



Long Savannah  
6,000 Acre Planned  
Development



Proposed



West Ashley  
High School

Shoppes at Bees  
Ferry Landing  
\*Coming Soon

MUSC  
Development

The Wedge at  
West Ashley  
Circle  
\*Coming Soon

Glenn McConnell Pkwy 45,300 VPD

Active Adult  
Multifamily  
Tract 2

Commercial  
Tract 1



West Ashley  
Park



Bon Secours  
St. Francis Hospital  
190 Bed Hospital



Citadel Mall



## HARMONY DEVELOPMENT

33+ ACRE MULTI-FAMILY SITE 240 ENTITLED UNITS

4.37+/- ACRE COMMERCIAL SITE

(2.5 MILES TO ROPER - ST. FRANCIS HOSPITAL)  
WEST ASHLEY (CHARLESTON), SC

Ashley River

INTERSTATE  
526

Savannah Hwy

Stono River

# 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.

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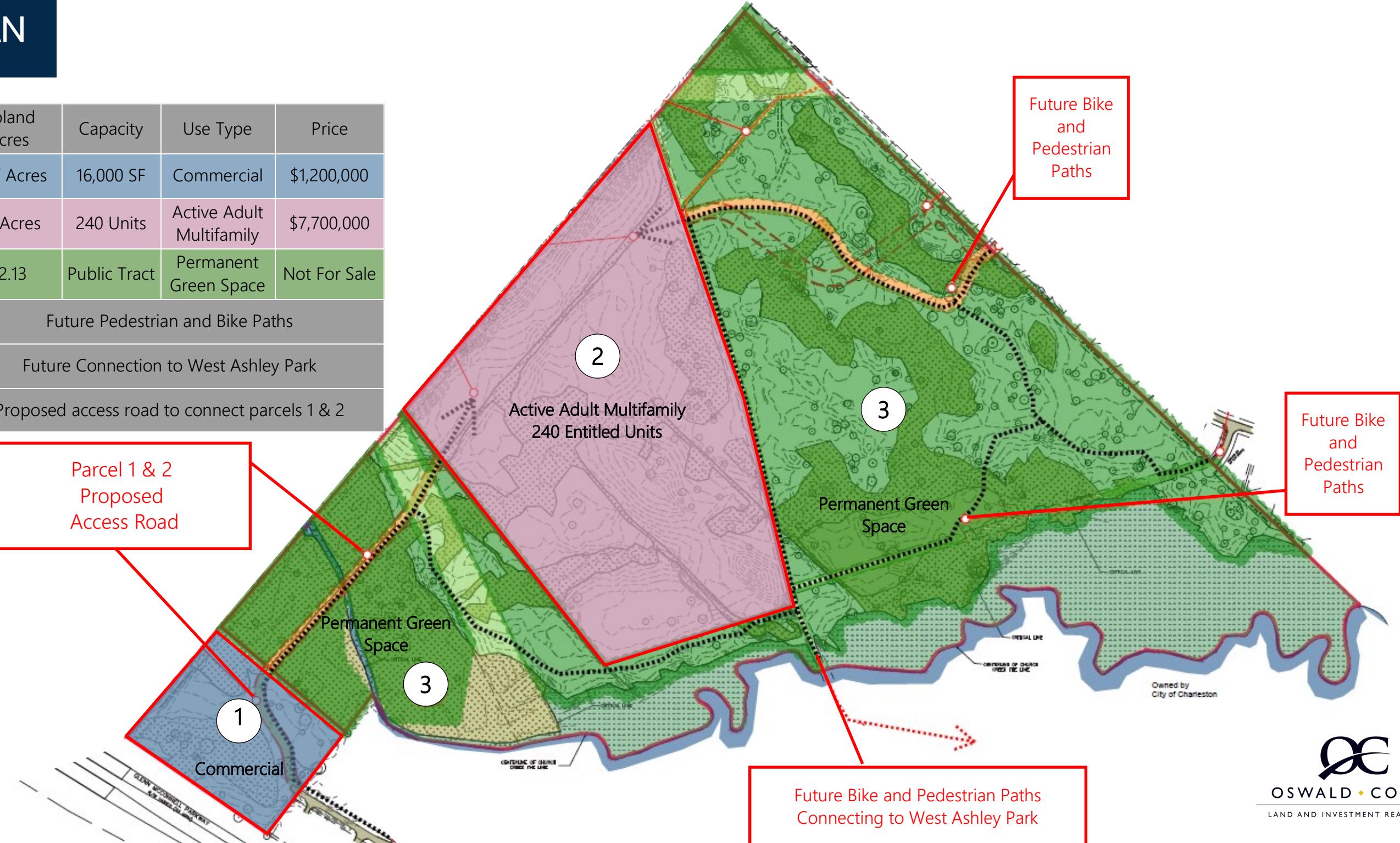
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**OSWALD COOKE**  
LAND AND INVESTMENT REAL ESTATE

