

FLEX SPACE DEVELOPMENT OPPORTUNITY



±4 ACRES FOR SALE ON HWY 17-A

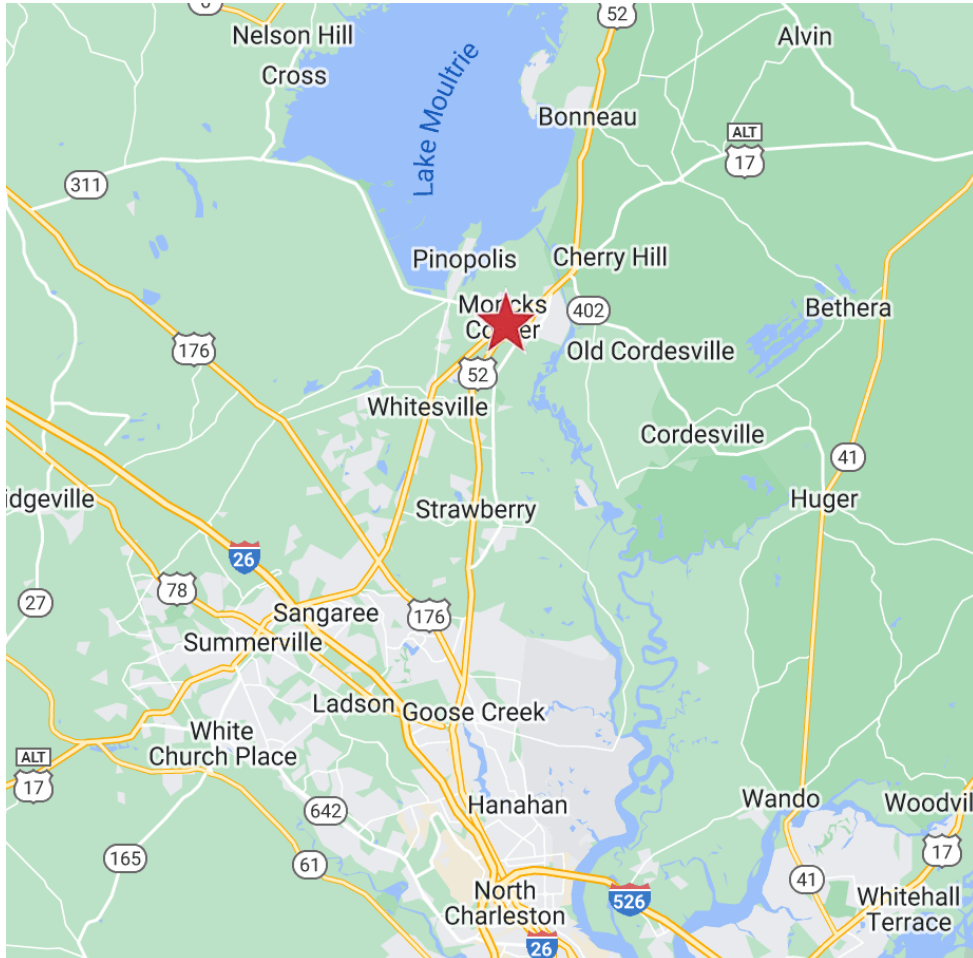
0 S. LIVE OAK DRIVE
MONCK'S CORNER, SC 29461

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Whit Jones
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SUMMARY

NAI Charleston is pleased to offer ±4.09 acres (±2.51 upland acres) available for sale on S. Live Oak Drive (Highway 17-A). The property contains over 550 feet of frontage and two existing curb cuts/driveways on S. Live Oak Drive (Hwy 17-A). The wetland delineation has been certified by the U.S. Army Corps of Engineers. Located less than a mile from downtown Moncks Corner, the site is directly across the street from PruittHealth Nursing and Rehabilitation Center.



Offering Summary

Sale Price:	\$399,000
Parcel Size:	±4.09 AC
Upland Acres:	±2.51 AC
Accessibility:	Two existing curb cuts
Exposure:	550' of frontage on Hwy 17-A
Traffic Count:	16,700 VPD on Hwy 17-A
Zoning:	General Commercial
County:	Berkeley County
TMS #:	142-10-01-035

PLAT

- NOTES**
- THIS IS NOT A VALID TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
 - THIS PLAT HAS BEEN PREPARED FOR DATA REDUCTION IN ACCORDANCE WITH BEST PRACTICES. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT AS CLOSE AS POSSIBLE THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
 - THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY AND/OR STORM SEWER, ETC.) THAT WERE NOT NOTED OF OR IN THE REFERENCE DEED OR THE REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS AND WERE NOT REVEALED AS TO SIZE, DEPTH, MATERIAL, AND/OR LOCATION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SUBJECT PROPERTY DEED / PLAT REFERENCES: NAMES - SEE EACH PARCEL.
 - HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCOS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD83/2011). ALL DISTANCES ARE GEODESIC.
 - THE PROPERTY IS ZONED C-2 PER THE BERKELEY COUNTY ONLINE MAPPING SYSTEM AND HAS NOT BEEN VERIFIED.
 - NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTIES INTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTIES WERE OBSERVED AT THE TIME OF THIS SURVEY EXCEPT THOSE SHOWN HEREON.
 - THE WETLAND FLAG LOCATIONS SHOWN HEREON WERE PROVIDED BY CH2M HILL ENVIRONMENTAL.
 - THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER MAP NUMBER 450500202C, REVISED DECEMBER 7, 2018.
 - AREA COMPUTED BY COORDINATE METHODS.

