



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

1746 Mendel Rivers Road
Saint Stephen, SC 29479

LAND FOR SALE
1746 MENDEL RIVERS ROAD
SAINT STEPHEN, SC



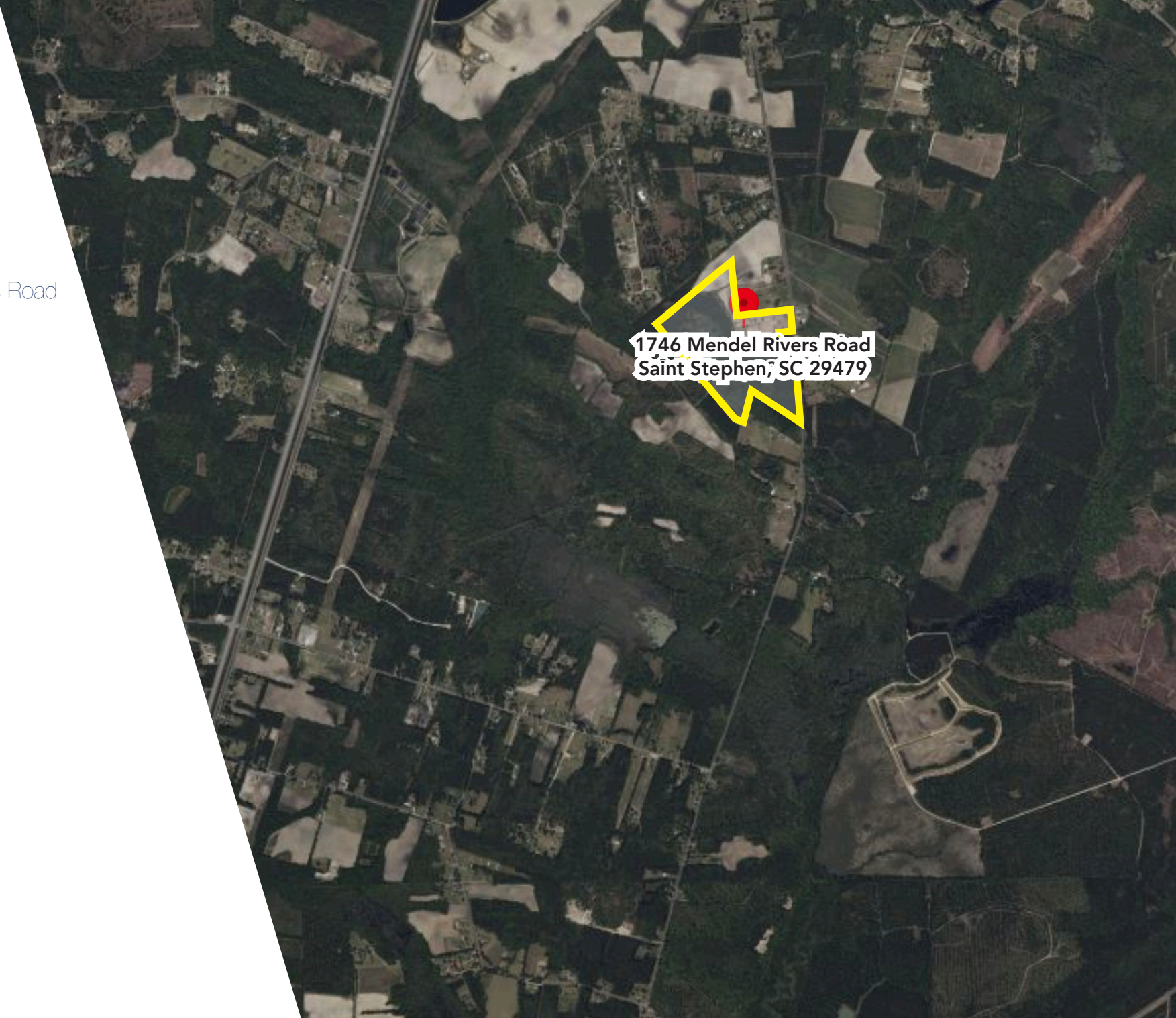


This eighty-eight acre tract nestled between Bonneau and St. Stephens is well maintained and predominately planted in pine for timber with a mature pecan orchard as a secondary use. Well configured property with ample interior access roads and over 1700 feet of frontage along Mendel Rivers Road. Timber approximately ranges from 4" to 8" and has been precisely planted in subsections. Pecan orchard is approximately 11 acres and has separate entrance along highway. Superb agricultural tract that can easily be converted into a recreational tract, horse farm or subdivided for residential uses.

