

For Sale

±6.53 AC

Land



## Highway 162

Hollywood, South Carolina 29449

### Property Description

Rare opportunity to acquire approximately 6.53 acres across three contiguous parcels along Highway 162 in Hollywood, SC. This raw land assemblage offers excellent flexibility for future development and investment, with potential uses including flex space, residential development, and outdoor storage. Strategically positioned along a major corridor serving the growing Hollywood and West Ashley markets, the property presents an attractive opportunity for developers, investors, and owner-users.

### Property Highlights

- ±6.53 AC three-parcel assemblage with frontage along Highway 162
- Investment property for flex space, residential or outdoor storage uses
- Located in Hollywood, SC with convenient access to the greater Charleston market
- Zoned: GC; Town of Hollywood
- TMS #: 163-00-00-282; -025; -024
- **Sale Price:** \$700,000



For more information

**Thomas M. Boulware, SIOR, CCIM**

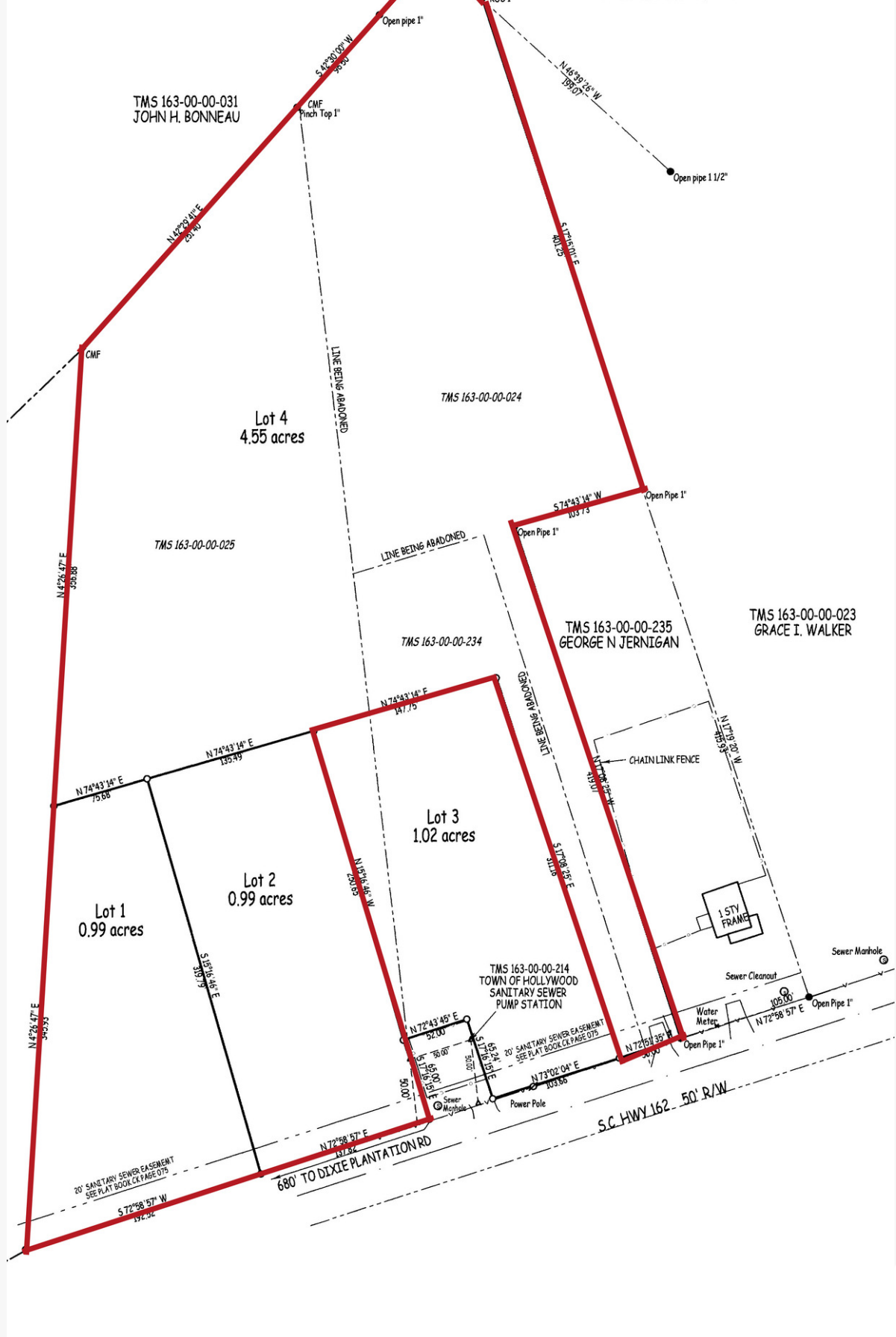
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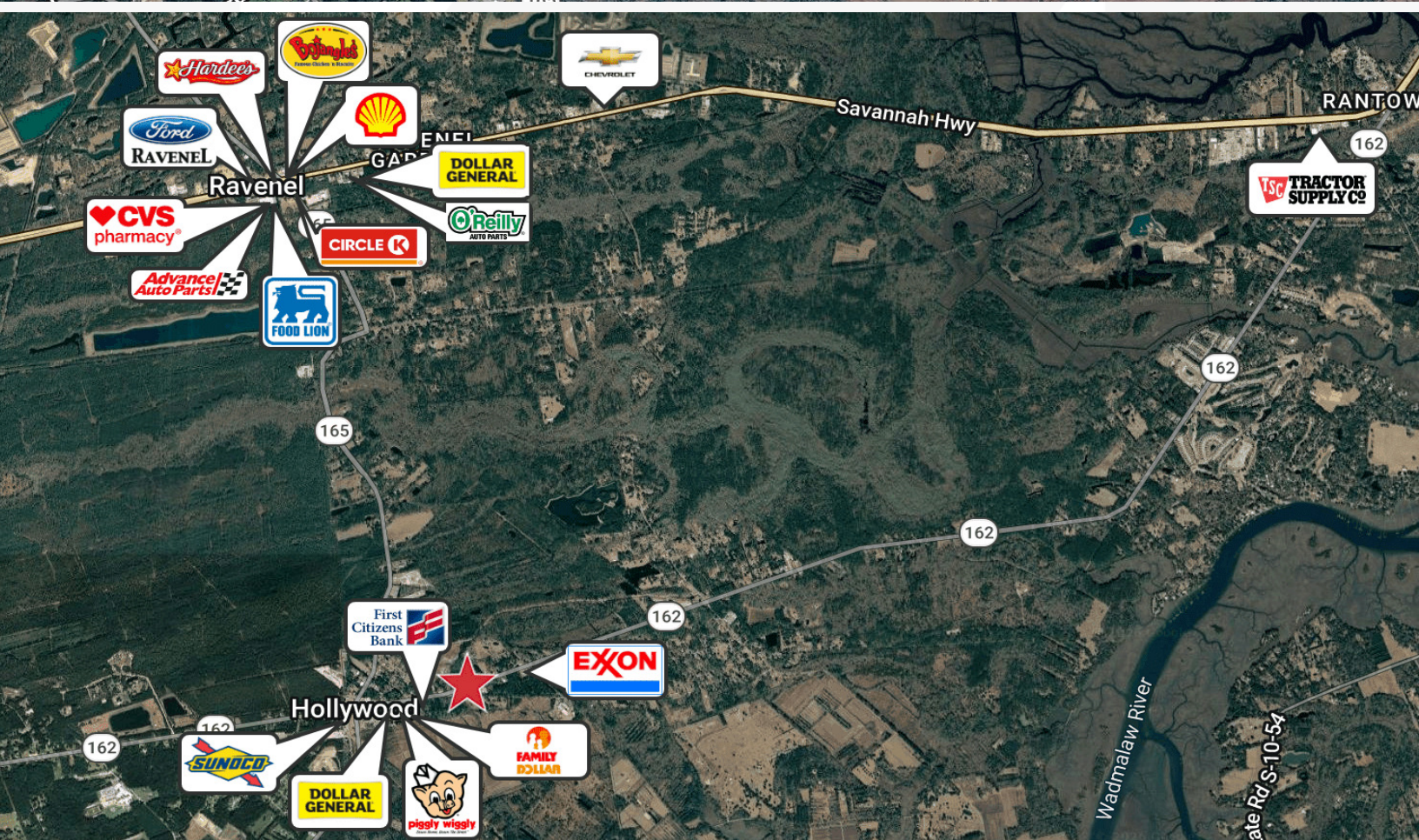
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| Census 2020 Summary                  | 3 miles   | 5 miles   | 10 miles  |
|--------------------------------------|-----------|-----------|-----------|
| Population                           | 3,975     | 9,404     | 38,367    |
| Households                           | 1,529     | 3,768     | 15,781    |
| Average Household Size               | 2.60      | 2.50      | 2.42      |
| <b>2026 Summary</b>                  |           |           |           |
| Population                           | 4,177     | 10,037    | 43,576    |
| Households                           | 1,687     | 4,188     | 18,871    |
