

FOR SALE

0 MALLARD ROAD • SUMMERVILLE • SOUTH CAROLINA 29483
± 4.76 HIGHGROUND ACRES



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BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



► HIGHLIGHTS

- Dorchester County
- Zoned General Commercial
- Developing location with Water and Sewer utility lines nearby
- 5.07 total acres with $\pm$ 4.76 highground acres
- Surrounded by significant new single family and commercial development including a new Spinx gas station
- List price of \$204,832 per highground acre
- Charleston County Tax ID #128-00-00-089
- South Carolina Commercial MLS #31002068



PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer a 5.07 acre parcel that is prime for development. Situated at the developing intersection of Mallard and Orangeburg Roads, the property features approximately 4.76 acres of highground with easy access to utilities.

► EXCLUSIVE LISTING AGENT

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PROPERTY OVERVIEW



► 0 MALLARD ROAD • SUMMERVILLE, SC 29483

Adjacent to the new *Mallard Crossing* neighborhood developed by DR Horton, this 5.07 acre land parcel is prime for development. There are 4.76 acres of highground as determined by The Army Corps of Engineers.

Property is zoned General Commercial in Dorchester County which allows for many uses. Both water and sewer utility lines are nearby. This parcel is in direct route back to the Jedburg Road, interchange on I-26 (exit 194) and is just east of the new Spinx gas station at the corner of Mallard Road and Orangeburg Road. The approximate 3.74 acre parcel across the street at the intersection sold for \$240k per acre last year.

This is well located and surrounded by significant new rooftops and in the path of growth and progress. This location sets up nicely for a new townhome development or an office park.

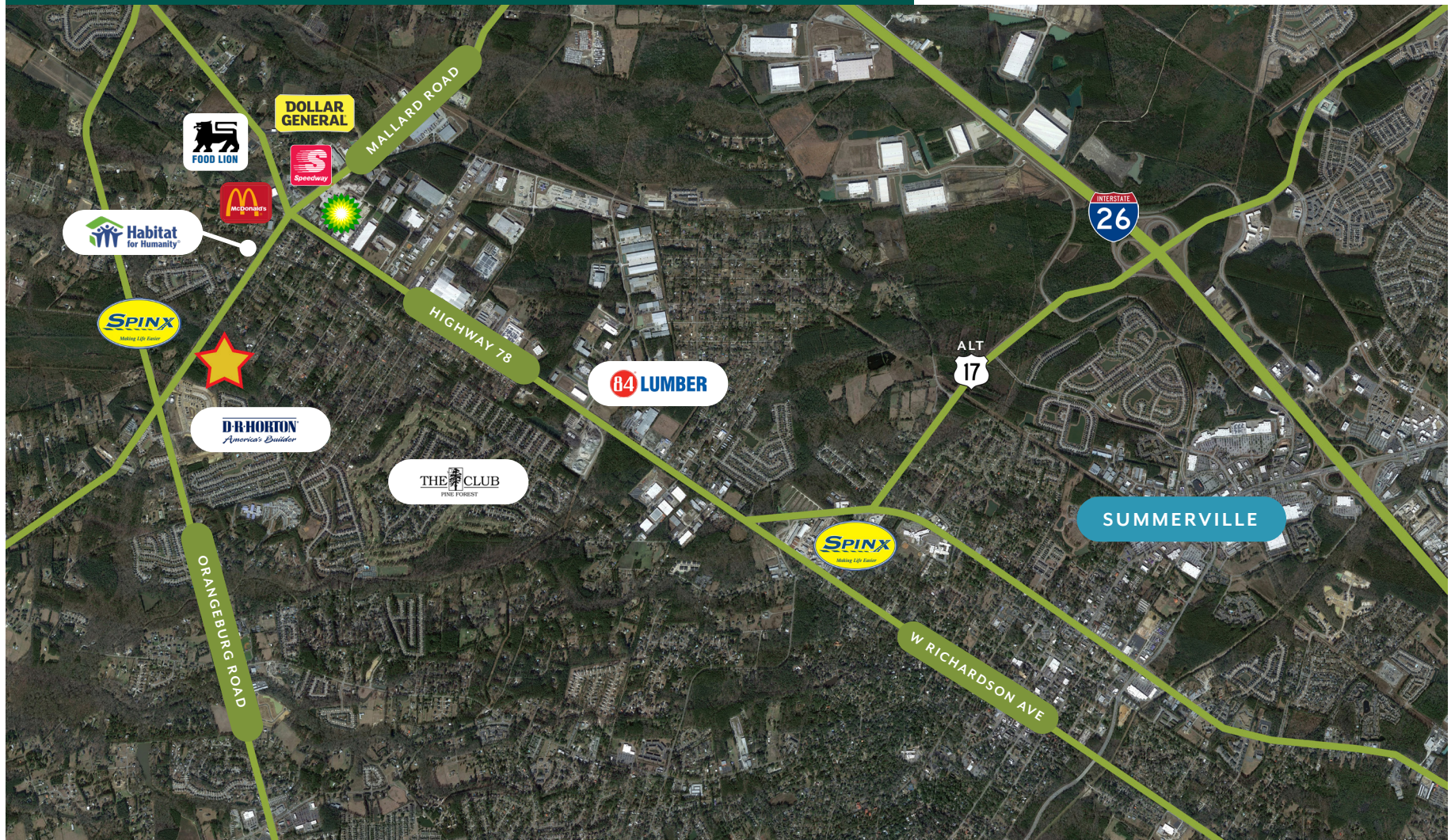
► MARKET STATISTICS FOR ZIP CODE 29483 (2021)

- Population of 51,216
- Median Age of 38.8
- Median Household Income of \$66,368
- Median Household Value of \$272,002
- Low Unemployment Rate of 4.5% (US average is 6.0%)

Summerville has seen the job market increase by 0.7% over the last year. Future job growth over the next ten years is predicted to be 34.9%, which is higher than the US average of 33.5%.

Source: <https://www.city-data.com/zip/29483.html>

PROXIMITY MAP



► DORCHESTER COUNTY

As the 8th fastest growing county in South Carolina with a retail market of over 136,000 people, Dorchester County offers a low cost of living as well as low operating costs and a well-developed transportation network, including air, rail, interstates, and the Port of Charleston.

WETLANDS SURVEY MAP

PROPERTY PHOTOS

