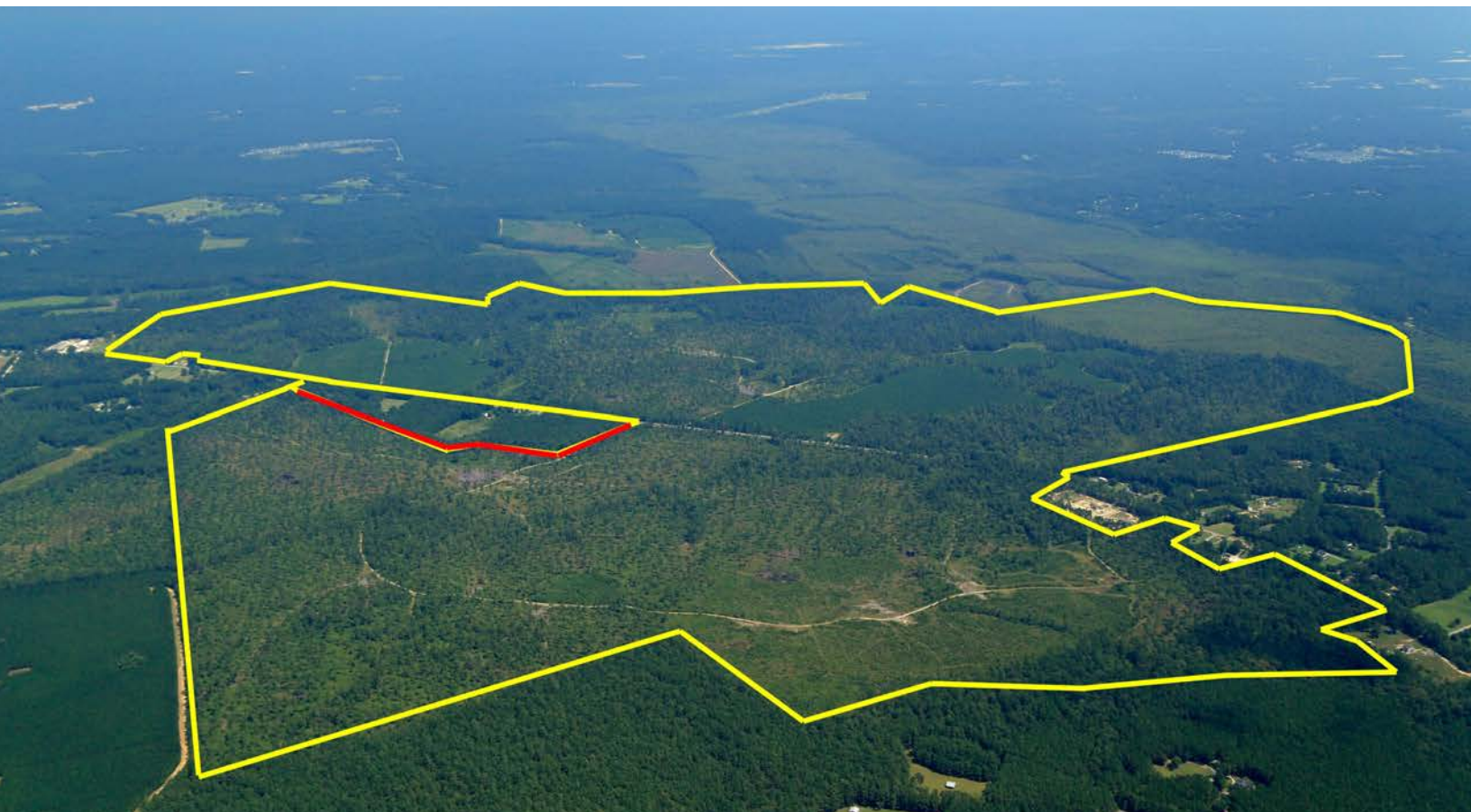


VACANT LAND FOR SALE

FOR SALE

# HUNTER HAVEN

[HunterHaveninfo.com](http://HunterHaveninfo.com)



JOE TEDERS | 843.939.0333  
JOE@CHARLESTONTRIDENTPARTNERS.COM

WILL IRVIN | 843.224.8274  
WIRVINS@GMAIL.COM

Approximately 1,500 acre opportunity zone tract  
development opportunity on highway 61 in Dorchester County

