



FOR SALE

Oak Plantation

CHARLESTON, SC 29455

ONE OF CHARLESTON'S LARGEST REMAINING
CONTIGUOUS TRACTS FOR DEVELOPMENT

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Offering Summary

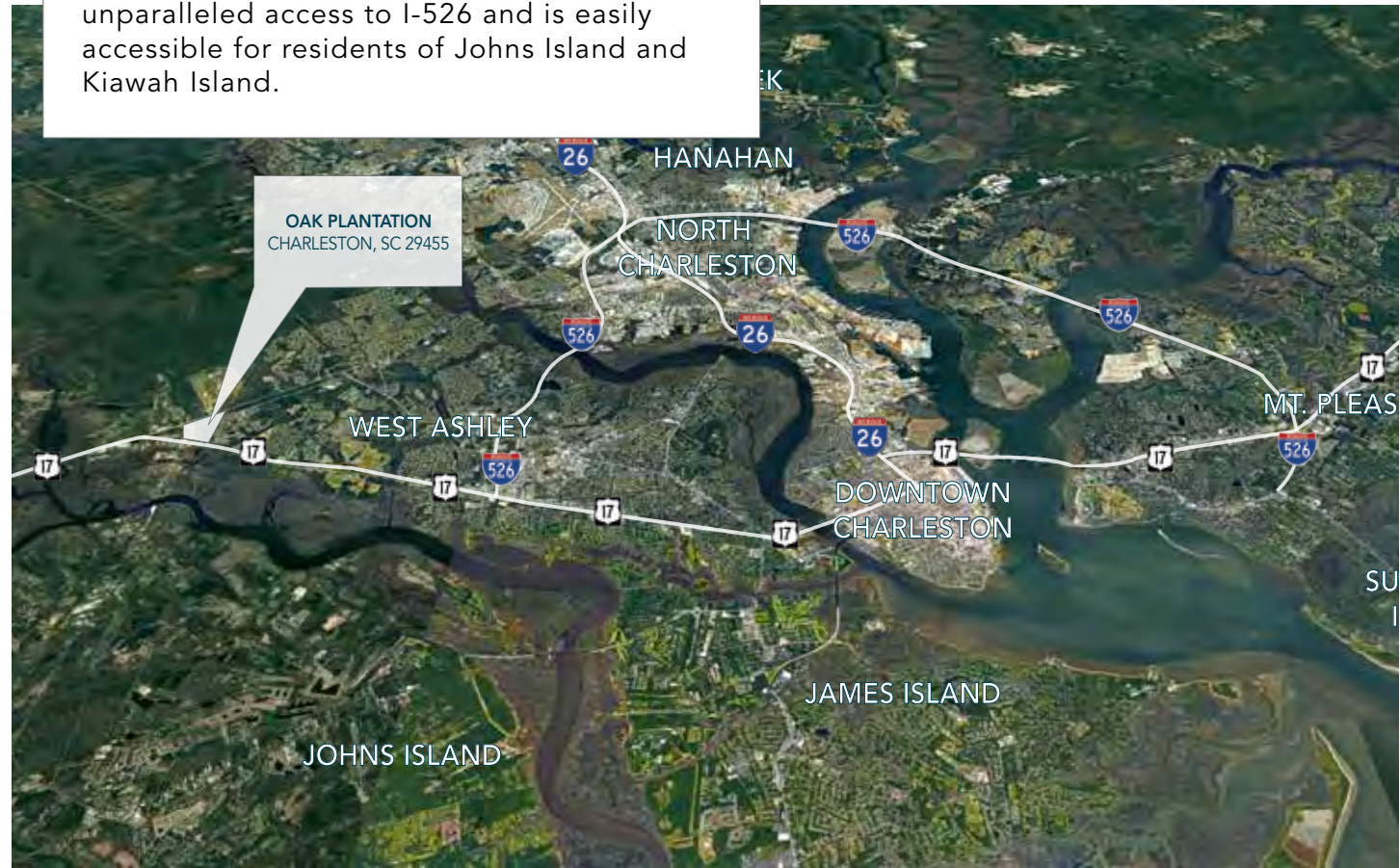
SITE OVERVIEW

PROPERTY OVERVIEW

Oak Plantation provides a unique opportunity for investors to take advantage of one of the largest contiguous tracts for infill development remaining in the high growth area of West Ashley, Charleston's most populated submarket. The property features 150 acres of industrial zoned land ripe for redevelopment and includes existing road infrastructure that services a portion of the land. Situated between two major thoroughfares, Savannah Hwy (Hwy 17) and Bees Ferry Road, the available land features two stop lit corners and nearly 7,000 feet of frontage for future retail and commercial development.

