

# FOR SALE

Development Opportunity



CIRCLE K

Long Savannah  
6,000 Acre Planned  
Development

Harris Teeter  
YOUR NEIGHBORHOOD MARKET  
STARBUCKS COFFEE  
SHUCKIN' SHACK OYSTER BAR  
TROPICAL CAFE SMOOTHIE  
EGGS UP GRILL  
Great Clips

Blue Water

Bees Ferry Road 25,800 VPD

Publix

Carolina Voyager  
Charter School

Proposed  
Car Wash  
Chick-fil-e

Walmart

SITE

ZAXBY'S  
Doctors Care

Lowes FOODS

Parker's  
Fast, Fresh & Friendly

Walgreens

Bystander

West Ashley  
High School

MUSC  
Development

SPINX  
Making Life Easier

SHERWIN WILLIAMS  
SONIC

KOHL'S expect great things  
Marshall's  
JOANN  
SHOE CARNIVAL  
Chick-fil-e  
Jordan Mikes  
FOOD LION  
South State Bank of America  
McDonald's

LOWE'S

Savannah Hwy

Stono River

Ashley River

INTERSTATE 526

Bees Ferry Road & Shadow Pointe Drive  
Charleston, SC

+/-6 Acres | General Business

# 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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**Benjy Cooke** | 843.343.1351 | [benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

**Ruthie Godfrey** | 864.344.1541 | [ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

# Highlights

ADDRESS	Bees Ferry Road and Shadow Pointe Drive Charleston, SC
PRICING	\$2,400,000
ZONING	General Business
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	16,000 VPD (Bees Ferry Road)
LOT SIZE	9.25 Acres (+/-6 acres Usable)
TMS	356-00-00-128

Oswald Cooke & Associates is pleased to offer 9.25 of land on Bees Ferry Road for sale. The parcel is zoned General Business in the City of Charleston. There are over 100,000 residential units in the 5-mile radius, with multiple large communities just beginning to take shape in the immediate market. There are numerous retailers in the area including Harris Teeter, Wal-Mart Supercenter, Lowe's Foods, Starbucks, Jersey Mikes, Zaxbys, Sonic, and with a host of others currently being planned and permitted.



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

# Plat

RESERVED FOR  
ESSENTIAL STAMPS

**SURVEYOR'S NOTES:**

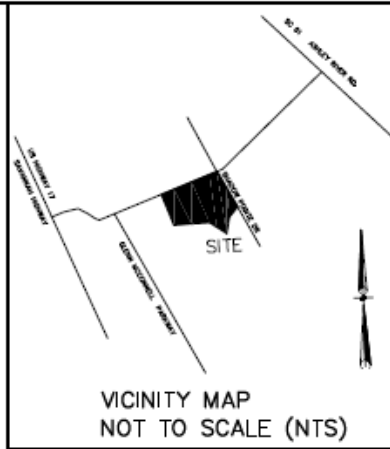
- NORTH ORIENTATION BASED ON SCVS REDUCTION USING CELLULAR PHONE AND SURVEY GRADE RECEIVERS.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. ONLY CORNERS SHOWN WERE SURVEYED. OTHER DISTANCES AND BEARINGS TAKEN FROM RECORD DATA.
- WETLANDS SHOWN ARE TAKEN FROM RECORD MAP(S) AND SUBJECT TO CHANGE.
- HQS HAS PERFORMED NO ENVIRONMENTAL OR ARCHAEOLOGICAL SURVEYS ON THIS PARCEL.
- A FULL BOUNDARY SURVEY OF THIS PARCEL WAS NOT PERFORMED FOR THIS EASEMENT PLAT, BUT ONLY ADEQUATE INFORMATION TO POSITION THE EASEMENTS SHOWN HEREON.
- THIS PARCEL LIES IN FLOOD ZONES AE (BL10) AND X (SHADED) AND X, AS DEPICTED ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) 45019C 0400 J WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004, AND IS SCALED THEREFROM.
- ALL IMPROVEMENTS NOT SHOWN. A FULL SURVEY OF THE ENTIRE PARENT PARCEL WAS NOT CONDUCTED.
- TITLE REPORT SUPPLIED BY MCNAIR LAW FIRM.
- ALL PLAT AND DEED REFERENCES ARE TO CHARLESTON COUNTY SMC OFFICE.
- BEES FERRY ROAD HAS BEEN WIDENED SINCE THE ORIGINAL PLAT REFERENCED HEREON. UNRECORDED PLAT REFERENCED HEREON SHOWS NEW RIGHT OF WAY. DEED FOR RIGHT OF WAY NOT FOUND OR REFERENCED HEREON. THIS PLAT IS INVALID UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE SURVEYOR.