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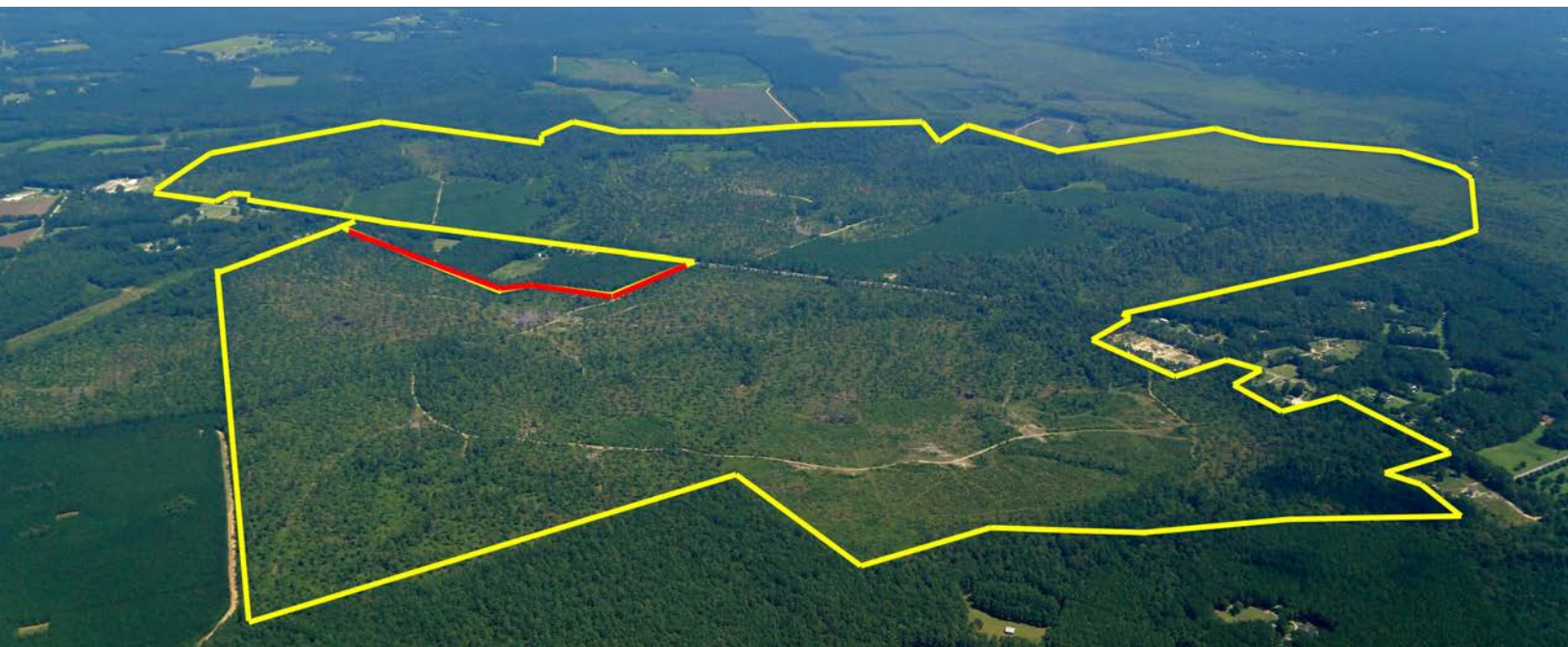
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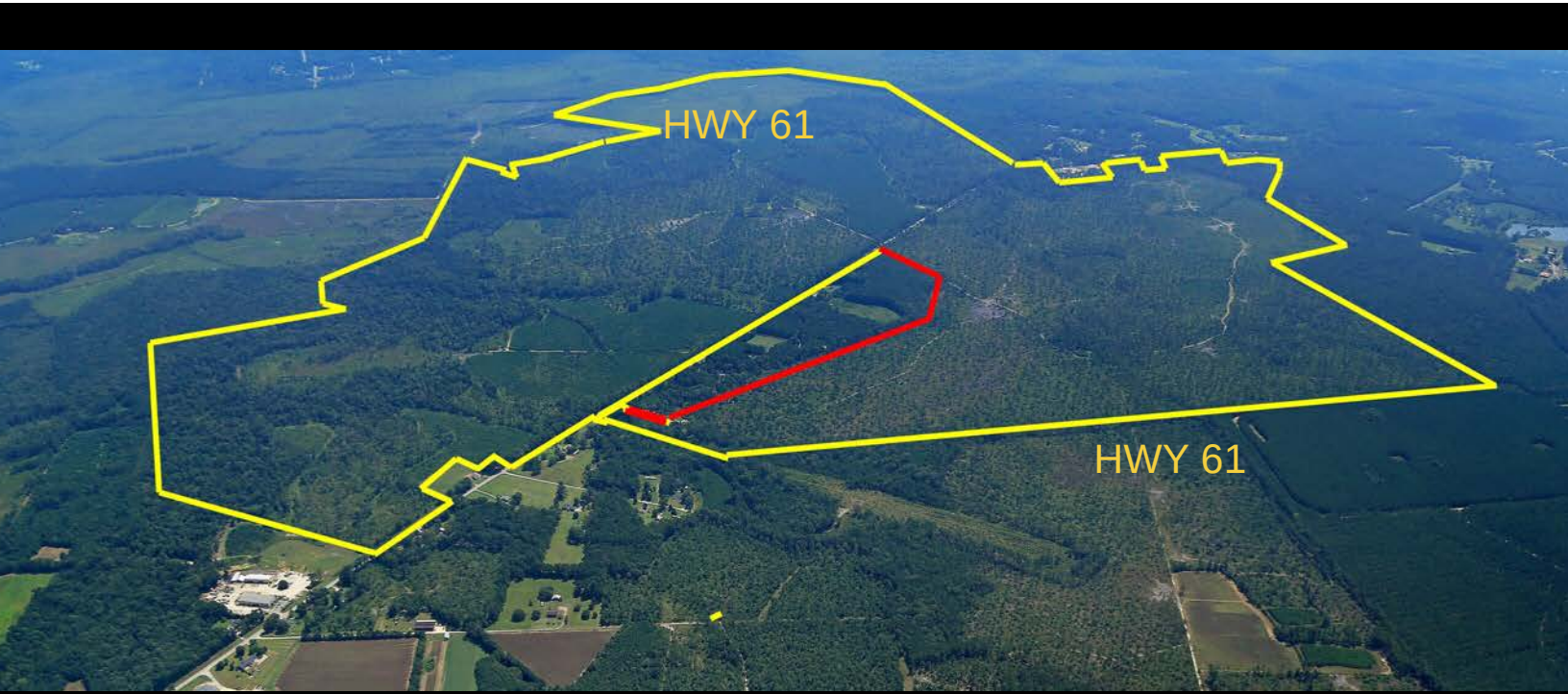
**SURVEY**

**OPPORTUNITY ZONE**



# HUNTER HAVEN

Approximately 1,500 acre opportunity zone tract  
development opportunity on highway 61 in Dorchester County



## Asking Price

\$35 Million

## Location

Hunter Haven Blvd  
Ridgeville, SC 29472

## Parcel Numbers

142-00-00-012  
142-00-00-022  
142-00-00-015

## Acreage

Approximately 1,500 acres

## Zoning

AC absence of control

## Available Reports

Survey, Soil Report, Ariel Topography,  
Wetland Study, Potential Site Plans &  
more available upon request