IMPORTANT NOTE:

THE COORDINATE-BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011) ALIAS TIED TO SOUTH CAROLINA LAMBERT ZONE 3003 UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SHOWN ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MEASURED BY THE CHAINED SCALE FACTOR (TO REPRESENT) DERIVED AT CONTROL POINT #2 AS SHOWN HEREON (N=43.154278, E=2.29848023).

- ABBREVIATION LEGEND**
- DB = DEED BOOK
 - PL = PLAT BOOK OR PLAT CABINET
 - PC = PAGE
 - NAD = NORTH AMERICAN DATUM
 - NAD83 = NORTH AMERICAN DATUM
 - GIS = GEOGRAPHICAL INFORMATION SYSTEM
 - R-W = ROAD
 - RY = RIGHT-OF-WAY
 - IR = IRON PIPE FOUND
 - OT = OPEN TOP
 - PT = PUNCH TOP
 - MR = MASON RIBBON OR REBAR SET
 - RS = IRON ROD OR REBAR SET
 - RF = REBAR FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - CM = CORRUGATED METAL PIPE
 - CP = CORRUGATED PLASTIC PIPE
 - TJ = TOTAL
 - B-W = BARBED WIRE FENCE
 - H-W = HOE AND FENCE
 - P.O.C. = POINT OF BEGINNING
 - PL = POINT OF LEAVING
 - FC = FENCE CORNER
 - FL = NOT FOUND
 - FC = FENCE CORNER
 - POB = POWER POLE
 - FD = FLOOR DRIP HANDLE
 - SOI = SOIL GUY
 - RF SPINE = RAILROAD SPINE
 - CALC INT = CALCULATED INTERSECTION

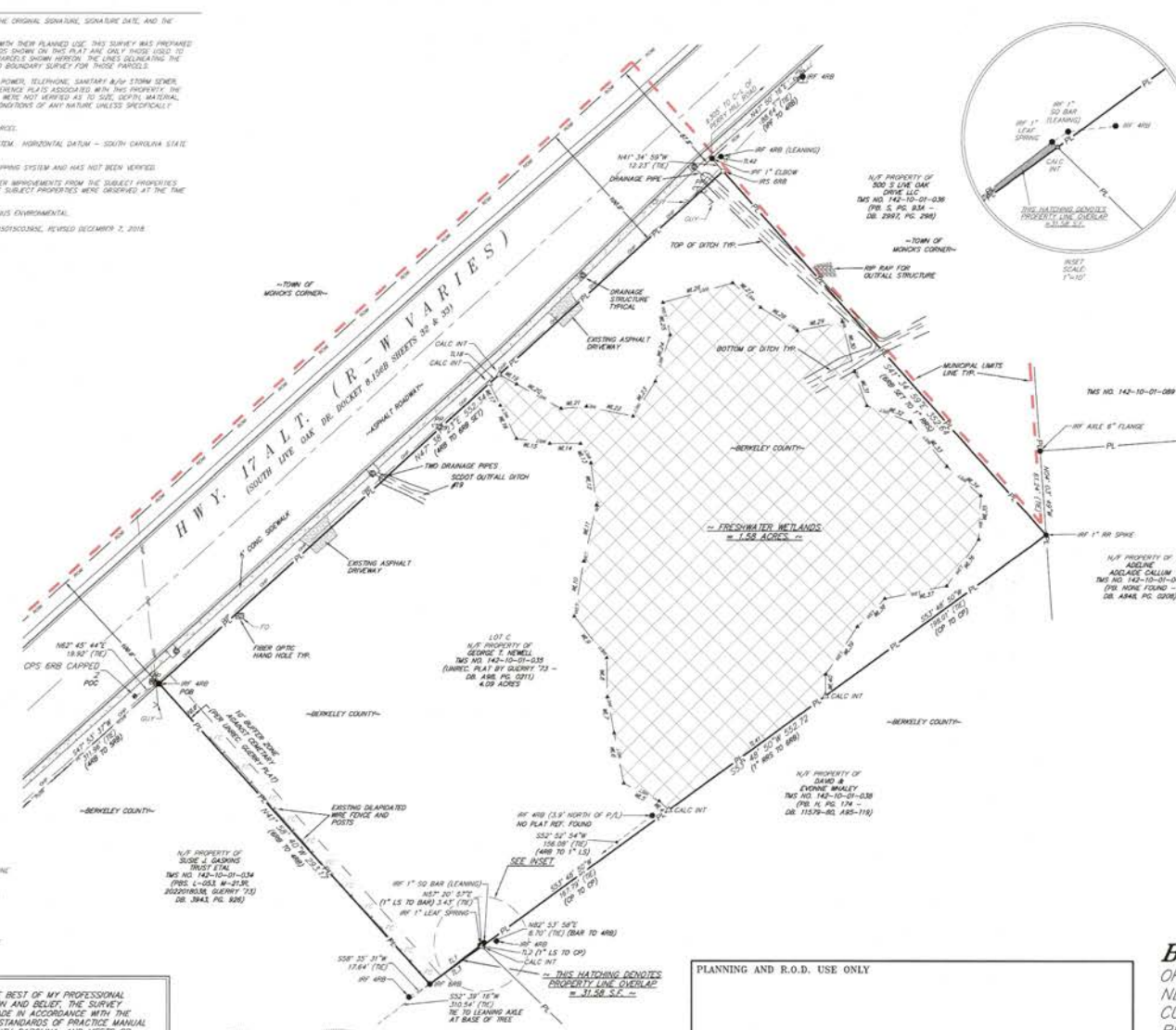
- SYMBOL LEGEND**
- = BOUNDARY CORNER SET (BY REBAR)
 - = BOUNDARY CORNER FOUND
 - △ = CALCULATED POINT (CALC PT - CP)
 - = CONTROL POINT
 - ▲ = WETLAND FLAG LOCATION