LOCATION OVERVIEW

Ideally located in a high growth area of West Ashley between Highway 17 and Bees Ferry Road only nine miles from the heart of Downtown Charleston. The property offers unparalleled access to I-526 and is easily accessible for residents of Johns Island and Kiawah Island.



ADDRESS

Savannah Highway
Charleston, SC 29455
(Intersection of Main Road and US-17 and Main Road and Bees Ferry Road)

PARCEL ID'S

286-00-00-004 and
286-00-00-005

GROSS LAND AREA

150 ACRES

PRICE

\$31,000,000

ZONED

I - Industrial

STREET FRONTAGE

2,985' on Bees Ferry Road
1,791' on US-17
2,205' on Main Road

TRAFFIC COUNTS

33,200 Vehicles/Day

ESRI



Area & Demographics

Area Economic Drivers

THE CHARLESTON LIFE

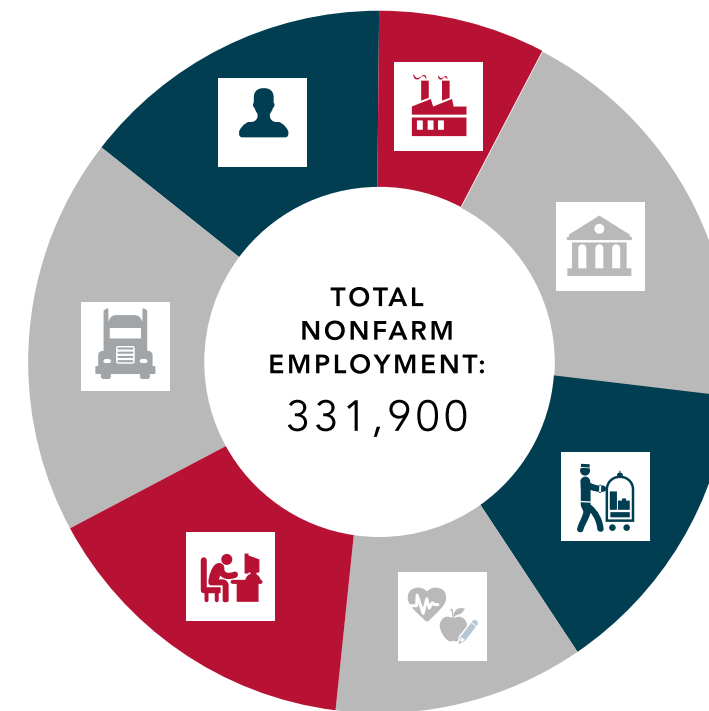
Renown for its architecture, award-winning restaurants, arts scene, and culture, this three county region is home to more than 700,000 talented, passionate people with an abundance of millennials. Charleston's current rapid growth is making it a global highly desired destination for business and talent.

HIGHER EDUCATION



REGIONAL DEMOGRAPHICS

The Charleston-North Charleston MSA, which makes up nearly 15% of South Carolina's population, offers favorable demographics with an above average population growth and a skilled, educated labor force.



EMPLOYMENT

% of Total Employment Listed by Sector

18.79%
Government

18.3%
Trade, Utilities,
and Transportation

15.96%
Professional and
Business Services

13.1%
Leisure and
Hospitality

11.1%
Education and
Health Services

7.69%
Manufacturing



South Carolina ranked **#3** best state in the U.S. to do business for the 4th year in a row.
*Chief Executive Group



No. 5 for doing business for 6 straight years.
*Area Development Online



Ranks **4th** on "America's Biggest Boomtowns" list.
*MagnifyMoney



9th fastest growing among mid-size metros.
*U.S. Bureau of Labor Statistics



Charleston ranks **#1** city in America for economic opportunity.
*Yelp



Charleston voted the South's **Best City, Friendliest City, and Prettiest City.**
*Southern Living Magazine Readers