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JOE@CHARLESTONTRIDENTPARTNERS.COM

WILL IRVIN | 843.224.8274  
WIRVINSC@GMAIL.COM

Located near the Town of Ridgeville on Highway 61 in Dorchester County, South Carolina  
Near Summerville's new "Summers Corner"

Property Address: 852 Hwy 61, Ridgeville, SC 29472

# LOCATION

## CHS AIRPORT

20 MILES

## NEXTON COMMUNITY

10 MILES

## SUMMERVILLE

11 MILES

## THE PORTS

26 MILES

## CHARLESTON

25 MILES

## VOLVO

10 MILES

## DHL

21 MILES

## BOEING

20 MILES

## I-26

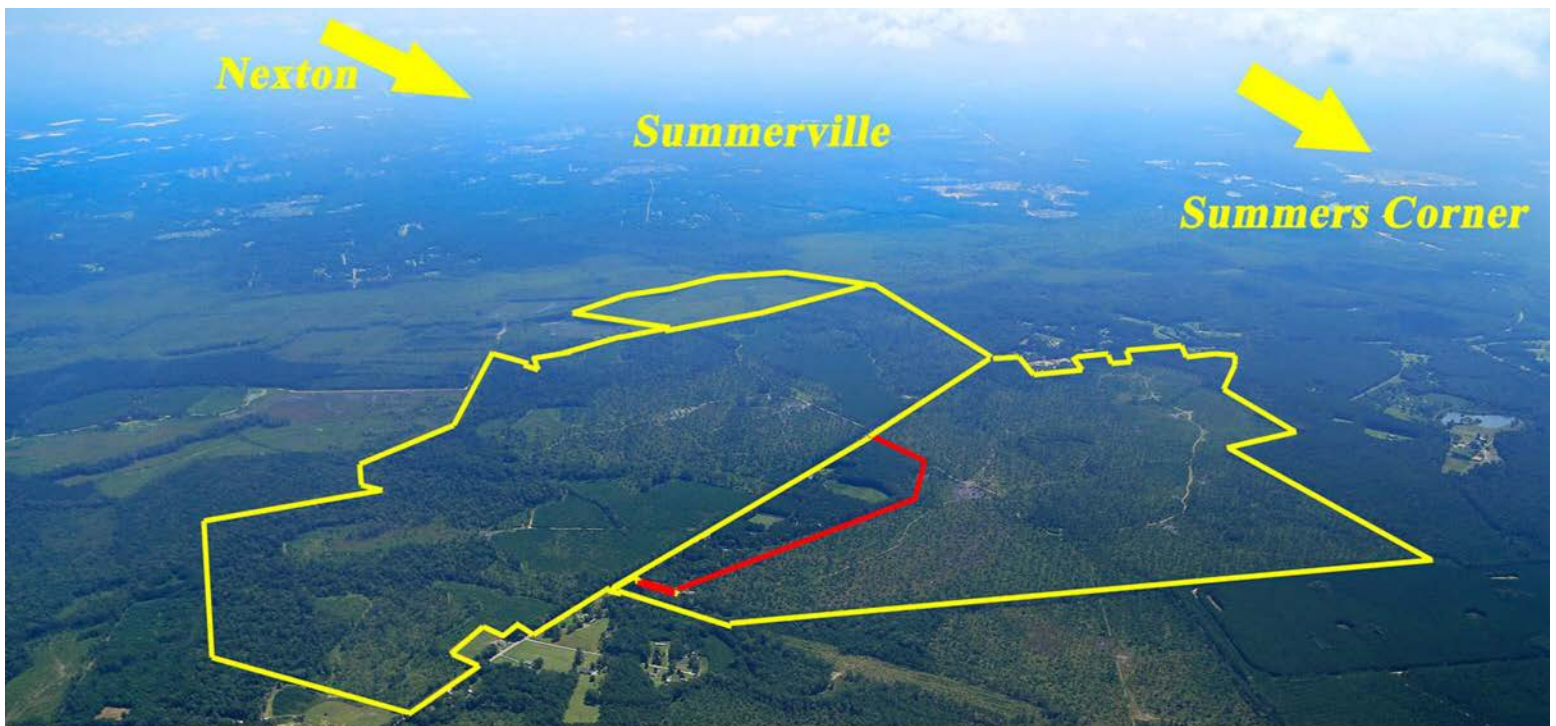
9 MILES

## I-95

10 MILES

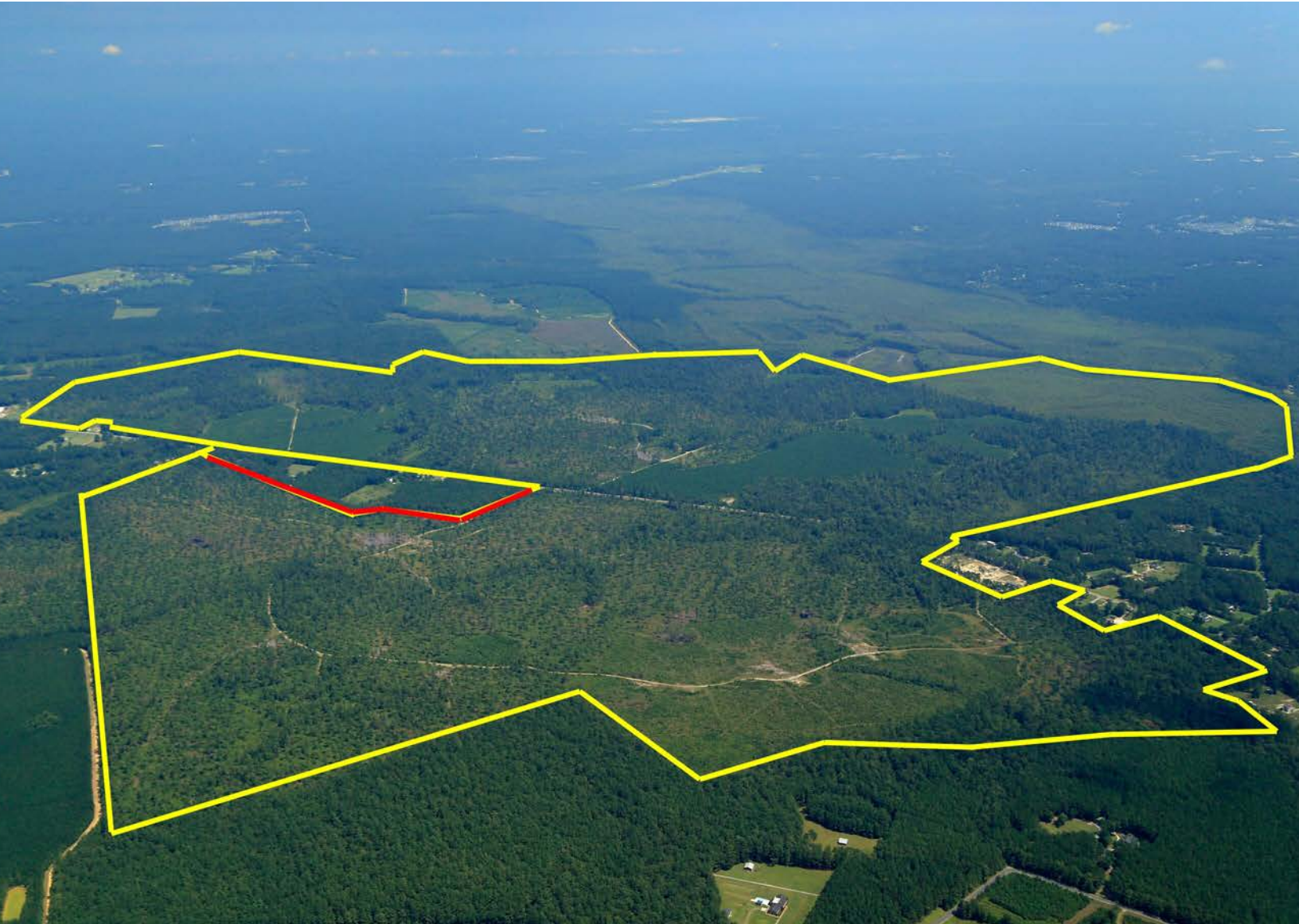
## HOSPITAL

1 MILES



# BIRD'S EYE VIEW

*From the Base of the clouds....*



# CLUSTER DEVELOPMENT

*zoning...*

## Section 10.7 Cluster Subdivision Development

*The purpose of the cluster development ordinance is to permit unique residential developments that:*

1. Utilize creative and flexible site design that is sensitive to natural, historical, cultural and/ or other significant land features.
2. Preserve quality common open space, both active and passive, for community members and citizens.
3. Decrease stormwater runoff and non-point source pollution by reducing impervious surface in a development and maintaining natural surfaces.
4. Reduce sprawling subdivisions and the developer costs associated with infrastructure improvements while reducing future county maintenance of said infrastructure.
5. Provide for a variety of lot types, housing choices, densities and quality architectural features while promoting social interaction from walking, biking, and other outdoor activities.
6. Create healthier communities that are walkable and connect to local schools, churches, recreation, community facilities, and neighborhood conveniences.

### 10.7.2 Definitions

(A) Cluster or Clustering - Means a site planning technique that concentrates buildings and structures in specific areas on a lot, site or parcel to allow the remaining land to be used for common open space for recreation and/or preservation of features and/or structures with environmental, historical, cultural, or other significance. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot area, setback requirements, lot frontage, and/or lot occupancy with the resultant common open space being devoted by deed restrictions for one or more uses.

