

VACANT LAND FOR SALE



LARGE PARCEL ON COLLEGE PARK ROAD

0 COLLEGE PARK ROAD | LADSON, SC 29456



CONTACT:

JAMES A. DINGLE

843-744-9877 (O)

843-822-4311 (C)

JDINGLE@CBCATLANTIC.COM

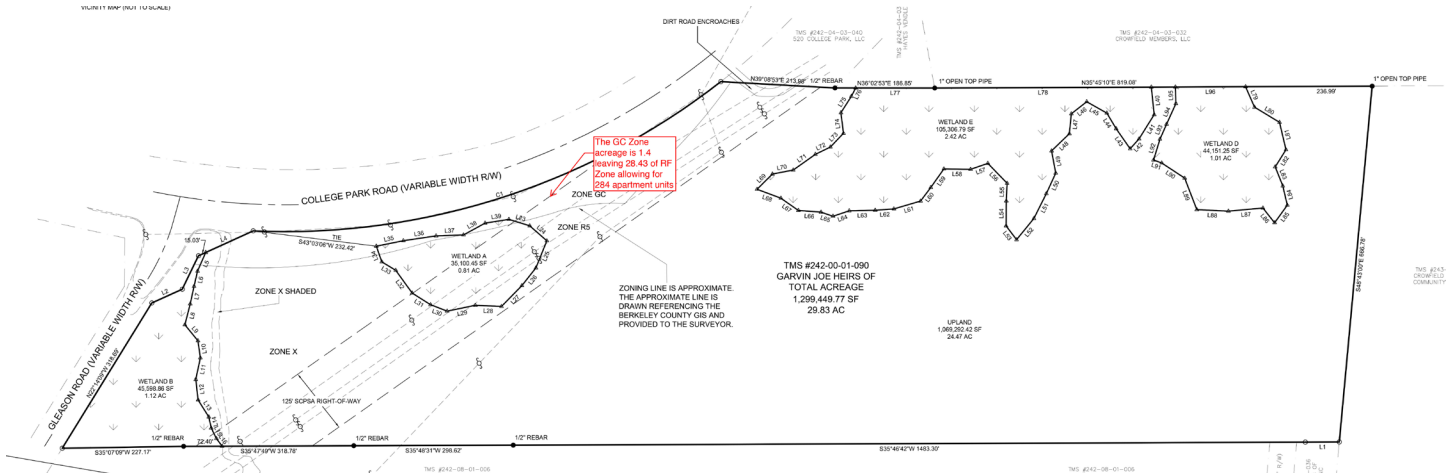
DINGLEREALESTATE.COM

COLDWELL BANKER COMMERCIAL ATLANTIC
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418
CBCATLANTIC.COM

LARGE PARCEL ON COLLEGE PARK ROAD

0 COLLEGE PARK ROAD | LADSON, SC 29456

PROPERTY OVERVIEW



OFFERING SUMMARY

FOR SALE: \$5,050,000

LOT SIZE: 29.83 AC

PROPERTY HIGHLIGHTS

PROPERTY SUBTYPE: General Commercial

ZONING: R-5, Multifamily

TAX ID: 242-00-01-090

COUNTY: Berkeley

PROPERTY OVERVIEW

Due Diligence Package has been updated to include Phase 1 and 2 Environmental, Geotechnical Engineering, Surveys, Title Clearing, Traffic Study, Tree Topography, Soil Reports, Storm water, Grid maps, As Builts, Wetland Delineation, BZA approval on building height to increase to 55'.

Water and Sewer available at site. R5 zoning in Berkeley County allows for 10 units per acre. Total Acres 29.83. updated plat indicates 24.47 AC upland and 5.36 Acres lowland, 1.40 Acres General Commercial excluded from sale and will be subdivided at closing. (see aerial). Total Property fronts College Park Road and only .02 miles away from Interstate 26 College Park Exit ramp. Location and property is prime for a master planned multifamily development approximately .09 miles from Crowfield Plantation Community conveniences. See some New Due Diligence attachments. Full Due Diligence Package released upon a signed NDA and acceptable offer.

JAMES A. DINGLE

843-744-9877 (O) 843-822-4311 (C)

jdingle@cbsatlantic.com



ATLANTIC

JAMES A. DINGLE

Senior Broker

843-744-9877 (O)

843-822-4311 (C)

jdingle@cbcatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.