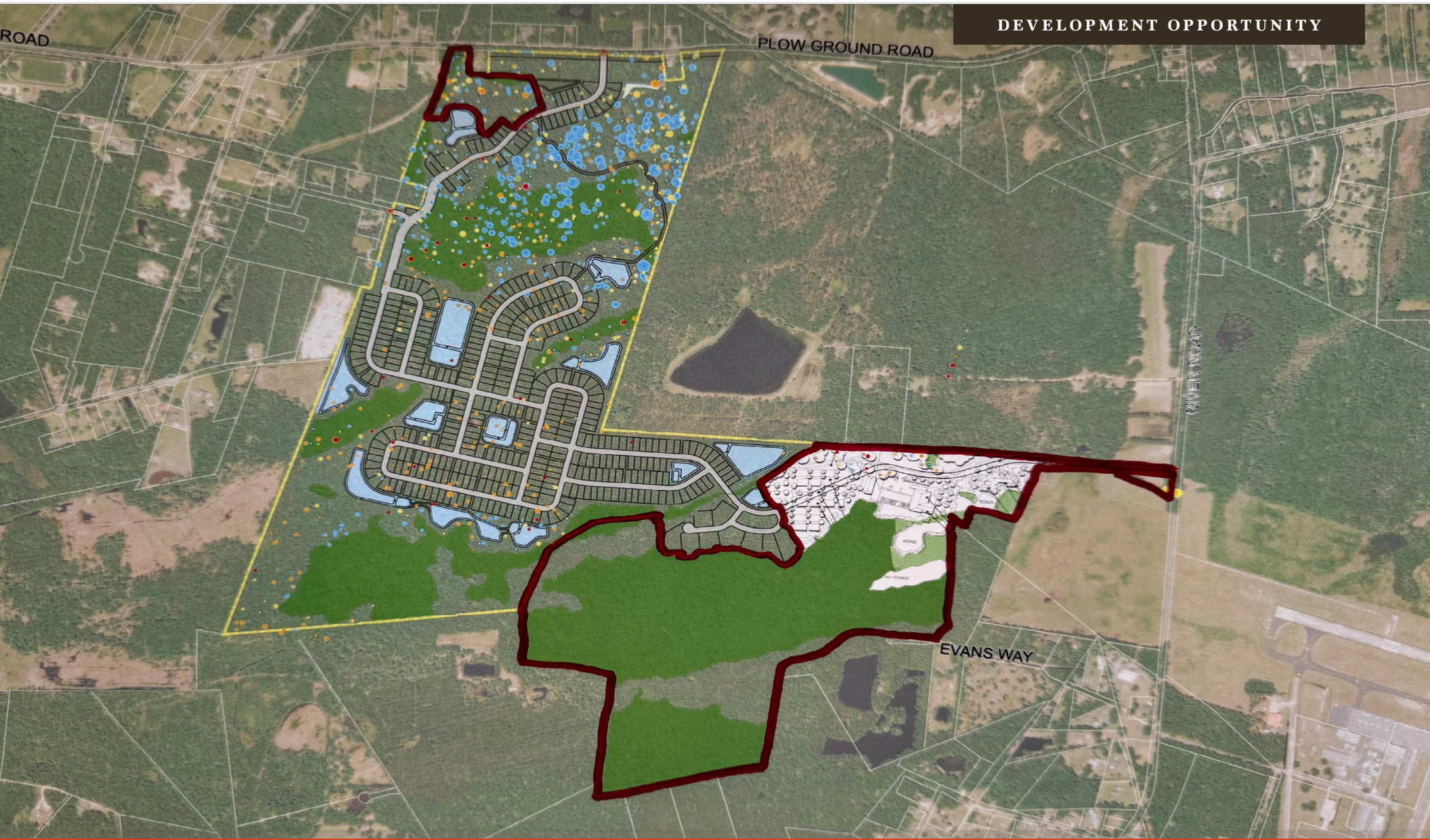


AVAILABLE - FOR SALE

WOODDALE RIVER RD & PLOW GROUND RD JOHNS ISLAND, SC 29455

DEVELOPMENT OPPORTUNITY



OFFERED BY



(843) 856-4600
www.belklucy.com

Morrow Boggs

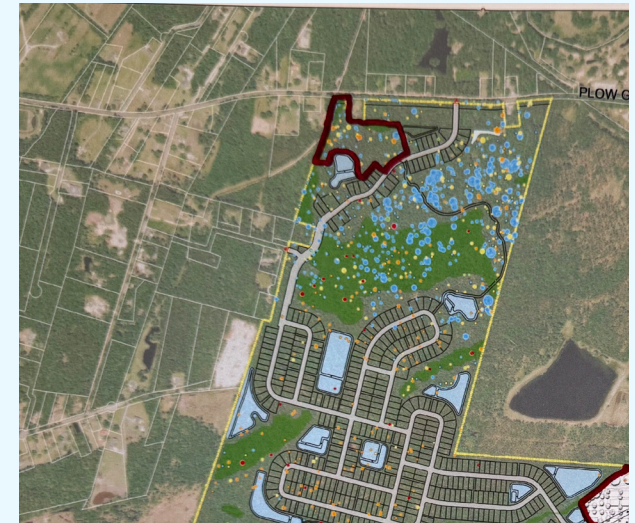
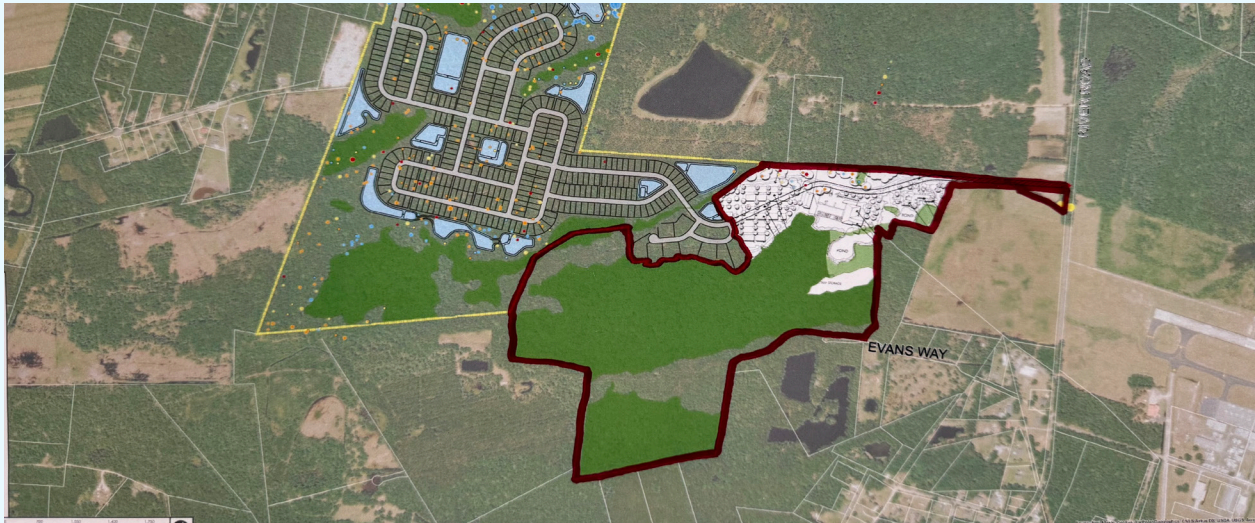
morrow.boggs@belklucy.com
(843) 606-5460 — direct office
(843) 998-5234 — mobile

AND

Trey Lucy

trey.lucy@belklucy.com
(843) 606-5455 — direct office
(843) 566-2867 — mobile

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for the Wooddale development site. This is a rare opportunity to purchase an exceptional -168-acre tract of land with immense potential ideally positioned on Johns Island. The property is zoned for commercial use within the PUD, offering versatility for development. Lennar is set to enhance the property with essential infrastructure, including water, sewer and access roads, laying the groundwork for an anticipated +/- 400 home sites. The +/- 43 acres designated as developable land presents a prime opportunity for mixed-use projects. Additionally, the remaining acreage could be sold to a conservation group, ensuring the presentation of natural landscapes while supporting sustainable development.

