

**VACANT LAND
FOR SALE**

4.55 ACRES

**2655 N US 17
MOUNT PLEASANT, SC**



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

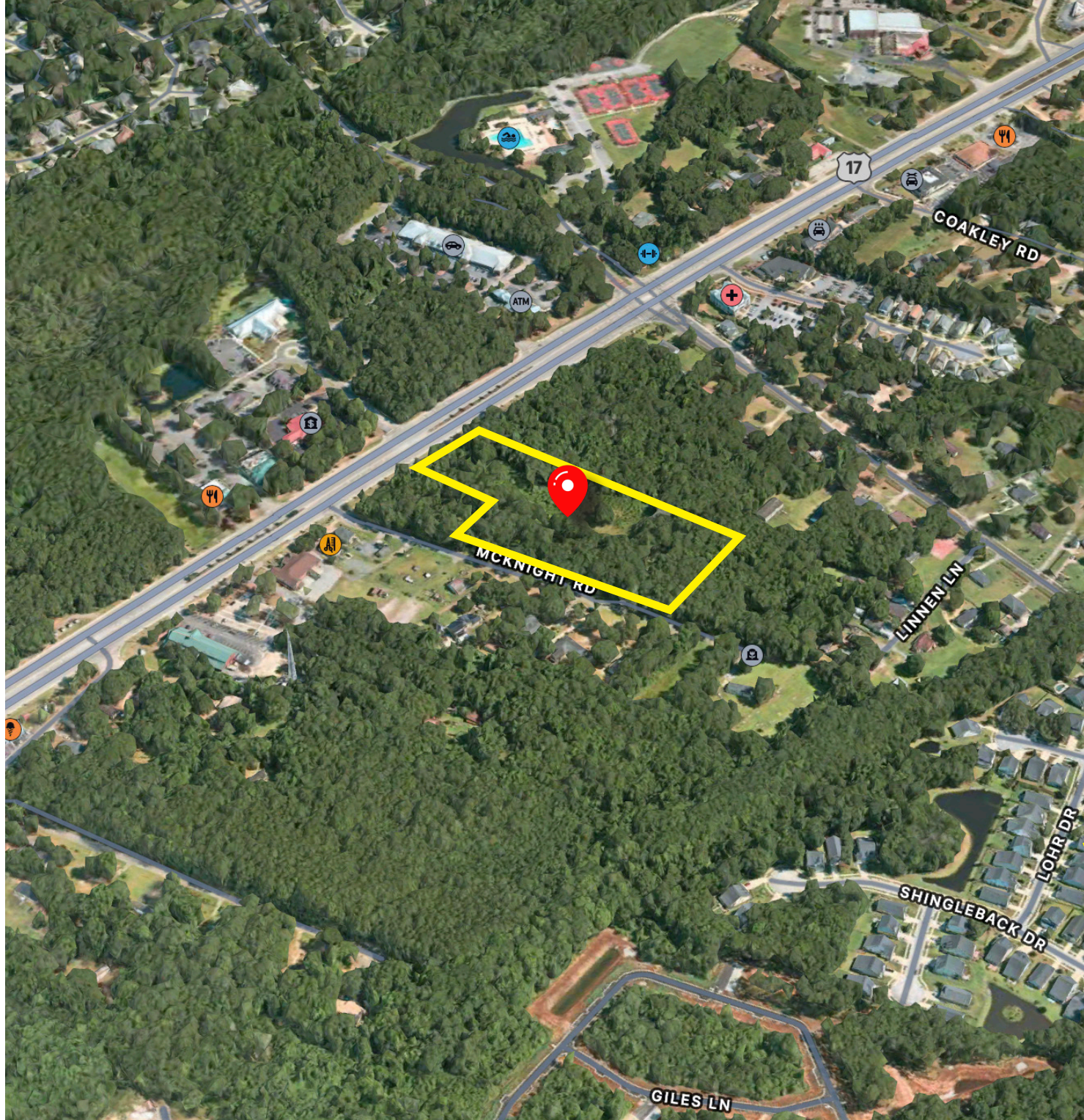
VACANT LAND FOR SALE

\$3,600,000 - 4.55 ACRES

- TMS #578-00-00-035
- County: Charleston
- Traffic Count: 58,500
SCDOT (2021)

Rectangular tract fronting US 17 North with 165' frontage at highway median break. 704' deep and 337' wide at rear. Most due diligence completed some years ago and available. Would require updating. Information and reports include plat, non-jurisdictional wetlands delineation, phase 1 environmental, water and sewer at site. Recently heavily thinned. Septic permits in hand. Property in Charleston County but contiguous to Town of Mt Pleasant. First 500' of depth in the Sweetgrass Basket overlay district. All 4.55 acres for sale. Owner getting a County approved subdivision into retail, office lots from 1 ac to 2.5ac. Must annex into Mt. Pleasant for sewer access. Currently owner has 5 approved septic tank locations if remains in County.

Highly visible, high traffic commercial parcel on US 17 North in expanding commercial growth corridor. Just south of Hwy 41 intersection and Hamlin Road. Adjacent 1 acre corner and 5.95 ac adjacent property for sale. Can assemble over 10 acres. Possibly additional lots on Hamlin Rd frontage could be added as well.



