

DEVELOPMENT OPPORTUNITIES



Nearby amenities include:



OFFERED BY



(843) 856-4600  
www.belklucy.com

Trey Lucy

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(843) 606-5455 — direct office

(843) 566-2867 — mobile

AND

Blair Belk, CCIM

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(843) 606-5449 — direct office

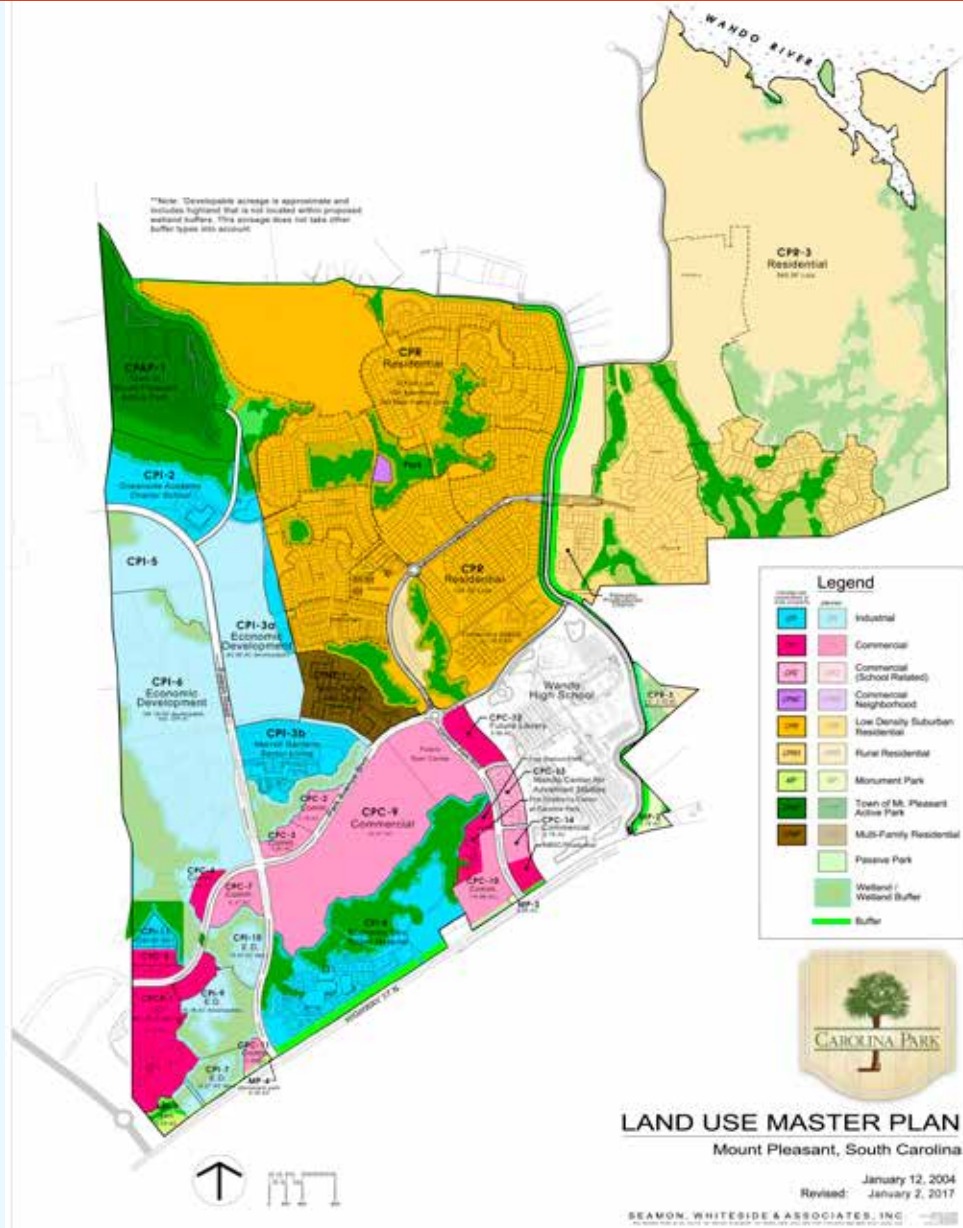
(843) 709-9292 — mobile

**PROPERTY INFORMATION**

PARCEL SIZE	PRICE/ACRE	TOTAL PRICE	NOTES
7a	0.47 ac	n/a	\$500,000 Entire Parcel.
7-5	0.5 ac	n/a	\$495,000 Entire Parcel.
9	48.60 ac	\$350,000	\$17,010,000 *Sub-dividable. 8-acre minimum.
10	8.49 ac	n/a	\$6,400,000 Entire Parcel.
14	2.78 ac	n/a	\$1,550,000 Entire Parcel.

\* Pricing is based upon purchase of entire parcel; subject to vary if parcel is subdivided.