AREA DESCRIPTION

Johns Island is South Carolina's largest island and is situated to the southwest of Charleston proper. Bordered by the islands of James, Kiawah, Wadmalaw, Seabrook, Edisto, and Folly Beach, this Charleston county town is home to over 27,900 permanent residents. Known for its unspoiled natural beauty and rich farming history, people flock to this charming lowcountry town for its tranquility, outdoor activities, and close proximity to downtown Charleston. This dynamic community has become one of the fastest-growing Charleston municipalities in recent years, with an abundance of new residential communities being built that take advantage of its picturesque setting.

TERMS AND CONDITIONS

Parcel 1	8.31 acres	\$ 2,000,000
Parcel 3	159.19 acres (35 developable acres)	\$ 4,250,000
Parcels 1 & 3	167.5 acres	\$ 6,000,000

DEMOGRAPHICS (5-MILE)

Population	51,207
Households	22,974
Avg. HH Income	\$126,347

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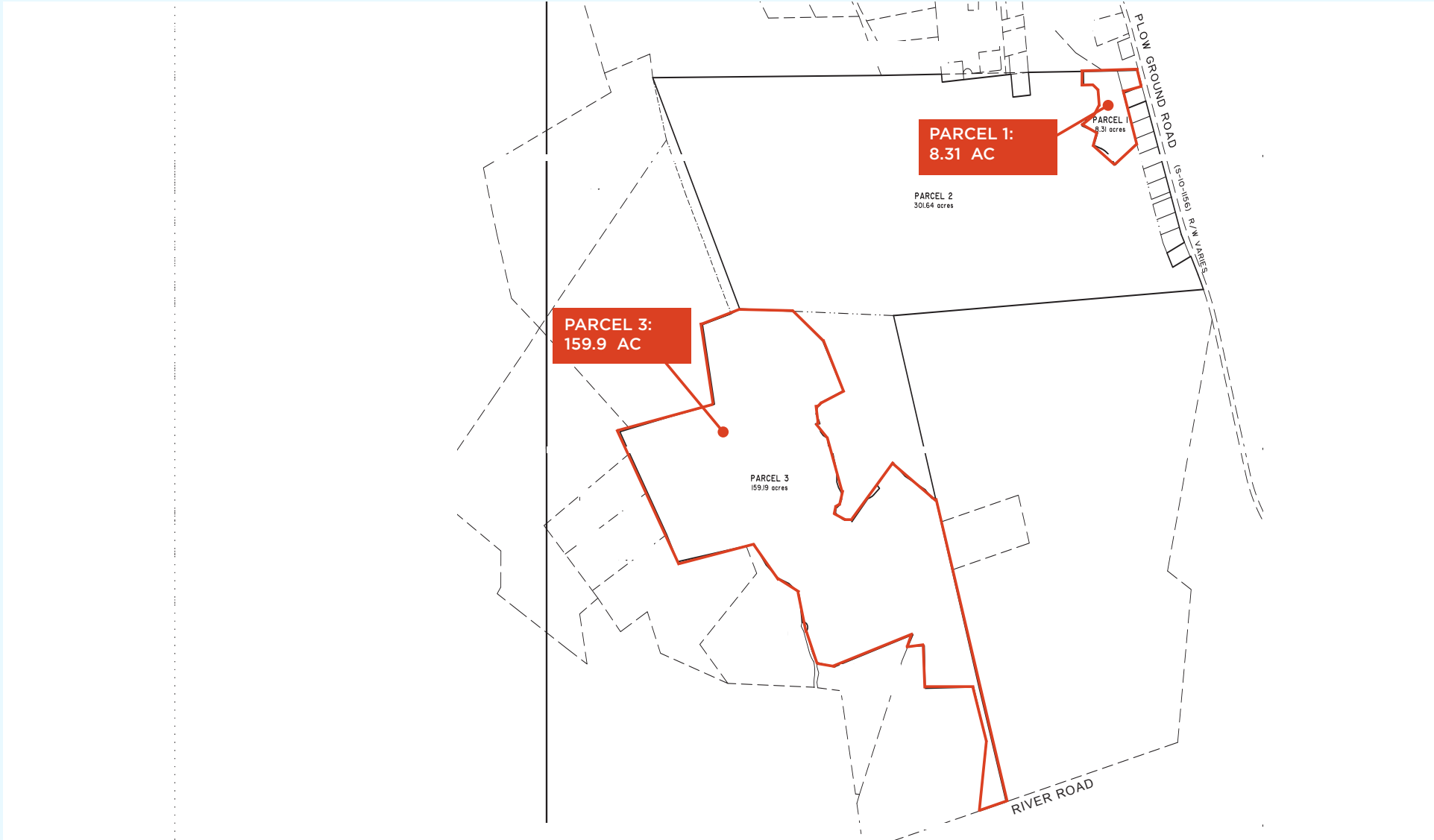
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PLAT



