

**E. David Grubbs, SIOR**

843.814.6111

dgrubbs@naicharleston.com

**David E. Grubbs**

843.343.9936

degrubbs@naicharleston.com

Stono River

Battery Island  
Boat Landing

Sol Legare Rd

**SITE**

**2421 Sol Legare Rd**

Charleston, SC 29412

**NAI** Charleston

Atlantic Ocean

Folly Beach

Kiawah Island

- ±4.267 Gross Acres for Sale
- 2.5 miles from the Folly Road Harris Teeter & 10 minutes to Folly Beach
- Utilities available for four private lots
- Zoning: OD-SL
- TMS #: 330-08-00-005
- **SALE PRICE:** \$3 million

NAI Charleston is pleased to present the exclusive listing of 2421 Sol Legare Road in Charleston, SC — a rare ±4.267 gross acre waterfront opportunity in one of the Lowcountry's most desirable coastal corridors.

This exceptional tract features sweeping water views, breathtaking sunrises and sunsets, and is just steps from the Battery Island public boat landing, providing effortless access to the surrounding creeks and waterways. The property captures the charm and tranquility of a classic Sea Island setting, while remaining remarkably convenient to urban and beach amenities. Downtown Charleston is just 15 minutes away, and Folly Beach can be reached in under 10 minutes.

Zoned OD-SL, the site allows for the development of four expansive private estate lots, presenting a unique opportunity for a boutique residential enclave or legacy family compound in a premier waterfront location.

For investors, developers, or those seeking an unparalleled coastal homesite opportunity, 2421 Sol Legare Road offers location, lifestyle, and potential all in one.

