

CIRCLE K

Long Savannah
6,000 Acre Planned
Development



Publix

Parker's



Stono River

Bees Ferry Road 25,800 VPD

Shoppes at Bees
Ferry Landing
*Coming Soon

Proposed
Car Wash
Chick-fil-A

West Ashley
High School

MUSC
Development



The Wedge at
West Ashley
Circle
*Coming Soon



Walmart

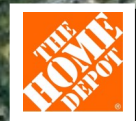
Glenn McConnell Pkwy 45,300 VPD

Commercial
Tract 1

Active Adult
Multifamily
Tract 2



West Ashley
Park



Bon Secours
St. Francis Hospital
190 Bed Hospital



Citadel Mall

Ashley River

526

526

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

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.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A 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 the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected 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.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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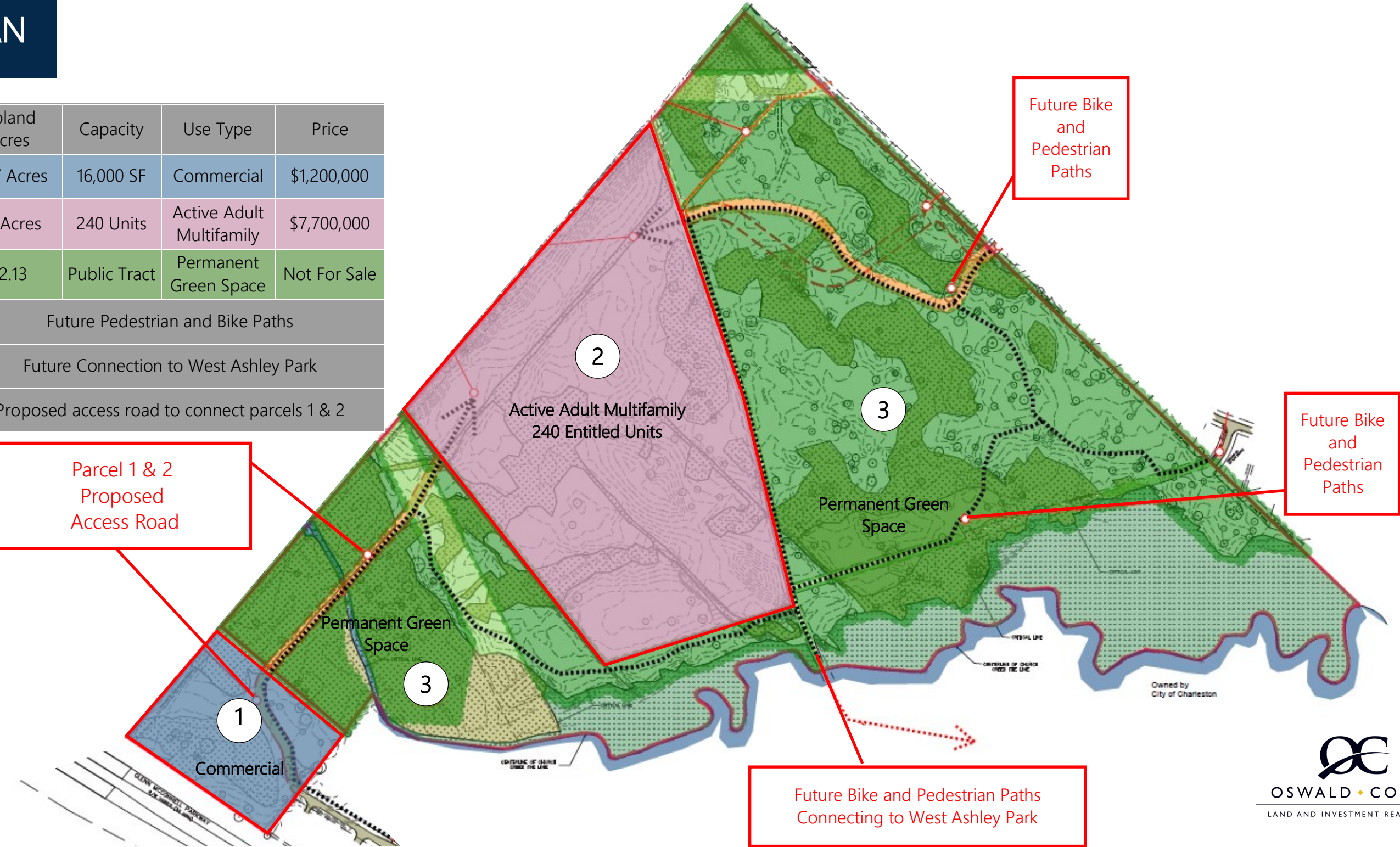
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OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