- CPI (Economic Development)
- CPC (Commercial)



**Zoning / Entitlement Information:**

- o Zoning: PUD
- o No rezonings are required since approved uses are already defined in the P.D.
- o No public hearings are needed to permit a site
- o 15-year development agreement
- o **Town of Mount Pleasant Traffic Impact Fees have been paid in advance by Carolina Park**
- o Wetlands have been fully delineated and permitted
- o **Design Review Board - in lieu of the Town of Mount Pleasant's typical Design Review process, Carolina Park has established its own DRB, which greatly simplifies the process, timing, and costs associated with architectural approvals**

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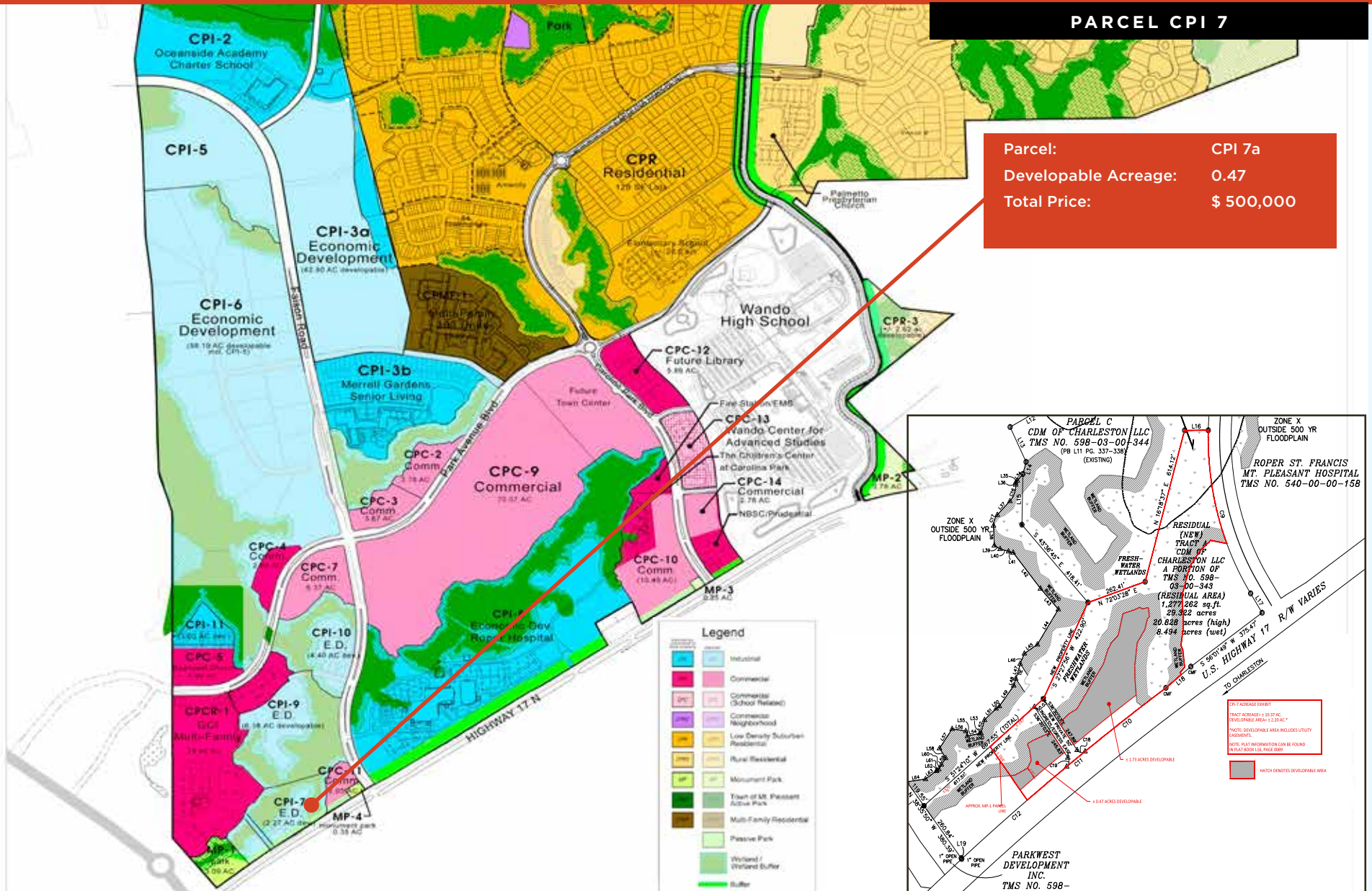
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PARCEL CPI 7

