



WHITEBRIDGE RD

+/-24ac

Summerville

BERKELEY
COUNTY

DROP OFF DR

+/- 24AC INDUSTRIAL OUTDOOR STORAGE @ I-26 & NEXTON

DROP OFF DRIVE
SUMMERVILLE, SC 29483

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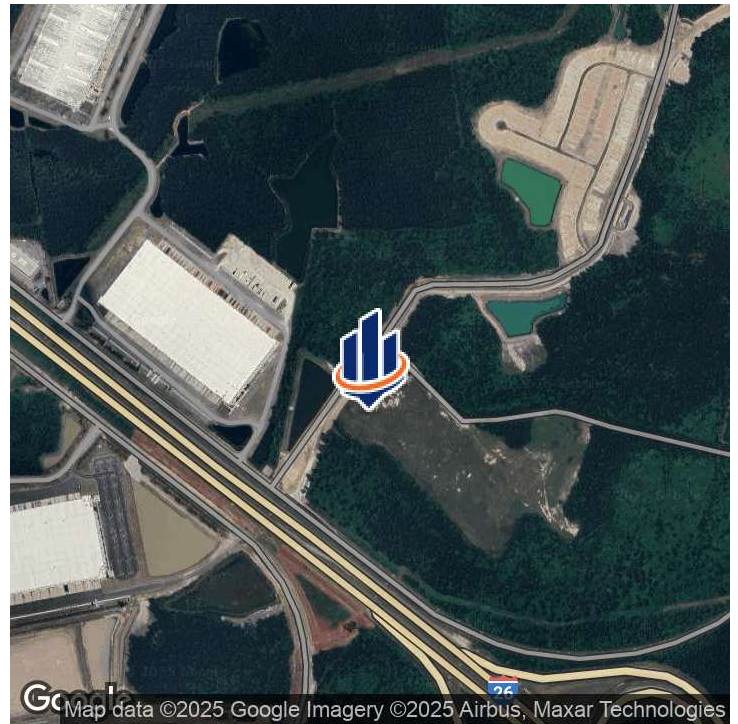
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1 SHEEP ISLAND - IOS PROPERTY INFORMATION

Drop Off Drive
Summerville, SC 29483

Sheep Island Master Development Plan



OFFERING SUMMARY

Lot Size:	40+/- Acres
Zoning:	PUD
Market:	Charleston
Submarket:	Summerville

PROPERTY OVERVIEW

SVN is proud to offer prime Commercial, Retail, Hospitality, and Industrial real estate in Summerville, South Carolina. The property boasts +/-14.3 acre site ready for 100,000sqft of Senior Living or 300,000sqft of Commercial. +/-24 acre site for 200,000sqft of Industrial Outdoor Storage [IOS]. +/-1.7ac site for 150 room Hotel, all of which have been approved in a PUD. Set back from I-26 on the frontage road, this site is conveniently located near Boeing, Volvo, Mercedes, surrounded by Nexton and a 900ac neighborhood being built by DR Horton. This site offers development opportunities for new Hospitality, Commercial, and Retail use. Zoned: PUD

PROPERTY HIGHLIGHTS

- Quick access to I-26 via the new Nexton Parkway Interchange
- Great access to PORTS, Boeing, Volvo, Mercedes and other industries
- 40 acres of land ready to be developed
- High growth area @ Nexton, an award-winning, master-planned community
- 30,000 residences, new MUSC hospital, established industries
- Mixed-use development that blends commercial, industrial, and residential
- 20 miles to America's #1 City 10 years in a row, Charleston

Sheep Island Executive Summary - IOS



OFFERING SUMMARY

Sale Price:	\$3,600,000
Price / AC:	\$150,000
Lot Size:	+/-24 Acres
Zoning:	PUD
Market:	Charleston
Submarket:	Summerville

PROPERTY OVERVIEW

SVN is proud to offer Industrial Outdoor Storage [IOS] Tract in Summerville, South Carolina. The property boasts +/-24 acres, located in a PUD. Situated adjacent to I-26 on the frontage road, this site is conveniently located near Boeing, Volvo, Mercedes and surrounded by Nexton with great access to all the ports. This site offers a max 200,000 sqft of Light Industrial with great access to I-26 via the Nexton Parkway Exit. Zoned: PUD

