

WOODLOCK CAPITAL

200-210 SPRING ST

Downtown Charleston SC

143-HOTEL/APT DEVELOPMENT // MU2 WORKFORCE // IDEAL LOCATION



TABLE OF CONTENTS

1. Cover
2. Confidentiality, Disclosures & Disclaimers
3. Executive Summary
4. The Site
6. Local Area
8. Aerial View
11. Conceptual Drawings
13. Site Plan & Levels
21. Location Details
23. Market Highlights
25. Facts & Figures

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SITE ACCESS

Site access will be provided by Andrew Batkins, or Wayne Simon. Please contact one using the contact information in the lower lefthand corner in lieu of contacting property management.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 200-210 Spring Street, South Carolina. All offering materials 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. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital 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 Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged 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. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY

PROJECT PRICE

Please Contact us for the asking price

200-210 SPRING ST is a combined and rare large vacant parcel located in Downtown Charleston. While capable for almost any commercial use, the parcel is fully entitled for 152 hotel units, 6 story height on 2/3rds of the land, 5 stories on the remainder. Project has been placed in the Accommodations Overlay Zone, and approved for ultra-flexible hotel use, which is far more advantageous than STR (Short Term Rental). Owner has achieved an advanced Conceptual Approval from Charleston's Board of Architectural Review which tacks on as a vested right. Currently, the interior design consists of 143 very spacious high end luxury apartment flats in a European style that are all self sufficient as dwellings. While interior unit counts are capped at 152, custom adjustments can be made to suit the programming preferences of the operator. It would likely take 2 or 3 years to replicate the entitlements/vested rights, engineering, and design that has been done if an alternative property of this kind was even available.

This development boasts unlimited potential for almost any use with MU2 Workforce zoning plus "Approved Hotel Use", allowing residents to enjoy hotel amenities 24/7, pool, outdoor bar area, also including a fitness center and business center. Structured internal parking complies with all zoning regulations. Thanks to the flexible zoning, accommodations can range from nightly, weekly, to monthly stays. Located along Spring Street in the Medical District, it caters to tourists, "medical travelers" coming in for weekly or monthly stays, professionals; including doctors and post doctoral scholars, and any visitor wishing to stay in a larger, extraordinarily appointed apartment flat. One block to Publix grocery store in West Edge, surrounded by retail outlets, just minutes by foot to marina, the Ashley River, and City park. Additionally, it's a short walk to Upper King Street, known for its restaurants and nightlife.



THE SITE

SIZE:

0.94 acres

ZONING:

MU2 Workforce

APPROVAL:

Up to 152 units

TYPE:

Apartments / Hotel

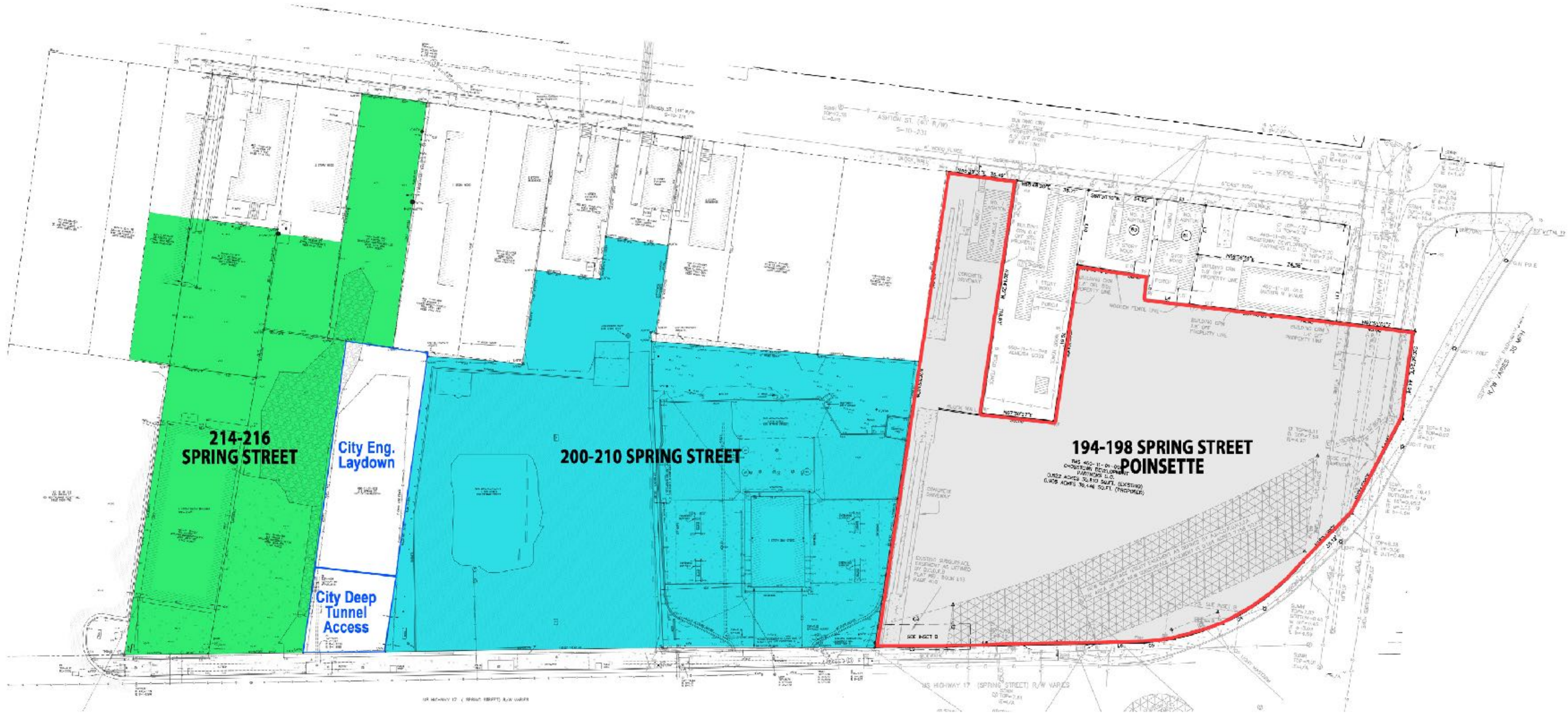
STAY OPTIONS:

Nightly, monthly, & yearly stays

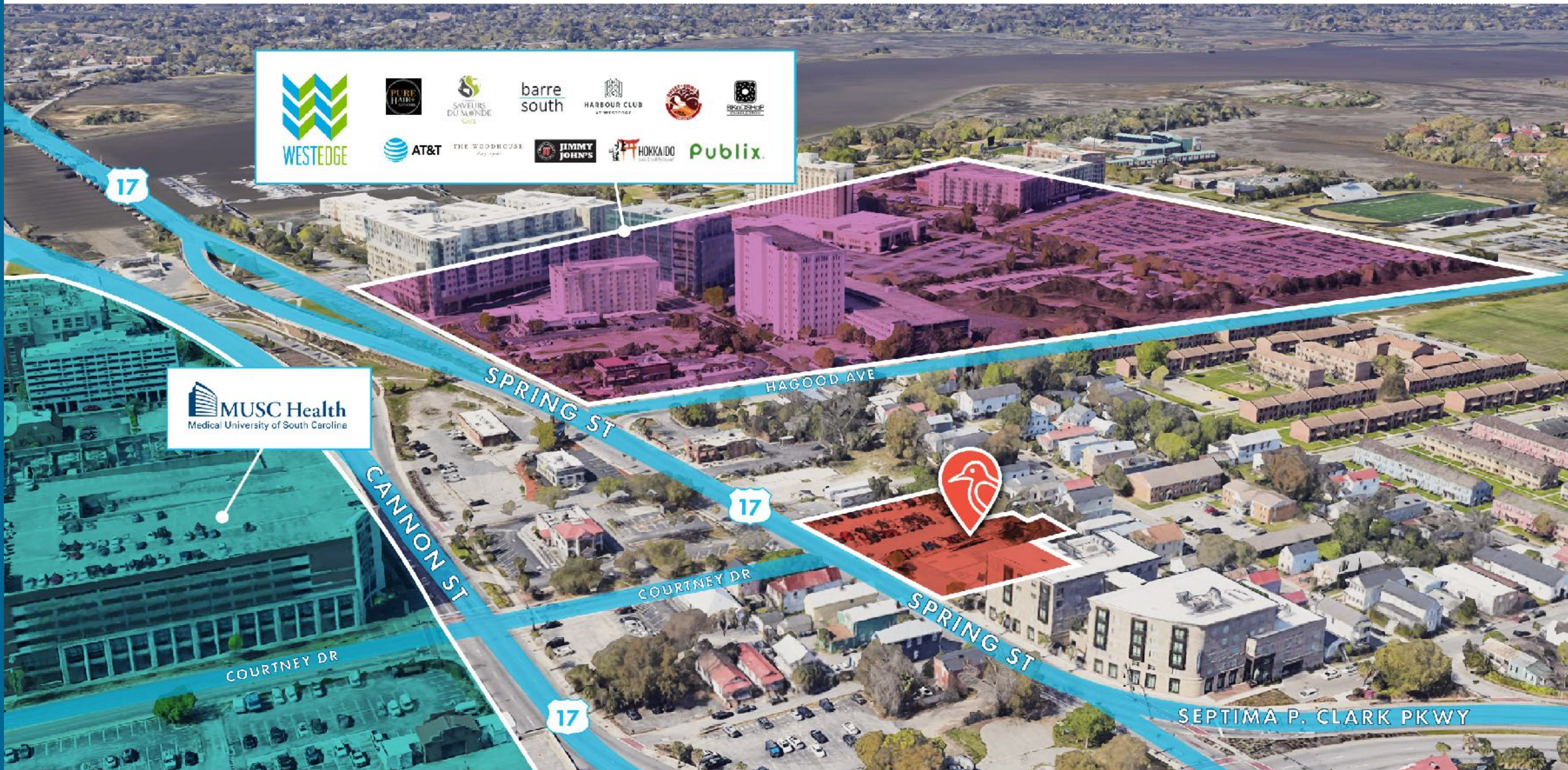
STATUS:

Passed the first round of BAR
(Board of Architectural Review)
approval.









WESTEDGE

PURE HAIR

SAVEURS DU MONDE

barre south

HARBOUR CLUB

Publix

AT&T

THE WOODHOUSE

JIMMY JOHN'S

HOKKAIDO

MUSC Health
Medical University of South Carolina

17

17

17

SPRING ST

HAGOOD AVE

COURTNEY DR

SPRING ST

SEPTIMA P. CLARK PKWY

CANNON ST

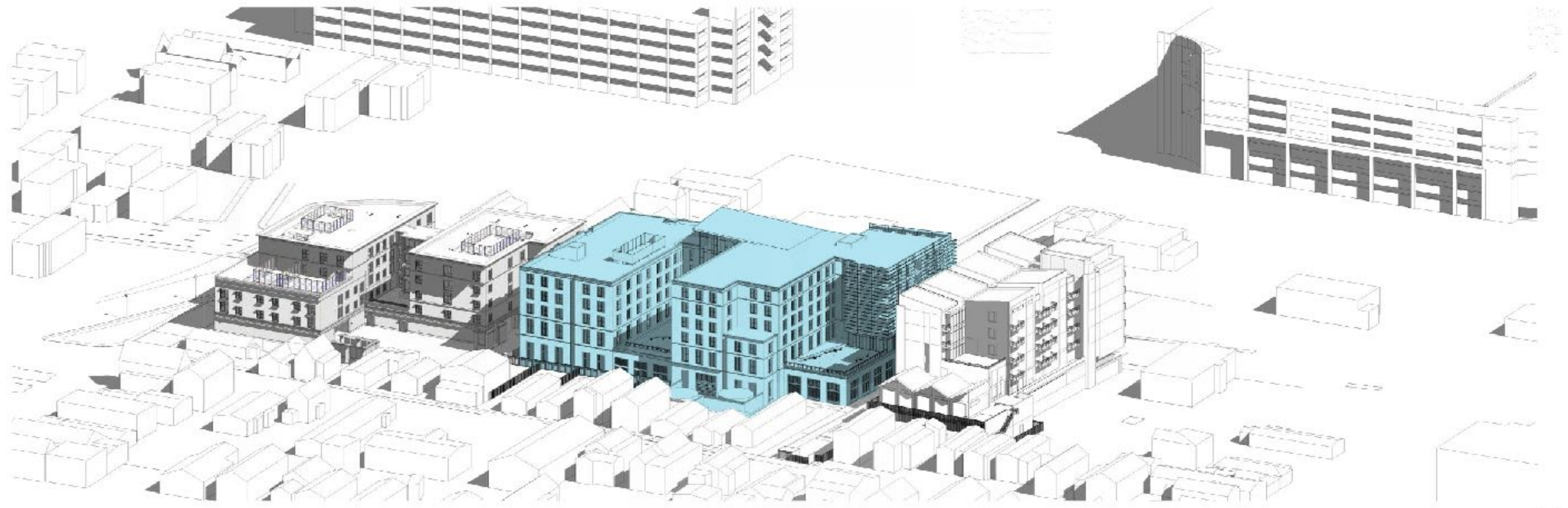
COURTNEY DR







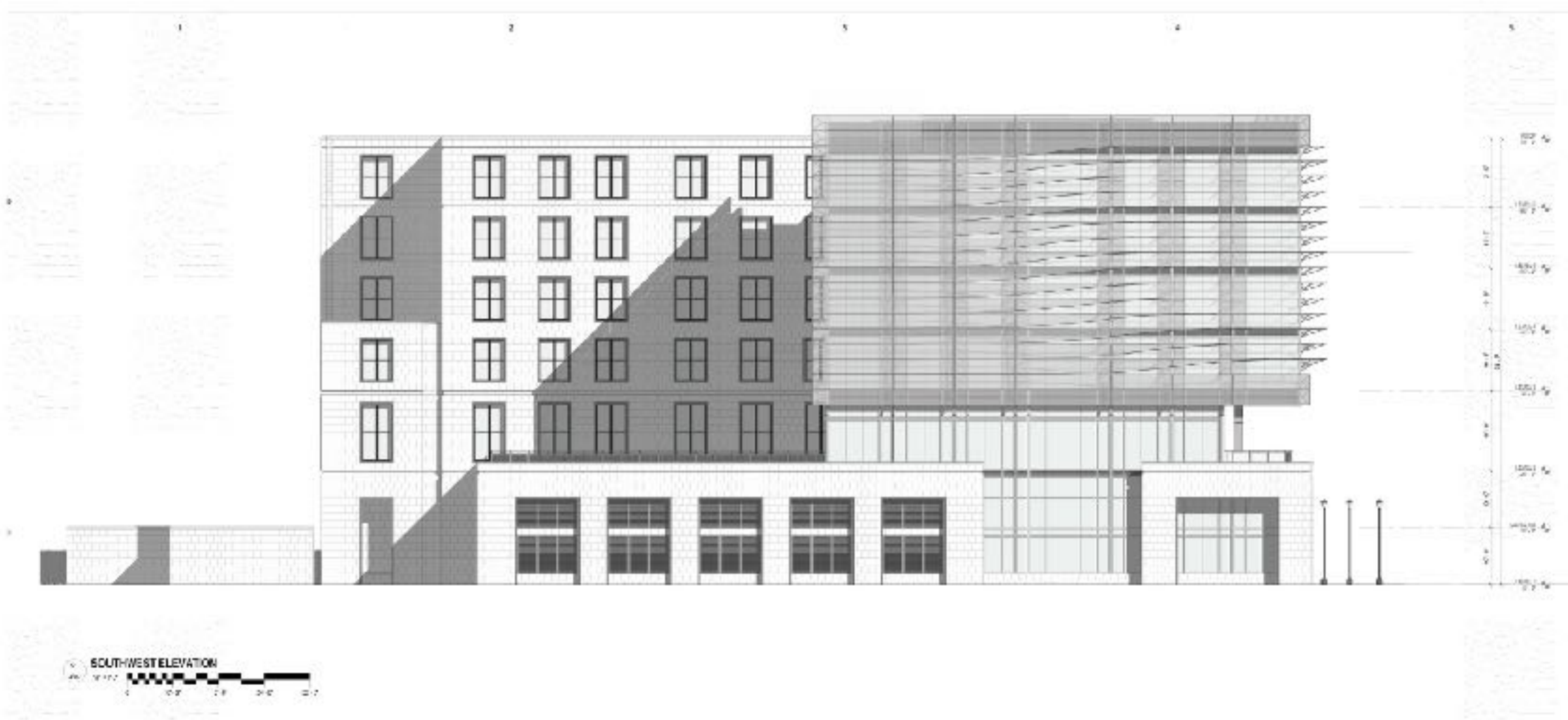




MASSING - WESTERN VIEW

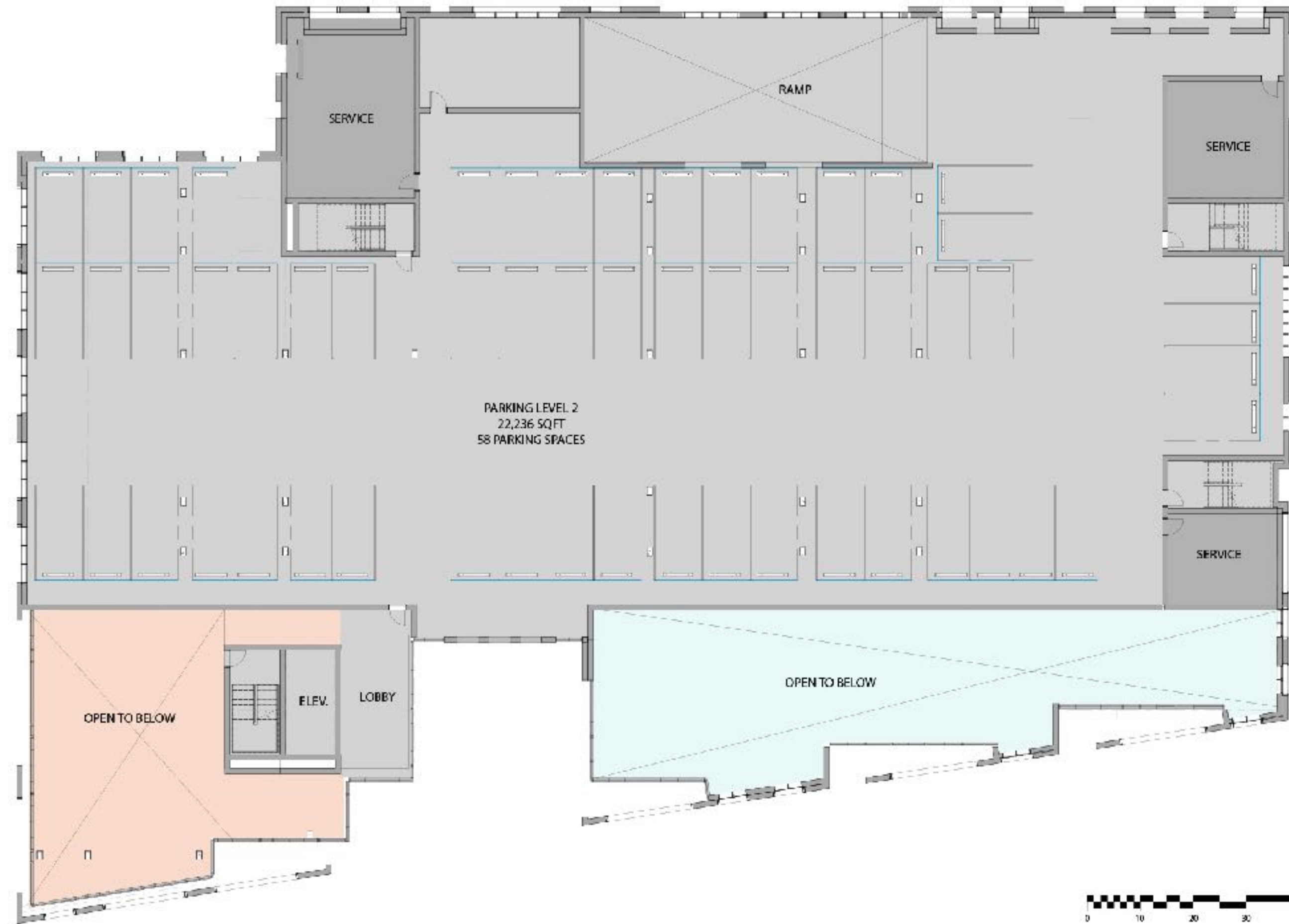


MASSING - EASTERN VIEW





200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS
1ST FLOOR - PARKING (45 SPACES)