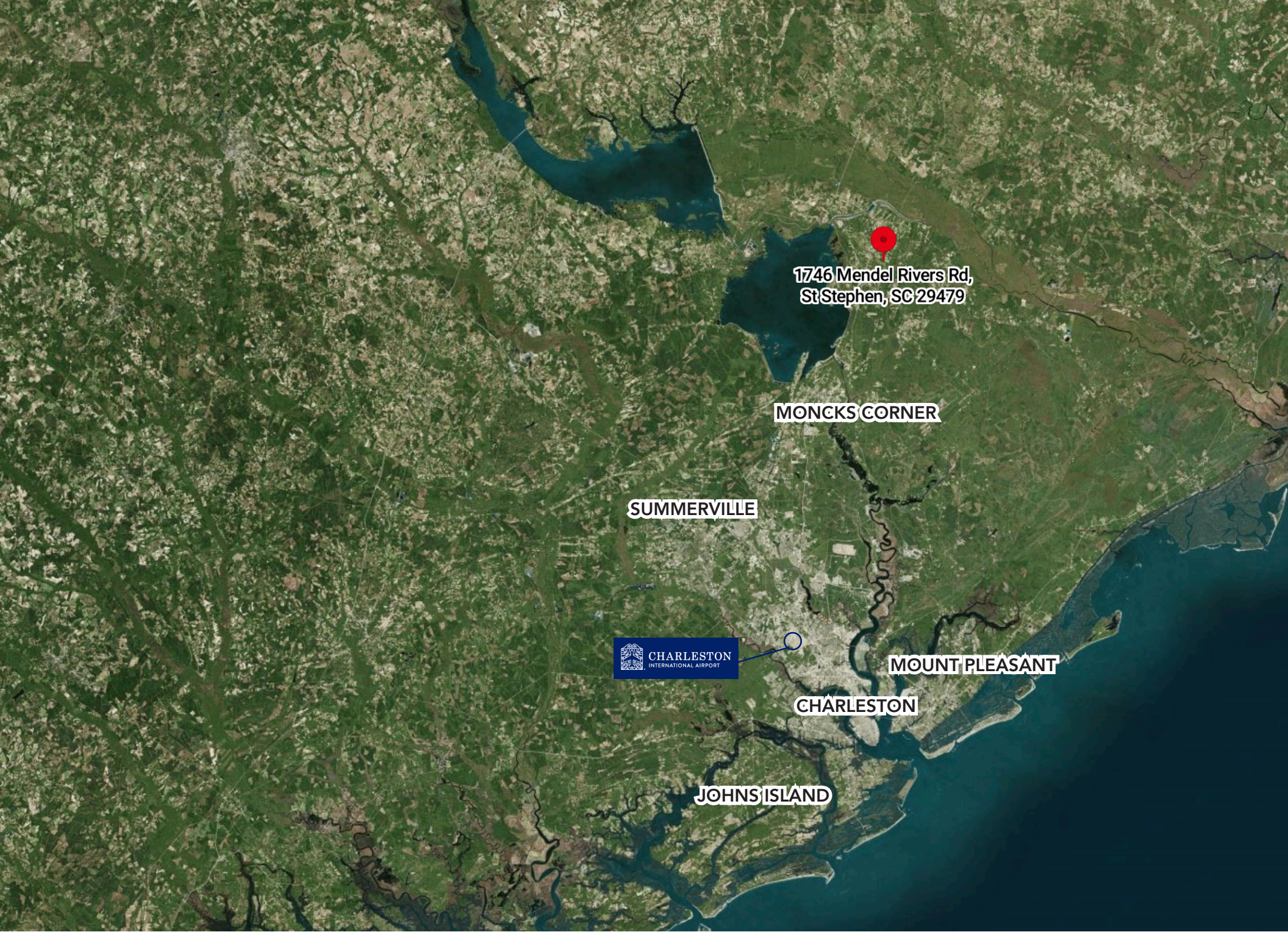
Site Highlights

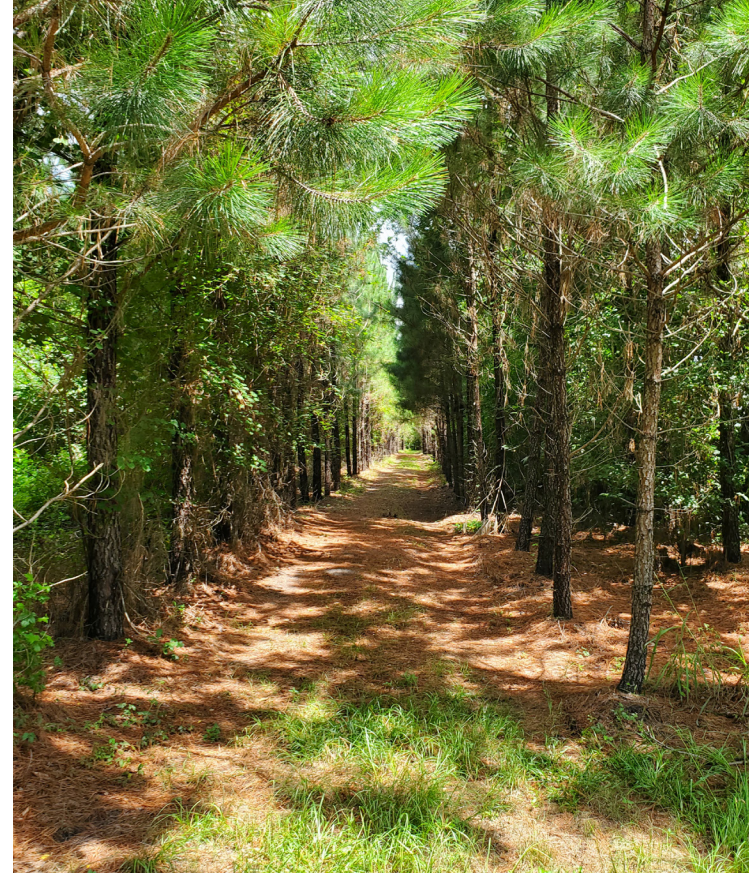
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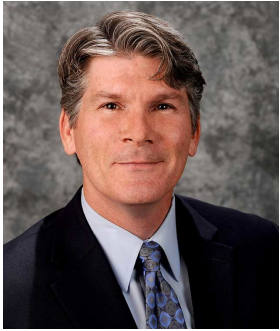
- **Price**
\$750,000
- **Acres**
88.7 AC
- **Tax ID**
047-00-04-050
- **Zoning**
Flex 1
- **County**
Berkeley County



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Saint Stephen, SC 29479







Kip Bowman
PRINCIPAL
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Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the “go to” source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest “list to sale” ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell
ASSOCIATE
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Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded “Employee of the Year” and will go out of her way to work for you.

3506 W Montague Ave | North Charleston, SC 29418
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