Sol Legare Rd

Battery Island  
Boat Landing

Stono River



Atlantic Ocean

Folly Beach Pier

Harris Teeter

Folly Rd

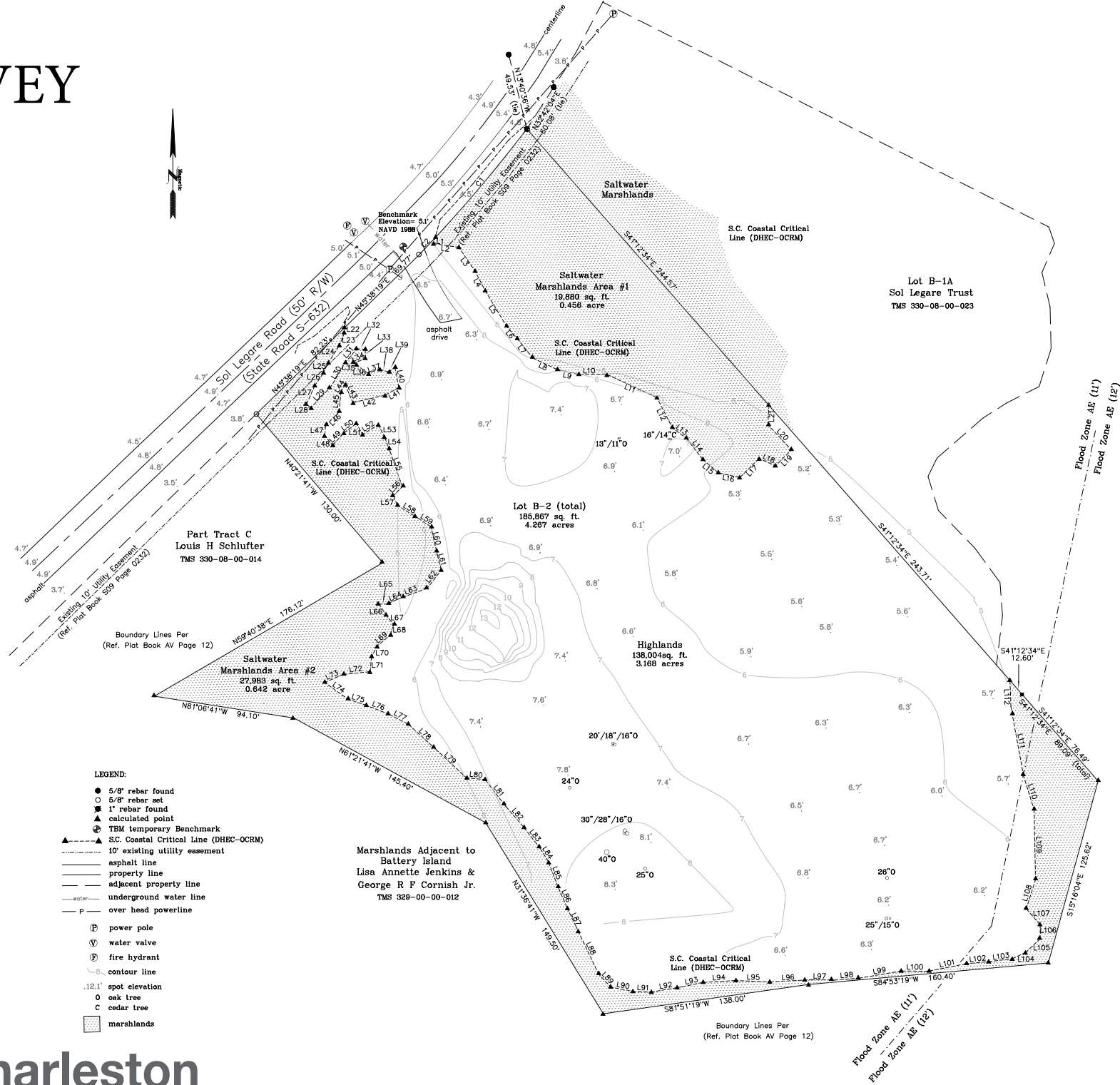
Sol Legare Rd

