

Prime Development Site For Sale

# 1594 State Rd

SUMMERVILLE, SC 29486



# PROPERTY SUMMARY



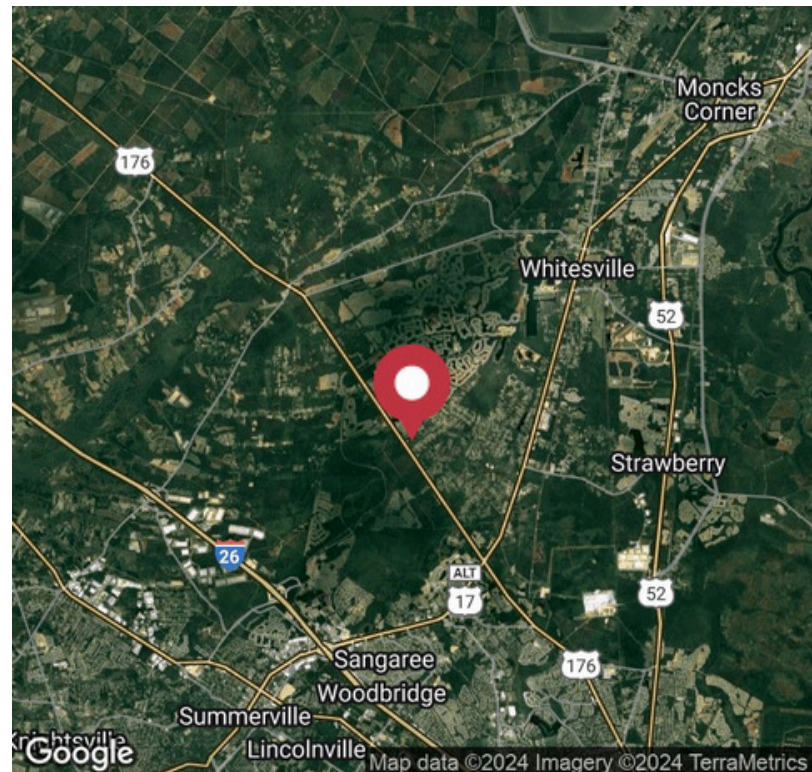
## Property Description

Prime Development Site  
 Across from the Nexton Development Site and next to Cane Bay Neighborhood  
 Berkeley County

## Offering Summary

Sale Price:	\$5,900,000
Lot Size:	±25.97 AC
Price / Acre:	\$227,185
Market:	Charleston, SC MSA
Submarket:	Summerville, SC
Zoning:	HI- Heavy Industrial

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,161	6,159	17,915
Total Population	2,957	16,140	47,961
Average HH Income	\$79,958	\$83,124	\$75,711



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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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## NEIGHBORING DEVELOPMENTS



### Nexton Development

Nexton is an award-winning master-planned community thoughtfully designed to live and work like a town. Nexton offers a mix of residential and commercial components including single-family homes, townhomes, apartments, 55+ Hotels, retail, office, and medical office. The community features GigaFi, high-speed internet throughout.

Nexton mixes apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.

### Cane Bay Neighborhood

Cane Bay is a beautiful town where you can grab a slice of southern life. Known for its thriving community, it attracts families and singles alike. Residents love the quick-hour drive to the iconic town of Charleston, where you'll be able

to experience the South Carolina coast.

The town has a lovely combination of shops and restaurants that are unique to Cane Bay, giving the area a personality you will not find anywhere else. With over 3,000 homes, and more developing, this neighborhood has increasing development and plans to add about 4,500 homes over the next four years.