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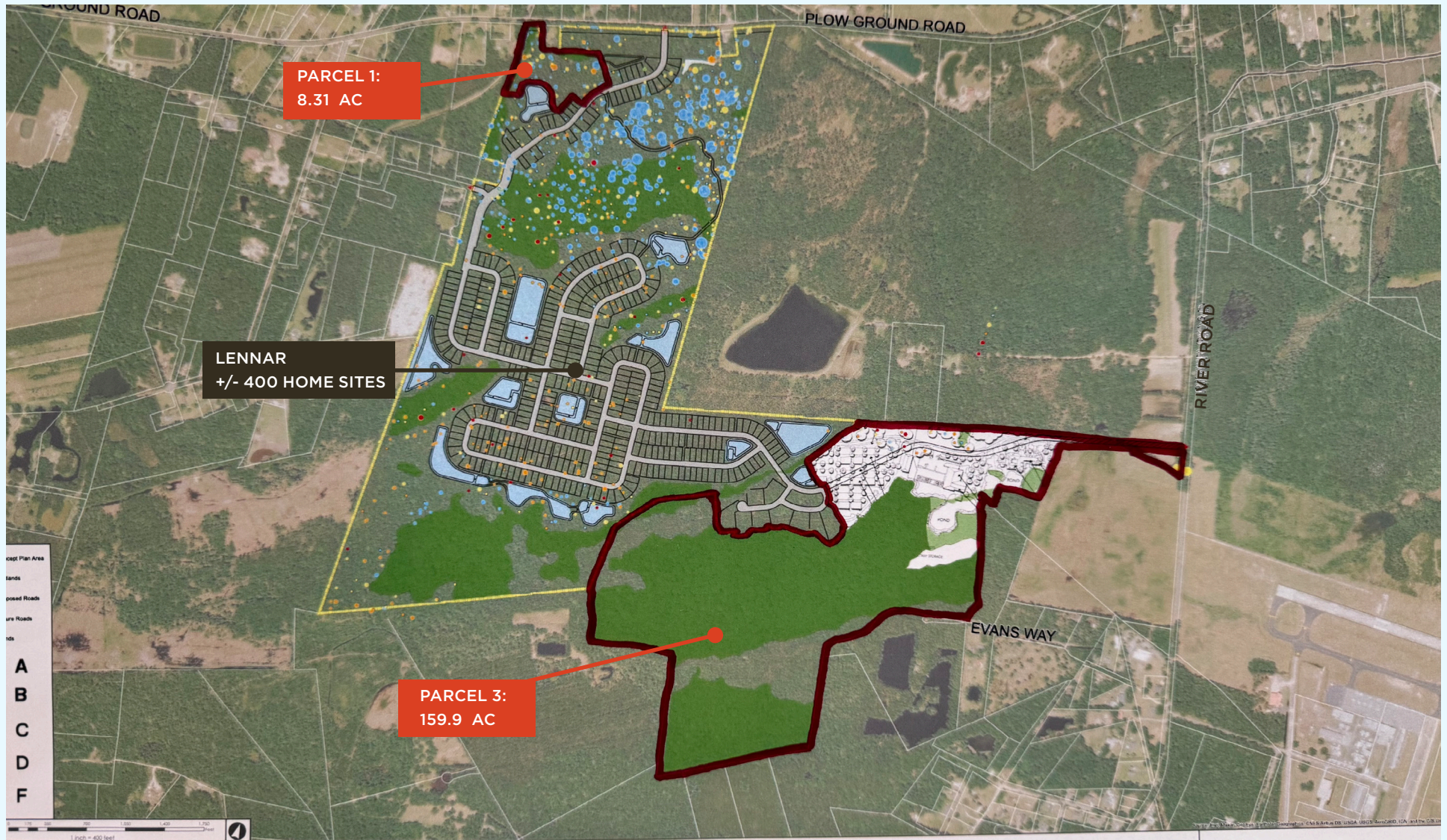
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SITE PLAN



