



GATEWAY TO MOUNT PLEASANT RIVER FRONT RESIDENTIAL SITE

1640 EVELINA STREET
MOUNT PLEASANT, SC 29464

Burt Rhodes



DISCLAIMER

RIVERFRONT 19 +/- ACRE SFR RESIDENTIAL SITE | 18.94 ACRES | MOUNT PLEASANT, SC

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.







1 PROPERTY INFORMATION

1640 Evelina Street
Mount Pleasant, SC 29464

Property Description

PROPERTY OVERVIEW

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac+/-, with 593'+/- frontage on the Wando River, and adjacent lot of 4.06 ac+/- with 224'+/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94+/- acres with 817'+/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

LOCATION OVERVIEW

This listing is a collection of three residential sites located on the Wando River, in the heart of Mount Pleasant, SC near the intersection of I - 526 & Long Point Road. The Interstate entrance to the Town leads directly to key shopping centers and the popular fishing village on Shem Creek, flanked by restaurants. The connection with Highway 703 leads to the Isle of Palms and Sullivan's Island, beloved by locals and tourists alike. Near the intersection of I-26 and Long Point Road are a new shopping center development, as well as multifamily and single family housing. Mount Pleasant has three hospitals, two of which are within a mile of the site.

ADD HEADER

add text...

ADD HEADER

add text...

ADD HEADER

add text...



Executive Summary



Imagery ©2016 Google, Landsat, Map data ©2016 Google 50 ft

SALE OVERVIEW

SALE PRICE:	\$1,199,000 - \$2,000,000
LOT SIZE:	18.94 Acres
APN #:	556-00-00-047
ZONING:	Residential - S-3
MARKET:	Charleston
SUB MARKET:	Mount Pleasant
CROSS STREETS:	Long Point Road And Egypt Road
TRAFFIC COUNT:	21,642

PROPERTY DESCRIPTION

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac+/-, with 593'+/- frontage on the Wando River, and adjacent lot of 4.06 ac+/- with 224'+/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94+/- acres with 817'+/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

Complete Highlights

PROPERTY HIGHLIGHTS

- Wando River Water Frontage - 817' +/-
- Interstate 526 Gateway to Mount Pleasant
- Zoned S-3 Charleston County
- Re-Zoning Opportunity
- 2 miles to largest port in South Carolina
- Nationally-recognized schools
- Beaches, Historic Charleston and North Charleston less than 20 minutes drive

ps East Cooper Lock & Safe, Inc.