200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS
1ST FLOOR MEZZANINE (2ND LEVEL PARKING - 58 SPACES)



200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS

2ND FLOOR



200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS

3RD FLOOR

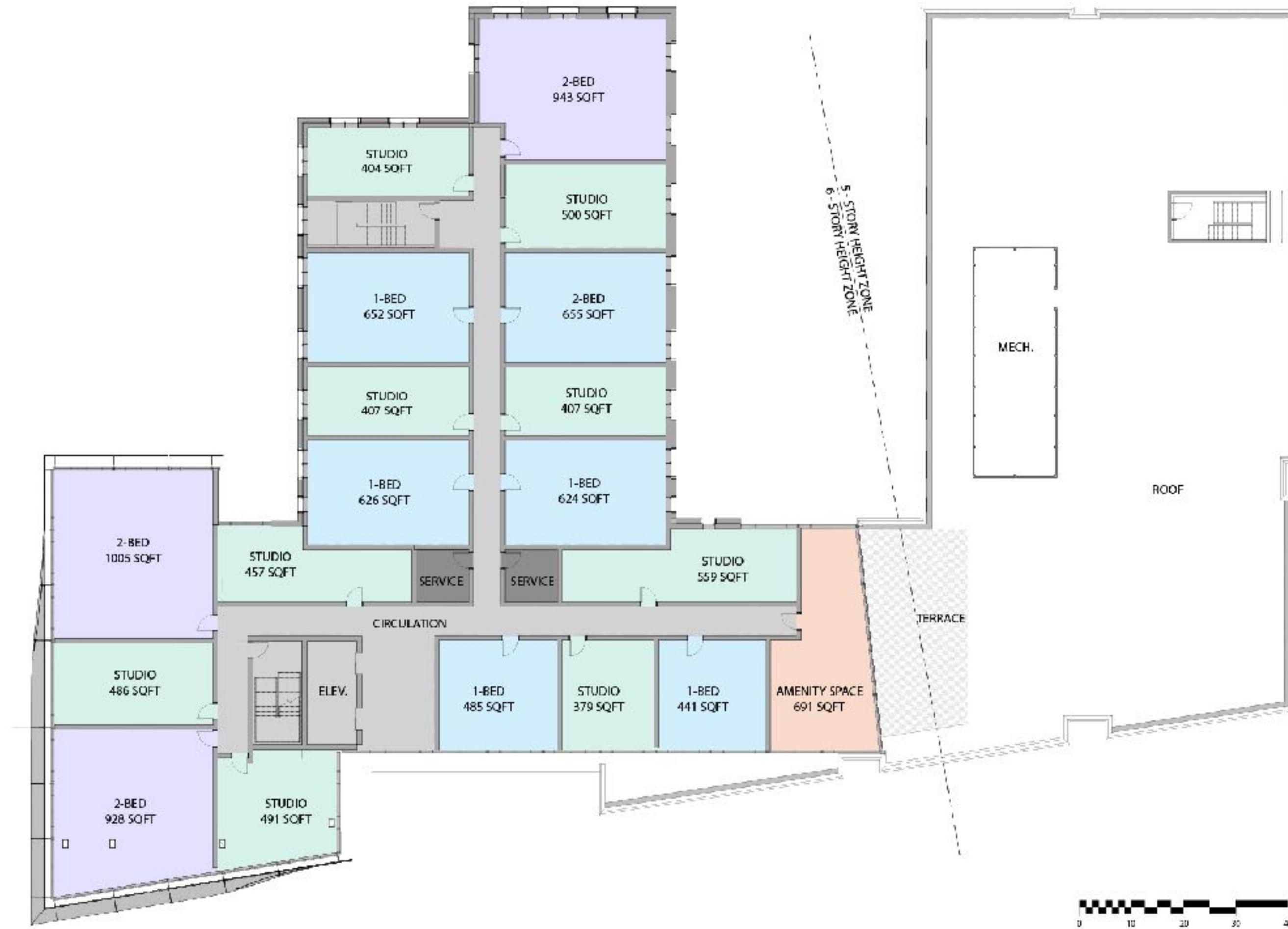


200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS

4TH FLOOR



200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS
5TH FLOOR



200/210 SPRING STREET HOTEL - CONCEPTUAL BAR PLANS

6TH FLOOR

200 - 210 SPRING - UNIT AREA TABLES

NET AREA SCHEDULE - LEVEL 2		
Unit	Area (sf)	Type
203	407	STUDIO
207	407	STUDIO
210	500	STUDIO
212	407	STUDIO
215	438	STUDIO
217	500	STUDIO
219	556	STUDIO
223	497	STUDIO
201	738	1 BED
202	652	1 BED
204	626	1 BED
208	624	1 BED
211	655	1BED
213	624	1 BED
214	707	1 BED
216	654	1 BED
218	664	1 BED
220	518	1 BED
221	555	1 BED
222	591	1 BED
224	750	1 BED
225	611	1 BED
205	842	2 BED
206	968	2 BED
209	842	2 BED

NET AREA SCHEDULE - LEVEL 3		
Unit	Area (sf)	Type
302	404	STUDIO
304	407	STUDIO
307	500	STUDIO
309	407	STUDIO
312	500	STUDIO
314	407	STUDIO
317	438	STUDIO
319	407	STUDIO
322	457	STUDIO
323	556	STUDIO
324	556	STUDIO
325	451	STUDIO
326	486	STUDIO
328	518	STUDIO
332	497	STUDIO
301	738	1 BED
303	652	1 BED
305	626	1 BED
308	655	1 BED
310	624	1BED
313	655	1 BED
315	624	1 BED
316	707	1 BED
318	654	1 BED
320	597	1 BED
329	517	1 BED
330	555	1 BED
331	591	1 BED
333	750	1 BED
334	611	1 BED