The Charleston metro ranks **25th** in the U.S. for "Where the most educated millennials live".
*The Brookings Institution



#1 city in the U.S. and ranked **10th** best city in the world for 6 consecutive years.
*Travel + Leisure Magazine



Best place/city to start a career.
*WalletHub



Charleston, SC Voted **#1** small U.S. city for the 8th consecutive year.
*Condé Nast Traveler Magazine

Population

	2023	2018	2010
	862,503	783,812	664,607
	<i>ESRI Forecast</i>	<i>ESRI Estimate</i>	<i>Census</i>

Households

	2023	2018	2010
	337,000	306,036	259,987
	<i>ESRI Forecast</i>	<i>ESRI Estimate</i>	<i>Census</i>

Household Income

	2023	2018
Average:	\$90,802	\$80,476
Median:	\$65,293	\$90,802
	<i>ESRI Forecast</i>	<i>ESRI Estimate</i>

Age

	25-34	35-44	45-54	55+
	117,808	103,266	97,157	213,893

LARGEST AREA EMPLOYERS

Company	Employees	Industry	County
Joint Base Charleston	22,000	Government	Charleston
Medical University of South Carolina	13,000	Health Services	Charleston
Boeing	7,000	Aerospace Manufacturing	Charleston
Berkeley County School District	6,600	Education	Berkeley
Charleston County School District	6,500	Education	Charleston
Roper St. Francis Healthcare	5,500	Health Services	Charleston
Dorchester County School District II	3,900	Education	Dorchester
Charleston County	2,600	Government	Charleston
Trident Health System	2,500	Health Services/ Education	Charleston
Walmart	2,300	Retail	Charleston

INTERMODAL TRANSPORTATION

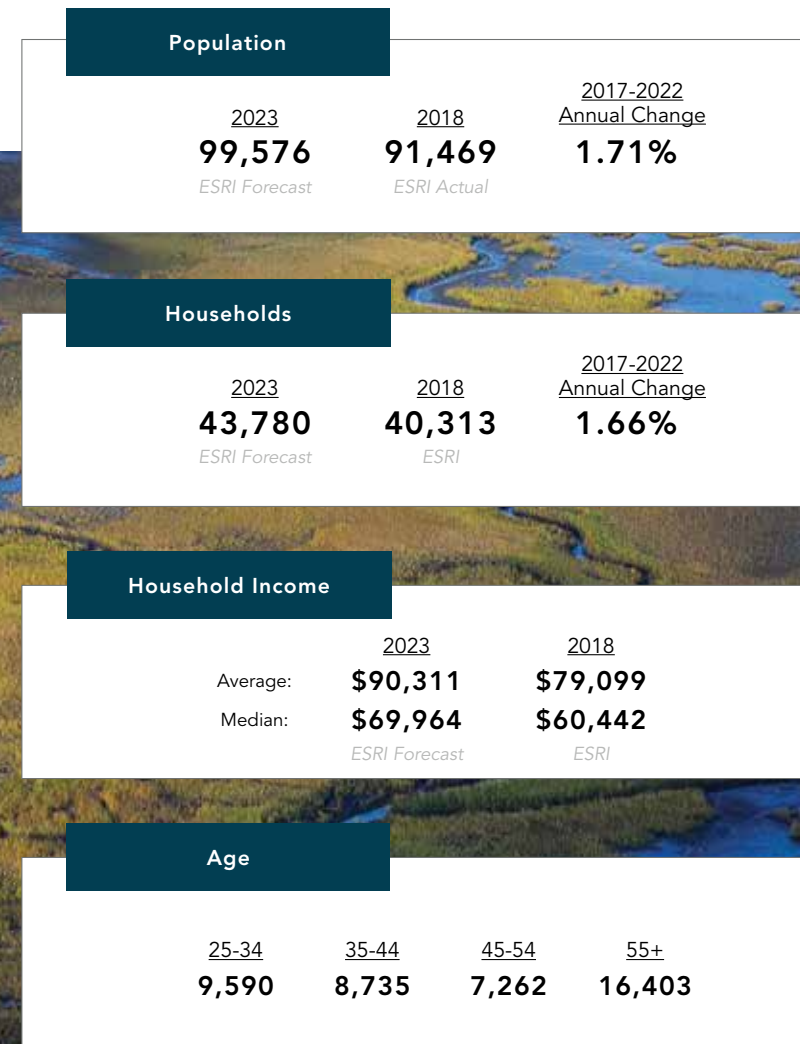
Charleston International Airport services over 100 flights per day. The daily flights have increased more than 68% in the past several years. Presently servicing eight major airlines, as of April 2019 the airport will be home to the first international, nonstop flight to London in the U.S.

