



VACANT LAND FOR SALE

# VACANT LAND FOR SALE ON BUTTERNUT RD. W.

0 BUTTERNUT WEST ROAD | SUMMERVILLE, SC 29483



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

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## PROPERTY OVERVIEW



- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- ANY REPRESENTATION OUTSIDE SUBJECT BOUNDARY IS FOR REFERENCE PURPOSES ONLY.
- AREA DETERMINED BY COORDINATE METHOD.
- THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR, AT THE TIME OF THE SURVEY.
- WETLANDS SHOWN HERE WERE EVALUATED AND MARKED BY ERIC McLANAHAN.
- THIS PROPERTY FALLS WITHIN THE COUNTY TRANSITIONAL OVERLAY DISTRICT (TOD).

### LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - WETLAND LINE
- IPF IRON PIN FOUND w/ TYPE
- IPFS IRON PIN SET 5/8" REBAR
- SF SQUARE FEET
- AC ACRE (43,560 SF/ACRE)

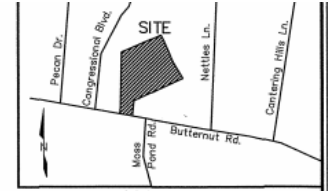
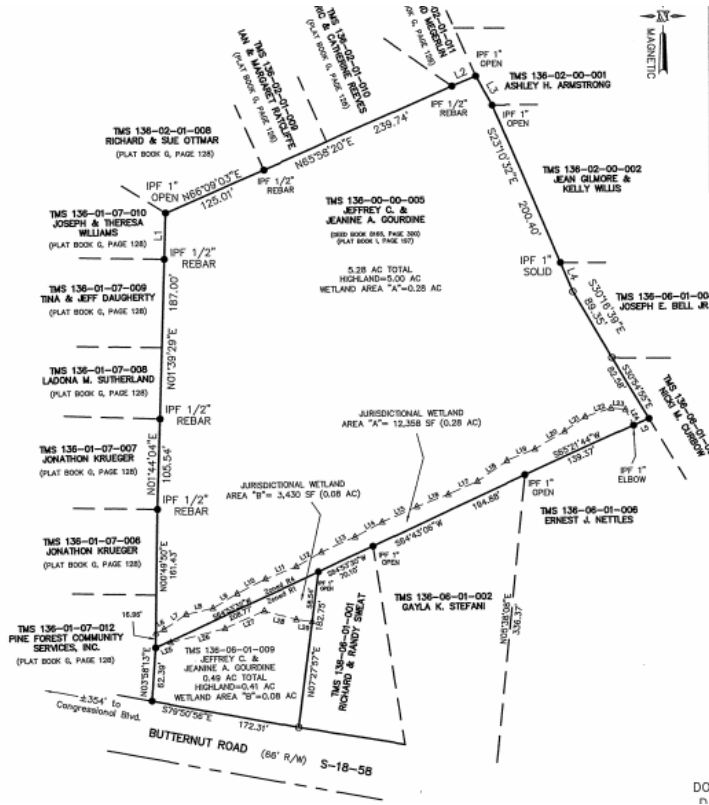
PRECISION



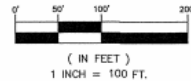
SURVEYORS INC.



**CERTIFICATION NOTE**  
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STATUTES AND RULES OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND BELIEVE TO EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY, AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS OR EASEMENTS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.  
SURVEY PRECISION EXCEEDS 1/1000.  
Richard J. Morf  
12-20-15  
S.C. REG. # 23832  
P.O. BOX 650, KILBOURNE, SC



LINE	LENGTH	BEARING
L1	54.06	N01°42'00"E
L2	29.98	N68°21'41"E
L3	36.90	S03°03'21"E
L4	38.98	S24°52'15"E
L5	18.20	S62°49'26"W
L6	10.40	N64°52'33"E
L7	31.21	N55°16'41"E
L8	32.89	N19°26'46"E
L9	32.62	N50°25'55"E
L10	36.90	N6°21'53"E
L11	38.39	N58°24'05"E
L12	34.28	N50°11'00"E
L13	42.88	N68°20'46"E
L14	38.03	N52°52'28"E
L15	44.32	N65°23'01"E
L16	39.24	N68°27'04"E
L17	37.00	N54°36'36"E
L18	41.20	N54°27'47"E
L19	35.20	N6°24'32"E
L20	40.63	N02°14'12"E
L21	29.14	N34°33'00"E
L22	31.22	N71°45'59"E
L23	18.74	S68°50'16"E
L24	20.72	S08°48'12"E
L25	18.67	S68°49'25"E
L26	65.19	S72°42'22"W
L27	49.97	S62°44'27"W
L28	38.28	N74°42'02"W
L29	18.70	N62°28'59"W



### WETLAND PLAT

OF TMS 136-00-00-005,  
& TMS 136-06-01-009,  
LOCATED IN KNIGHTSVILLE,  
DORCHESTER COUNTY, SOUTH CAROLINA  
DATE SURVEYED: DECEMBER 20, 2015

## PROPERTY HIGHLIGHTS

- FOR SALE:** \$425,000
- LAND LOT SIZE:** 5.77 AC
- SUBTYPE:** Mobile Home Park, Multi-Family, Residential (Single Family), Self Storage
- TRAFFIC COUNT:** 21,000 VPD

## PROPERTY OVERVIEW

Site is approximately 5.77 acres (5.41 high) and is ideal for a Multi-Family development or Senior Care Facility.

