

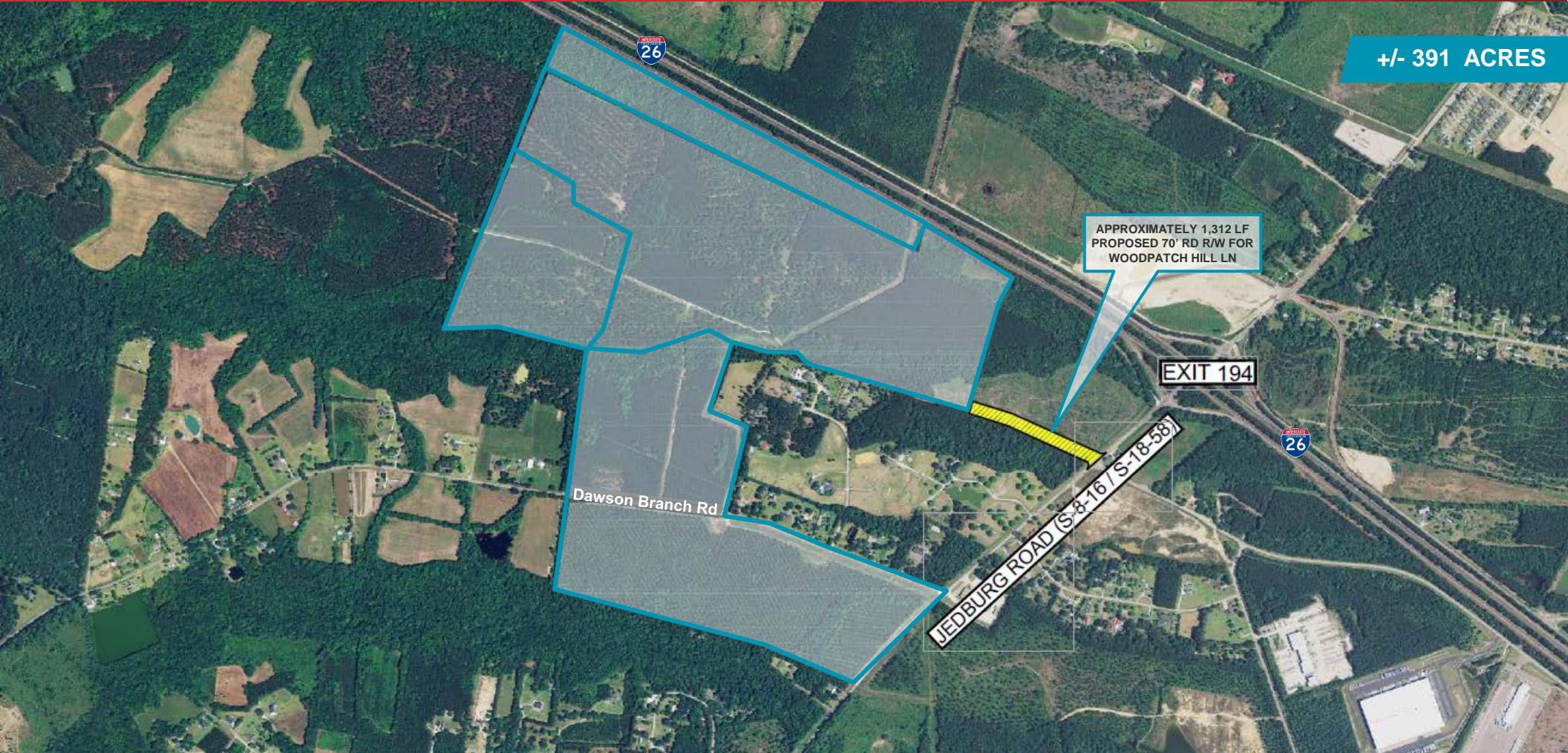


**THALHIMER**

# FOR SALE NOBLE TRACT

Summerville, South Carolina

**+/- 391 ACRES**



## OFFERING: Parcels located off Jedburg Rd and I-26

For more information, contact:

**PHILIP OWENS**

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**WILLY ISELIN**

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## EXECUTIVE SUMMARY

### Offering

- Excellent location at the intersection of Interstate 26 and Jedburg Road with a new interchange proposed and completion by 4Q 2020; Stoplight included at the Intersection of Jedburg and Old Dairy Roads.
- Due diligence in progress:
  - Survey
  - Wetland survey & delineation
  - Conceptual design
  - Rezoning – two parcels to PD-LI zoning
- Water and sewer located near site; at Pilot
  - 16" water main located on Jedburg Road and Woodpatch Hill Lane
  - Power provider: Berkeley Electric Corp.

### Snapshot

- **TAX MAP**

206-00-00-002	41.9 Acres	Flex 1-AG
207-00-01-010	173.6 Acres	Flex 1-AG
207-00-01-021	146.2 Acres	PD-MU
207-00-01-101	30.0 Acres	Flex 1-AG
- **LAND AREA** Total Acres +/- 391 Acres (±59 wetland acres)
- **COUNTY** Berkeley
- **MUNICIPALITY** Summerville Area



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## PROPERTY DIRECTIONS

Located right off of I-26 and Exit 194/Jedburg Road.