**LEGEND**

- FIRE HYDRANT
- WATER VALVE
- GAS LINE MARKER
- 
- IRON ROD FOUND
- IRON PIPE FOUND
- NIP PK (NAIL) FOUND
- POINT LABEL FOR NEW EASEMENT POINTS
- WATER METER
- FLAG POLE
- SIGN
- LAMP POST
- SEWER CLEANOUT
- NEW EASEMENT LINES
- BOUNDARY OR R/W LINE
- CONSTRUCTION EASEMENT
- EXISTING NO EASEMENT
- MISC. OTHER EASEMENT (AS DESCRIBED)
- CURVE OR SLIGHTLY LINE
- ADJACENT PROPERTY OR R/W LINE

**CURVE TABLE**

CURVE	RADIUS	ARC	LENGTH	CHORD	BEARING	CENTRAL ANGLE	TANGENT
C1	20.25	17.04	16.54	54°17'59\"/>	48°13'24\"/>	8.06	
C2	60.00	43.83	42.86	53°40'42\"/>	41°30'14\"/>	22.94	
C3	60.00	33.08	32.67	57°42'03\"/>	31°35'41\"/>	16.97	
C4	60.00	37.17	36.58	N72°03'00\"/>	35°30'00\"/>	19.20	
C5	2150.00	317.38	317.05	N43°50'32\"/>	8°22'28\"/>	158.98	
C6	2180.00	46.71	46.71	N38°39'57\"/>	1°12'40\"/>	23.36	
C7	2150.00	518.85	517.80	N37°08'18\"/>	1°40'38\"/>	260.70	
C8	2159.53	29.02	28.97	S48°54'59\"/>	0°41'29\"/>	13.01	



**AREA TABLE**

AREA	SQ. FT.	ACRES
NEW CONSTRUCTION EASEMENT 1	28,524±	0.655
NEW CONSTRUCTION EASEMENT 2	6,809±	0.156
NEW PERMANENT EASEMENT	35,276±	0.810
TOTAL NEW EASEMENT AREA	70,609±	1.621
TOTAL PARCEL (PER RECORD PLAT)	402,834±	9.25

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S42°34'41\"/>	10.00
L2	S50°43'13\"/>	30.00
L3	S51°58'53\"/>	30.00
L4	N07°54'03\"/>	25.97
L5	S09°46'57\"/>	31.01
L6	S41°55'37\"/>	23.95
L7	N07°54'03\"/>	23.95
L8	S41°50'32\"/>	12.08
L9	S35°17'51\"/>	54.26
L10	S36°31'55\"/>	28.20
L11	N00°41'46\"/>	21.10
L12	N84°12'18\"/>	14.16
L13	S73°39'25\"/>	36.60
L14	S41°04'57\"/>	23.51
L15	S47°48'26\"/>	33.65
L16	N03°49'01\"/>	46.35
L17	S63°32'18\"/>	18.35
L18	S57°27'23\"/>	11.21
L19	S22°02'42\"/>	31.51
L20	S57°27'23\"/>	27.42
L21	S72°13'15\"/>	19.24
L22	S63°32'18\"/>	12.72
L23	S72°13'15\"/>	14.14
L24	S53°42'09\"/>	25.53
L25	S59°34'31\"/>	9.21
L26	S70°03'39\"/>	3.55
L27	S70°03'38\"/>	38.38
L28	S25°32'51\"/>	15.00
L29	S63°49'09\"/>	88.19
L30	S57°19'07\"/>	28.91
L31	N63°49'09\"/>	20.08
L32	N23°42'57\"/>	14.07
L33	N23°42'57\"/>	25.75
L34	S55°50'55\"/>	5.97

356-00-00-038  
LORETTA NICKEL  
DEED BOOK A262 PAGE 235  
PLAT BOOK BX PAGE 30

TMS #356-00-00-128  
BUCK INVESTMENTS LIMITED COMPANY  
DEED BOOK 0313 PAGE 332  
REMAINDER OF TRACT B-C  
PLAT BOOK EH PAGE 051  
UN-RECORDED PLAT BY  
AH SCHWACKE FOR  
FORD BROTHERS CONSTRUCTION COMPANY, LLC,  
DATED FEBRUARY 2, 2013