Parcel: CPI 7a  
 Developable Acreage: 0.47  
 Total Price: \$ 500,000



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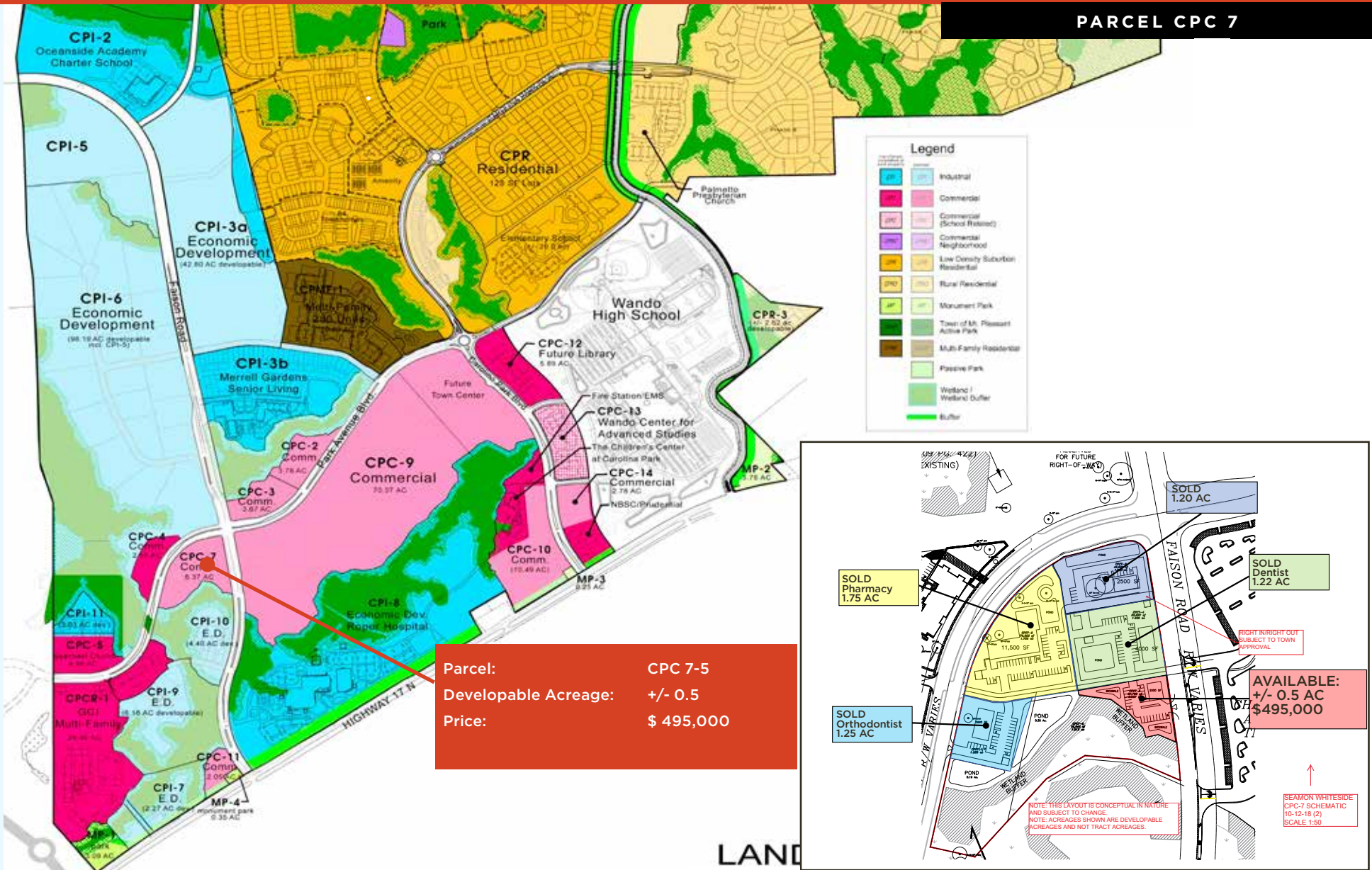
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PARCEL CPC 7