Battery Island Boat Landing

**NAI** Charleston

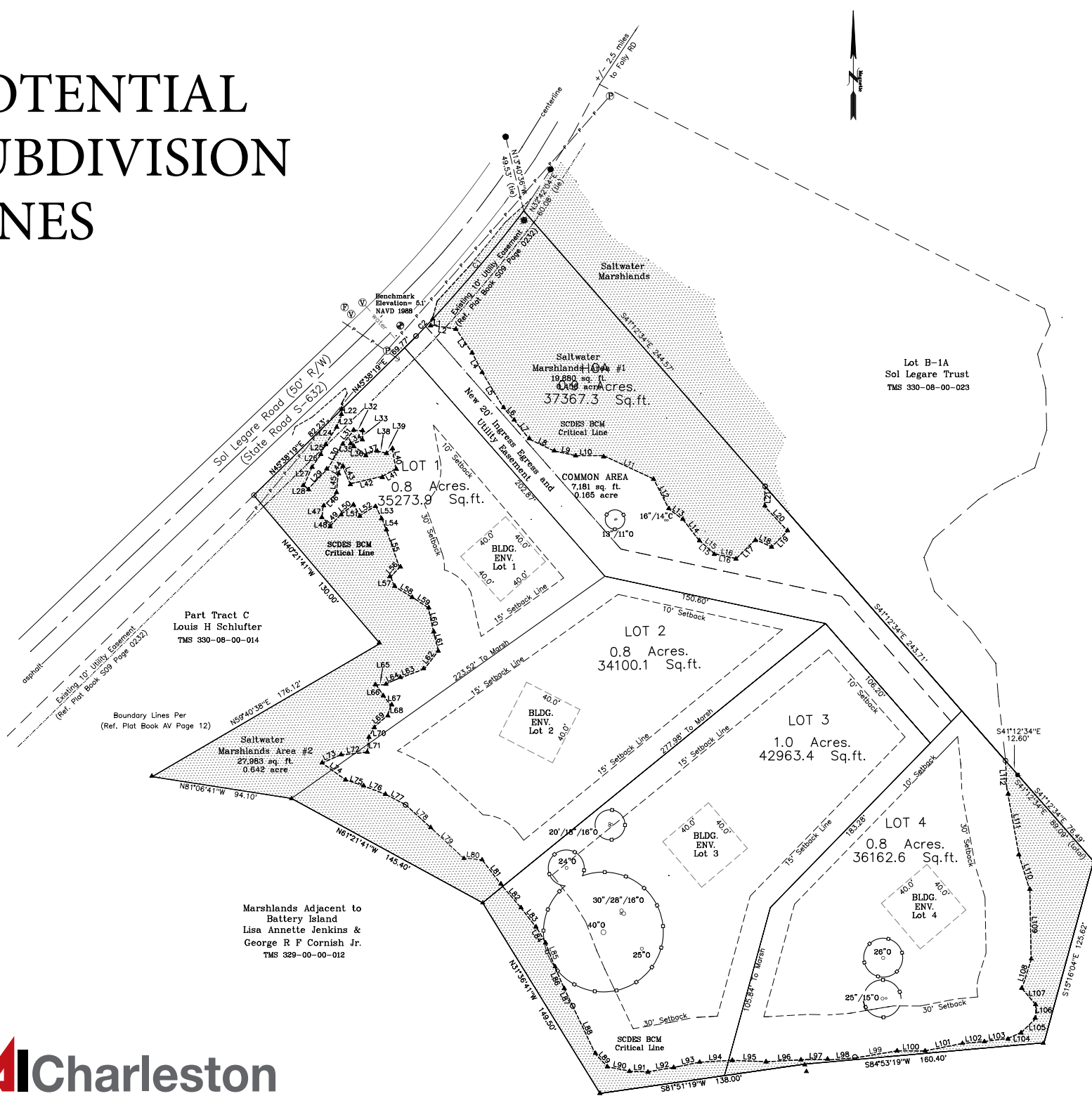
Stono River

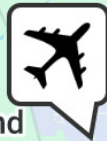
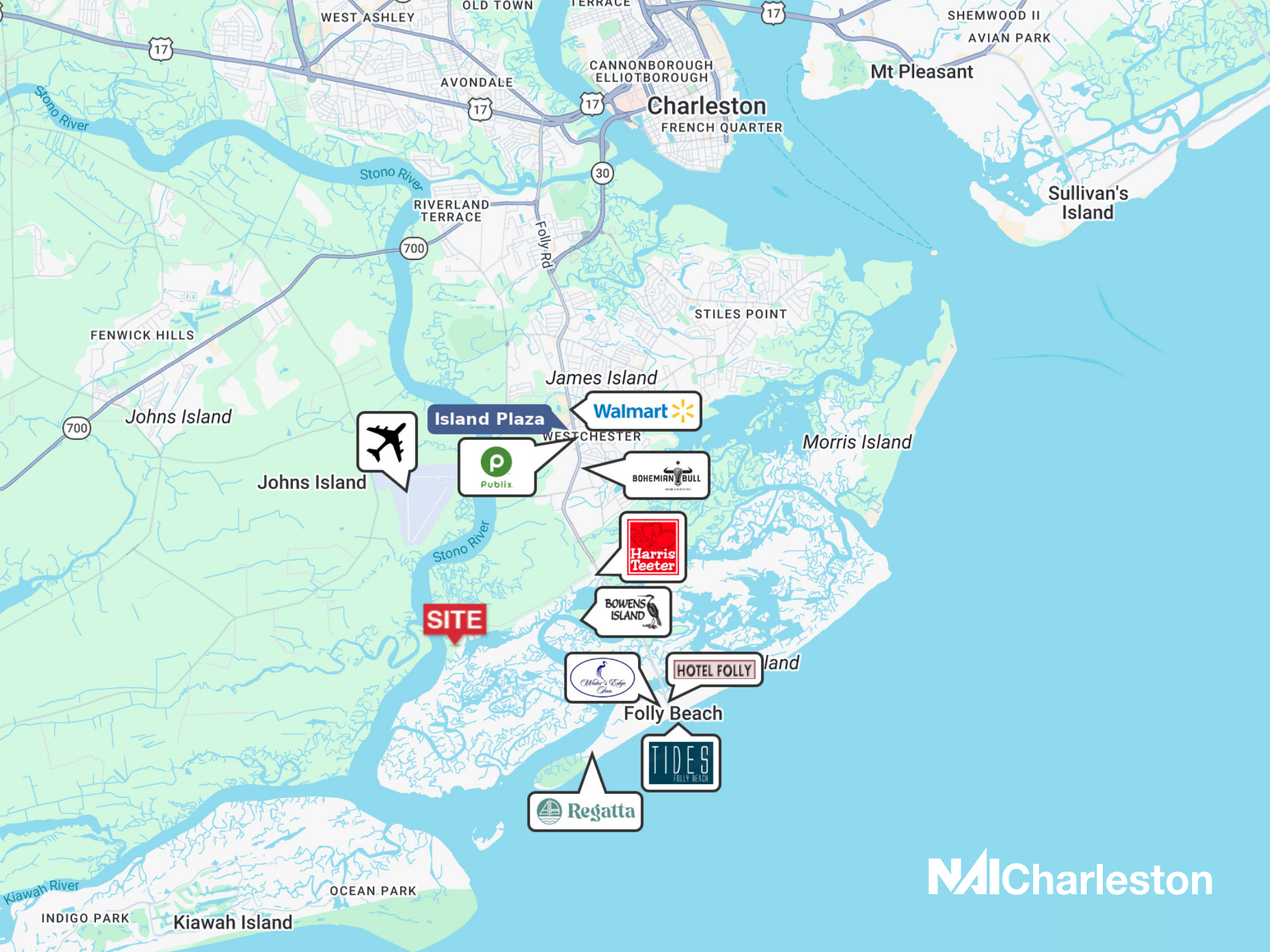
# SURVEY