**Visit [HunterHavenInfo.com](http://HunterHavenInfo.com) for complete zoning and developmental regulations.**



# BIRD'S EYE VIEW

*From the Base of the clouds....*



# AC, ABSENCE OF CONTROLS

*zoning...*

Dorchester County Zoning and Land Development Ordinance 04-13

## ARTICLE IX. ZONING AND DEVELOPMENT RURAL DISTRICT REGULATIONS

### Section 9.1 AC, Absence of Controls District

#### 9.1.1 Statement of Intent:

The intent of this district is to provide for use in some selected rural portions of the County which are experiencing no development pressures. Further, County Council intends that properties in this district be part of a sizable, contiguous portion of the County; this district is not intended to include individual properties that are totally or mainly surrounded by other districts established under this Ordinance.

#### 9.1.3.1 Use Groups Permitted

Use Group No.	Group Name
1(a),(b),(c)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing Unit
6	Social and Cultural
23	Utilities
24(a),(b),(c)	Community Services
25	Open Space

#### 9.1.3.2 Special Exception Uses

Use Group No.	Group Name
1(d)	Agriculture, Mineral Resource Extraction
7	Business, Accommodation and Food Services
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
11	Business, Communication and Information
12	Business, Wholesale
13(a),(c),(d),(e)	Business, Recreation
14(a)	Business, Personal Services
15	Business, Professional Services
16	Business, Office Services
17	Business, General Services
18	Business, Beverage and/or 'Quick Stop' Services
19	Transportation
20	Manufacturing
21	Manufacturing Services
22	Outdoor Storage

**Visit [HunterHavenInfo.com](http://HunterHavenInfo.com) for complete zoning and developmental regulations.**



#### **9.1.4**

#### **Single Family Detached Residential and Single Family Residential Manufactured Housing Use:**

(a) All lots for Single Family Detached Residential Use, including mobile homes, shall conform to the requirements of Article VIII, Section 8.1.5 Minimum Lot and Building Requirements for the TRM zoning district.

(b) Nothing herein shall be construed to prohibit more than one (1) dwelling unit per parcel.

