

Prime Development Site For Sale

1594 State Rd

SUMMERVILLE, SC 29486



PROPERTY SUMMARY



Property Description

Prime Development Site

Across from the Nexton Development Site and next to Cane

Bay Neighborhood

Berkeley County

Offering Summary

Sale Price:	\$4,500,000
Lot Size:	±25.97 AC
Price / Acre:	\$173,276
Market:	Charleston, SC MSA
Submarket:	Summerville, SC
Zoning:	HI- Heavy Industrial

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,170	7,307	21,869
Total Population	3,107	20,056	59,861
Average HH Income	\$97,406	\$102,348	\$94,142

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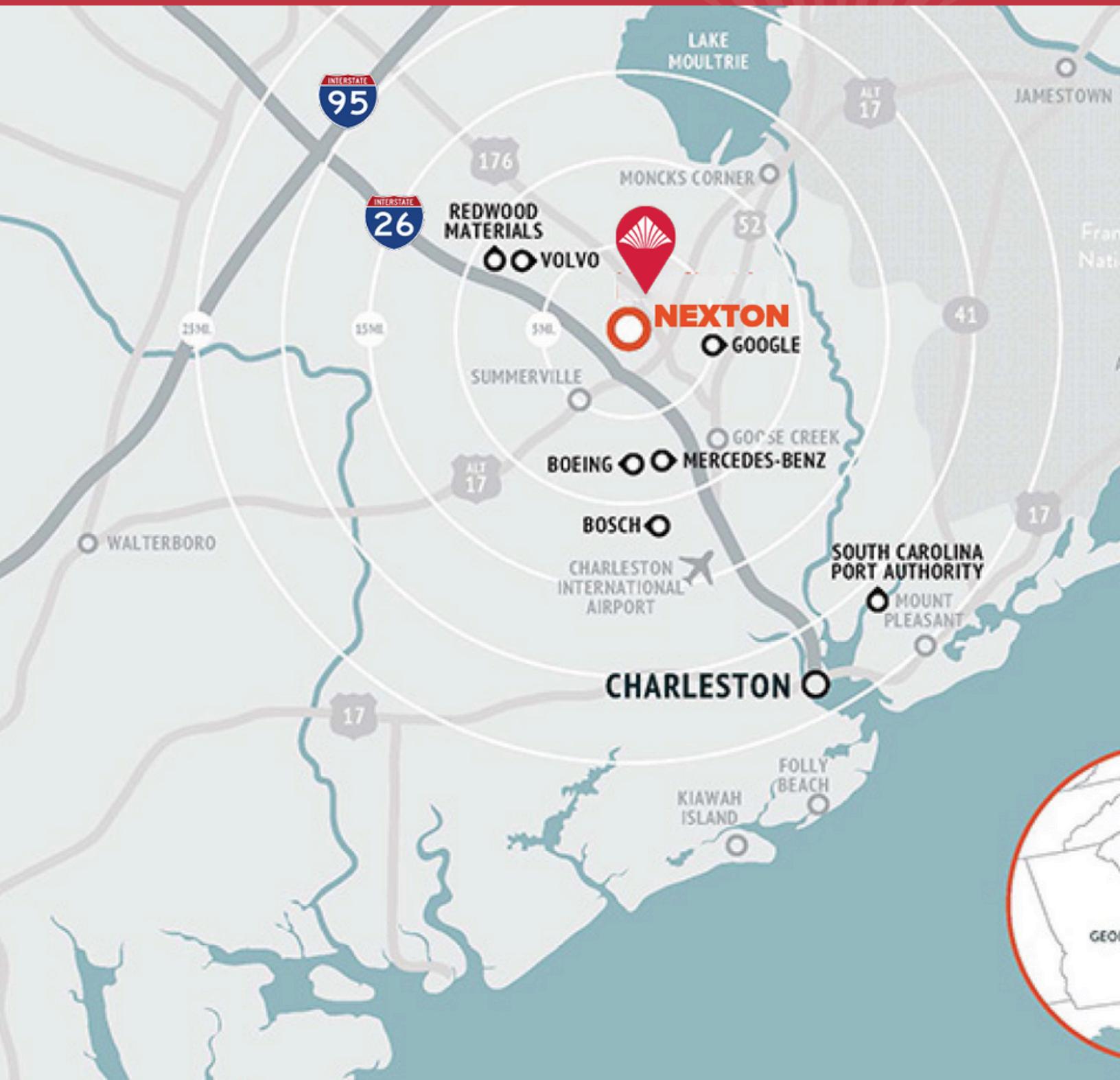
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Preliminary Wetlands Map





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NEIGHBORING DEVELOPMENTS



Cane Bay Neighborhood

Cane Bay is a beautiful town where you can grab a slice of southern life. Known for its thriving community, it attracts families and singles alike. Residents love the quick-hour drive to the iconic town of Charleston, where you'll be able

to experience the South Carolina coast.