Imagery ©2016 Google, Landsat, Map data ©2016 Google

Google Maps 1367 Johnnie Dodds Blvd
East Cooper Lock & Safe

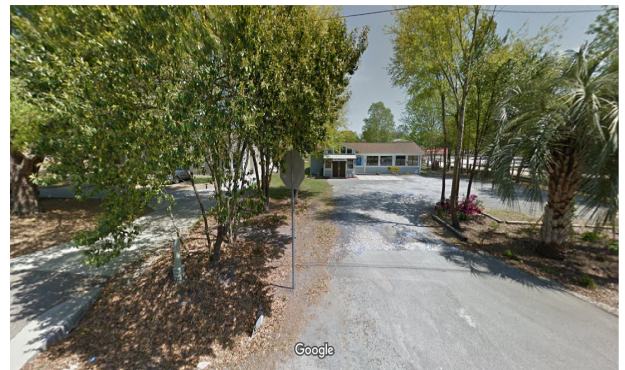


Image capture: Apr 2015 © 2016 Google

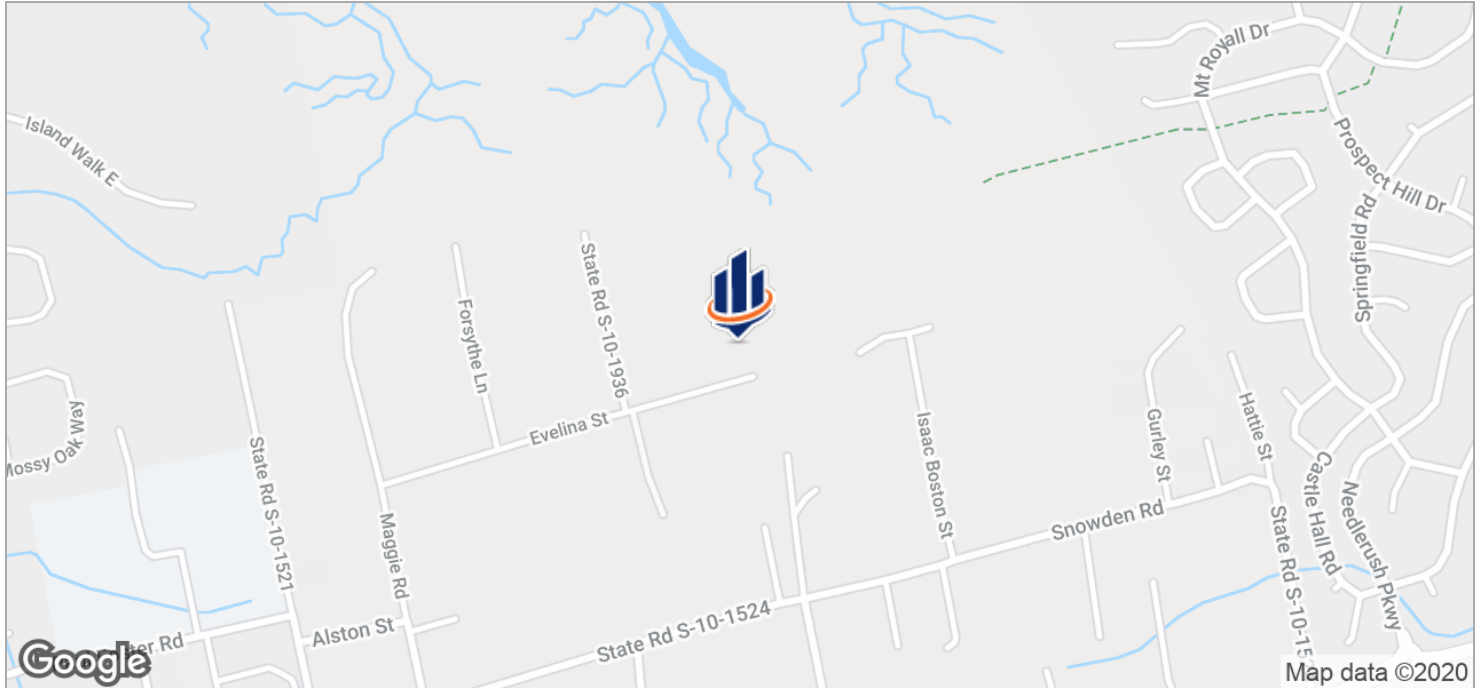
1367 Johnnie Dodds Blvd
Mt Pleasant, South Carolina
Street View - Apr 2015