306	842	2 BED
311	842	2 BED
321	1005	2 BED
327	928	2 BED

NET AREA SCHEDULE - LEVEL 4		
Unit	Area (sf)	Type
402	404	STUDIO
404	407	STUDIO
407	500	STUDIO
409	407	STUDIO
412	500	STUDIO
414	407	STUDIO
417	438	STUDIO
419	407	STUDIO
422	457	STUDIO
423	556	STUDIO
424	556	STUDIO
425	451	STUDIO
426	486	STUDIO
428	518	STUDIO
432	497	STUDIO
403	652	1 BED
405	626	1 BED
408	655	1 BED
410	624	1BED
413	655	1 BED
415	624	1 BED
416	707	1 BED
418	654	1 BED
420	597	1 BED
429	517	1 BED
430	555	1 BED
431	591	1 BED
433	750	1 BED
434	611	1 BED
406	842	2 BED
411	842	2 BED
421	1005	2 BED
427	928	2 BED

NET AREA SCHEDULE - LEVEL 5		
Unit	Area (sf)	Type
502	404	STUDIO
504	407	STUDIO
507	500	STUDIO
509	407	STUDIO
512	500	STUDIO
514	407	STUDIO
517	438	STUDIO
519	407	STUDIO
522	457	STUDIO
523	556	STUDIO
524	556	STUDIO
525	451	STUDIO
526	486	STUDIO
528	518	STUDIO
532	497	STUDIO
503	652	1 BED
505	626	1 BED
508	655	1 BED
510	624	1BED
513	655	1 BED
515	624	1 BED
516	707	1 BED
518	654	1 BED
520	597	1 BED
529	517	1 BED
530	555	1 BED
531	591	1 BED
533	750	1 BED
534	611	1 BED
506	842	2 BED
511	842	2 BED
521	1005	2 BED
527	928	2 BED

NET AREA SCHEDULE - LEVEL 6		
Unit	Area (sf)	Type
602	404	STUDIO
604	407	STUDIO
607	500	STUDIO
609	407	STUDIO
612	457	STUDIO
613	559	STUDIO
614	486	STUDIO
616	491	STUDIO
618	379	STUDIO
603	652	1 BED
604	407	1 BED
608	655	1 BED
610	624	1BED
617	384	1 BED
619	441	1 BED
606	943	2 BED
611	842	2 BED
615	928	2 BED