Parcel: CPC 7-5  
 Developable Acreage: +/- 0.5  
 Price: \$ 495,000

AVAILABLE:  
 +/- 0.5 AC  
 \$495,000

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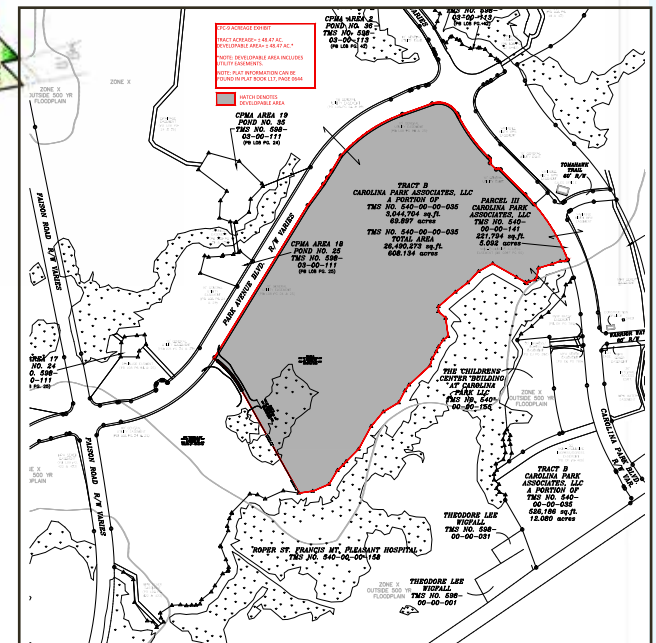
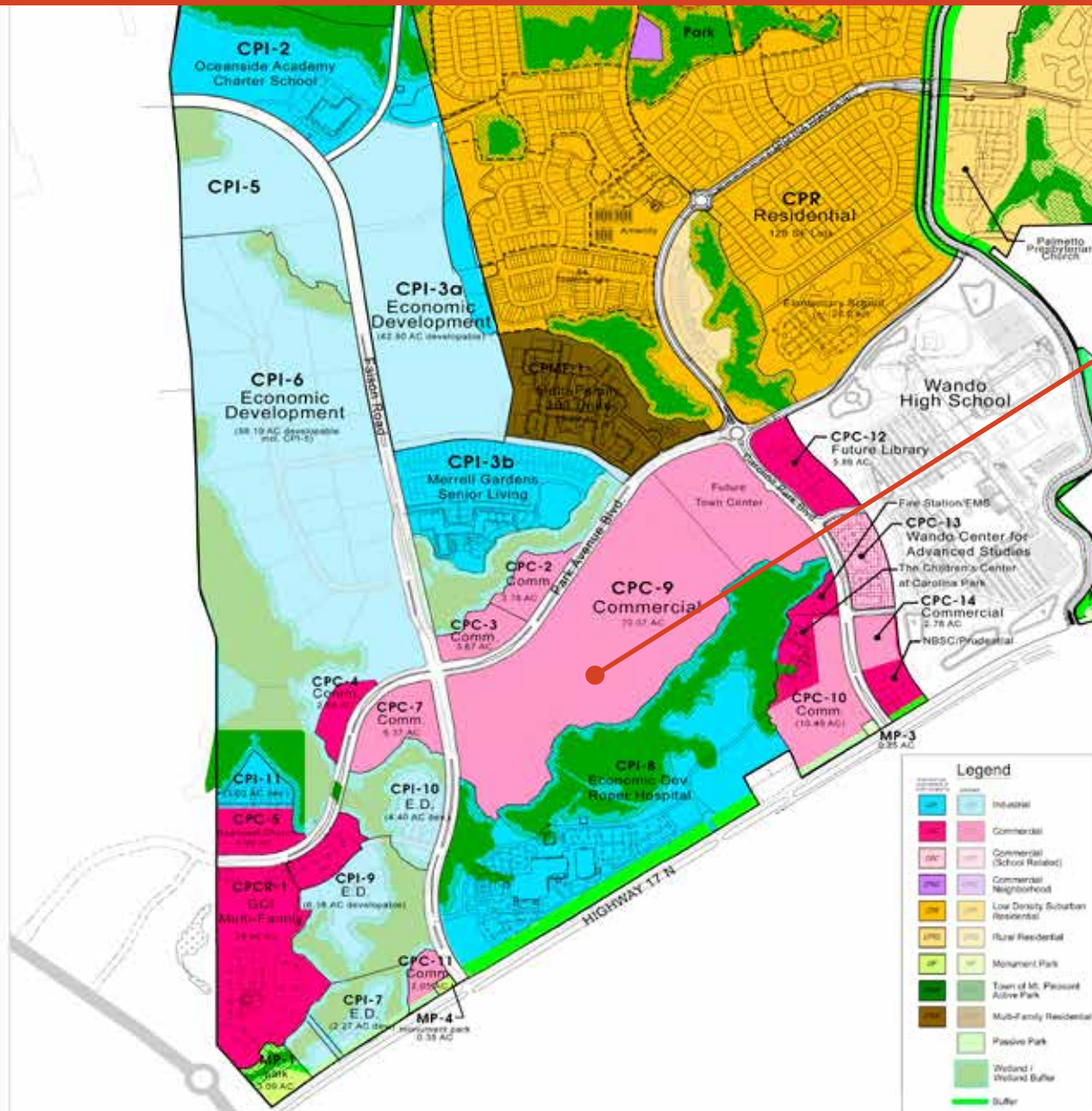
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**PARCEL CPC 9**