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
.....	Future Pedestrian and Bike Paths			
- - - - ->	Future Connection to West Ashley Park			
—————	Proposed access road to connect parcels 1 & 2			



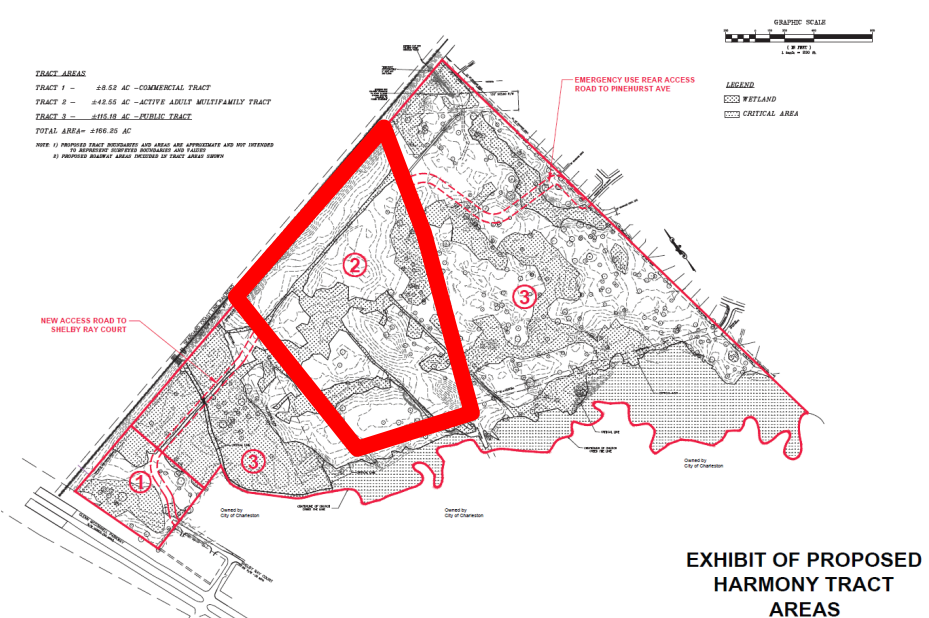
TRACT 2 - MULTIFAMILY SITE

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	-	-	-	-
TOTAL	166.28 +/-	91.0 +/-	240 DU	16,000 SF



Conceptual images.