PROPERTY HIGHLIGHTS

- Quick access to I-26 via the new Nexton Parkway Interchange
- Great access to PORTS, Boeing, Volvo, Mercedes and other industries
- +/-24 acre tract of land ready to be developed
- High growth area @ Nexton, an award-winning, master-planned community
- 30,000 residences, new MUSC hospital, established industries
- 20 miles to America's #1 City 10 years in a row, Charleston

Sheep Island PUD Description - IOS



LOCATION DESCRIPTION

Sheep Island PUD presents an exceptional +/-24ac industrial outdoor storage (IOS) opportunity in metro Charleston's fastest-growing corridor. Situated just north of Nexton Parkway at Exit #197, this property borders I-26 and Drop Off Drive, ensuring seamless access to major transportation routes. Located in Summerville, one of South Carolina's top industrial hubs, this site benefits from the rapid expansion of Nexton, retail, and commercial growth. Positioned in Berkeley County, this area is a prime location for logistics, distribution, and industrial operations, with direct connectivity to Charleston's deep-water port and global supply chain network. With major employers like Boeing, Volvo, Mercedes-Benz, and SC Ports nearby, along with South Carolina's pro-business incentives, Sheep Island IOS Tract is an ideal investment for industrial users seeking long-term growth and strategic market positioning. This site also provides strong infrastructure, and unmatched regional access as the top-tier investment opportunity in one of the Southeast's most active industrial markets.

SITE DESCRIPTION

This +/-24-acre property, strategically located at Exit #197 on I-26, is an ideal site for industrial outdoor storage (IOS) in the heart of Summerville's thriving logistics and distribution corridor. Positioned just off I-26, this location offers exceptional access to major transportation routes, making it highly attractive for trucking, equipment storage, and supply chain operations. Surrounded by a 900-acre master-planned development and major industrial hubs—including Boeing, Volvo, Mercedes-Benz, and SC Ports—this site benefits from continuous regional growth and strong demand for industrial space. Zoned PUD, the property allows for flexible industrial use, supporting businesses in logistics, warehousing, and distribution. Charleston's industrial market is expanding rapidly, this site presents a rare opportunity for developers, investors and operators to establish a strategically positioned industrial outdoor storage (IOS) facility in one of the Southeast's most dynamic growth markets.

Sheep Island PUD Highlights - IOS



LOCATION INFORMATION

Building Name	PRIME Industrial LAND @ I-26 & NEXTON
Street Address	Drop Off Drive
City, State, Zip	Summerville, SC 29483
County	Berkeley
Market	Charleston
Sub-market	Summerville
Cross-Streets	Nexton Parkway
Township	Summerville
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-26
Nearest Airport	Charleston International Airport

PROPERTY HIGHLIGHTS

- Great access to PORTS, Boeing, Volvo, Mercedes and other industries
- Strategically positioned at Exit #197 on I-26, offering seamless access to major highways, ports, and distribution hubs.
- 30,000 residences, and new \$130 million MUSC hospital in the Summerville Area
- High growth area @ Nexton, an award-winning, master-planned community
- Quick access to I-26 via the new Nexton Parkway Interchange
- 20 miles to America's #1 City 10 years in a row, Charleston
- Infrastructure - paved roads and drainage installed
- +/-24 acre tract of land ready for storage



2 PROPERTY PHOTOS

Drop Off Drive
Summerville, SC 29483

Sheep Island Property Corners - IOS



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and cor.