# SITE PLAN

Tract	Upland Acres	Capacity	Use Type	Price
Tract 1	4.37 Acres	16,000 SF	Commercial	\$1,200,000
Tract 2	33 Acres	240 Units	Active Adult Multifamily	\$7,700,000
Tract 3	52.13	Public Tract	Permanent Green Space	Not For Sale
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Future Pedestrian and Bike Paths				
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Future Connection to West Ashley Park				
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Proposed access road to connect parcels 1 & 2				



OSWALD COOK  
LAND AND INVESTMENT REAL ESTATE

# TRACT 2 - MULTIFAMILY SITE

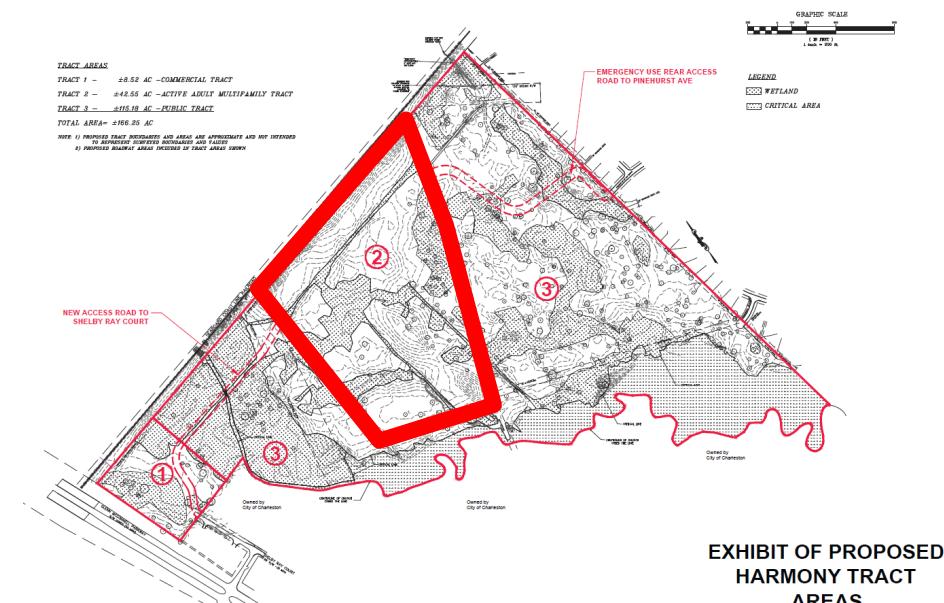
PRICE: \$7,700,000 | 240 UNITS | 33+/- UPLAND ACRES

## Active Adult One-Family Attached Dwelling

A building designed for and occupied exclusively as an **age restricted residence** (55+) by one family, being attached by means of a common dividing structural side wall or walls to one or more buildings likewise designed for and occupied as a residence for one family. A single housing unit occupies each structure from ground to roof and independent access is available for each unit from the outside. Such **attached one-family dwellings** are commonly referred to as "town," "patio," or "row" houses. One-family Attached Dwellings within the Amended Harmony PUD shall comply with the development regulations established herein.



HARMONY PLANNING TRACTS	TOTAL ACRES	UPLAND ACRES	MAXIMUM MULTIFAMILY/ONE FAMILY ATTACHED DU'S	MAXIMUM COMMERCIAL (LB)
Commercial Tract	8.52+/-	4.37 +/-	-	16,000 SF
Active Adult Multifamily Tract	43.19 +/-	33 +/-	240	-
Public Tract	114.53 +/-	52.13 +/-	-	-
Neighborhood Entry Street	-	-	-	-
<b>TOTAL</b>	<b>166.28+/-</b>	<b>91.0+/-</b>	<b>240 DU</b>	<b>16,000 SF</b>



Conceptual images.