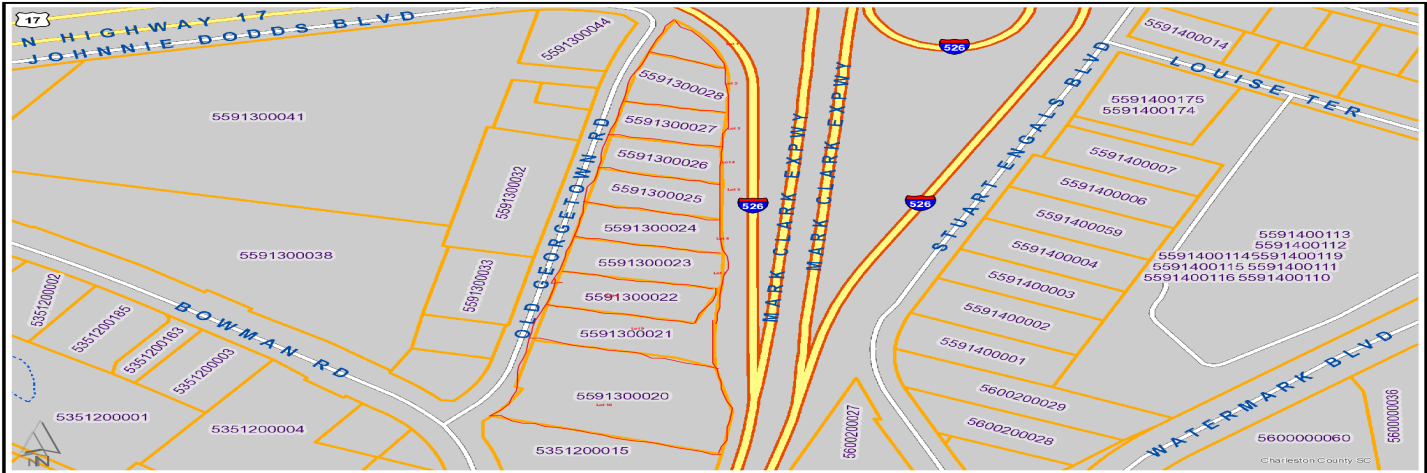
2 LOCATION INFORMATION

1640 Evelina Street
Mount Pleasant, SC 29464

Location Maps



Land Lots



Gateway to Mount Pleasant, SC

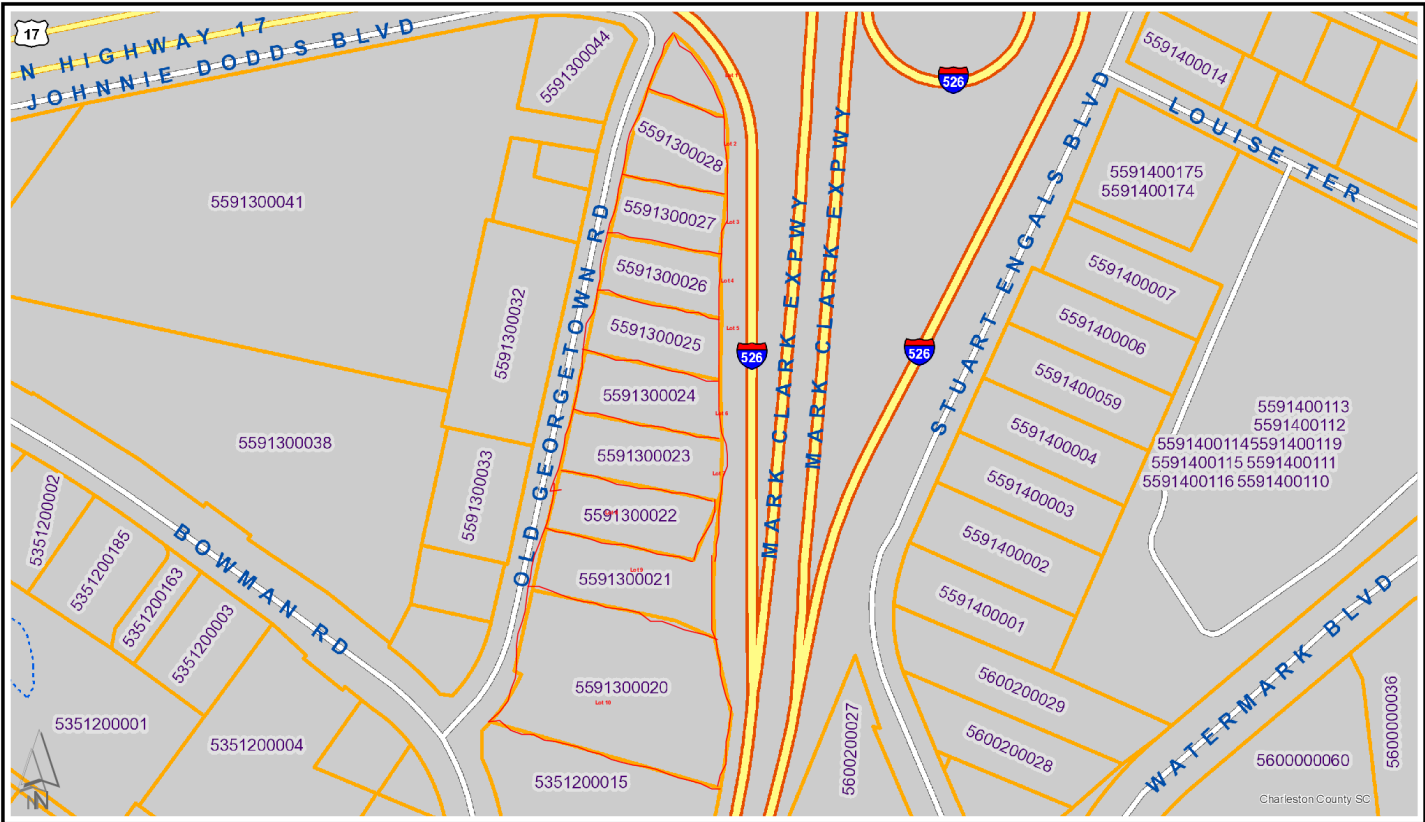
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 12/2/2016

Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
556-00-00-048	4.06	\$492,610	\$2,000,000	Available	
556-00-00-047	9.6	\$156,250	\$1,500,000	Available	
556-00-00-045	0.42	\$227,083	\$1,199,000	Available	