The town has a lovely combination of shops and restaurants that are unique to Cane Bay, giving the area a personality you will not find anywhere else. With over 3,000 homes, and more developing, this neighborhood has increasing development and plans to add about 4,500 homes over the next four years.

Nexton Development

Nexton is an award-winning master-planned community thoughtfully designed to live and work like a town. Nexton offers a mix of residential and commercial components including single-family homes, townhomes, apartments, 55+ Hotels, retail, office, and medical office. The community features GigaFi, high-speed internet throughout.

Nexton mixes apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.



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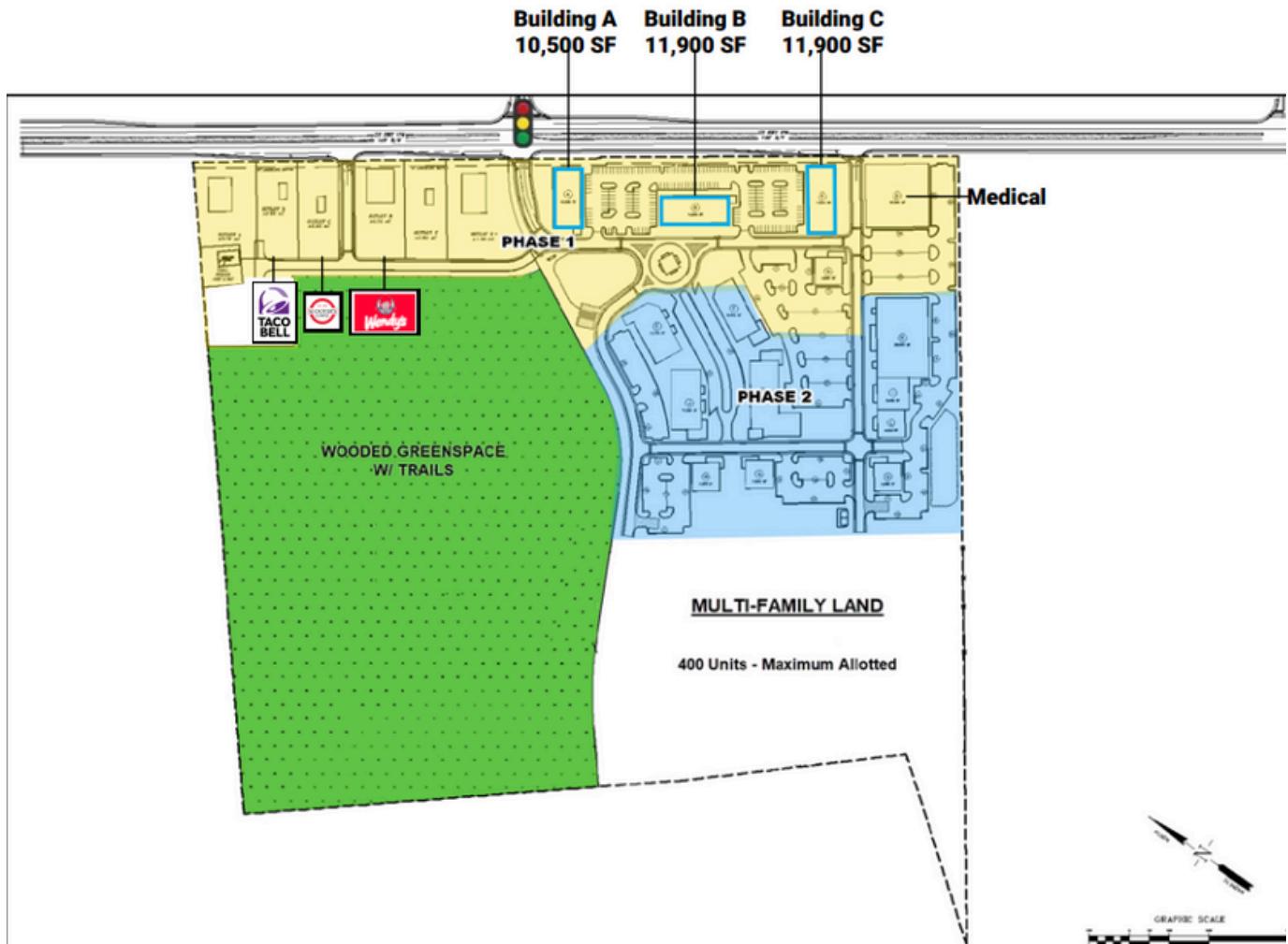
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NEIGHBORING DEVELOPMENTS

Seamist Commons - ±68 AC Development

This mixed-use development is located directly across from the subject property. Taco Bell, Scooter's Coffee, and Wendy's have already been confirmed to be located onsite. The development has plans for multi-family (400 Units), Greenspace with trails, and proposed medical and retail uses.