TMS #'s 136-06-01-009 & 136-00-00-005. The 0.48 ac is the front parcel and is zoned R-1. The 5.28 acre parcel is zoned R-4. Total wetlands 0.36 ac wetland Total 5.41 high. The site has been previously approved for 78 units. Parcel has 173 ft +/- of frontage on Butternut and sits next to Pine Forest Country Club entrance. There is municipal water and sewer available but not at the site.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	6,552	41,073	83,335
HOUSEHOLDS	2,318	14,782	30,818
AVG. HH INCOME	\$84,433	\$82,229	\$79,053

CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM PROPERTY OVERVIEW 2

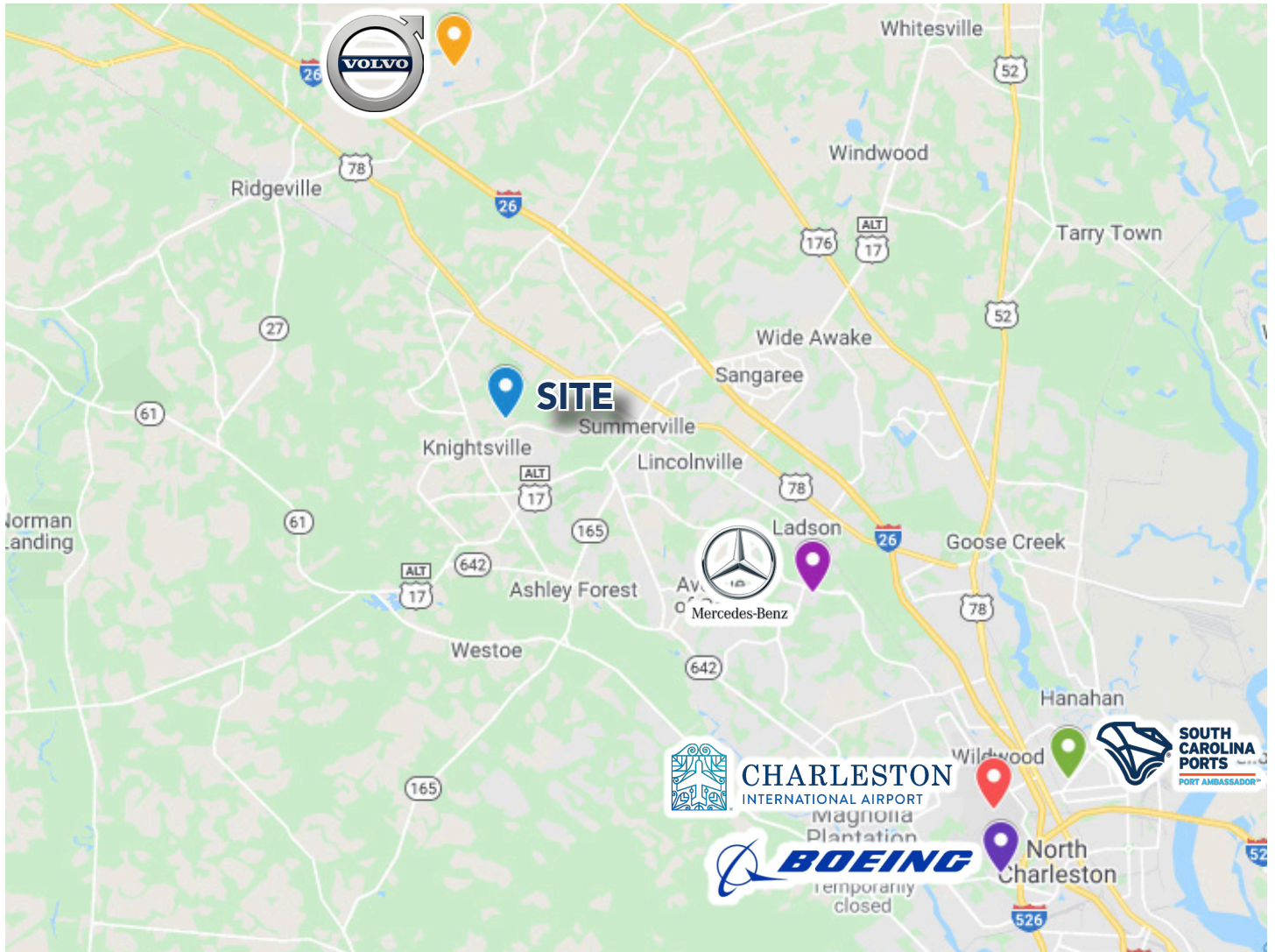
**MARLENA FRANKLIN, CCIM**  
843-744-9877 (O) | 843-834-9151 (D)  
mfranklin@cbcatlantic.com