TRACT 1 - COMMERCIAL SITE

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

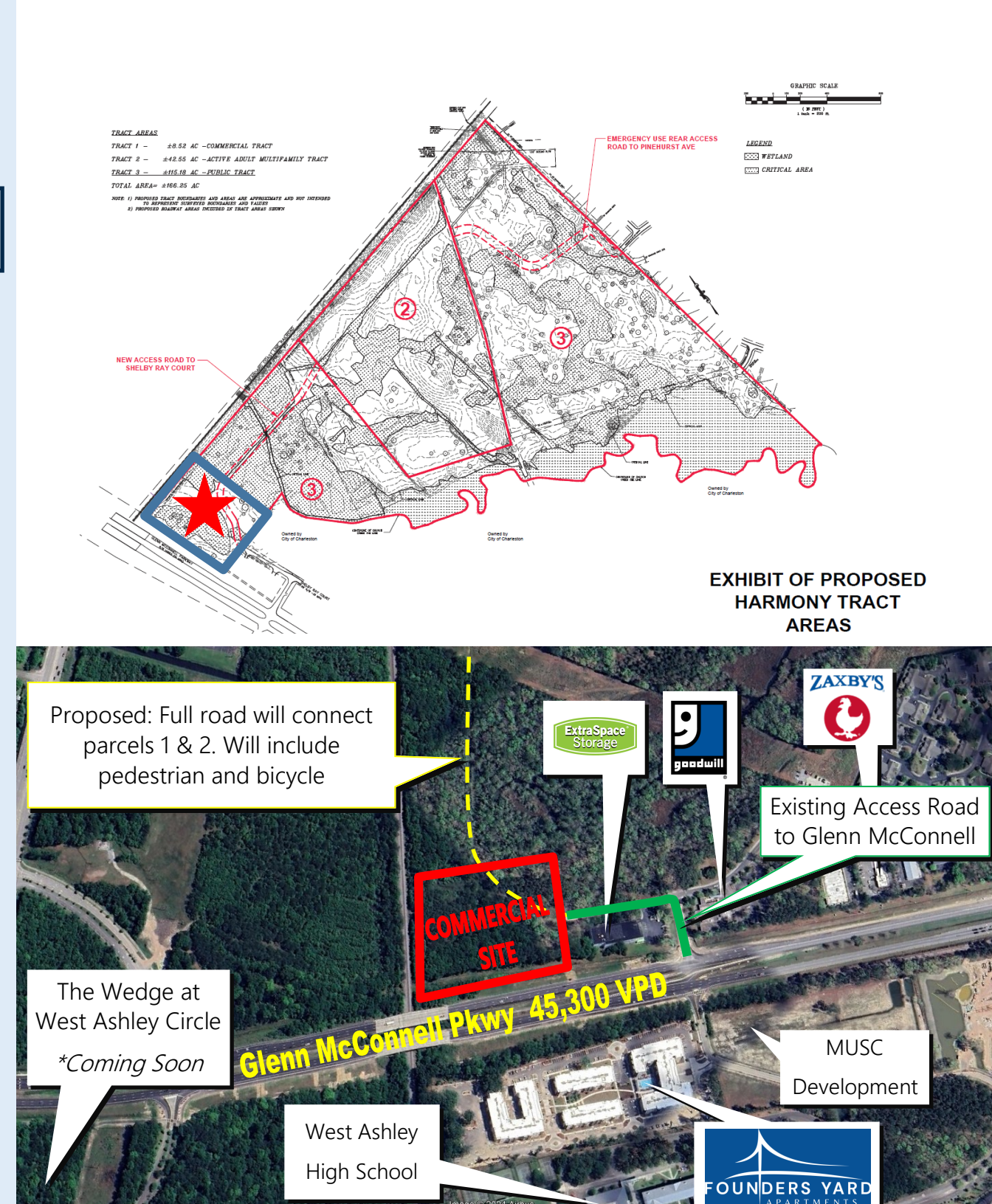
Limited Business is intended to provide for a limited variety of commercial uses and services associated with neighborhood retail, financial, and office activities which are compatible with residential areas.

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.](#)



AERIAL



AERIAL

GRACE ON THE ASHLEY

THE CHARLESTON CHRISTIAN SCHOOL

Canterbury Woods

Charleston Fire Station # 19

CROSSTOWNE CHURCH

Bees Ferry Road 25,800 VPD

The Wedge at West Ashley
*Coming Soon

Full road will connect parcels. Will include pedestrian and bicycle accommodations.

2
Active Adult Multifamily
240 Entitled Units

Glenn McConnell Pkwy 45,300 VPD

1

ExtraSpace Storage

goodwill

SOUTH CAROLINA FEDERAL CREDIT UNION
CHARLESTON VETERINARY REFERRAL CENTER
ATA ANDERSON INSURANCE ASSOCIATES
HONEST-1 AUTO CARE
ZAXBY'S

EXXON
CAROLINA EYECARE PHYSICIANS
A US EYE COMPANY
SONIC
SHERWIN WILLIAMS
DOCTORS CARE
BEES FERRY VETERINARY HOSPITAL
STONES THROW TAVERN

Existing Access Road to Glenn McConnell

West Ashley Park

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LAND AND INVESTMENT REAL ESTATE

