



THE PENINSULA CO.

July 6, 2026

Call for offers / Request for Proposal

In re: 2726 Hwy 17 N, Mount Pleasant, SC 29466

Charleston County TMS 580-00-00-045

The Peninsula Co. / Tim Rogers (Seller agent) on behalf of the Robert S Snyder Trust (Seller) is offering the property noted above, "known as" AB McConnell Site, for sale on a call for offers.

Seller seeks thoughtful, competitive offers from qualified buyers.

Owner has a due diligence file to share with prospective bidders. Due diligence file includes the following:

- May 2026 existing site conditions survey from Nielson Surveying
- July 2026 phase one environmental report from SCS Engineers
- Main Building floor plan, square footage measurement from MJJ real estate plan drawing, April 2026
- Copy of existing termite bond and most recent inspection
- Communication April 2026 from Mount Pleasant Waterworks in re this property
- Zoning info from Charleston County, May 2026

Additional information may be added to this list as it becomes available or is deemed pertinent. Owners are prepared to take what they deem to be the best offer or negotiated deal, and may want to take a backup contract if clearly identified as such. Offers will be valued in addition to price, in part via:

- Clear explanation of due diligence needs and buyer activities during this time, i.e., seller would like to know what is being done during buyer DD time
- Efficiency of getting through buyer contingencies and a clear explanation of buyer plans
- Please refer to use ability with County prior to submitting
- When and where possible, an explanation of the buyer's intended use and efforts to reach closing with this use or a similar one.

Seller reserves the right to accept or negotiate an offer at any time if one arises that, in Seller's sole judgment, is in Seller's best interest.



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