- LEGEND:**
- 5/8" rebar found
  - 5/8" rebar set
  - 1" rebar found
  - ▲ calculated point
  - ⊕ TBM temporary Benchmark
  - ▲ S.C. Coastal Critical Line (DHEC-OCRM)
  - - - 10' existing utility easement
  - asphalt line
  - property line
  - adjacent property line
  - underground water line
  - over head powerline
  - ⊕ power pole
  - ⊕ water valve
  - ⊕ fire hydrant
  - contour line
  - .12.1' spot elevation
  - oak tree
  - cedar tree
  - ▨ marshlands

# POTENTIAL SUBDIVISION LINES





Island Plaza



**SITE**

# CHARLESTON ACCOLADES

**#1**

**South's Best Cities**  
Southern Living  
(2017-2025)

**#1**

**City in the U.S.**  
Travel + Leisure  
(2013-2024)

**#1**

**Small City in the U.S.**  
Condé Nast  
(4 years in a row)

**Top 5**

**Best of the World**  
National Geographic  
(2023)

**#2**

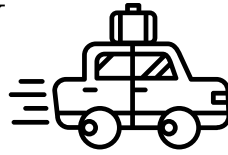
**Top Island in the U.S. -**  
Kiawah Island  
Condé Nast  
(2025)

# Charleston Fast Facts

## POPULATION



869,940



33 PPL

ON AVERAGE, THE AREA SEES 33 NEWCOMERS PER DAY

## WORKFORCE

±35,000

28.5%

INCREASE IN EMPLOYMENT OVER THE LAST DECADE

JOBS FORECASTED TO BE ADDED IN NEXT 3 YEARS

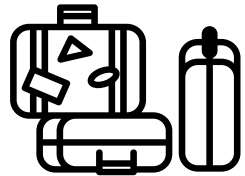


## KEY ECONOMIC DRIVERS

### TOURISM

7.9 MILLION

VISITORS ANNUALLY



\$14 BILLION

AVERAGE ANNUAL ECONOMIC IMPACT

Source: Charleston Regional Development Alliance

## AVIATION

10.8 BILLION



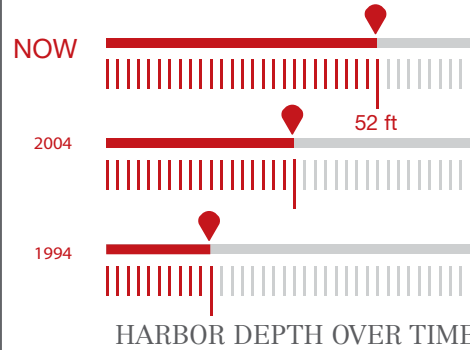
\$ PUMPED INTO CHS

## MILITARY

25,000

ACTIVE DUTY & CONTRACT CIVILIAN

## PORT OF CHARLESTON



±87 BILLION

ANNUAL STATEWIDE IMPACT

±260,000

JOBS CREATED

## AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT CONCENTRATION FOR TRANSPORTATION EQUIPMENT MANUFACTURING

13,000+

TECHNICALLY-SKILLED AUTOMOTIVE WORKERS



65+ AUTOMOTIVE MANUFACTURERS & SUPPLIERS

# Contact Us

**E. David Grubbs, SIOR**

Partner | Broker

843.814.6111

[dgrubbs@naicharleston.com](mailto:dgrubbs@naicharleston.com)

**David Ellis Grubbs**

Associate

843.343.9936

[degrubbs@naicharleston.com](mailto:degrubbs@naicharleston.com)

*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*