065	23,656	\$78,296
Population	Households	Median Household Income
5m		
146,203	57,860	\$81,587
Population	Households	Median Household Income



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\$1,500,000



3 Parcel Assemblage
2.77 Acres Total



Dorchester County
137-07-18-002
137-07-18-003
137-07-18-004



Town of Summerville
GR-2 Zoning
N-MX Zoning
N-MX Zoning



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