Site Plan



Gateway to Mount Pleasant, SC

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

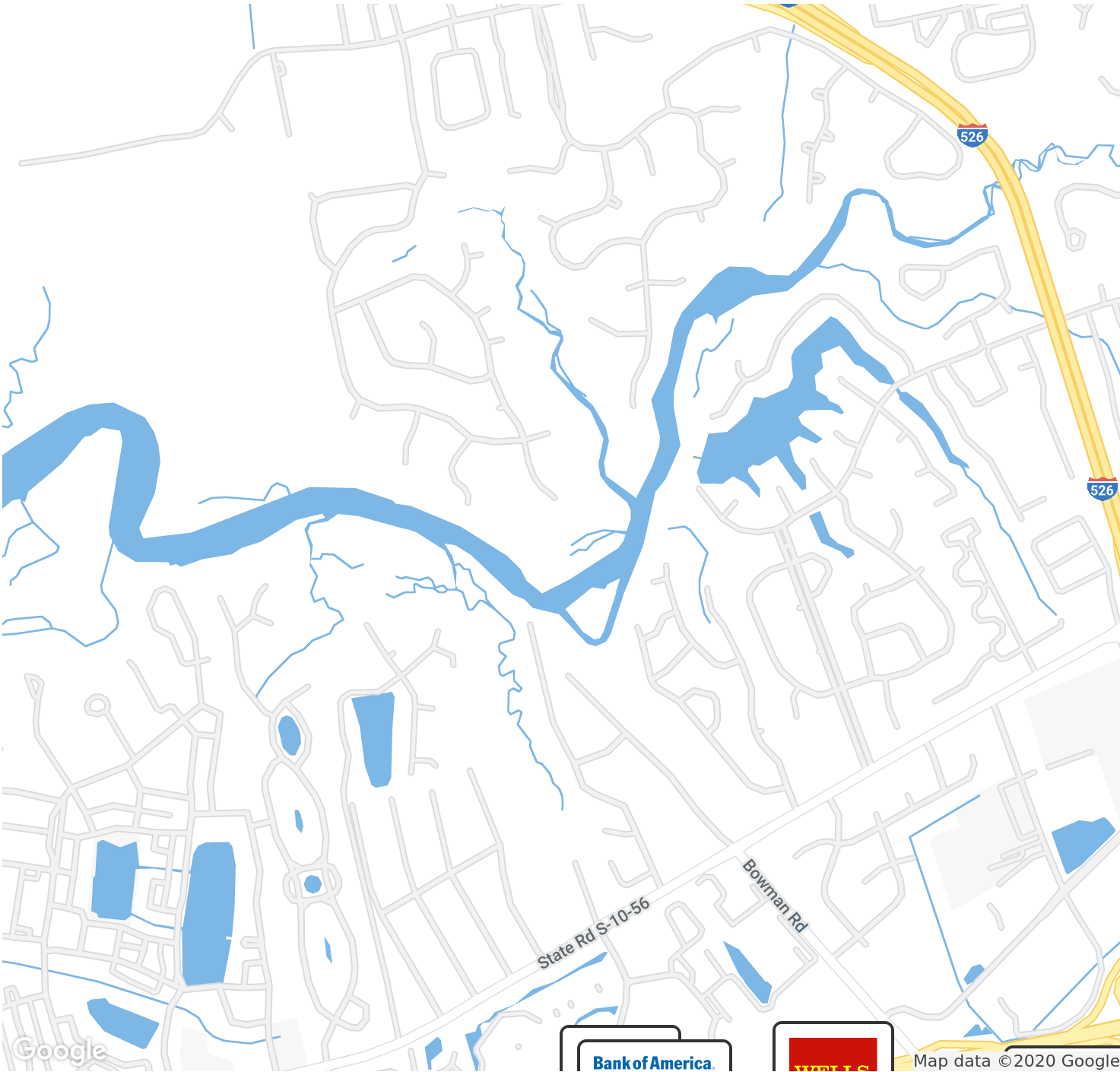


Author: Charleston County SC
Date: 12/2/2016

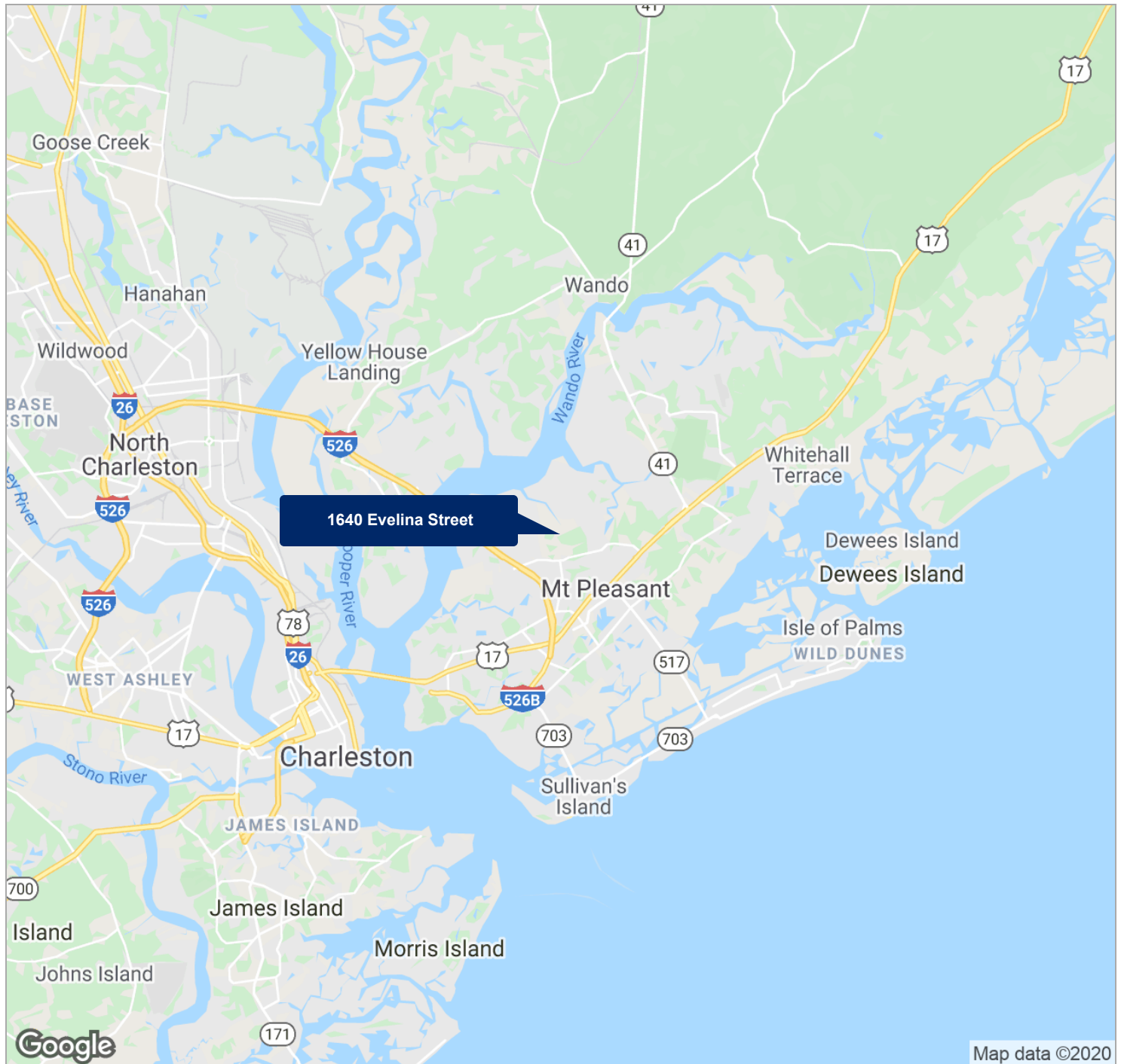
Aerial Map



Hospitality | Retailer Map



Regional Map





3

DEMOGRAPHICS

1640 Evelina Street
Mount Pleasant, SC 29464

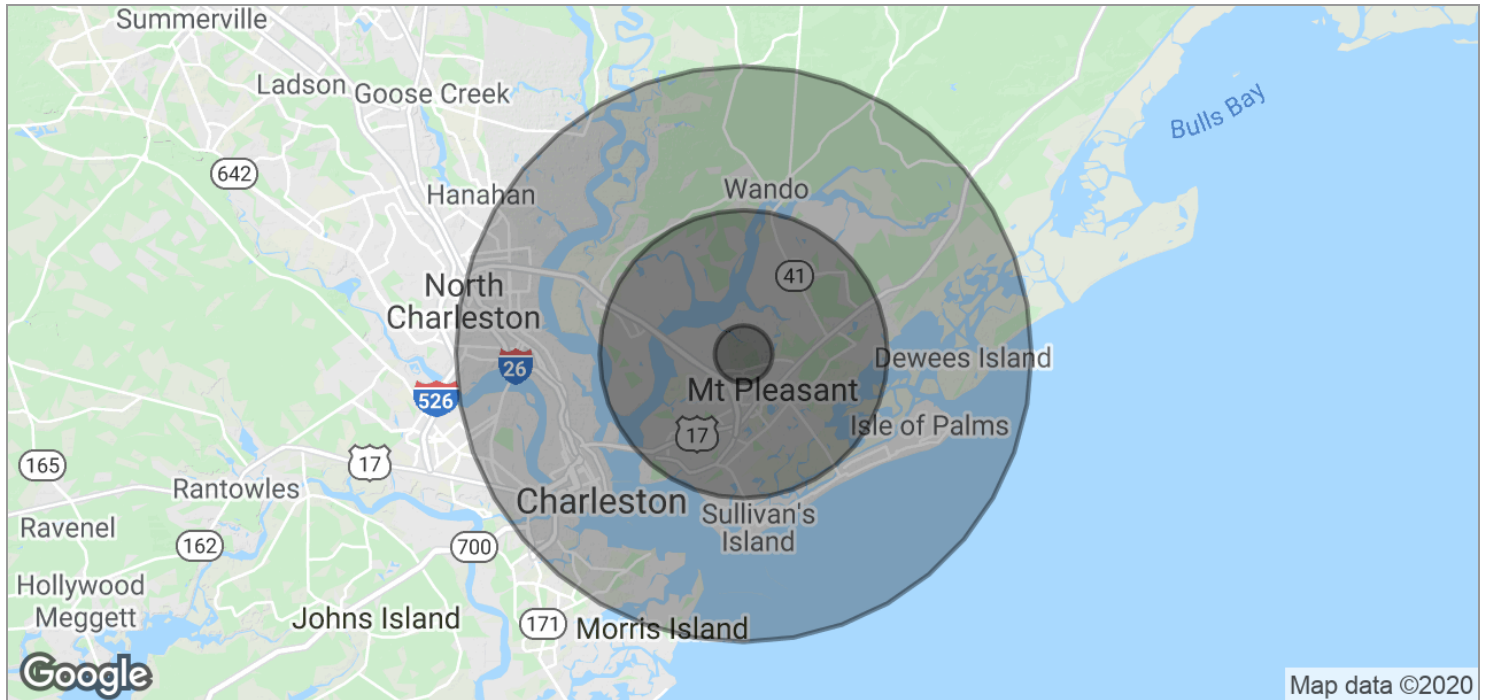
Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	1,294	23,574	71,332
Total persons per hh	2.5	2.5	2.5
Average hh income	\$84,486	\$99,404	\$84,099
Average house value	\$402,233	\$381,476	\$374,525

	1 MILE	5 MILES	10 MILES
Total population	3,280	59,528	181,865
Median age	34.2	37.6	35.4
Median age (male)	33.8	36.4	34.6
Median age (female)	33.9	38.4	36.6

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,280	59,528	181,865
MEDIAN AGE	34.2	37.6	35.4
MEDIAN AGE (MALE)	33.8	36.4	34.6
MEDIAN AGE (FEMALE)	33.9	38.4	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,294	23,574	71,332
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$84,486	\$99,404	\$84,099
AVERAGE HOUSE VALUE	\$402,233	\$381,476	\$374,525