MUSC Development

FOUNDERS YARD APARTMENTS

West Ashley High School

HARPER PLACE AT BEES FERRY

Walmart

MURPHY USA

THE BECKETT WEST ASHLEY

Blue Water

tropical CAFE
SMOOTHIE
STARBUCKS COFFEE

Proposed
Time To Shine CAR WASH
Chick-fil-A

Harris Teeter
YOUR NEIGHBORHOOD MARKET
EGGS UP GRILL
SHUCKIN' SHACK OYSTER BAR
Great Clips
ROPER ST. FRANCIS HEALTHCARE

Shoppes at Bees Ferry Landing
*Coming Soon

APARTMENT AERIAL



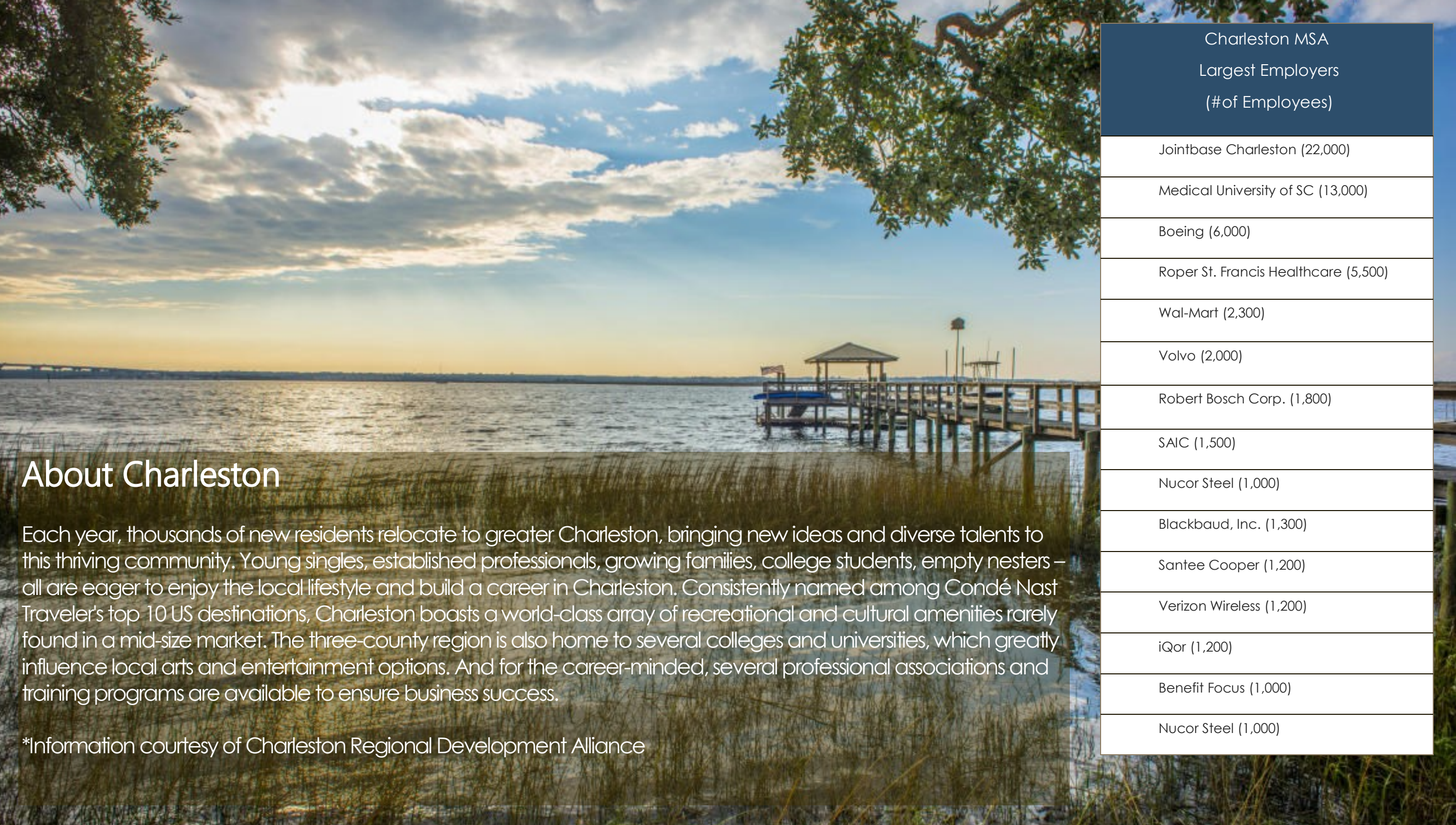
VICINITY

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





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

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)

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.

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