Sheep Island North East Corner - IOS

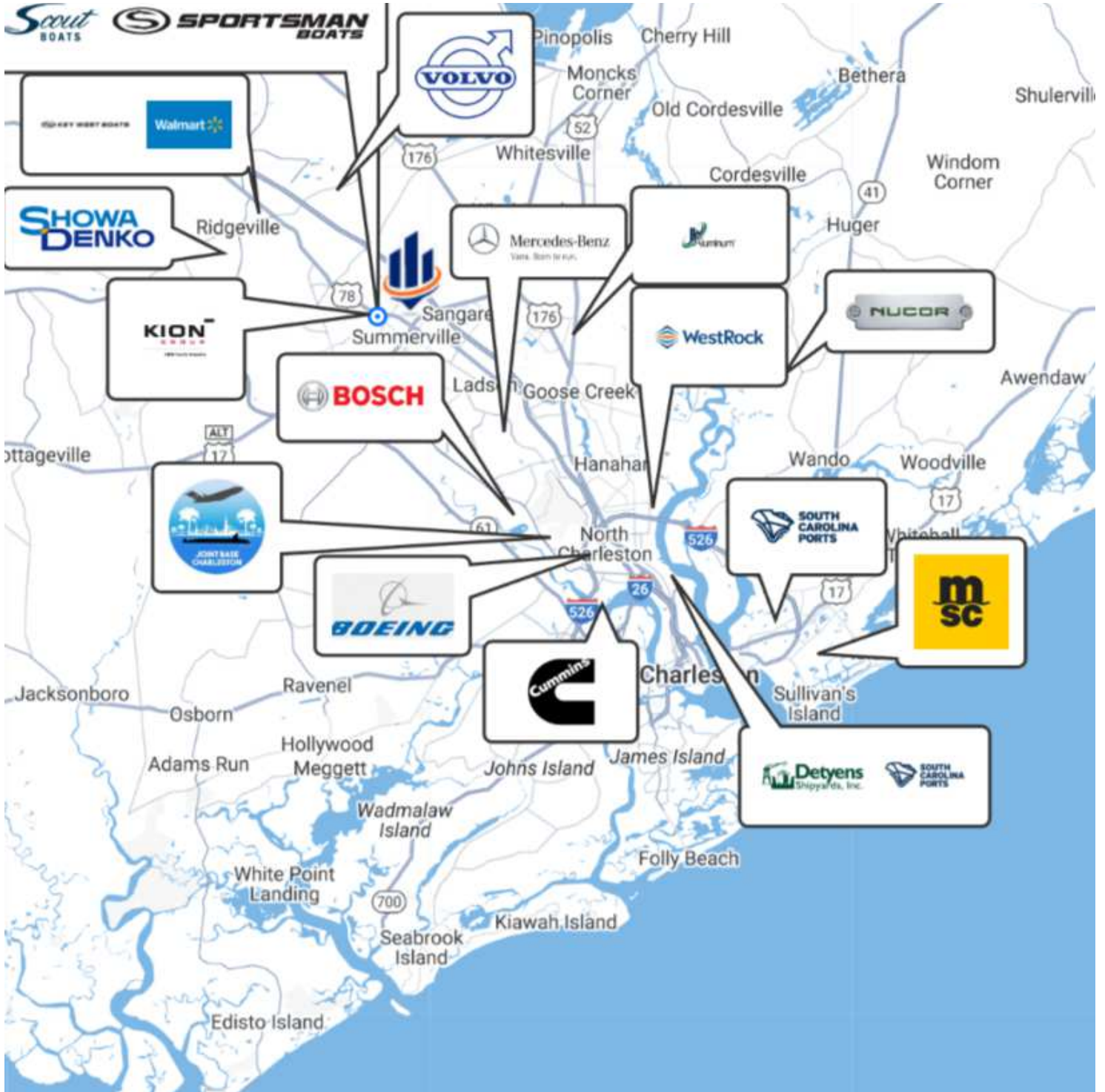


Sheep Island Property Frontage - IOS



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Industry Map - IOS

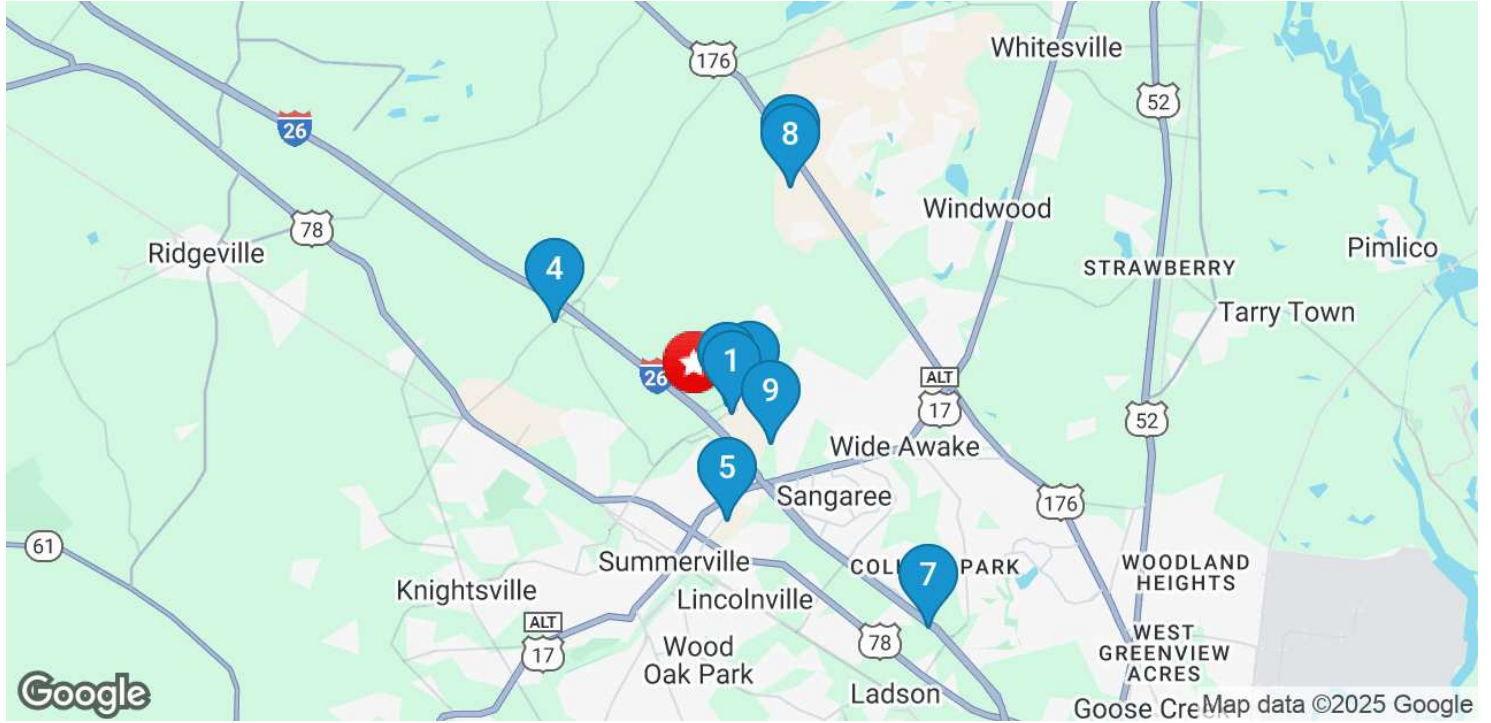




3 SALE COMPARABLES

Drop Off Drive
Summerville, SC 29483

Sale Comps Map



SUBJECT PROPERTY

Drop Off Drive | Summerville, SC 29483



0 NEXTON PARKWAY

0 Nexton Parkway
Summerville, SC 29486



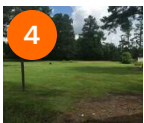
1 NEXTON PARKWAY - TRACT H

Drop Off Drive
Summerville, SC 29486



NEXTON PARKWAY- TRACT K

Nexton Parkway-Tract K
Summerville, SC 29485



766 JEDBURG RD

766 Jedburg Rd
Summerville, SC 29483



2 FARM SPRINGS DRIVE

Summerville, SC
29483



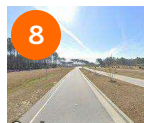
PINE HOLLOW DRIVE