4 ADDITIONAL INFORMATION

1640 Evelina Street
Mount Pleasant, SC 29464

Additional Photos





5 ADVISOR BIOS

1640 Evelina Street
Mount Pleasant, SC 29464

Advisor | Partner Bio



Burt Rhodes

Senior Advisor
SVN | GASC

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

Memberships & Affiliations

Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

Phone: 843.557.3939

Fax:

Cell: 843.557.3939

Email: burtrhodes@svn.com

Address: 575 King Street
Charleston, SC 29402



6 ABOUT SVN®

1640 Evelina Street
Mount Pleasant, SC 29464

About SVN®

It's a different world out there – the commercial real estate landscape has changed; it has perhaps changed forever. We don't need to tell you times are challenging, your own experience has proven the need for different strategies and direction. You have demanded a different kind of broker – a proactive, collaborative, and proven advisor with deep local knowledge and a broad national footprint. The SVN Company of Affiliates has what you need.

Because It's Right.

Our culture is designed to ensure that our interests are aligned with those we serve. Why? Because it's right. We have a long and very public history of setting the industry standard in this regard. Every SVN® company affiliate must agree in writing to abide by our Core Covenants – the first of which is this primary covenant: "I place my client's interests above my own..." These covenants are more than mere words, they allow us to breathe and align as one organization. They offer you the confidence of knowing our entire organization of affiliates is always thinking of what is best for you. It's a different standard, driven by a different focus and supported by a unique, committed and passionate culture built to challenge the status quo.

Why? **Because It's Right.**

Defined.

Our message isn't about us – it's about you. We understand that your success is our success and we never lose sight of that. We like to think that we have some of the brightest minds in the industry, an innovative approach, a culture of sharing and collaboration, and a relentless commitment to service; but we prefer to let our actions and results speak louder than words.