UNIT MIX TOTALS

Type	Count	Area (sf)
STUDIO	62	28775
1 BED	63	39324
2 BED	18	16216
TOTAL	143	84315

TOTAL BEDS

Room	Number	Beds
Studio	62	62
1 Bed	63	126
2 Bed	18	54
Overall	143	242



LOCATION DETAILS



CHARLESTON INT'L AIRPORT
(8 miles northwest)

THOMPSON
(Proposed)

HAMPTON PARK

MOXY
HOTELS

THE CITADEL

LOWLINE
(Proposed)

HOTEL BENNETT
CHARLESTON

THE CHARLESTON MUSEUM

COLLEGE of CHARLESTON

the hoxton

The Dewberry
CHARLESTON

HYATT house

GAILLARD
CENTER

MUSC Health
Medical University of South Carolina



Ansonborough Inn

lululemon

YETI

THE CHARLESTON PLACE
HISTORIC DOWNTOWN

PLANTERS INN

MARKET HIGHLIGHTS

Diverse Industry Base

In addition to tourism, Charleston is home to several aerospace, automotive, tech, life science and logistics companies. Its location is ideal and offers a more affordable option for those looking for a coastal city as evidenced by its Green Street A market rating.

Explosive Growth

Charleston has seen strong job and population growth over the last decade and the trend is expected to continue. Over the next ten years, Charleston's population is expected to grow by more than 25%. Even throughout the COVID-19 pandemic, the local Charleston market has proven its economic resilience.

Economic Expansion

With a metro area population of over 800K and strong job, income, and GDP growth, Charleston's economy continues to boom as demand outpaces supply. Fueled by an increase in tech companies and venture capital presence, Charleston is an emerging location for startup activity and innovation.

Top US Hotel Market

Its warm climate, diverse economy, and plethora of entertainment options are the reason Charleston has been ranked the #1 U.S. city by Travel + Leisure magazine for ten years running. The Charleston hospitality market is expected to be among the best in the country due to its rich history and relaxing atmosphere, offering a getaway to tourists of all ages from around the country.



CENTRALLY LOCATED TO KEY DEMAND DRIVERS

TOURISM

The Charleston region has enticed visitors for centuries. Iconic for beautifully-preserved historic architecture, gardens & design, award-winning food, world-class golf, arts & culture, and miles of unspoiled beaches. Charleston consistently appears on the World's Best Cities lists, and why Travel + Leisure magazine readers voted Charleston the #1 city in the U.S. for ten years in a row.

\$9.7 BILLION

Annual Economic Impact

7.43 MILLION

Visitors Annually

47,000+

Regional Workforce

HEALTHCARE

The Medical University of South Carolina (MUSC) stands as one of the nation's premier academic health science centers. The 80-acre campus is comprised of MUSC Health, the 700-bed medical center, and six graduate medical colleges. With residents, physicians, nurses, and staff combined, 13,000+ are employed on the campus. MUSC's annual \$3.8B economic impact supports over 28,000 jobs across the market. Roper St. Frances Hospital provides another 5,700 jobs. Trident Medical Center employs 2,600 workers.

\$5 BILLION

Annual Economic Impact

30,000+

Charleston MSA Jobs

MILITARY

With the deepest harbor in the south Atlantic and a strategic East Coast location, Charleston has benefited from a significant military presence since its founding in 1670. The Charleston region is home to Joint Base Charleston, one of twelve joint facilities operated by the Department of Defense; the Naval Information Warfare Center (NIWC), one of the Navy's only two cyber mission engineering centers; and nearly all U.S. Dept. of Defense and Dept. of Homeland Security agencies.

\$10.8 BILLION

Annual Economic Impact

20,000+

Active Duty Civilian Personnel

15,000+

Active Duty Civilian

FACTS & FIGURES

CHARLESTON, SOUTH CAROLINA

#1

**Fastest Growing
Metro Economy**

#2

State for
Doing
Business

(Area Development)

36

**New Residents
Move to the
Region Everyday**

**TOP
-5-**

Best City to
Start a
Business

INC. Magazine 2017

20th

in the U.S. for
**Advanced
Industries**

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