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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

- Existing Structures:
- Former Foundry building- +/- 20,577/SF
 - Former Warehouse/storage building- +/- 6,744/SF
 - Palmetto Hookers (MTM Lease - Contact brokers for more info)- +/- 1,812/SF
 - Ample Laydown yard

Preliminary Wetlands Map

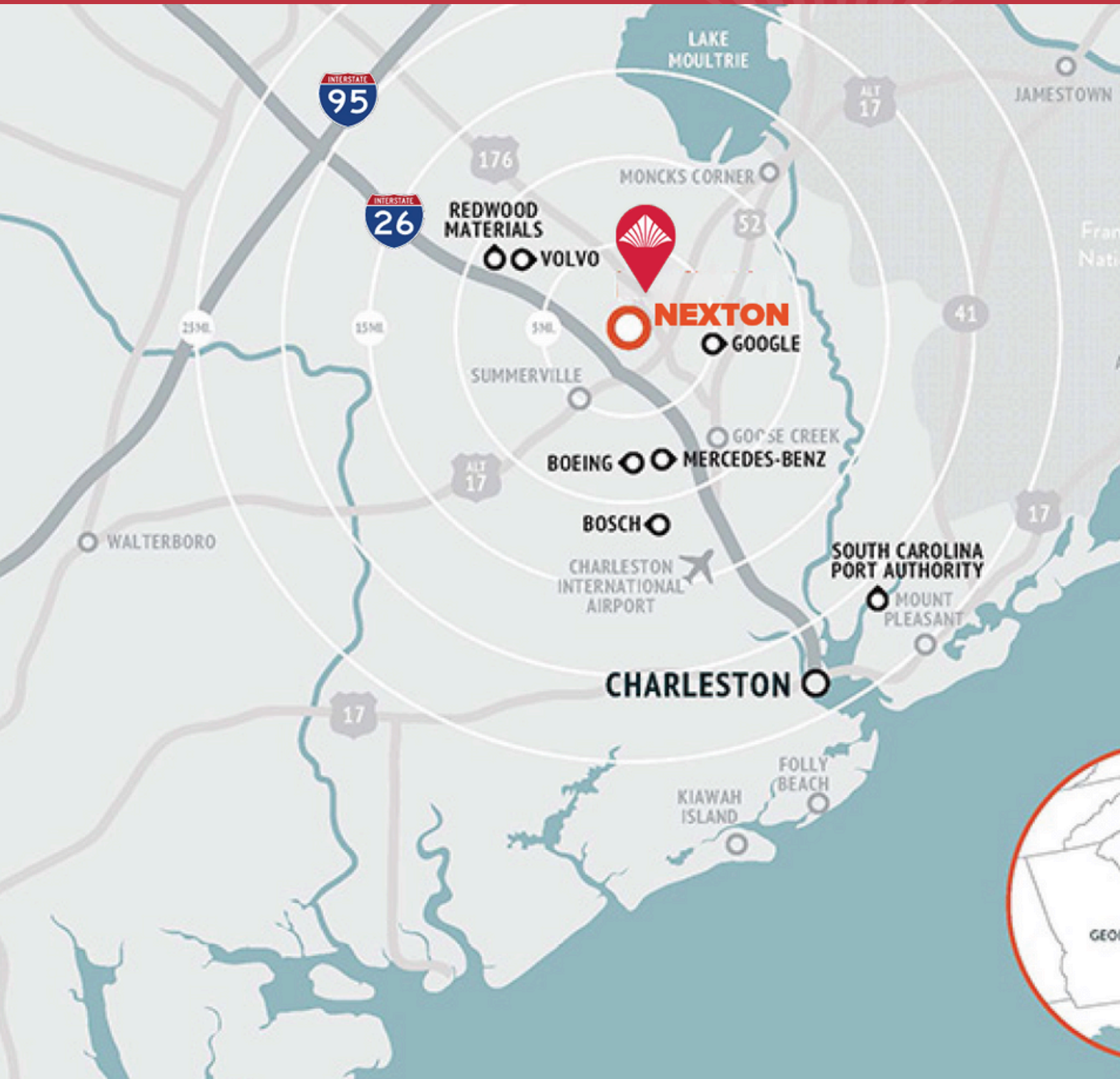


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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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NEIGHBORING DEVELOPMENTS



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.

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.