TMS #356-00-00-015  
BEES FERRY CHARLESTON LLC  
TOWERS RENTAL CORP 3400 BLDG  
DB 5492/524  
TRACT B-A  
PB EH/051  
PB AC/103

PARCEL INFO  
PORTION OF TAX PARCEL 356-00-00-032  
BUCK INVESTMENTS LIMITED COMPANY  
DEED BOOK 0313 PAGE 332  
TRACT B-C (LESS AREA GRANTED TO  
SCDOT FOR BEES FERRY RD R/W)  
SCDOT FOR BEES FERRY RD R/W)  
PLAT BOOK EH PAGE 051  
NEW EASEMENT AREA SEE TABLE

**NO. DATE REVISION BY**

NO.	DATE	REVISION	BY
6	6/7/2018	REVISED AREA TYPE IN TITLE	FLH
5	5/20/2018	REVISED TO REFLECT SHADOW POINTE DRIVE OWNERSHIP	FLH
4	4/2/2018	REVISED TO REFLECT TITLE HISTORY	FLH
3	12/29/2017	REVISE EASEMENTS	FLH
2	12/28/2017	ADD CONSTRUCTION EASEMENT & MISC LINE LABELS	FLH
1	12/5/2017	CONSTANTINE COMMENTS	FLH

BASED ON A TITLE REPORT BY MCNAIR LAW FIRM DATED MARCH 13, 2018, THIS PARCEL MAY BE SUBJECT TO:

- PLAT BOOK EH AT PAGE 31 SHOWS THE OLD ROAD BED FOR BEES FERRY ROAD THAT WAS ACQUIRED BY AGREEMENT OF CITY COUNCIL AND FORD BROTHERS CONSTRUCTION COMPANY, RECORDED IN BOOK B132 AT PAGE 250. NOT PLOTTED HEREON.
- THIS PARCEL IS SUBJECT TO WETLANDS COVENANTS AND RESTRICTIONS.
- EASEMENT FROM SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 2568 AT PAGE 781, AND SHOWN ON SCE&G DRAWING D75848. THIS DRAWING SHOWS LINES NEAR AND ALONG SHADOW POINTE DRIVE. TRANSFORMERS SHOWN BUT NOT LINES. EASEMENT NOT PLOTTED HEREON.
- EASEMENT FROM FORD BROTHERS CONSTRUCTION CO. LIMITED PARTNERSHIP TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 0209, PAGE 410. EASEMENT IS TO BE PARALLEL TO BEES FERRY ROAD, BUT IS OTHERWISE GENERAL IN NATURE AND NOT PLOTTED HEREON.
- VARIOUS EASEMENTS TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON. SPECIFIC BOOKS NOT STATED IN REPORT AND NOT PLOTTED HEREON.



**HOWELL GEOSPATIAL SURVEYING, LLC**

191 LARISSA DRIVE  
CHARLESTON, SC 29414  
OFFICE (843) 647-5563  
CELL (843) 819-7496  
FAX (843)-647-5563  
HG-SURVEYING@COMCAST.NET



**EASEMENT PLAT OF**  
NEW EASEMENTS, CONTAINING 1.621 ACRES, LOCATED ON PROPERTY OF BUCK INVESTMENTS LIMITED COMPANY, BEING SHOWN AS A PORTION OF TRACT B-C IN PLAT BOOK EH AT PAGE 051, CURRENTLY BEING TMS # 356-00-00-128, DESCRIBED IN DEED BOOK 0313 AT PAGE 332, LOCATED NEAR THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

SURVEY REQUESTED BY CHARLESTON WATER SYSTEM AND CONSTANTINE ENGINEERING GROUP

CITY: CHARLESTON TOWNSHIP/PARISH: COUNTY: CHARLESTON STATE: SOUTH CAROLINA

SURVEY DATE:  
MAY-AUG, 2017

MAP DATE:  
8/18/2017

FIELD BK 6

DRAWN BY: FLH

SCALE: 1"=50'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, WITHIN OR EXCEEDING THE REQUIREMENTS FOR AN EASEMENT PLAT AND SURVEY AS SPECIFIED THEREIN.