In preparation for such growth, Charleston has begun construction of their new 3,000-space airport parking garage and additional airport terminals. Redevelopment and improvements became an official airport program, called TRIP, that began in 2012 and will continue.

West Ashley Submarket

WEST ASHLEY SNAPSHOT

West Ashley is poised for continued tremendous residential and commercial growth in the future largely due to increased accessibility with the slated completion of the I-526 highway and other infrastructure improvements. Key commercial corridors are entering a phase of retenanting and redevelopment of area shopping centers which provides a unique opportunity for tandem residential growth.



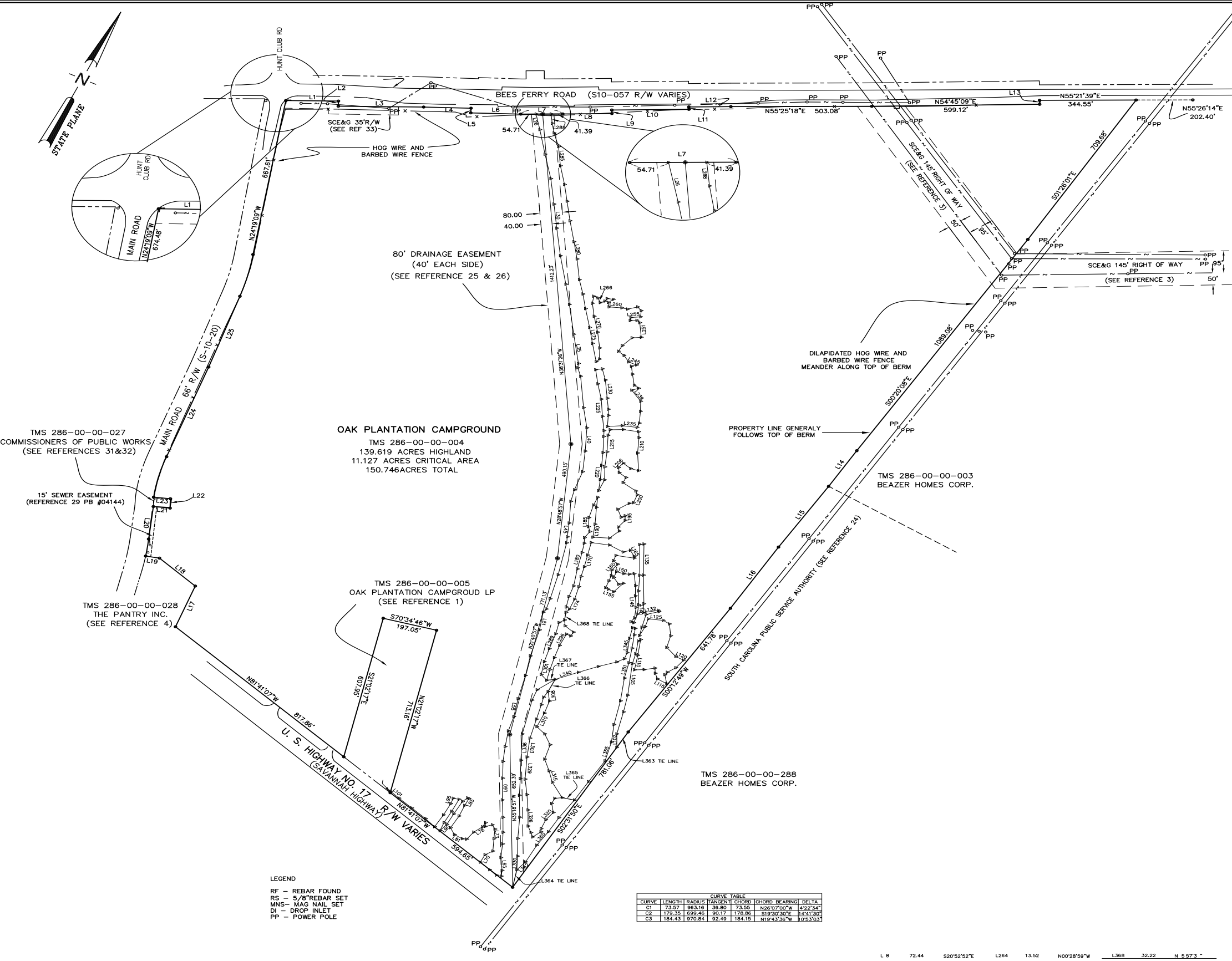
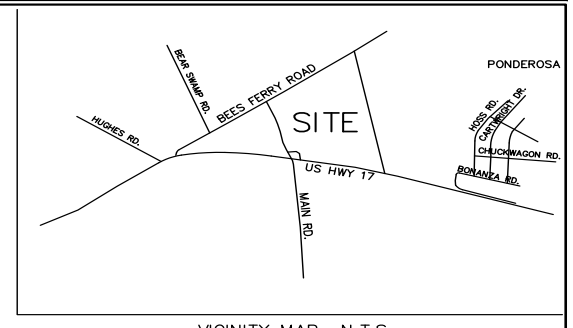
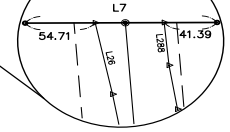
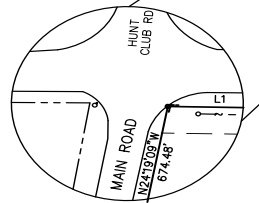
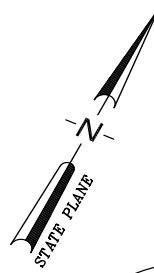
Charleston Submarkets