Vision.

Our vision can be best summarized by our clear recognition that we have only one niche – our client. The bottom line is that we are built to serve your needs across asset classes, practice areas, and geographic boundaries. If you have a need we have both the capability and the competency to insure a successful execution.

Leadership.

The SVN Company of Affiliates has an executive team with tremendous integrity, continuity and experience. Along with our industry veterans, we embrace the talents and insights of our next generation of leaders. You asked us to harness the incredible power that comes from the blending of institutional talent with a results-driven, entrepreneurial approach to doing the business – and we listened.

Wall Street To Main Street.

We believe the SVN company of affiliates simply has the best footprint in the market. We realize that transactions don't just occur in major markets, and as such we have uniquely built our brand around a platform that focuses on your needs. Our affiliates have offices in major markets, as well as second and tertiary market. Whether you're seeking acquisition, disposition, advisory, management, or capital markets assistance, we stand ready to serve your needs. Lipsey Co. has ranked the Sperry Van Ness organization as one of the most recognized commercial real estate brands in the US for a reason – we know how to deliver a certainty of execution for our clients.

Tenacious.

There are many things that go into creating a best-in-class commercial real estate company of affiliates or CRE Brand. While ours offers proven and emerging technologies, an innovative business model, a strategic footprint and a culture of collaboration and sharing, it is our tenacity that is the defining difference. Our affiliates understand our value is in breaking down barriers and accelerating results for our clients. We know that we don't earn your business by telling you how wonderful we are, but by creating a certainty of execution you can depend upon. We learned long ago that it doesn't cost anything to work hard; it just takes a commitment to a work ethic which is deeply ingrained in the SVN® culture. It is this tenacious approach to relentlessly earn your business that has built the numerous longterm client relationships for our affiliates, and which continues to validate our beliefs and efforts. If you want evidence of our tenacity, look no further than our comprehensive approach to marketing. Every asset marketed within our system, SVN Connect®, receives its own custom online presence cross- linked to a variety of other industry portals and fully integrate into state-of-the-art social media and search engine marketing campaigns. We further augment our marketing efforts with National marketing opportunities, email and telesales efforts to proprietary investor and broker databases, and options like our accelerated marketing platform. We simply leave no stone unturned.

Why SVN®

Rand Sperry and Mark Van Ness first met while working on opposing sides of an investment deal in 1977. Mark's client wanted to purchase a property listed by Rand, whose firm did not cooperate with outside brokers.

Imagine if your own broker actually discouraged buyers from bidding on your property! It happens everyday.

Mark represented his client in the transaction, but received only a small referral fee – not a commission from Rand's broker. This common practice of broker exclusion causes properties to sell for less than their actual value, or not sell at all. The proof? Mark sold the same property soon after, demonstrating the value of full broker cooperation – with a 400 percent profit for his client.

“Giving up half your income in order to put clients first is something many brokers can't swallow.

-Mark Van Ness

From Solution to Revolution

SVN was created in 1987 with a new philosophy: putting the client's interest first, by aggressively marketing to and cooperating with all brokers. This strategy creates a "bidding war" in the marketplace. In an industry where the status quo is to double end deals, SVN forged a new approach.

Maximum Competition Equals Maximum Value

Our philosophy "Maximum Competition Equals Maximum Value" separates us from all other national companies. We have a written policy of cooperation on every listing. No other brokerage firm does that! Even today, SVN remains the only firm that places the client's interests first, with our policy of marketing to the entire brokerage community

Core Covenants



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 I SHOW RESPECT AND SUPPORT TO ALL.
- 3 I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 I HONOR MY COMMITMENTS.
- 8 I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.




7 SAMPLE MARKETING MATERIAL


1640 Evelina Street
Mount Pleasant, SC 29464

Sample - Property Website

Dedicated Property Website



Riverfront 19 +/- Acre SFR Residential Site



Gateway to Mount Pleasant River Front Residential site

1640 Evelina Street
Mount Pleasant, SC 29464


OVERVIEW

DOCUMENTS

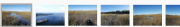
PHOTOS

VIEW ON MAP

Riverfront 19 +/- Acre SFR Residential Site



Marsh View - Tidal Creek



Price:

\$1,199,000 - \$2,000,000

Property Type:

Land


Total Lot Size:

18.94 Acres

Lot Size Range:

4.06 - 9.6 Acres

Contact Advisors



Burt Rhodes


Senior Advisor

SVN | GASC

burt@rhodes@svn.com

(C) 843.557.3939

(O) 843.557.3939



Request More Information


Name:

Email: *

Phone:


Message (optional):

☐ I'm not a robot



Send Message

This message will be emailed to us.