F. LEE HOWELL, SC PLS 0316 SIGNATURE DATE

PROJECT / CURT NO.  
5657-1

SHEET  
1  
OF  
1

HOWELL GEOSPATIAL SURVEYING - CONSTANTINE ENGINEERING GROUP - BEES FERRY ROAD - TMS #356-00-00-128 - BUCK INVESTMENTS LIMITED COMPANY

# Apartment Aerial



# Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

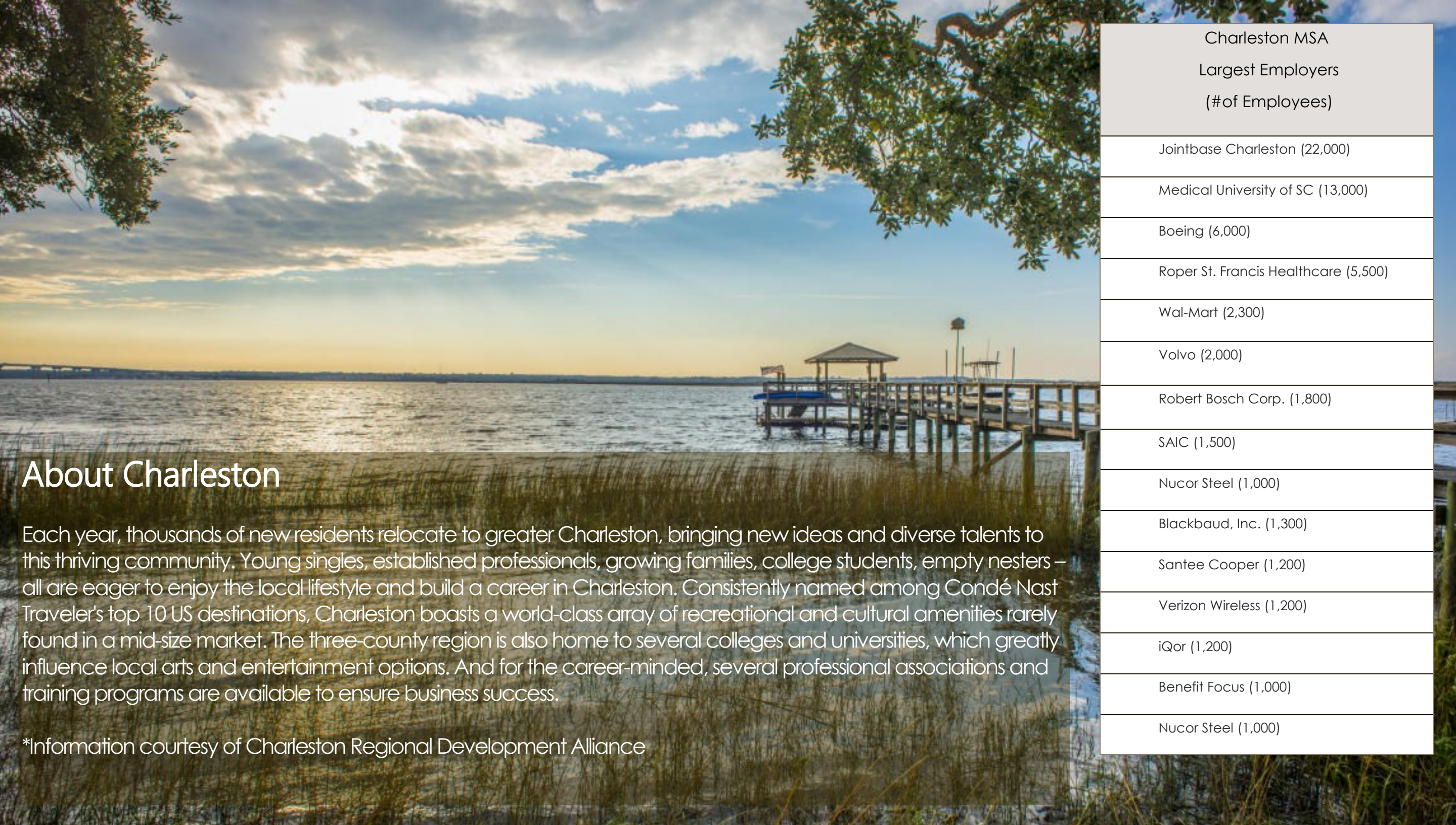
 3.1 Miles to Interstate 526

 9 Miles to Downtown Charleston

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
<b>2023 Population</b>	5,783	51,310	101,788
<b>2023 Average HH Income</b>	\$106,522	\$90,538	\$85,218
<b>Daytime Employments</b>	770	16,057	60,149
<b>Households (2023)</b>	2,417	21,829	42,550
<b>Traffic Count</b>	30,676 VPD Bees Ferry Road		





# 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

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

Information courtesy of: [Link](#)

## 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



For more information contact:

Benjy Cooke

Office 843-388-5650

Mobile 843-343-1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

Ruthie Godfrey

Mobile 864.344.1541

[ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)



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