## TRACT 1 - COMMERCIAL SITE

PRICE: \$1,200,000 | 16,000 SF MAX | 4.37+/- UPLAND ACRES

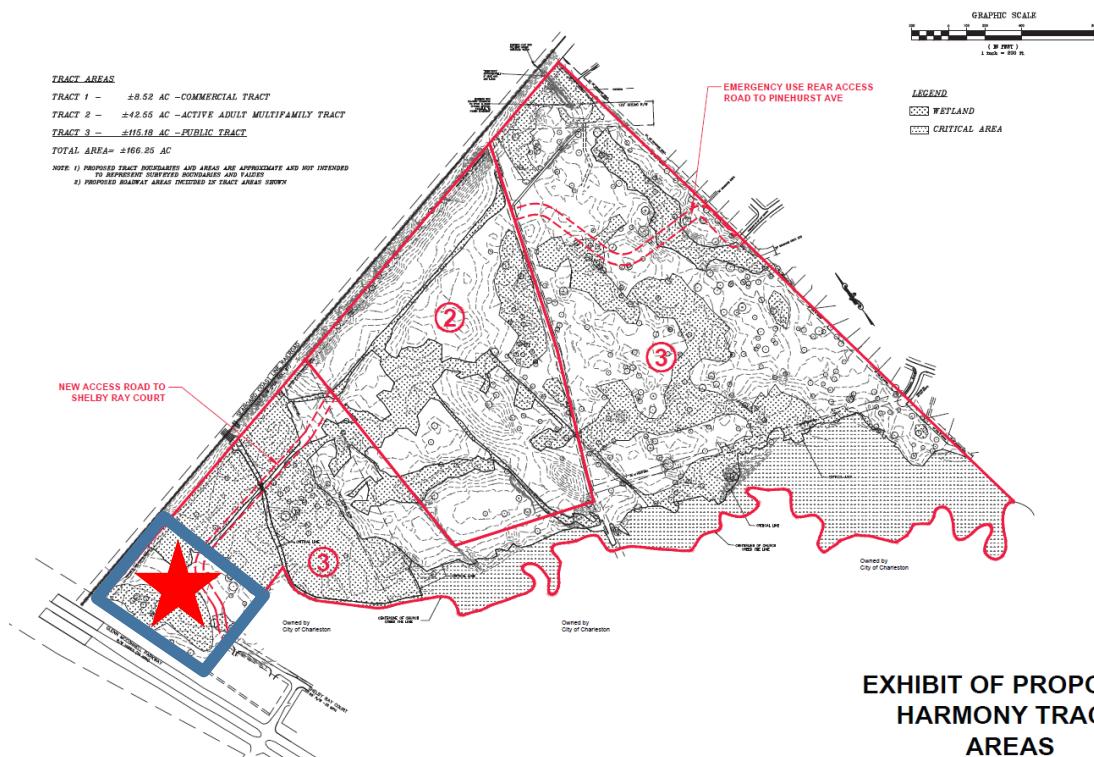
Limited Business is intended to provide for a limited variety of commercial uses and services associated with neighborhood retail, financial, and office activities which are compatible with residential areas.

The hours of operation for the permitted commercial uses shall be restricted to between 7 a.m. and 11 p.m.

Prohibited uses include, but are **not** limited to, bars, liquor stores, car washes as a principal use, bowling alleys, billiard parlors, dance halls, restaurants with drive-thru service windows, and automobile sales.

Limited Business within the Amended Harmony PUD shall comply with the site and land development regulation of the LB zoning district of the City of Charleston Code of Ordinances.

[Link to City of Charleston use table.](#)