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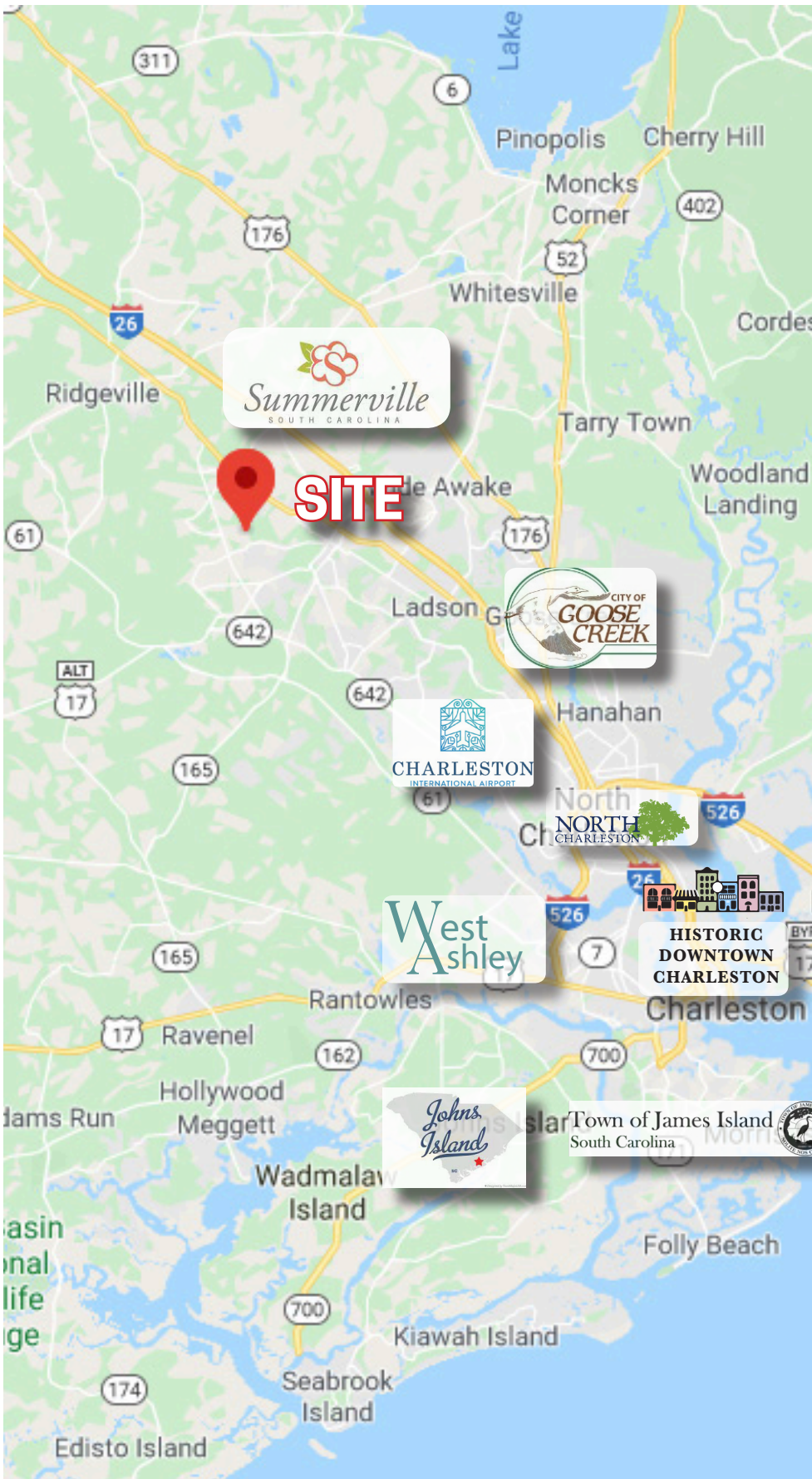
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## DISTANCE MAP



 SITE	DISTANCE	TIME
 AIRPORT	20 MILES	27 MINUTES
 VOLVO	13.1 MILES	19 MINUTES
 MERCEDES	9.5 MILES	18 MINUTES
 PORT SERVICES	24.5 MILES	29 MINUTES
 BOEING	21 MILES	27 MINUTES



**COLDWELL  
BANKER  
COMMERCIAL**

**ATLANTIC**



**MARLENA FRANKLIN, CCIM**

Exclusive Broker

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