Powered By 

Highlights

- Wando River Water Frontage - 817 +/-
- Interstate 526 Gateway to Mount Pleasant
- Zoned S-3 Charleston County
- Re-Zoning Opportunity

- 2 miles to largest port in South Carolina
- Nationally-recognized schools
- Beaches, Historic Charleston and North Charleston less than 20 minutes drive

Description

The Wando River Residential Sites is a collection of three development lots: one which is 9.60 ac +/-, with 593 +/- frontage on the Wando River, and adjacent lot of 4.06 ac +/- with 224 +/- river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.94 +/- acres with 817 +/- of frontage on the Wando River. Located near the intersection of I-526 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County S-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

Location

This listing is a collection of three residential sites located on the Wando River, in the heart of Mount Pleasant, SC near the intersection of I - 526 & Long Point Road. The Interstate entrance to the Town leads directly to key shopping centers and the popular fishing village on Shem Creek, flanked by restaurants. The connection with Highway 703 leads to the Isle of Palms and Sullivan's island, beloved by locals and tourists alike. Near the intersection of I-26 and Long Point Road are a new shopping center development, as well as multifamily and single family housing. Mount Pleasant has three hospitals, two of which are within a mile of the site.

Lots

556-00-00-048

Lot Size:	4.06 Acres
Price:	\$2,000,000
Lot Type:	Residential
Availability:	On Market

556-00-00-047

Lot Size:	9.6 Acres
Price:	\$1,500,000
Lot Type:	Residential
Availability:	On Market

556-00-00-045

Lot Size:	5.28 Acres
Price:	\$1,199,000
Lot Type:	Residential
Availability:	On Market



GATEWAY TO MOUNT PLEASANT RIVER FRONT RESIDENTIAL SITE | 1640 EVELINA STREET MOUNT PLE

SVN | GASC | Page 27

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Sample - Email Campaign

HTML Email Marketing Campaigns



RIVERFRONT 19 +/- ACRE SFR RESIDENTIAL SITE


[PROPERTY WEBSITE](#)


1640 EVELINA STREET
MOUNT PLEASANT, SC 29464

The Wando River Residential Sites is a collection of three development lots; one which is 9.00 ac +/-, with 337 +/-' of frontage on the Wando River, and adjacent lot of 4.06 ac +/- with 224 +/-' river frontage, and a third adjacent lot which is 5.28 ac +/- for a total of 18.34 +/- acres with 817 +/-' of frontage on the Wando River. Located near the intersection of S26 and Long Point Road, as well as nearby US Highway 17, the site is well-positioned for a variety of residential development options. Use to full advantage the Charleston County 5-3 zoning. The current zoning in this area allows for three (3) units per acre, with the possibility of re-zoning, allowing a unique opportunity in Mount Pleasant, SC. Water and sewer serviced by Mount Pleasant Water Works.

SUMMARY	HIGHLIGHTS
<p>SALE PRICE \$1,199,000 - \$2,000,000</p> <p>LOT SIZE 18.34 ACRES</p> <p>ZONING Residential - 5-3</p>	<ul style="list-style-type: none">• Wando River Water Frontage - 817 +/-'• Interstate S26 Gateway to Mount Pleasant• Zoned 5-3 Charleston County• Re-Zoning Opportunity• 2 miles to largest port in South Carolina• Nationally-recognized schools• Beaches, Historic Charleston and North Charleston less than 20 minutes drive

ADDITIONAL PHOTOS







1640 EVELINA STREET
MOUNT PLEASANT, SC 29464

[VIEW SITE PAGE](#)

FOR MORE INFORMATION



BURT RHODES
SENIOR ADVISOR
(843) 537-2031 • (843) 537-2039
burt@svn.com



svnark.com • 571 King Street • Charleston, SC 29402





The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Sample - Craigslist

Online Classified Ads

Listing Summary

On Market Since:	«Enter»	Total # of Showings:	«Enter»
Current Asking:	\$4,699,000	Total # of Offers:	«Enter»
Total # Inquiries:	«Enter»		

Marketing Channel	Listing URL
 LoopNet www.loopnet.com	http://loopnet.com/listinaurl
 CoStar www.costar.com	<i>CoStar membership required to view listing</i>
 Office Space www.officespace.com	https://www.officespace.com/api/buildout/v1/listings/694726
 SVN GASC Website www.svnsavhh.com	



PRESENTED BY:

BURT RHODES

Senior Advisor
843.557.3939
burtrhodes@svn.com