| Families                             | 1,195     | 3,001     | 12,626    |
| Average Household Size               | 2.48      | 2.40      | 2.30      |
| Owner Occupied Housing Units         | 1,441     | 3,603     | 14,086    |
| Renter Occupied Housing Units        | 246       | 585       | 4,785     |
| Median Age                           | 46.3      | 48.5      | 42.4      |
| Median Household Income              | \$80,465  | \$83,292  | \$104,497 |
| Average Household Income             | \$116,069 | \$128,488 | \$143,223 |
| <b>2031 Summary</b>                  |           |           |           |
| Population                           | 4,330     | 10,495    | 45,928    |
| Households                           | 1,780     | 4,462     | 20,316    |
| Families                             | 1,262     | 3,195     | 13,599    |
| Average Household Size               | 2.43      | 2.35      | 2.26      |
| Owner Occupied Housing Units         | 1,532     | 3,872     | 15,155    |
| Renter Occupied Housing Units        | 248       | 590       | 5,162     |
| Median Age                           | 47.6      | 48.9      | 43.8      |
| Median Household Income              | \$91,807  | \$99,058  | \$128,049 |
| Average Household Income             | \$140,085 | \$152,269 | \$167,816 |
| <b>Trends: 2026-2031 Annual Rate</b> |           |           |           |
| Population                           | 0.72%     | 0.90%     | 1.06%     |
| Households                           | 1.08%     | 1.28%     | 1.49%     |
| Families                             | 1.10%     | 1.26%     | 1.50%     |
| Owner Households                     | 1.23%     | 1.45%     | 1.47%     |
| Median Household Income              | 2.67%     | 3.53%     | 4.15%     |