Survey

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LINE	LENGTH	BEARING
L1	187.66	N88°13'59"E
L2	22.00	S32°55'00"E
L3	305.53	N88°13'59"E
L4	188.13	N87°16'00"E
L5	20.00	S32°55'00"E
L6	178.43	N87°16'00"E
L7	150.00	N00°18'30"E
L8	175.30	N84°56'41"E
L9	15.00	S30°32'21"E
L10	275.00	N84°56'39"E
L11	10.00	S30°32'21"E
L12	149.99	N54°45'09"E
L13	17.02	N30°14'51"W
L14	182.16	S01°01'41"E
L15	315.06	S00°11'29"W
L16	312.57	S01°08'54"E
L17	187.06	N12°11'44"W
L18	174.66	N81°21'46"W
L19	50.14	S85°36'08"W
L20	139.67	N27°30'50"W
L21	60.00	N61°27'31"E
L22	40.00	S30°14'44"E
L23	60.00	S61°57'31"W
L24	411.33	S14°10'50"E
L25	322.07	S14°10'50"E
L26	68.06	N42°58'24"W
L27	106.59	N42°58'24"W
L28	106.48	N45°41'06"W
L29	109.11	N45°20'17"W
L30	103.25	N38°56'41"W
L31	118.52	N40°41'04"W
L32	123.24	N43°41'40"W
L33	86.83	N42°38'18"W
L34	128.52	N41°29'18"W
L35	128.00	N42°58'24"W
L36	18.48	N27°10'31"W
L37	37.43	N80°09'40"W
L38	134.80	N38°54'07"W
L39	86.53	N42°12'01"W
L40	99.02	N31°30'59"W
L41	88.51	N28°29'34"W
L42	82.65	N13°28'55"W
L43	50.98	N19°54'23"W
L44	52.82	N32°45'57"W
L45	58.93	N80°04'30"W
L46	25.96	N29°15'40"W
L47	139.63	N18°51'59"W
L48	106.16	N18°50'23"W
L49	46.27	N18°28'52"W
L50	17.36	N03°10'22"E
L51	76.34	N24°34'21"W
L52	115.92	N17°57'14"W
L53	85.21	N22°39'09"W
L54	102.78	N19°33'15"W
L55	77.67	N23°10'09"W
L56	64.42	N16°33'33"W
L57	67.73	N43°29'21"E
L58	63.63	N27°23'16"W
L59	71.56	N33°22'51"W
L60	53.02	N33°54'55"W
L61	74.15	N36°24'03"W
L62	63.89	N34°59'40"W
L63	49.90	S32°47'39"E
L64	58.47	N28°24'20"W
L65	55.17	N39°25'29"W
L66	24.67	N27°21'23"W
L67	18.35	N65°57'27"E
L68	32.90	S80°03'43"E
L69	46.50	S80°03'43"E
L70	35.02	S04°51'18"E
L71	32.40	S26°24'05"W
L72	52.74	S30°10'15"E
L73	41.56	S30°10'15"E
L74	20.17	S61°33'00"E
L75	28.21	N01°01'01"E
L76	18.37	S29°54'54"E
L77	20.80	N19°29'50"W
L78	39.01	N19°29'50"W
L79	39.00	N05°14'47"E
L80	15.85	N82°32'00"E
L81	33.28	N87°58'29"E
L82	32.21	S60°01'43"E
L83	28.21	S60°01'43"E
L84	49.47	S10°26'08"E
L85	33.36	S04°34'46"E
L86	5.74	N82°39'08"E
L87	23.87	N15°42'25"E
L88	61.65	N03°32'37"W
L89	51.01	N05°32'25"W
L90	36.12	N07°51'24"E