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Mike Rose, CCIM • mrose@cbcatlantic.com



MOUNT
PLEASANT
TO HIGHWAY

BOONE
HALL
PLANTATION & GARDENS

Boone Hall Farms

17

2655 N US 17
Mount Pleasant, SC

58.500 SCDOT 2021

THE
HOME
DEPOT

17

Harris Teeter
Your Neighborhood Food Market
HOBBY LOBBY

Mount Pleasant
TOWNE CENTRE

target



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BK B 34.9PG325



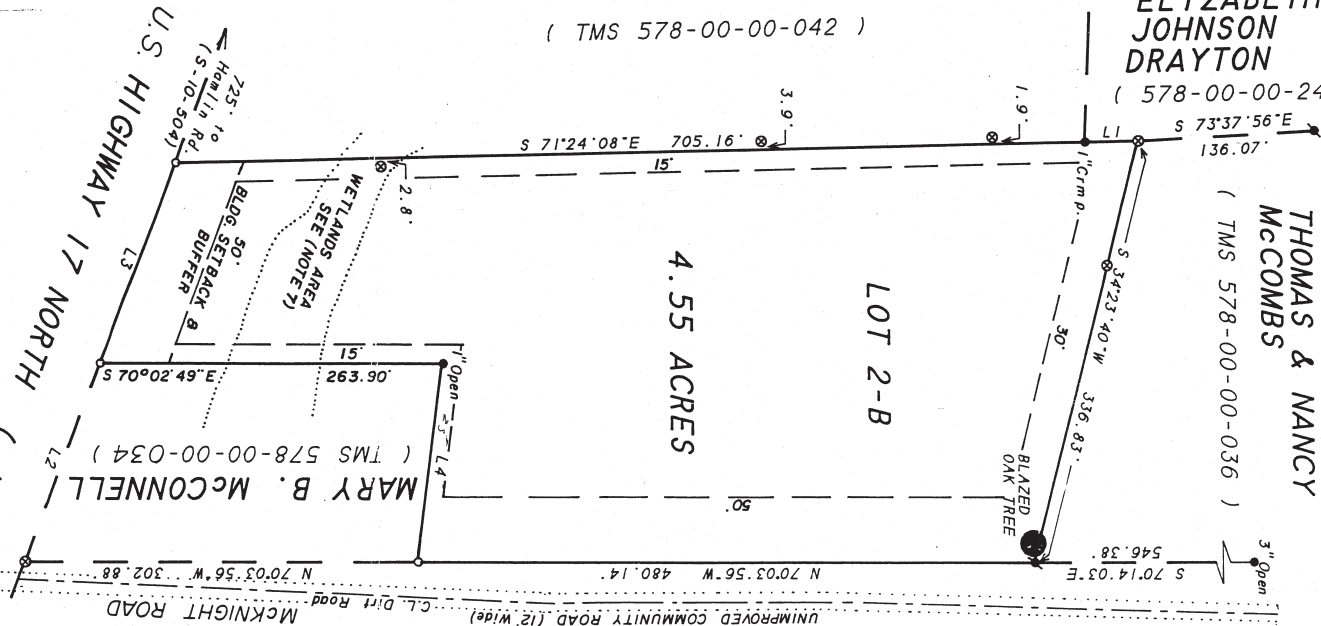
LOT B-1
ELIZABETH JOHNSON DRAYTON
(578-00-00-243)

THOMAS & NANCY
McCOMBS
(TMS 578-00-00-036)

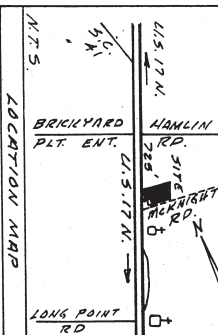
LOT B
ELIZABETH JOHNSON DRAYTON
(TMS 578-00-00-042)

4.55 ACRES

LOT 2-B



NOTE: PROPERTY IS NOT LOCATED
IN A SPECIAL FLOOD
HAZARD AREA. REFERENCE
MAP NO. 455413-0250-G-
11/4/92 (Index 9/2/93)



APPROVED PLAT
James G. Pennington
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING COMMISSION
APP. # 06245 DATE MAY 26, 2000

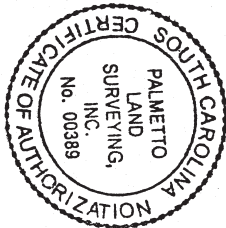
LINE	BEARING	DISTANCE
L 4	S 27°41'02" W	155.08'
L 3	N 41°13'08" E	166.34'
L 2	N 41°13'08" E	165.00'
L 1	S 71°24'08" E	41.90'

LEGEND:
● Iron Pipe Found,
● Iron Rebar Found, 1/2"
⊗ Axle Found



NOTES:
1. REFERENCE T.M.S. 578-00-00-035

2. REFERENCE Deed Book U 78, Page 177
3. Reference Plat dated January 1873, plat of a portion of Boone Hall, shown as lot 2 on said plat.
4. Reference Plat Book CK, Page 42.
5. Property owned By R. Patrick Welch
6. Reference South Carolina Highway FILE NO. 10.597, Page 27
7. Wetlands delineated By Nate Ball with "GENERAL ENGINEERING"

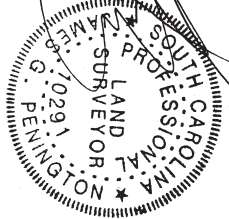


Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 9th day of June, 2000 at
10:53 o'clock in Plat Book DC Page 400 and tracing cloth
copy filed in File 6 Drawer — Folder 22, Drawing No. 23.
Original plat (a White Print) delivered to Palmetto Land Survey.

Charles F. Gland
Register Mesne Conveyance

"I, hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

James G. Pennington, P.L.S., No. 10291
Palmetto Land Surveying, Inc. ©
P.O. Box 31817, (843) 571-5191
Charleston, SC 29417







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