

Provided as a courtesy of
Randy Mescher
 Carolina One Real Estate
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County:	Berkeley	Nearest MSA:	Charleston-North Charleston, SC	Submarket/Township:	74 - Summerville, Ladson, Berkeley Cty
Parcel Number:	1780002049	Opportunity Zone:	No		

Property Sub Type:	Unimproved Land	Secondary Sub-Type:		Tertiary Sub-Type:	
Listing Name:	74 ACRES JEDBURG RD AT HWY 176	Is Condo?:		Property Condition:	
Build to Suit?:		Class of Space:		Number of Units Total:	
Rooms Total:		Building Area Total:		Lot Acres Min:	73.76
Lot Acres:	73.76	Typical SqFt Per Floor:		Land Splits Available:	No
Smallest Parcel Available:		Additional Parcels:	Yes	Additional Parcels Description:	4.59 Acre parcel right at the corner of Jedburg Road and Hwy 176 which is adjacent to this listing for 73.76 acres
Cap Rate:		Gross Rent Multiplier:		LEED Certified:	
Zoning:	Berkeley - Flex1 - Agricultural	Taxing Authority:		Property Visibility:	Excellent
Anchored?:		List Price/Acre:	203,362.26	Sold Price/Acre:	
List Price/SqFt:		Sold Price/SqFt:		Legacy Transaction Number:	
For Comp Purposes Only:		Opt In to Crexi?:	Yes		

Listing Agreement:	Exclusive Right To Sell	Fixed Price or Range?:	Fixed Price	High Price:	
Low Price:		Tax Legal Description:		Cash On Cash:	

Percent Occupied:		Tenancy:		General Condition:	
Stories Total:		Year Built:		Year Renovated:	
Parking Total:		Parking Ratio:		Number Of Buildings:	

Part of Planned Development?:	No	Development Name:		Frontage Length:	
Lot Depth:		In Flood Plain?:			

Tax Assessed Value:

Public Remarks:	This 73.76 acre parcel is an exceptional location near the intersection of and fronting both Jedburg Road and Hwy 176 (State Road). Property has 1692' frontage on Jedburg Road and 1123' of Hwy 176 frontage. An additional adjacent 4.56 acre parcel at the lighted	Private Remarks:		Additional Data:	
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corner of Jedburg Road and Hwy 176 with 641' frontage on Jedburg Road and 491' on Hwy 176 is also listed for sale at \$2,500,000 on MLS #31002790. Property is zoned Berkeley County Flex 1. There is tons of activity in this area including rumors of retail centers, convenience stores, a water park, thousands of home construction and the US's largest retailer to be coming to the area.

Directions: Jedburg Road to Hwy 176

Property Sub Type: Unimproved Land
Auction Details: Auction: No

Current Use: Unimproved
Road Frontage Type: Highway

Road Surface Type: Asphalt; Paved

Contingency Reason:
Land Ownership:
Sold SqFt:

Expected Occupancy Date:
Closing Comments:

Seller Landlord Type:
Sold Acres:

LP Calculation:

Legacy MLS Number:

Listing Contract Date: 12/23/2025
List Price: 15,000,000

Expiration Date: 12/22/2026
Original List Price: 15,000,000

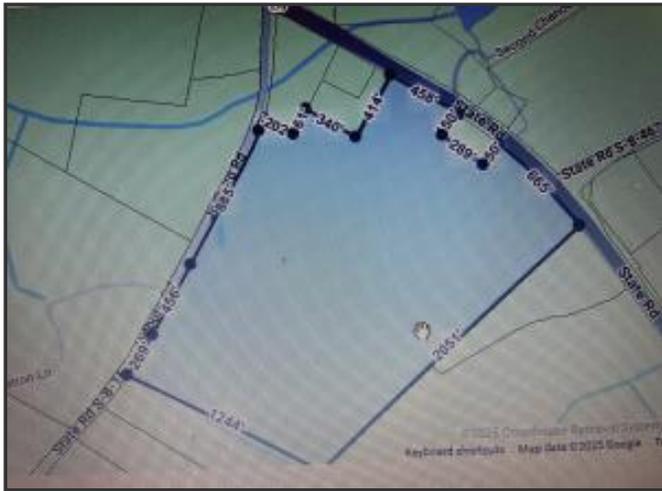
Days On Market: 0
Status Change Date: 12/23/2025

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LO: Carolina One Real Estate; (843)871-9000

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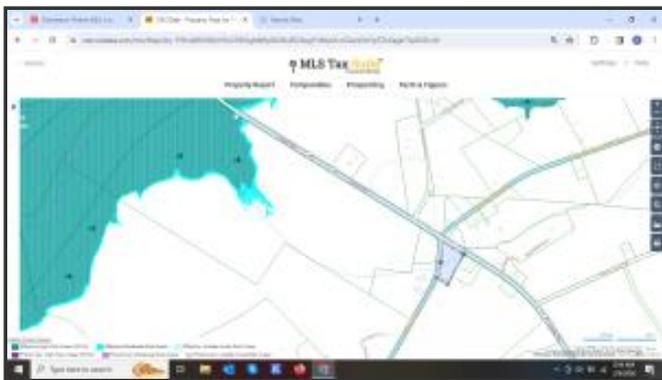
TAX MAP



AERIAL OF 74 ACRE PARCEL



FLOOD MAPS



WETLANDS MAP