(c) On any parcel with more than two (2) dwelling units, all units shall be sited within three hundred (300) feet of a publicly or privately-maintained road conforming to County standards, and any such parcel for which an additional unit is proposed shall be brought into compliance. A Final Plat, provided for in Section 19.3 of this Ordinance, shall depict compliance, including proximity to an existing or proposed right-of-way or ingress/egress easement. Where proposed, the right of-way or easement shall measure fifty (50) feet wide.

(d) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.

(e) Accessory structures being used for agricultural purposes are exempt from the accessory structure square footage limitations as set forth in Section 10.4.2(1)(e).

#### **9.1.5 Intentionally Omitted**

#### **9.1.6 Intentionally Omitted**

#### **9.1.7 General Commercial Use:**

All lots for General Commercial use shall conform to the requirements in Article VII, Section 7.8.6 Lot and Building Requirements for the CG zoning district

#### **9.1.8 Industrial Use:**

All lots for Industrial Use shall conform to the requirements in Article VII, Section 7.10.6 Lots and Building Requirements for the I zoning district.

#### **9.1.9 Height Limitations:**

None; provided, however that the requirements contained in Article XI and Article XII shall apply to development in this district.

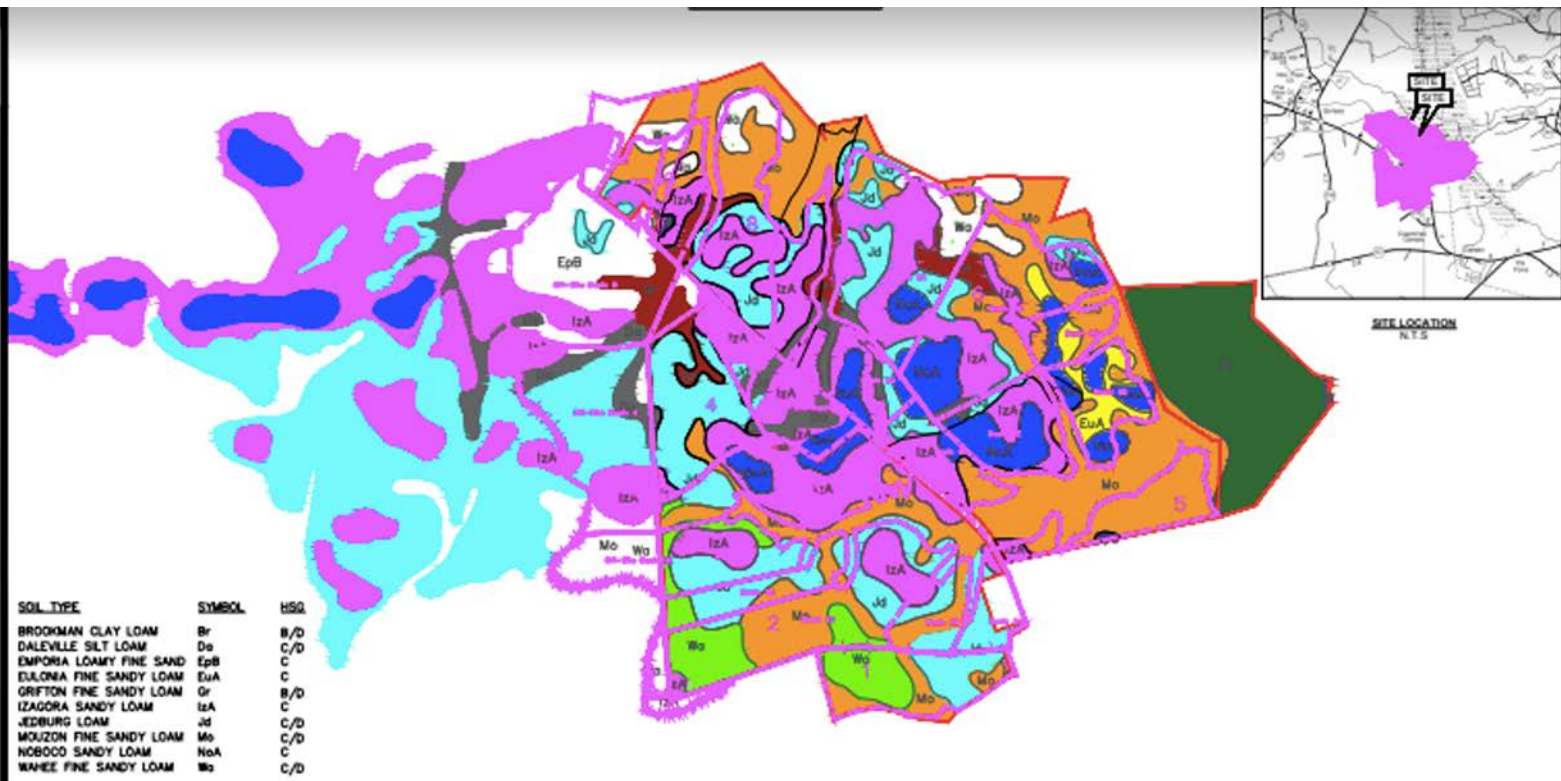
# ARIEL TOPOGRAPHY

*Visit website for downloadable version.*



# SOILS MAP

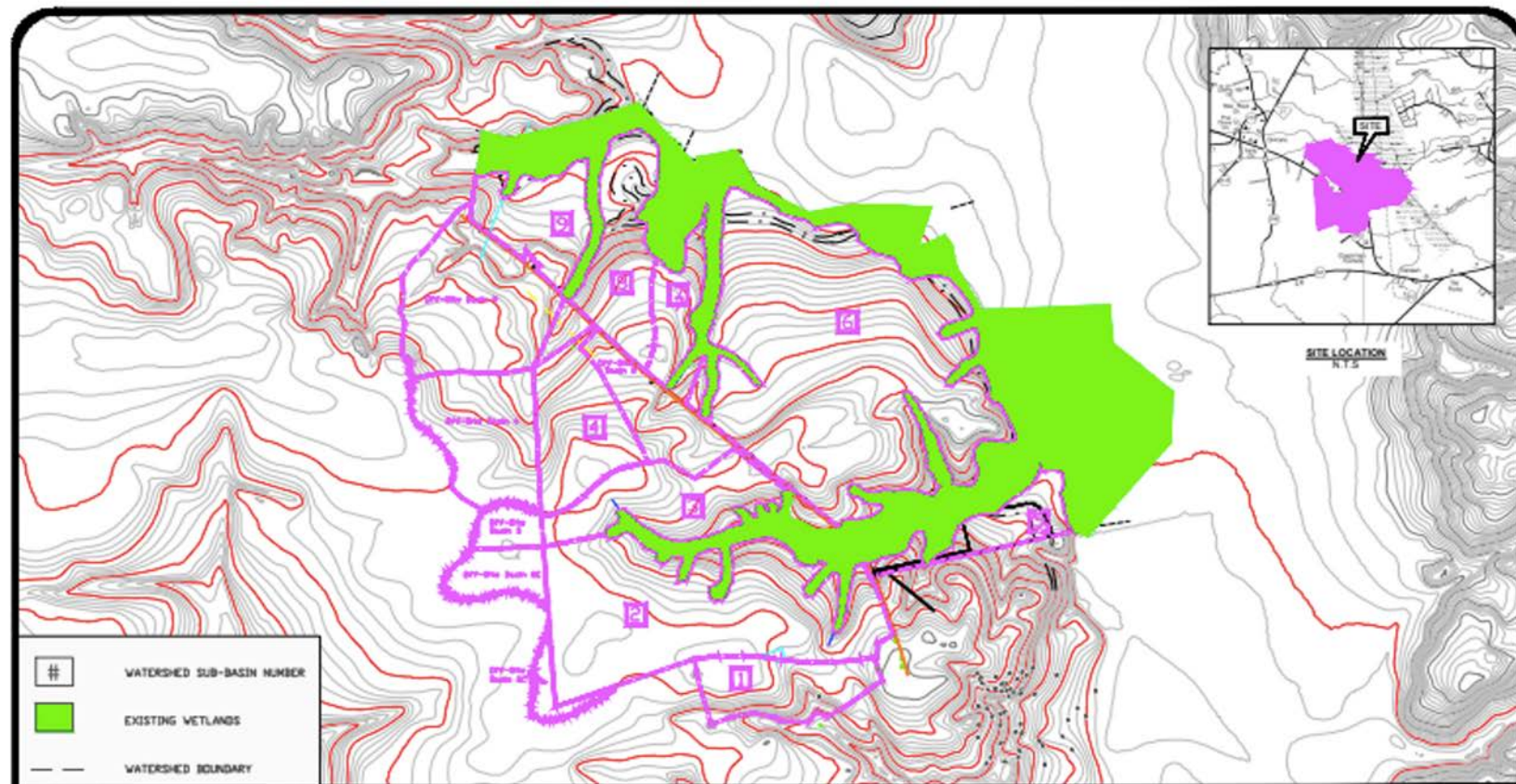
*Visit website for downloadable version.*



*Note: High resolution file available upon request.*

# WETLANDS MAP

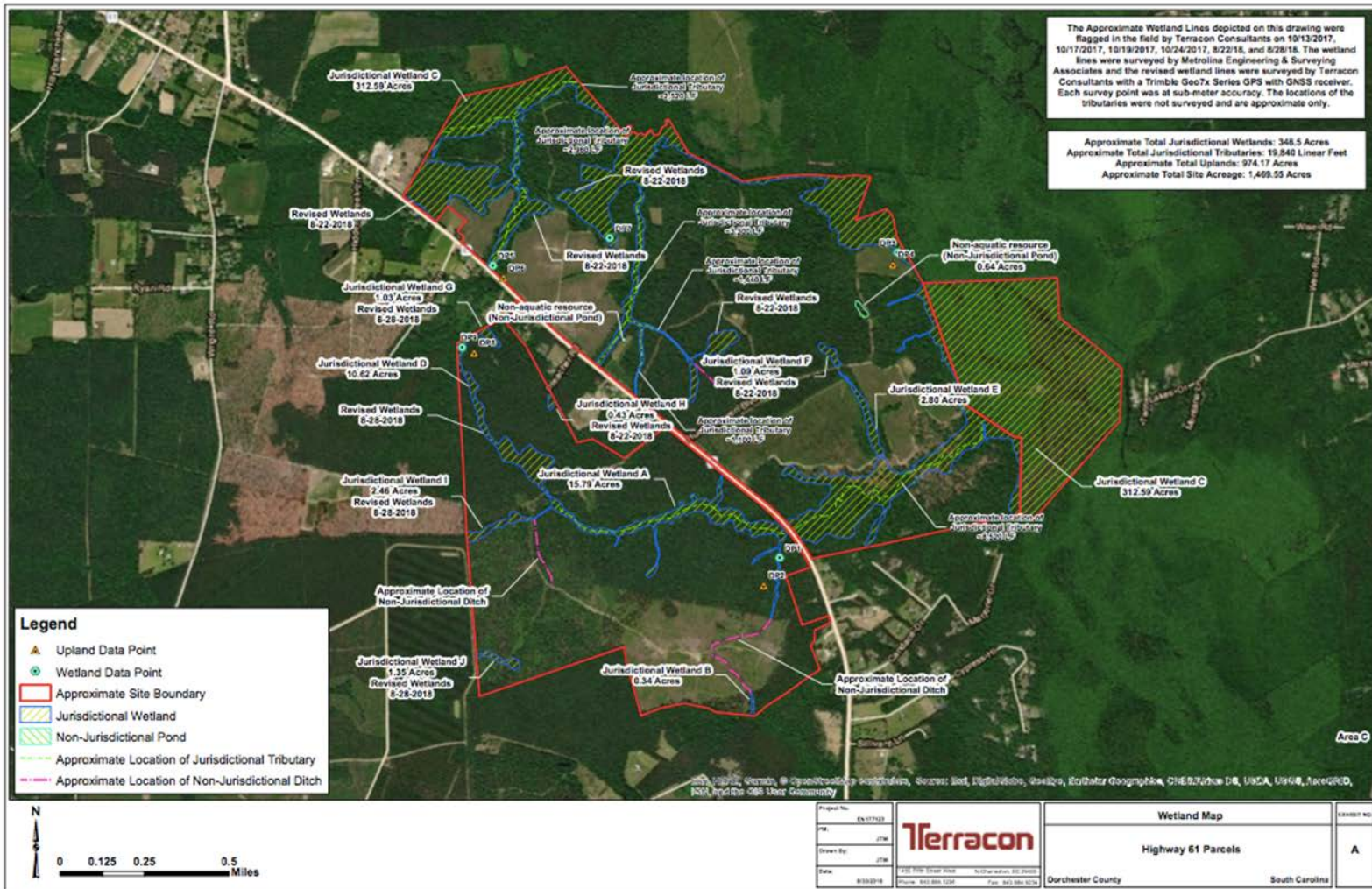
*Visit website for downloadable version.*