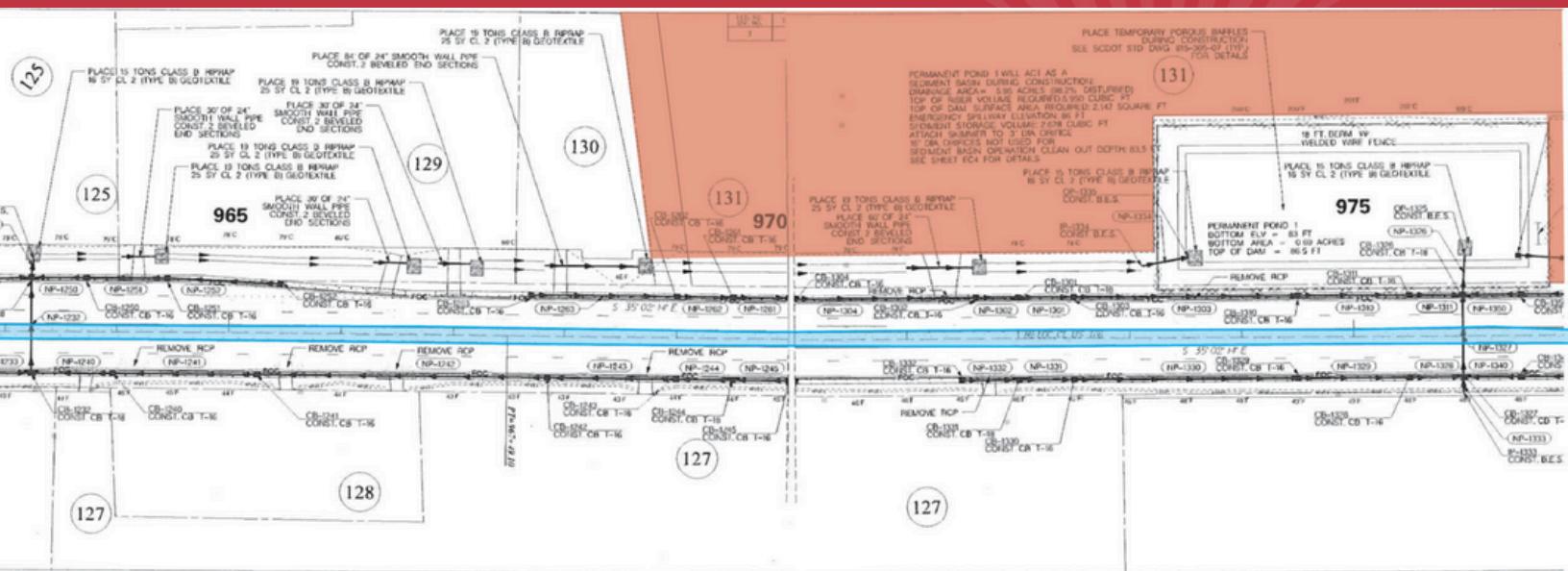
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ROAD EXPANSION PROJECT



201-08-241-001 EMISSION PIPE

INFRASTRUCTURE

PL

SCALE 14", 19", OR 24" IS INDICATED FOR PIPE DIAMETER WITH ELLIPTICAL AS THE DESCRIPTION - THE PIPE IS A 14"x23".

Station	Link Invert (ft-NAVD 88)	Fill Height		Min field SPT "N" below invert	Joint Pressure (psi)	Smooth Wall Options				
		Min (ft)	Max (ft)			HDPE Type	Built	RCP highest class	Built	SRAP Thickest Gauge
0.00	83.64	4.24	4.56	13			✓	II		
0.00	84.92	4.63	4.24	13			✓	II		
0.00	84.20	3.74	4.03	13			✓	II		
0.00	84.48	3.27	4.03	13			✓	II		
0.00	84.70	1.25	4.53	13			✓	II		
0.00	85.98	4.04	4.33	13			✓	II		

ID	Geometry			Upstream				Downstream			
	Diameter (in)	Description	Pipe Length (ft)	Stage (ft)	Node	Node Description	Node Station	Link Insert (H-ALAV-BD)	Node	Node Description	Node Station
1301	18		46	0.30	CD-1301	C.B. Type 18	972+00	CD-1303	C.B. Type 18	972+00	
1302	18		48	0.30	CD-1302	C.B. Type 18	972+00	CD-1304	C.B. Type 16	972+00	
1303	18		58	0.30	CD-1303	C.B. Type 16	972+50	CD-1310	C.B. Type 16	974+00	
1304	18		150	0.30	CD-1304	C.B. Type 16	970+00	CD-1302	C.B. Type 16	971+63	
1308	18		230	0.30	JB-1308	API-13D	976+48	BB-1209	BB-1209	BB-1209	
1310	18		96	0.30	CD-1310	C.B. Type 16	974+50	CD-1311	C.B. Type 16	979+00	

Median Construction

SCDOT is adding a Median in front of Property during the road expansion project

Right in, Right Out

Current Contract Completion date is 8/30/2025



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