**EXHIBIT OF PROPOSED  
HARMONY TRACT  
ARFAS**



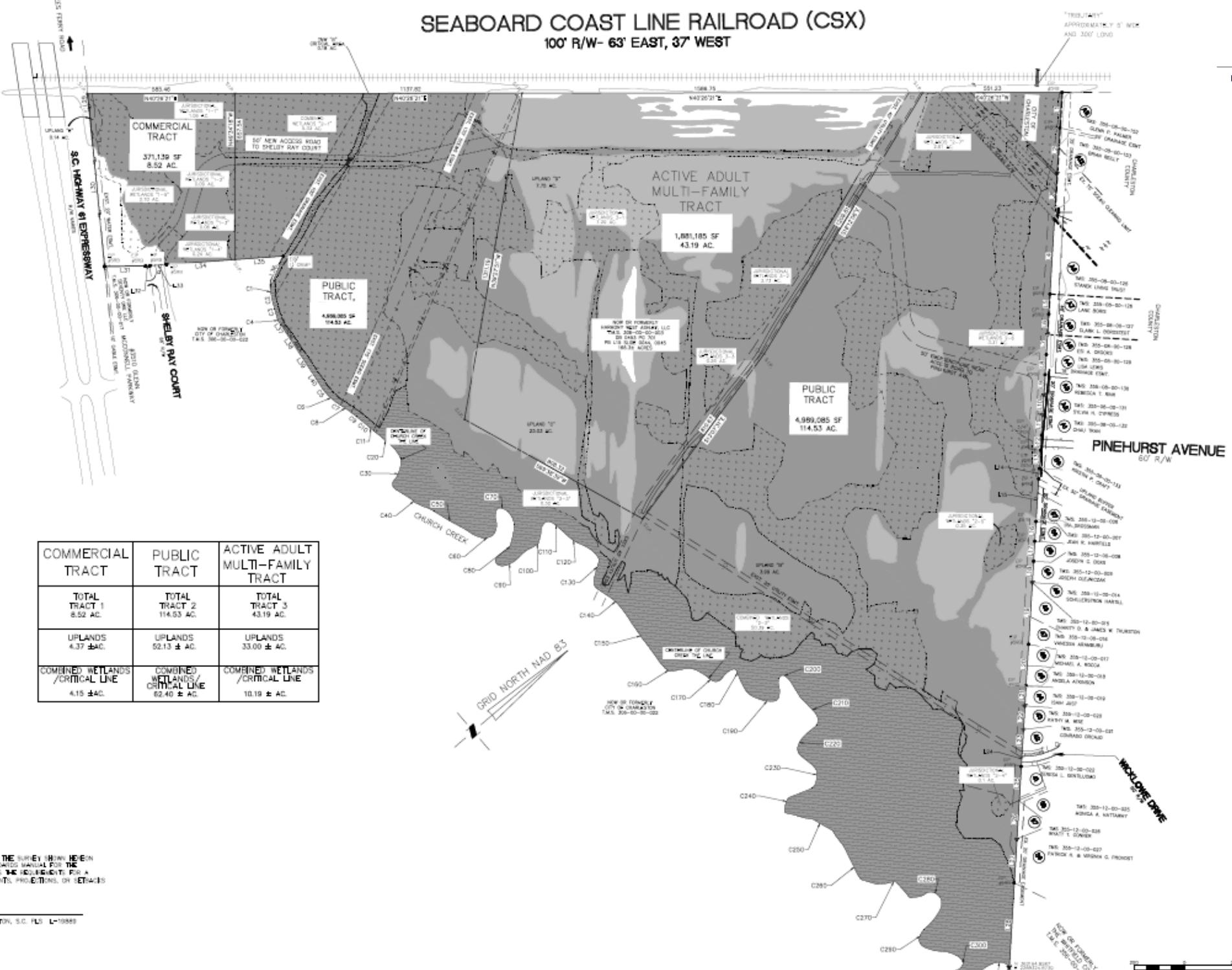
# AERIAL



# WETLANDS

**SEABOARD COAST LINE RAILROAD (CSX)**  
1000 P/W - 621 EAST, 227 WEST

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# APARTMENT AERIAL



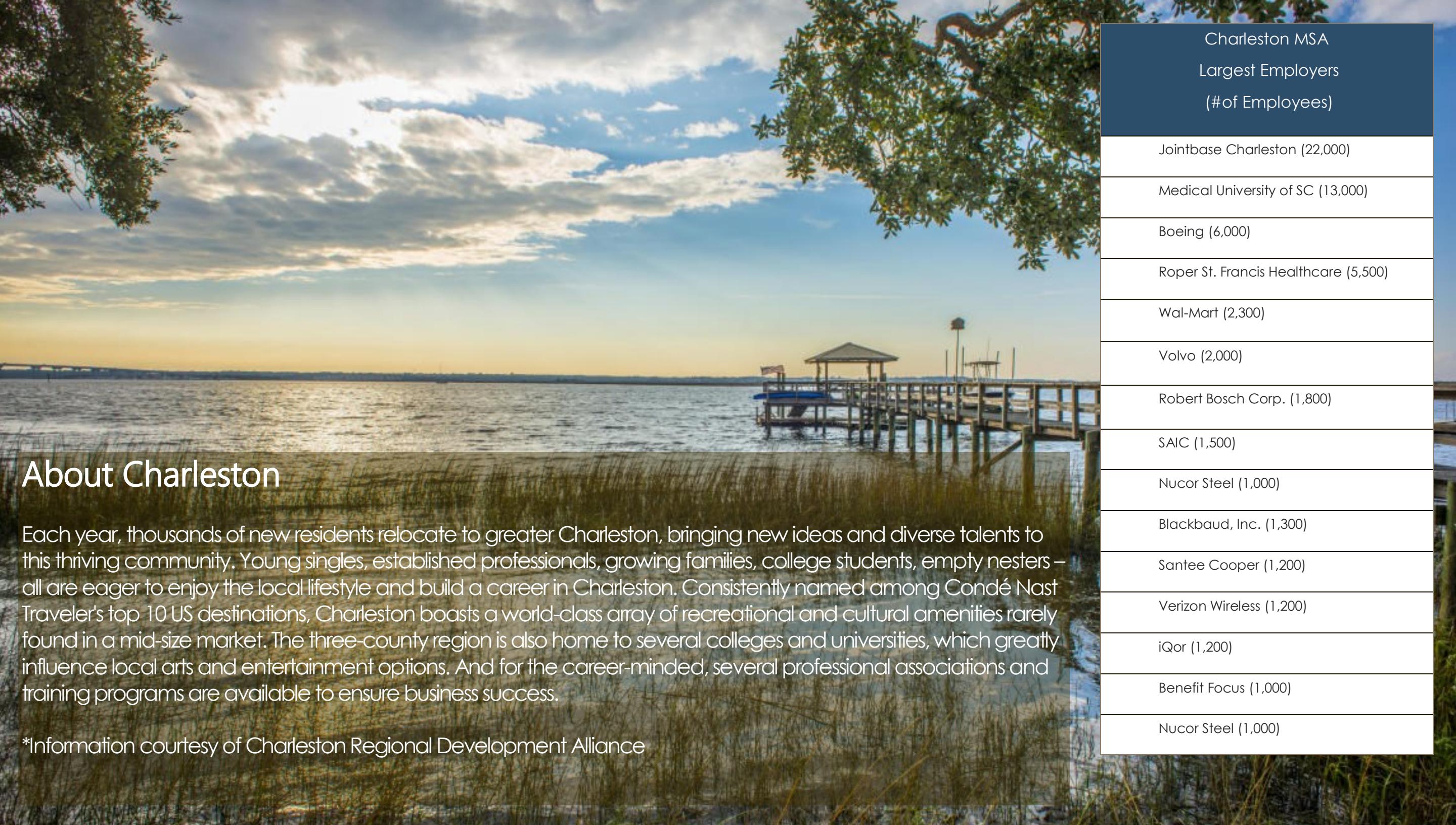
## VICINITY

- 2.5 Miles to Roper St. Francis Hospital
- 2.5 Miles to Interstate 526
- 8.6 Miles to Charleston International Airport
- 10 Miles to Downtown Charleston

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
<b>2024 Population</b>	5,407	50,718	94,636
<b>Population Growth</b>	6.01%	6.14%	6.43%
<b>2024-2029 (Estimated)</b>			
<b>2024 Average HH Income</b>	\$103,992	\$89,844	\$84,937
<b>Daytime Employments</b>	1,628	14,397	57,681
<b>Households (2023)</b>	2,342	22,369	41,123
<b>Traffic Count</b>	44,000 VPD Glenn McConnell Pkwy		





Charleston MSA

Largest Employers  
(#of Employees)

Jointbase Charleston (22,000)

Medical University of SC (13,000)

Boeing (6,000)

Roper St. Francis Healthcare (5,500)

Wal-Mart (2,300)

Volvo (2,000)

Robert Bosch Corp. (1,800)

SAIC (1,500)

Nucor Steel (1,000)

Blackbaud, Inc. (1,300)

Santee Cooper (1,200)

Verizon Wireless (1,200)

iQor (1,200)

Benefit Focus (1,000)

Nucor Steel (1,000)

## 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

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a "Top 10 Pro-Business State" for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.

*You won't find a more hospitable or business-friendly climate than South Carolina.*

For more information contact:

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