### Distance from Site

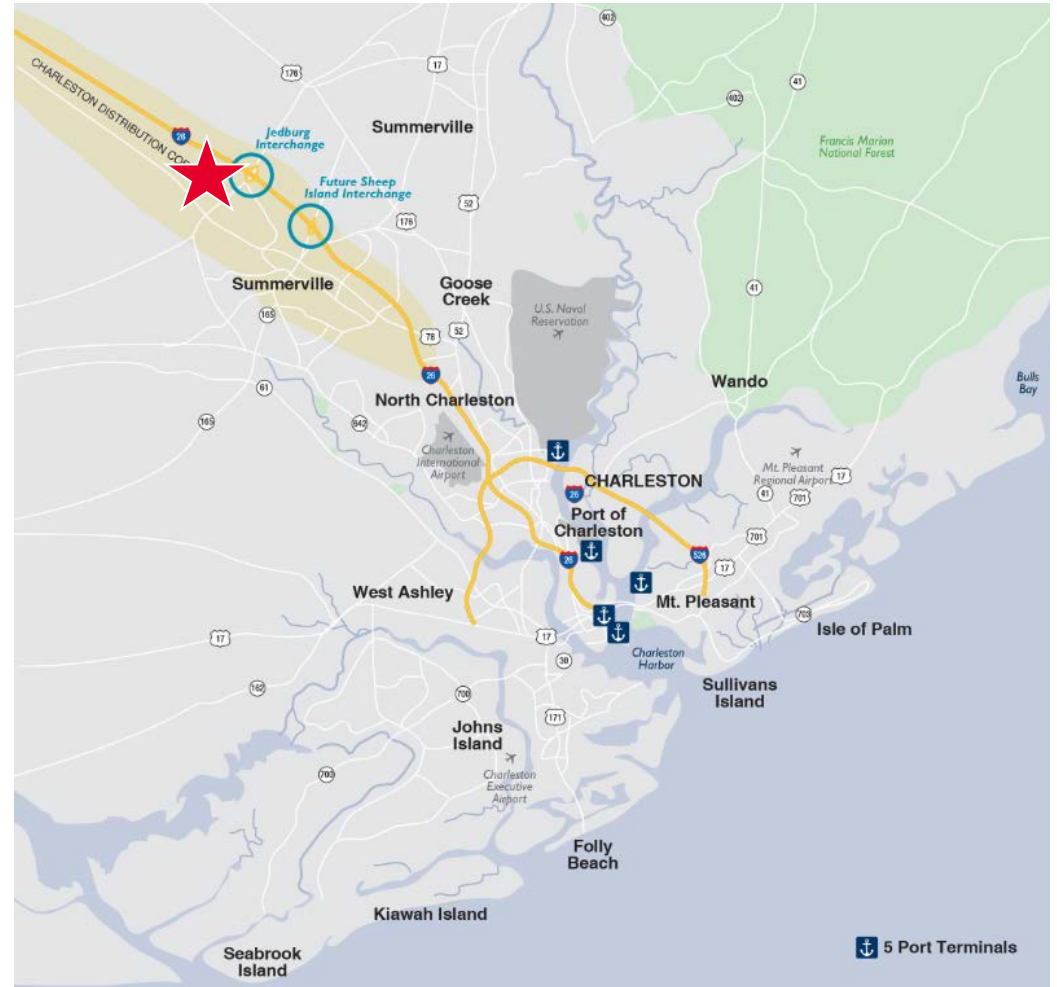
**TO:** **MILES:**

Volvo	5
Daimler	18
Boeing	22
Charleston International Blvd	22
Port of Charleston	25
Downtown Charleston	23

### Demographics

	1 Mile	5 Miles	10 Miles
Population	157	39,391	184,395
No. of Households	55	13,804	67,167
Avg. HH Income	\$73,927	75,704	69,734

Source: U.S. Census Bureau, Census 2010



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## EXECUTIVE SUMMARY

### Conditions and Disclosures

Cushman & Wakefield | Thalhimer is pleased to offer for sale, on behalf of the Owner, the material contained in the marketing package is furnished solely for the purpose of considering the acquisition of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Cushman & Wakefield | Thalhimer ("Thalhimer"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this marketing package has been compiled by Thalhimer from sources considered reliable and has not been independently verified by Thalhimer. Prospective Purchasers should review all available documents and make their own conclusions. All square footage and acreage should be considered approximate and should be verified by Prospective Purchasers.

### Agency

Thalhimer is granted by Owner the sole and exclusive right to sell the real property. Thalhimer represents the Owner. Refer to the South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.

### Offering Process

Thalhimer is pleased to present the Noble Tract / 391 Acres. Interested parties are encouraged to contact Philip Owens for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received.



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