0 Pine Hollow Drive
Summerville, SC 29486



176 ACRES DR

Ladson, SC
29456



PINE HOLLOW SOUTH




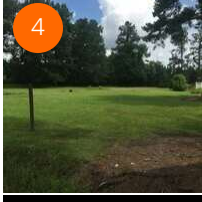



Pine Hollow Dr
Summerville, SC 29486



1 BRIGHTON PARK BOULEVARD

Summerville, SC
29486

Sale Comps Summary

	SALE COMPS	PRICE	LOT SIZE
	0 Nexton Parkway 0 Nexton Parkway Summerville, SC 29486	\$22,800,000	38 AC
	1 Nexton Parkway - Tract H Drop Off Drive Summerville, SC 29486	\$13,200,000	22 AC
	Nexton Parkway-Tract K Nexton Parkway-Tract K Summerville, SC 29485	\$3,282,120	8.1 AC
	766 Jedburg Rd 766 Jedburg Rd Summerville, SC 29483	\$1,500,000	3.71 AC
	2 Farm Springs Drive Summerville, SC 29483	\$3,950,000	8.53 AC
	Pine Hollow Drive 0 Pine Hollow Drive Summerville, SC 29486	\$10,350,000	23 AC
	176 Acres Dr Ladson, SC 29456	\$1,325,000	4.29 AC