Parcel: CPC 9  
 Developable Acreage: 48.60  
 Price/Acre: \$ 350,000  
 Total Price: \$ 17,010,000  
 \* Willing to subdivide. 8 acre Minimum.



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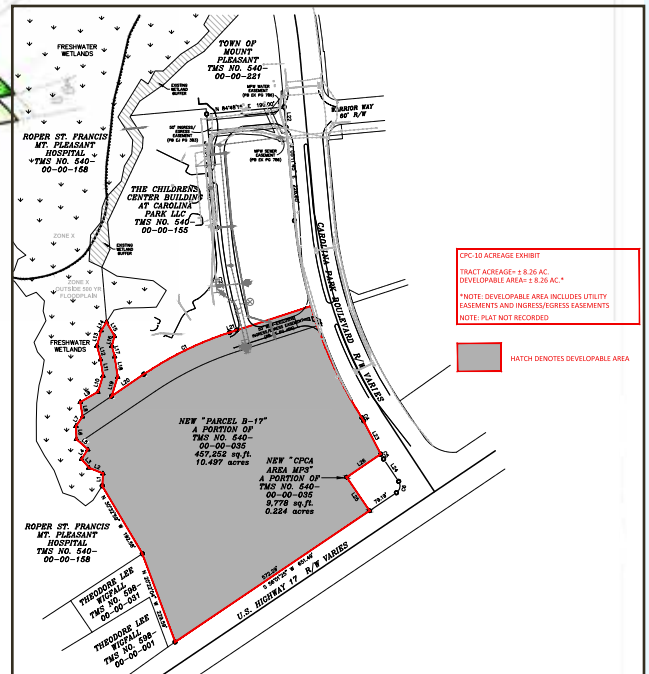
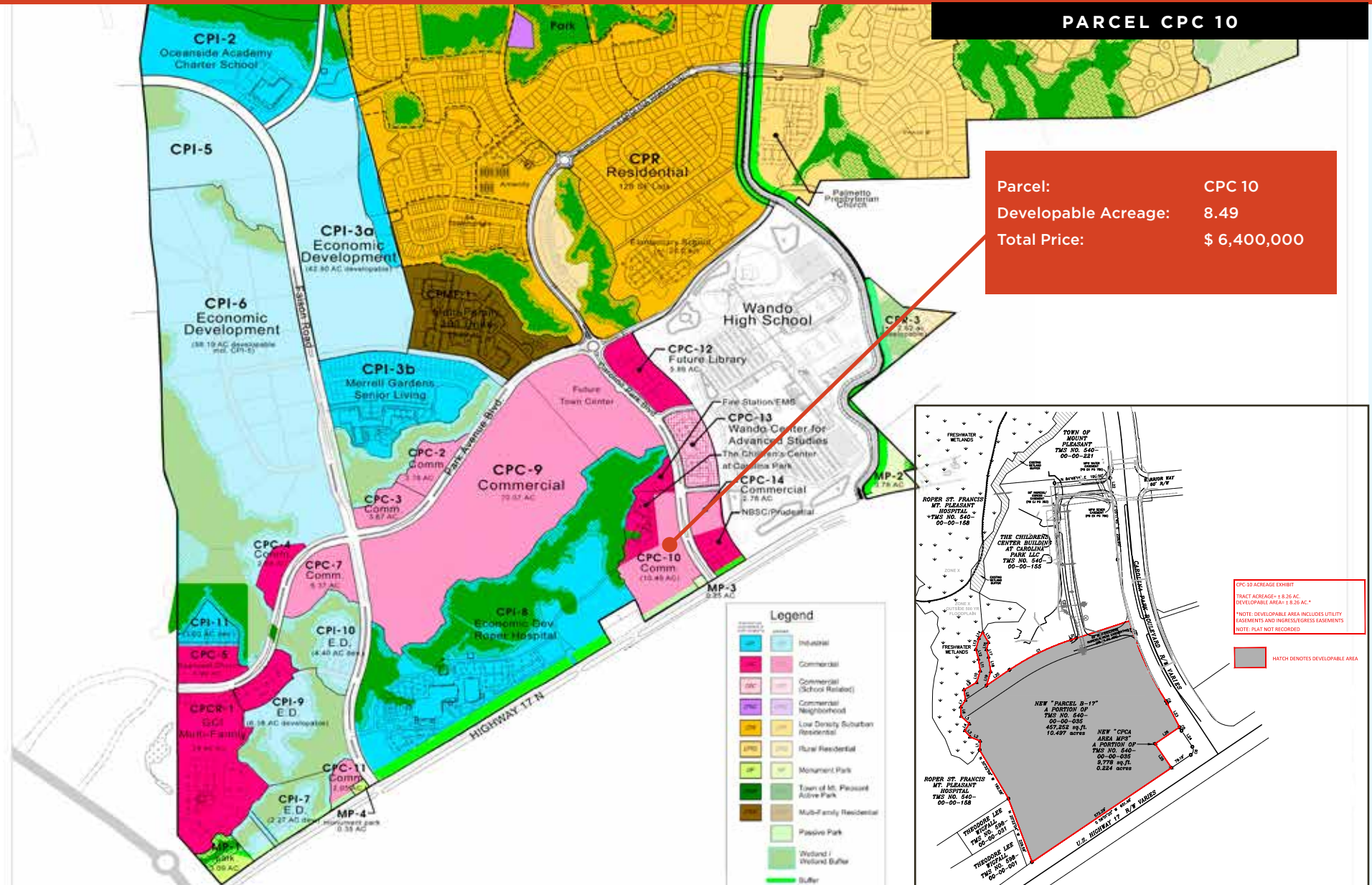
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PARCEL CPC 10