*Note: High resolution file available upon request.*

# WETLANDS MAP

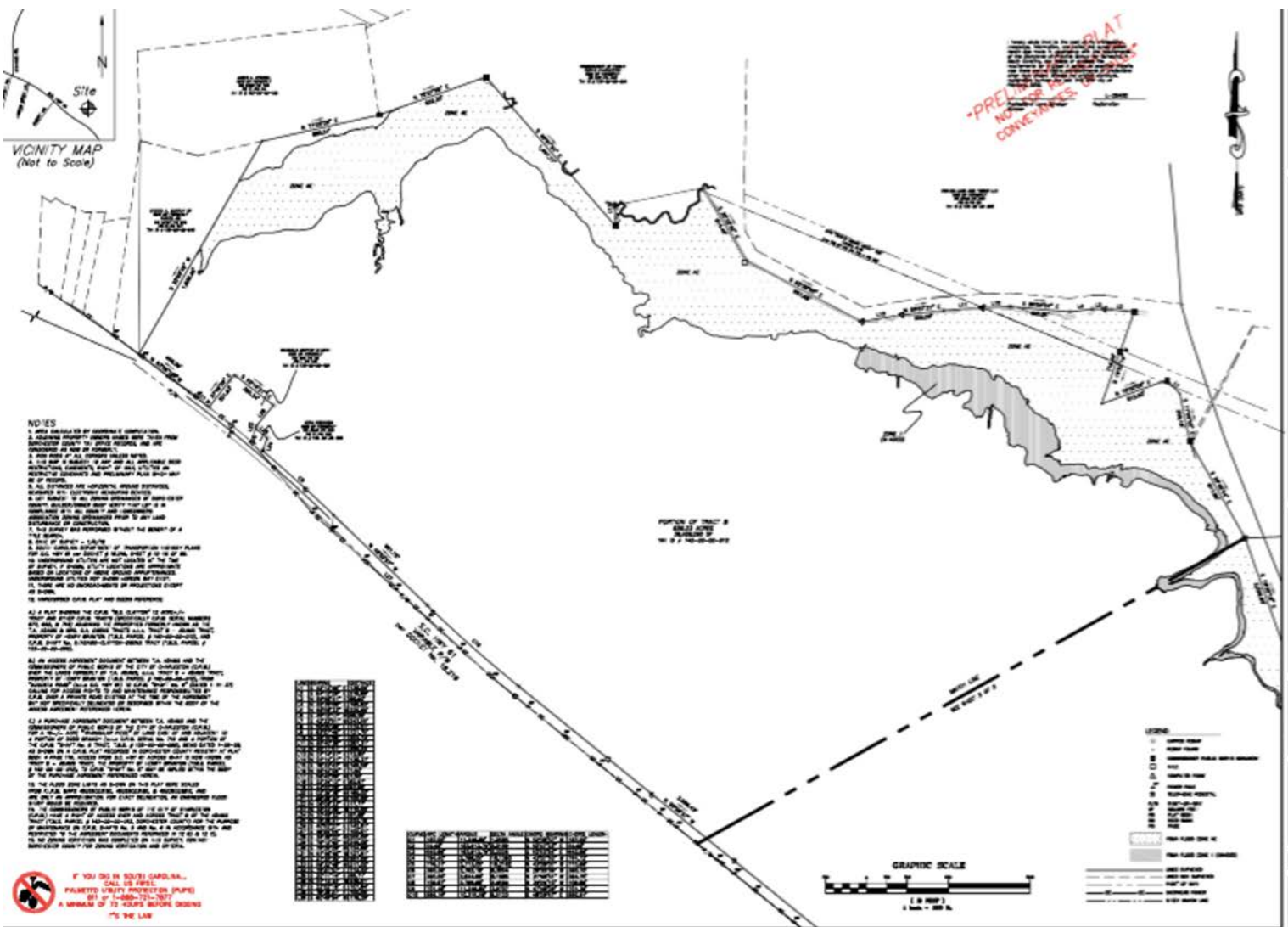
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Note: High resolution file available upon request.

# SURVEY

Visit website for downloadable version.