Sale Comps Summary



Pine Hollow South

Pine Hollow Dr
Summerville, SC 29486

\$6,620,000

15.6 AC



1 Brighton Park Boulevard

Summerville, SC
29486

\$4,250,000

8.5 AC

PRICE

LOT SIZE

TOTALS/AVERAGES	\$7,475,236	14.64 AC
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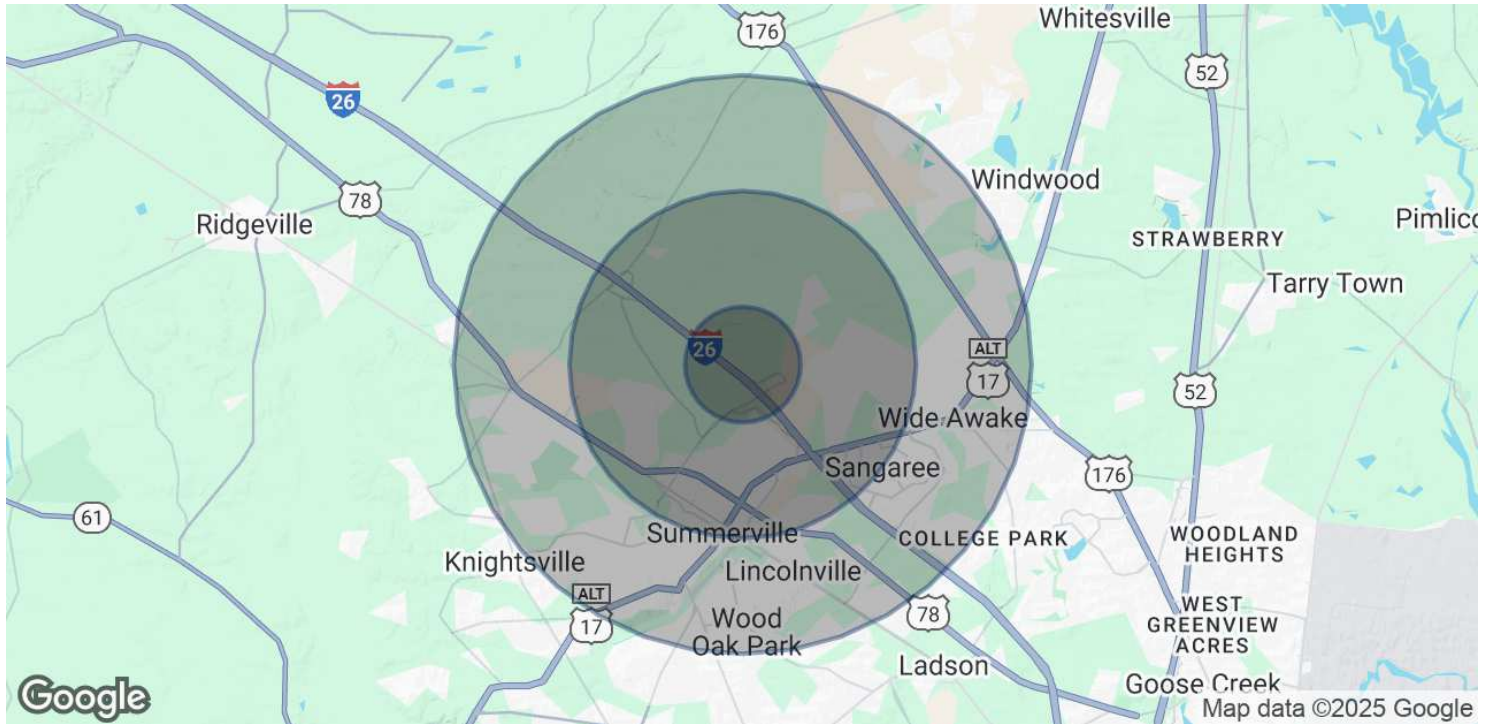
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DEMOGRAPHICS

Drop Off Drive
Summerville, SC 29483

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,034	8,720	25,890
Average Age	33.4	33.5	36.4
Average Age [Male]	31.1	32.4	35.3
Average Age [Female]	36.9	35.8	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	409	3,471	10,559
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$44,356	\$43,782	\$49,847
Average House Value	\$87,078	\$86,732	\$104,036

* Demographic data derived from 2020 ACS - US Census



5 SENIOR ADVISOR

Drop Off Drive
Summerville, SC 29483



Senior Advisor Bio



BURT RHODES

Senior Advisor

burtrhodes@svn.com

Cell: 843.557.3939

PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

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