OF THE FOLLOWING PLATS

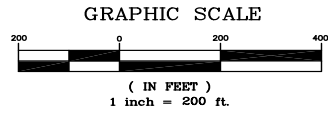
1. EXO HILTON DATED APRIL 24, 1889 REVISED SEPTEMBER 21, 1922 AND RECORDED IN UNITY RMC OFFICE IN BOOK CK PAGE 63.
2. J.A. POSTELL DATED AUGUST 22, 1942 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 9F PAGE 118.
3. JOSHUA W. WILLIAMS DATED SEPTEMBER 20, 1985 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK BL PAGE 100.
4. ANDREW C. GELLETTE DATED OCTOBER 10, 1986 REVISED DECEMBER 11, 1986 AND RECORDED IN UNITY RMC OFFICE IN BOOK BL PAGE 100.
5. EXO HILTON DATED NOVEMBER 1975 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK SA PAGE 468.
6. SAMUEL C. BETHAY DATED FEBRUARY 15, 1995 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK SA PAGE 468.
7. JAMES L. WHITE DATED MAY 29, 1981 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK SA PAGE 468.
8. EXO HILTON DATED MARCH 1888 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 1B.
9. ROBERT E. BABBS, JR. DATED JULY 29, 1968 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK EC PAGE 601.
10. RICHARD D. LACEY DATED NOVEMBER 22, 2006 REVISED DECEMBER 4, 2006 AND RECORDED IN UNITY RMC OFFICE IN BOOK EK PAGE 338.
11. RICHARD D. LACEY DATED JULY 28, 2005 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 22A.
12. JOHN MARTIN SABOE DATED FEBRUARY 8, 1972 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 8F PAGE 177.
13. STEVEN JOHNSON DATED NOVEMBER 2, 1988 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 8F PAGE 177.
14. FORSMAN J. ANDERSON DATED JULY 03, 2003 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK DD PAGE 846.
15. RANDOLPH J. ORICE DATED MAY 23, 2006 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 98A.
16. RICHARD A. ALDRIDGE DATED OCTOBER 28, 2005 REVISED NOVEMBER 13, 2006 AND RECORDED IN UNITY RMC OFFICE IN BOOK EK PAGE 279.
17. ALBERT HEATLEY, JR. DATED APRIL 1987 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 1B2.
18. W. GALLARD DATED MARCH 11, 1958 REVISED JANUARY 26, 1983 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK AX PAGE 7.
19. TIMOTHY D. ELMER DATED NOVEMBER 15, 2000 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 69A.
20. TIMOTHY D. ELMER DATED NOVEMBER 11, 1997 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 69A.
21. RICHARD D. LACEY DATED SEPTEMBER 29, 2005 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 69A.
22. STEVEN JOHNSON DATED DECEMBER 22, 1987 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 69A.