**ME SA**  
METROLAND ENGINEERING & SURVEYING ASSOCIATES  
141 PRINCETON ROAD, CHARLOTTE, NC 28207

**BOUNDARY SURVEY PLAT**

**Portion of Tract B of the "Adams Tract"**  
836.23 Acres +/- Tract of Land  
AT Land Acquisition & Development  
141 Princeton Road, Charlotte, NC 28207

Job No. 45-17-008  
Date: 2/18/18  
Project: WOOD  
Client: CDF

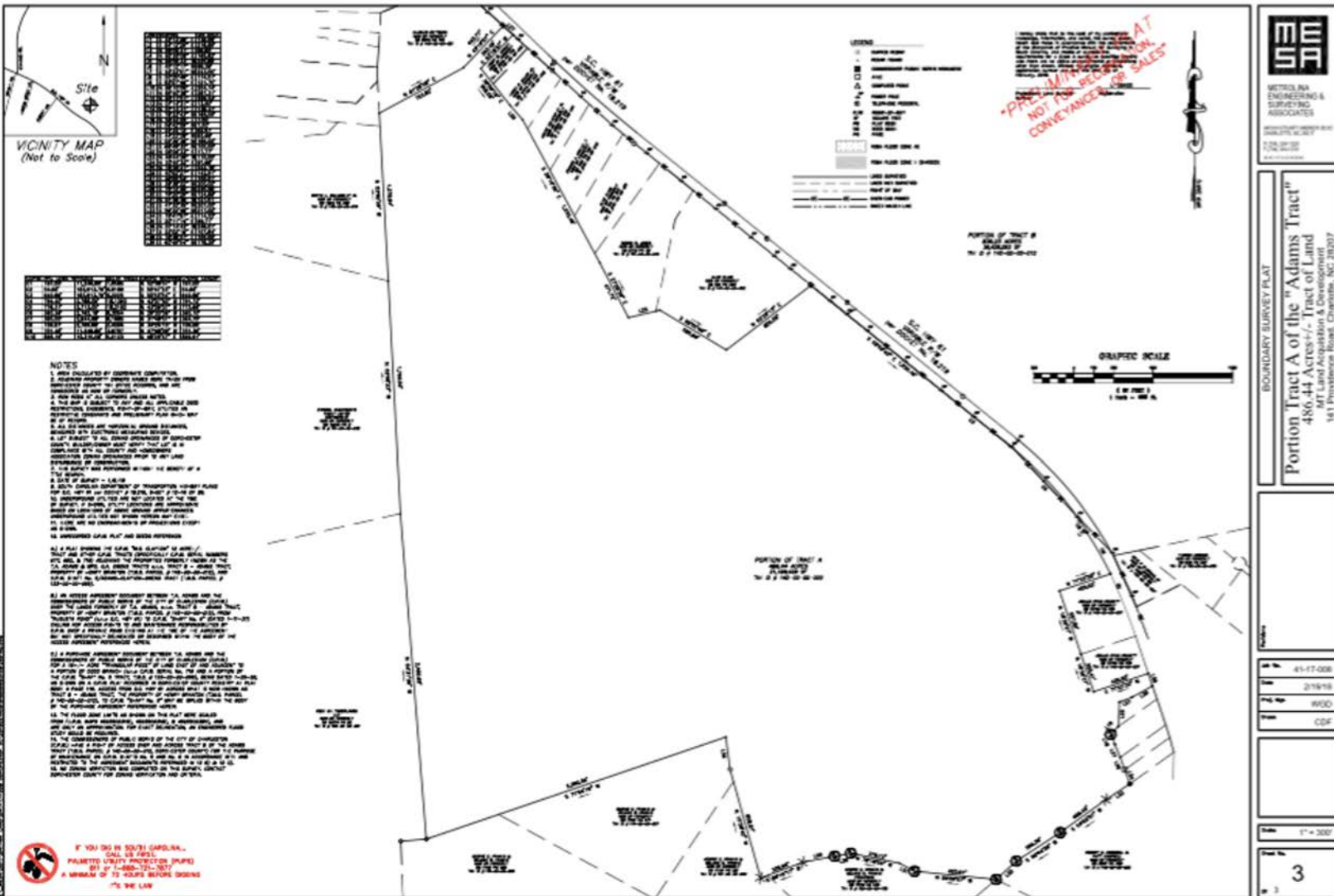
Scale: 1" = 300'

Sheet No. 1

Note: High resolution file available upon request.

# SURVEY

Visit website for downloadable version.



Note: High resolution file available upon request.

# THE HISTORY...

*Property has ample wetland acreage for potential wetland credits and also conservation credits depending on the purchasers needs.*

- The Property has been a vacant hunting tract and timber farm since World War II.
- The property has held the state record for white tail buck deer.
- The majority of the property's timber has been farmed with approximately 60 acres of third generation pines remaining making the property prime for development.





# OPPORTUNITY ZONE



(IN BLUE)

## What are Opportunity Zones?

Opportunity Zones are a new community development program established by Congress as a part of the Tax Cuts and Jobs Act of 2017, they are designed to encourage long-term private investments in low-income communities. This program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into "Opportunity Funds," which are specialized vehicles dedicated to investing in low-income areas called "Opportunity Zones." The zones themselves are to be comprised of low-income community census tracts and designated by governors in every state. South Carolina designated 25 percent of qualifying census tracts as an Opportunity Zone. Qualifying Zones are based on the 2011-2015 American Community Survey.

## What are the incentives that encourage long-term investment in low-income communities?

**The Opportunity Zones program offers investors the following incentives for putting their capital to work in low-income communities:**

- Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
- A 5 year holding increases the rolled-over capital gains basis by 10%
- A 7 year holding increases the rolled-over capital gain investment basis 5% for a total of 15%
- Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Opportunity fund investments held in the fund for at least 10 years are not taxed for capital gains.
- Read the recently released Proposed Opportunity Zones Regulations to learn the parameters of the program, including what gains qualify for deferral, which taxpayers and investments are eligible and other guidance. Opportunity Funds Seeking Investment in South Carolina Opportunity Zones (PDF)

**Visit this site for more information:**

<http://scopportunityzone.com/>



*Thank you.*



CHARLESTON  
**TRIDENT**  
PARTNERS  
Residential Commercial Land



**Carolina One**  
Real Estate

**SPG** | Southeastern  
Property  
Group