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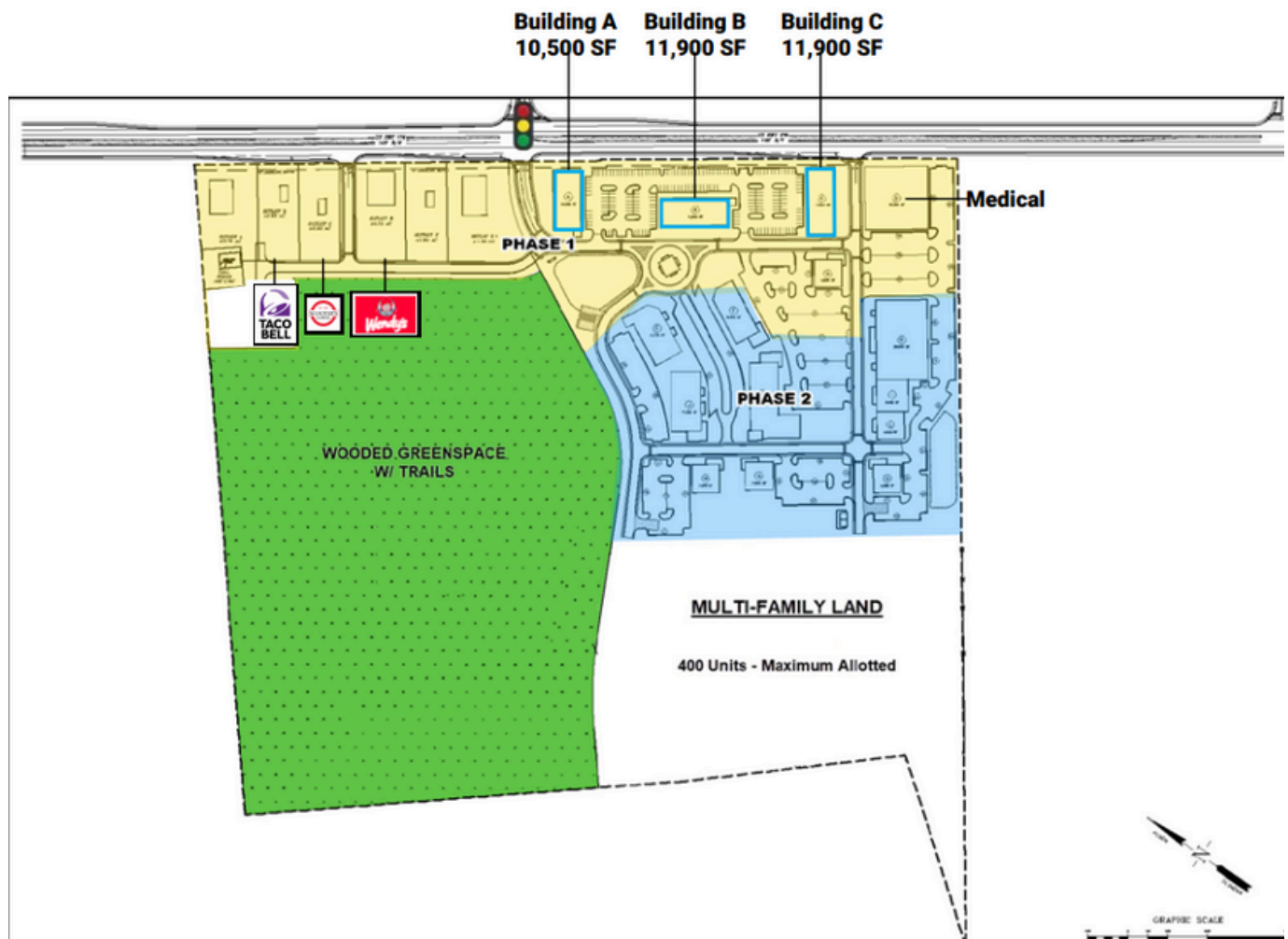
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NEIGHBORING DEVELOPMENTS

Seamist Commons - ±68 AC Development

This mixed-use development is located directly across from the subject property. Taco Bell, Scooters 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.



0°, OR 24"x38" ELLIPTICAL PIPE										INFRASTRUCTURE CONSTRUCTION		PU/ SCHE 14", 19", OR 24" IS INDICATED FOR PIPE DIAMETER WITH ELLIPTICAL AS THE DESCRIPTION - THE PIPE IS A 14"x23", 19"																						
FW Height										Smooth Wall Options										Geometry					Upstream					Downstream				
Station	Link Invert (±NAVD 88)	Min (ft)	Max (ft)	Min field SPT "N" below invert	Joint Pressure (psi)	Smooth Wall Options								# ID	Diameter (ft)	Description	Pipe Length (ft)	Slope (%)	Node			Node Station	Link Invert (±NAVD 88)	Node			Node Station	Lk (ft)						
						HDPE Type	Built ✓	RCP highest class	Built ✓	SSAP Thickest Gage	Built ✓	Node	Node Description						Node Station	Node	Node Description			Node Station										
0.00	83.64	4.24	4.56	13	#									46	0.30	CB-1301	C.B. Type 18	572+00	84.55	CB-1303	C.B. Type 18	572+50												
0.00	84.02	4.63	4.24	13	#									34	0.33	CB-1302	C.B. Type 18	571+33	84.65	CB-1301	C.B. Type 18	572+00												
0.00	84.20	3.74	4.03	13	#									186	0.30	CB-1303	C.B. Type 18	572+10	84.67	C.B. Type 18	C.B. Type 18	572+00												
0.00	84.42	3.69	3.74	13	#									189	0.30	CB-1304	C.B. Type 15	570+00	84.12	CB-1302	C.B. Type 18	571+33												
0.00	84.70	4.03		13	#									230	0.30	CB-1308	ARK / BKA	570+48	83.00	GM-1209	REVISED SHO SECTION	574+00												
0.00	85.06	4.04	4.28	13	#									96	0.30	CB-1310	C.B. Type 16	574+55	83.82	C.B. Type 16	C.B. Type 16	575+00												

Current Contract Completion date is 8/30/2025