23. STEPHEN RAY WOLFE DATED JUNE 15, 1984 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 90.
24. JAMES L. WHITE DATED NOVEMBER 3, 1971 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 6.
25. GEORGE DAVID SAMPLE DATED JULY 1, 1976 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 15B.
26. RANDOLPH J. ORICE DATED NOVEMBER 9, 2004 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK 98A.
27. JAMES CLAY RODGERS DATED JANUARY 26, 1984 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK AL PAGE 96.
28. JARON M. THOMPSON DATED SEPTEMBER 30, 1986 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN BOOK BL PAGE 76.
29. INFORMATION TAKEN FROM LEASE AGREEMENT BETWEEN GTE MOBILNET OF SOUTH CAROLINA AND THE LAND OWNER DATED APRIL 1, 1996.
30. THE FOLLOWING DEED AND ATTACHMENT KNOWN AS EXHIBIT "A" SHOWING A SURVEY FOR ST. C. SERVICE DISTRICT BY THURM. M. AMICK DATED AUGUST 6, 1986 AND RECORDED IN CHARLESTON COUNTY IN DEED BOOK R159 PAGES 784 THRU 788.
31. THE FOLLOWING DEED AND ATTACHMENT KNOWN AS EXHIBIT "A" SHOWING A SURVEY TITLED SOUTHERN BELL BY W.B. HUNTLEY DATED JANUARY 1, 1988 AND RECORDED IN CHARLESTON COUNTY IN DEED BOOK 410 THRU 413.
32. CE A DRAWING PROVIDED BY THE OWNERS REPRESENTATIVE (DIRK H. KUZNIK) BY SCE&G TITLED BEES FERRY RD CROSSING PROPERTY OF KINGDOME KUZNIK TMS 286-00-00-004 AND SHOWING THE PROPERTY LINE ALONG A PORTION OF NORTHWEST PROPERTY LINE BEGINNING AT MAIN ROAD AND CONTINUING THE NORTHEAST SIDE OF THE BEES FERRY RD RIGHT OF WAY FOR ABOUT 407' REFERENCE # 001 SHEET # 60301.
33. CE THE FOLLOWING DEEDS RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK 087 THRU 090 SHOWING NEW RIGHT OF WAY ON RD S-10-057.
34. AGE 283 THRU 296 SHOWING NEW RIGHT OF WAY ON RD S-10-057.
35. AGE 289 THRU 293 SHOWING NEW RIGHT OF WAY ON RD S-10-057.
36. PAGE 029.
37. PAGE 612.
38. PAGE 677.
39. CE THE FOLLOWING SOUTH CAROLINA HWY DOCKETS:
 - 432 SHEET 1, 38, 39, & 40.
 - 408A SHEET 184.
 - 21A SHEET 1, 4, & 5.
40. NO TO FLOOD INSURANCE RATE MAP #450190486J DATED NOVEMBER 17, 2004 THIS PROPERTY IS NOT AFFECTED BY A ZONE X AND AN AE ZONE WITH A BASE FLOOD ELEVATION OF 9' MSL. THE DRAWING DOES NOT REFLECT THE EXISTENCE OR THE NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "AL WETLANDS".
41. ADJACENT OWNERS ON THIS PLAT ARE TAKEN FROM THE CHARLESTON COUNTY TAX RECORDS AS THEY WERE AT THE TIME OF THIS SURVEY.