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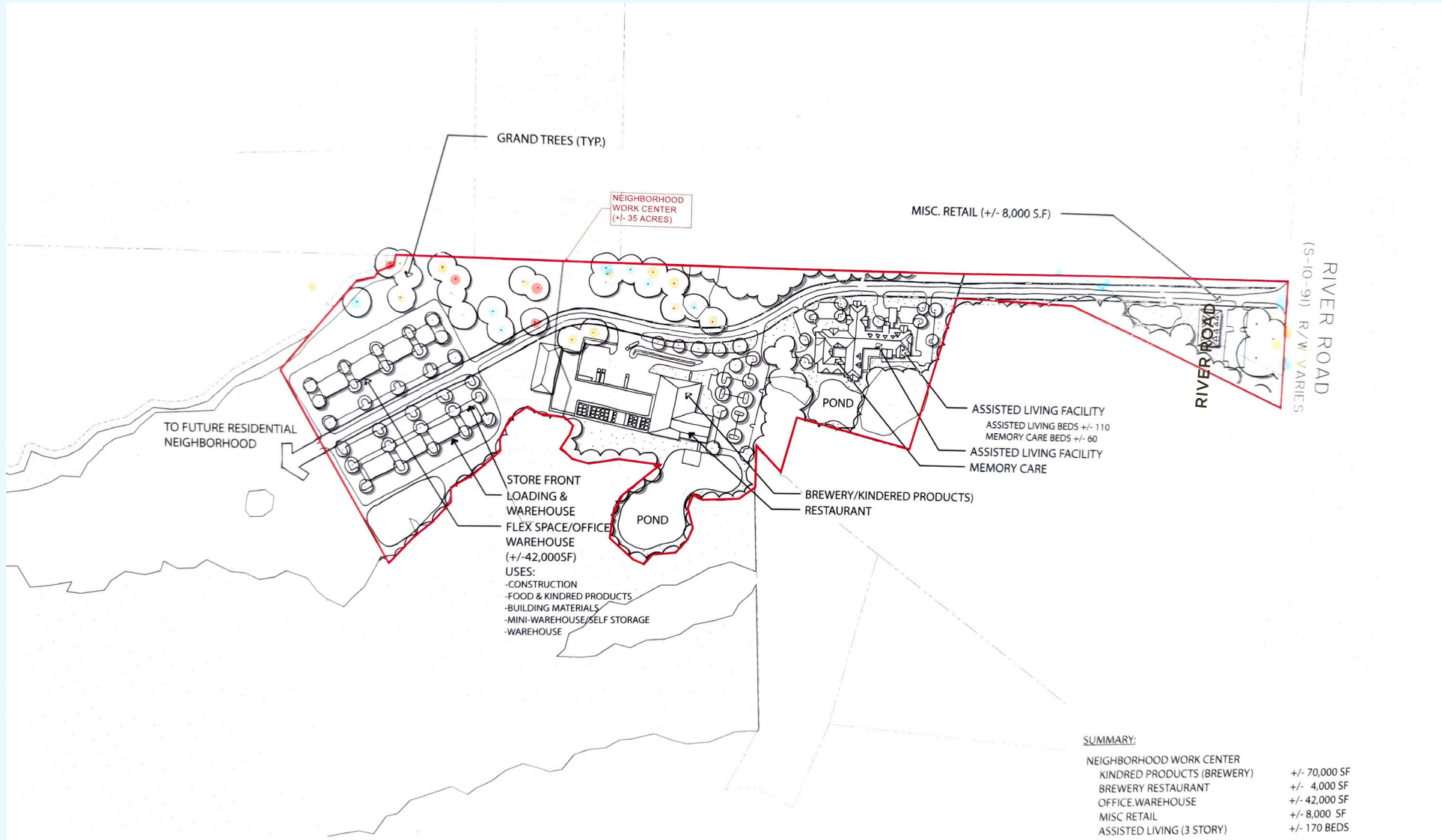


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