Parcel: CPC 10  
 Developable Acreage: 8.49  
 Total Price: \$ 6,400,000



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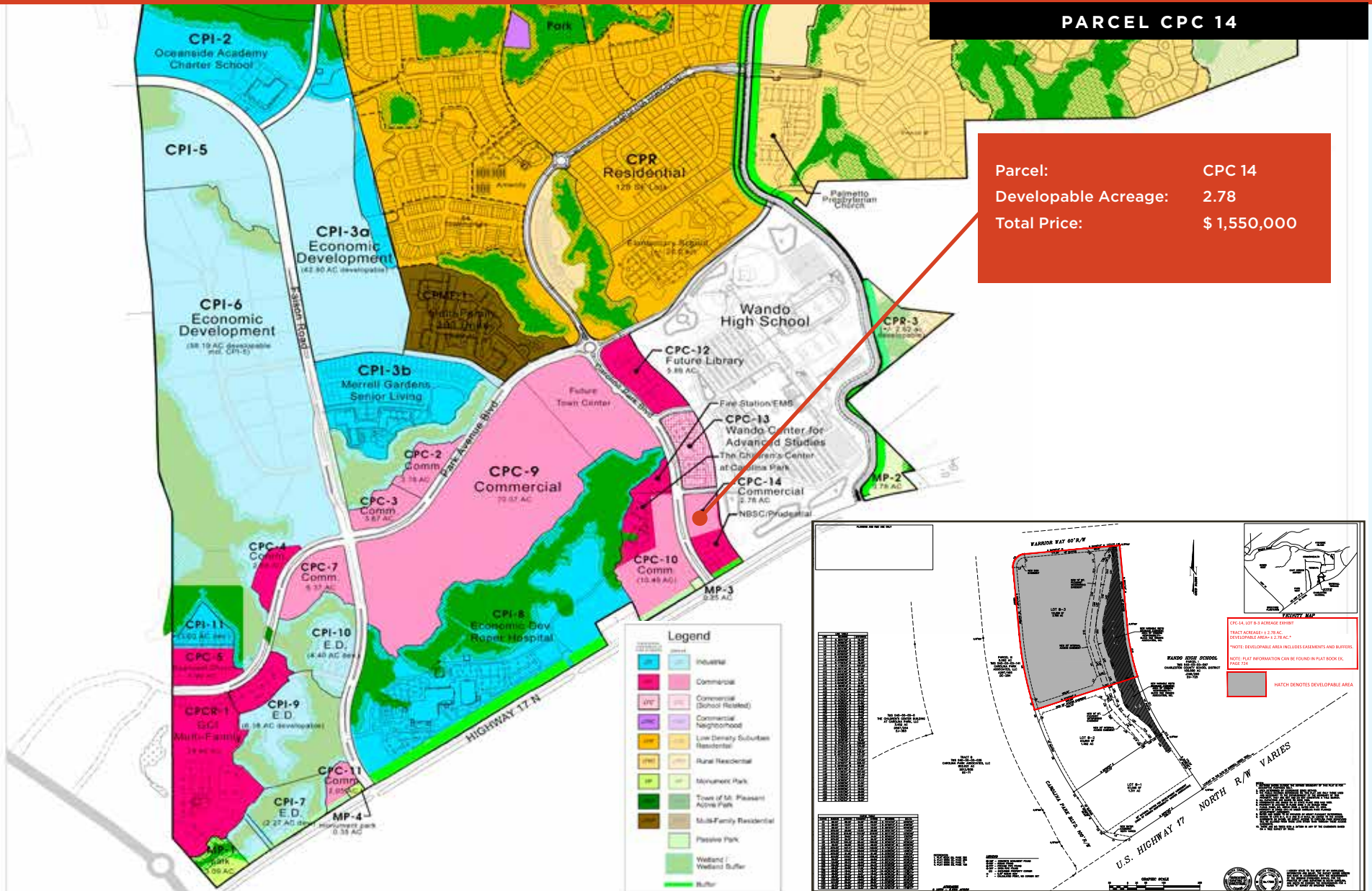


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