- LINE LEGEND**
- PL = SUBJECT PROPERTY LINE (SUBJECT)
 - PL = TOP OF CONCRETE LINE/PANEL LINE
 - PL = ADJOINING PROPERTY LINE
 - PL = EXISTING SCOTT R/W LINE
 - PL = EDGE OF ASPHALT PAVEMENT (EOP)
 - PL = APPROXIMATE CENTER OF R/W
 - PL = OVERHEAD ELECTRIC/POWER LINE
 - PL = EXISTING EASEMENT
 - PL = WETLAND LINE
 - PL = MUNICIPAL LIMITS LINE APPROXIMATE
 - PL = BUFFER LINE (AS PLATTED)

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Parker Land Surveying, LLC
 7918 Griffin Street
 Henderson, SC 29610
 Phone: (843) 554-7777
 Fax: (843) 554-7779

KARON TODD AYCOCK
 8-16-2023
 15887



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
01.1	N52°07'47"E	48.24'	02.20	S81°16'40"E	38.88'
01.2	S48°23'29"E	1.36'	02.21	N85°20'03"E	18.17'
01.3	S53°18'30"W	46.47'	02.22	S78°21'59"E	34.74'
01.6	N47°38'27"E	9.57'	02.23	N32°28'45"E	29.91'
01.7	N53°16'30"E	140.45'	02.24	N17°42'26"E	33.38'
01.8	N72°03'34"E	8.78'	02.25	N32°29'56"W	24.18'
01.9	N44°03'24"W	9.94'	02.26	N74°17'17"E	52.48'
01.5	N65°10'27"W	38.85'	02.27	S48°13'17"E	22.05'
01.6	N10°14'17"W	37.37'	02.28	S57°28'28"E	21.60'
01.7	N10°14'17"W	26.52'	02.29	N78°21'27"E	33.07'
01.8	N50°53'12"W	28.95'	02.30	S17°58'00"E	37.17'
01.9	N37°35'15"W	38.16'	02.31	S30°08'13"E	26.40'
01.10	N59°29'27"E	40.42'	02.32	S58°21'24"E	33.60'
01.11	N12°24'13"E	41.85'	02.33	S39°23'34"E	41.65'
01.12	N07°18'35"W	30.73'	02.34	S48°12'29"E	33.42'
01.13	N08°19'47"W	15.88'	02.35	S24°42'57"E	31.94'
01.14	N08°19'47"W	22.21'	02.36	S44°31'47"W	40.87'
01.15	N81°12'12"W	24.49'	02.37	S79°21'47"W	43.58'
01.16	N25°58'13"W	26.80'	02.38	S44°31'46"W	28.43'
01.17	N25°58'13"W	17.73'	02.39	S33°42'19"W	41.46'
01.18	S87°19'40"E	14.41'	02.40	S02°50'44"W	15.87'

BOUNDARY PLAT
 OF TMS NO. 142-10-01-035, LOCATED
 NEAR THE TOWN OF MONCK'S CORNER,
 CURRENTLY OWNED BY GEORGE T. NEWELL
 BERKELEY COUNTY, SOUTH CAROLINA

DATE: AUGUST 14, 2023

SCALE: 1" = 40'

PLANNING AND R.O.D. USE ONLY



CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN (WITH WETLANDS IMPACT)