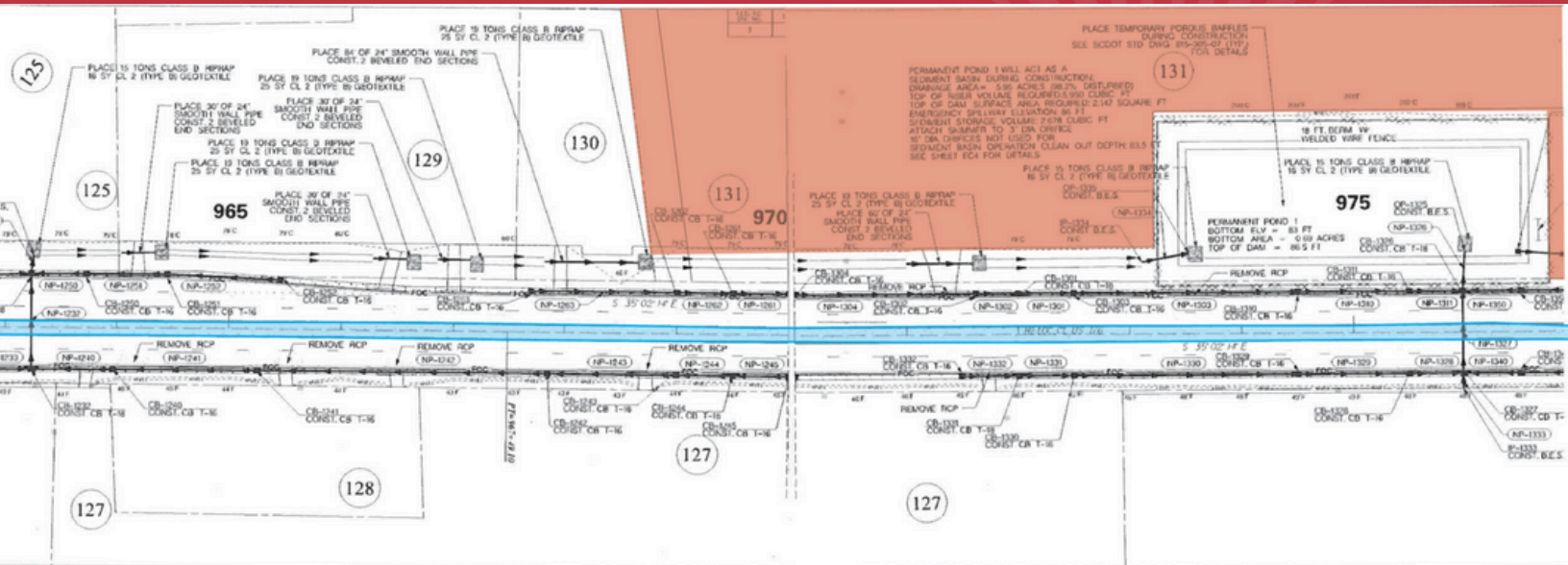
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# ROAD EXPANSION PROJECT



Station	Link Invert (ft-NAVD 88)	Fill Height		Min Invert (ft)	Max Invert (ft)	Min Invert SPT 10' (ft)	Joint Pressure (psi)	Smooth Wall Options					
		Min	Max					HDPE Type	RCP Highest class	Bulk	SRAP Thickest Gauge	Bulk	
0+00	83.84	4.24	4.56				13						
0+00	84.00	4.63	4.24				13						
0+00	84.50	3.74	4.03				13						
0+00	84.42	3.60	3.74				13						
0+00	84.70	1.25	4.03				13						
0+00	83.98	4.64	4.24				13						

Geometry				Upstream				Downstream				
Node	Diameter (in)	Description	Pipe Length (ft)	Slope (%)	Node	Node Description	Node Station	Link Invert (ft-NAVD 88)	Node	Node Description	Node Station	Link Invert (ft-NAVD 88)
1301	18		46	0.30	CB-1301	C.B. Type 18	972+00	84.56	CB-1303	C.B. Type 18	972+00	84.56
1302	18		34	0.30	CB-1302	C.B. Type 18	971+53	84.65	CB-1301	C.B. Type 18	972+00	84.56
1303	18		188	0.30	CB-1303	C.B. Type 18	972+50	84.41	CB-1310	C.B. Type 18	974+50	84.41
1304	18		159	0.30	CB-1304	C.B. Type 18	970+09	85.12	CB-1302	C.B. Type 18	971+53	84.65
1308	18		215	0.30	JB-1308	JAN./B.O.A.	976+48	83.09	UP-1209	SHIELDED END SECTION	978+45	83.09
1310	18		85	0.30	CB-1310	C.B. Type 18	974+50	83.82	CB-1311	C.B. Type 18	975+10	83.82
1311	18		21	0.30	CB-1311	C.B. Type 18	974+50	83.83	CB-1310	C.B. Type 18	975+10	83.82

## Median Construction

SCDOT is adding a Median in front of Property during the road expansion project  
 Right in, Right Out  
 Current Contract Completion date is 8/30/2025



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