FOR CHARLESTON COUNTY RMC USE ONLY

I HEREBY STATE BELIEF THE REQUIREMENTS LAND SURVEY QUITMENTS T

LEGEND
 RF - REBAR FOUND
 RS - 5/8" REBAR SET
 MNS - MAG NAIL SET
 DI - DROP INLET
 PP - POWER POLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	73.57	1863.16	35.80	73.55	N26°07'00"W	422°34'
C2	179.35	899.48	90.17	178.86	S19°30'30"E	144°15'00"
C3	184.43	970.84	92.49	184.15	N19°43'38"W	105°33'00"



Conceptual Master Plan

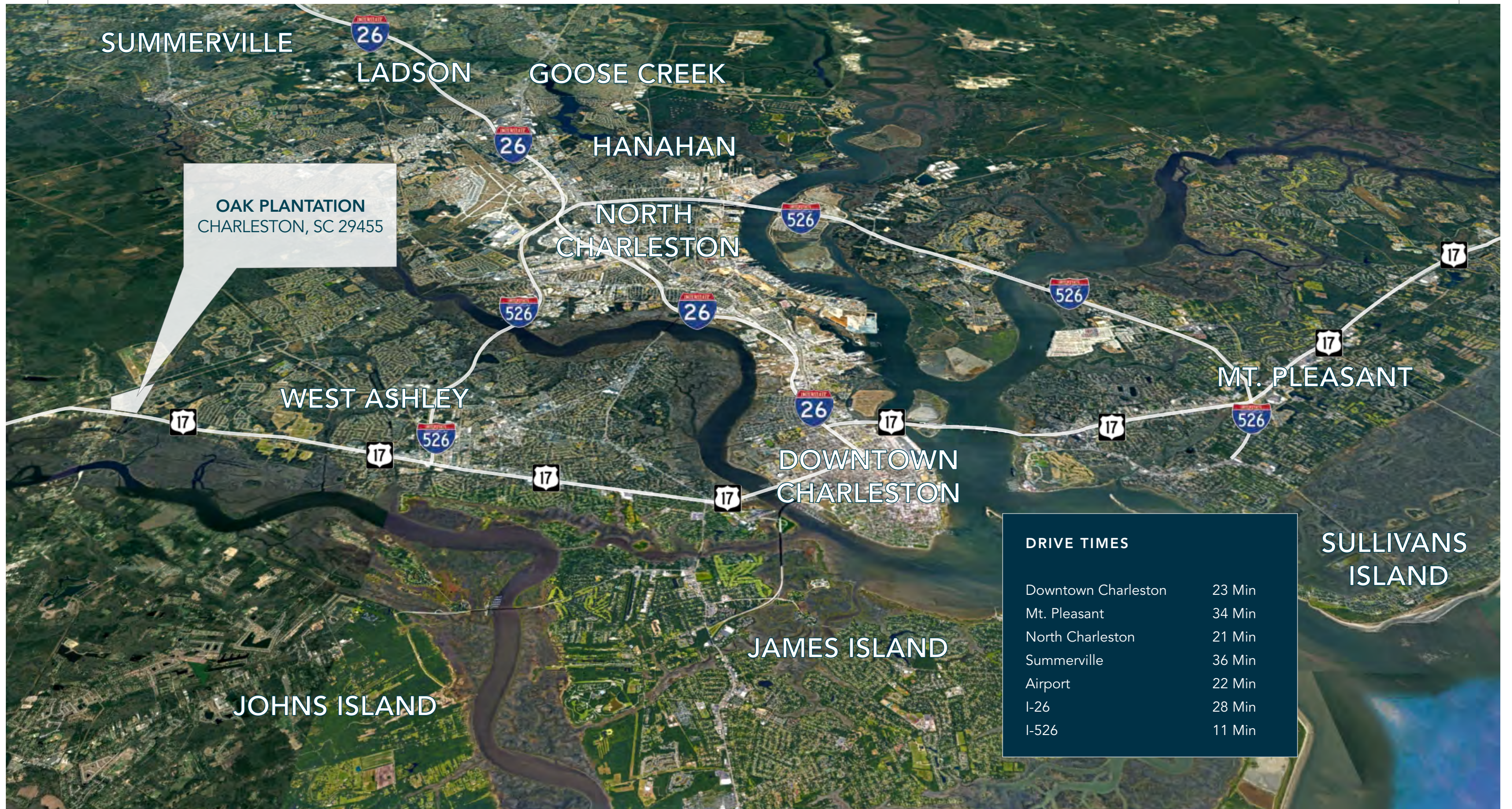


****PLEASE NOTE:** Densities and uses are to be verified by Buyer.

Aerial View



Location Aerial View



Oak Plantation

CHARLESTON, SC 29455

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