

# 12.207 Acres Sigma Drive

Summerville  
South Carolina, 29486

Office Space Development Site in the Award Winning Nexton Community



**Nexton Square**

*Bad Daddy's* tropical CAFE  
TROBSY Poogans Southern Kitchen  
VIVA CR MEAT Page's Okra Grill  
Falls VICIOUS BURGERS



Subject Site

Sigma Drive



## Sigma Drive

Summerville, SC 29486

# The Offering

Introducing a prime Office Land Development Opportunity in the Nexton Community in Summerville, SC. Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Easily accessible from I-26 via exits 199 and 197 and located approximately 25 miles from Charleston, this area is continually growing and positioned in the path of Charleston's population and workforce growth. Nexton is a mixed use development consisting of office, retail, and residential property connected with miles of walking/biking paths.

Located off of Sigma Road with visibility to I-26, this 12.207 acre parcel is designated for office space development use.

## Property Highlights

- Walking/biking trails throughout
- Numerous shopping, retail, and dining locations nearby
- Easy access to I-26 and 17A
- The intended use of the property would include up to 200,000 square feet of general office buildings and related uses which may include, without limitation, cafes/restaurants, conference spaces, child care facilities and other such accessory uses which will enrich the quality of work life of the employees located in the office buildings

# \$6.7M

Sales Price

# \$550K

Per Acre

# 12.207

Acres



# Site Survey

**FLOOD NOTE:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 4501SC 0570-5, EFFECTIVE OCTOBER 16, 2003.



VICINITY MAP (NTS)

**LOT 37**  
MWV-SHEEP ISLAND, LLC  
TMS NO. 221-00-00-205

**P.O.A. 12**  
MWV-SHEEP ISLAND, LLC  
TMS NO. 221-00-00-206

**RESIDUAL TRACT B**  
MWV-SHEEP ISLAND, LLC  
TMS NO. 221-00-00-173  
TOTAL AREA  
531,725 sf - 12.207 ac  
HIGHLAND  
518,036 sf - 11.893 ac  
WETLAND  
13,689 sf - 0.314 ac

**LOT 8A**  
SOUTH CAROLINA  
RESEARCH AUTHORITY  
TMS NO. 221-00-00-151

**LEGEND**

- - IRON FOUND (3/8" REBAR EXCEPT AS NOTED)
- ⊙ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊗ - SEWER MANHOLE
- ⊙ - STORM DRAIN MANHOLE
- ⊠ - STORM/DRAINAGE STRUCTURES
- ⊞ - ELECTRIC BOX
- ⊙ - LIGHT POLE
- ⊙ - SIGN
- - ADJOINER LINE
- - RIGHT-OF-WAY
- - CENTER LINE
- - EASEMENT LINE (AS DESCRIBED)
- S - SEWER LINE
- SD - STORM DRAIN
- W - WATER LINE
- - CONCRETE

**SURVEYORS CERTIFICATE:**

TO WASH - HESTON HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MWV-PARKS OF BERKELEY, LLC, MWV-SHEEP ISLAND, LLC AND CHICAGO TITLE INSURANCE COMPANY.

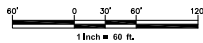
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUPP LAND TITLE SURVEYS, ADMITTED ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(G), 7(B), 7(C), 8, 11, 13, 14 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/14/2017.

DATE OF PLAT OR MAP: 02/01/2017

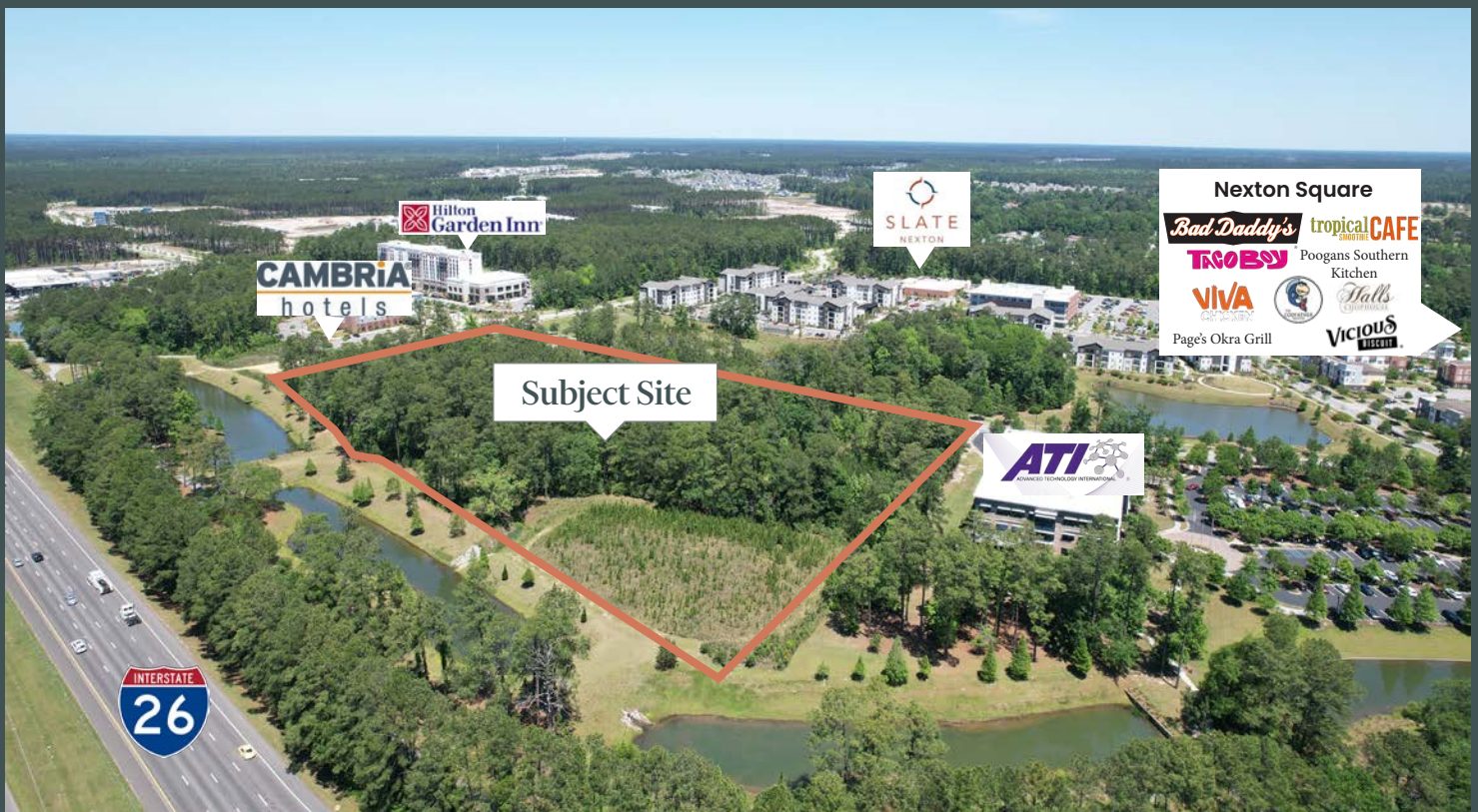
*Michael E. Burns*  
MICHAEL E. BURNS  
SPECIAL REGISTRATION NO. 22742  
DATED: 3/02/2012



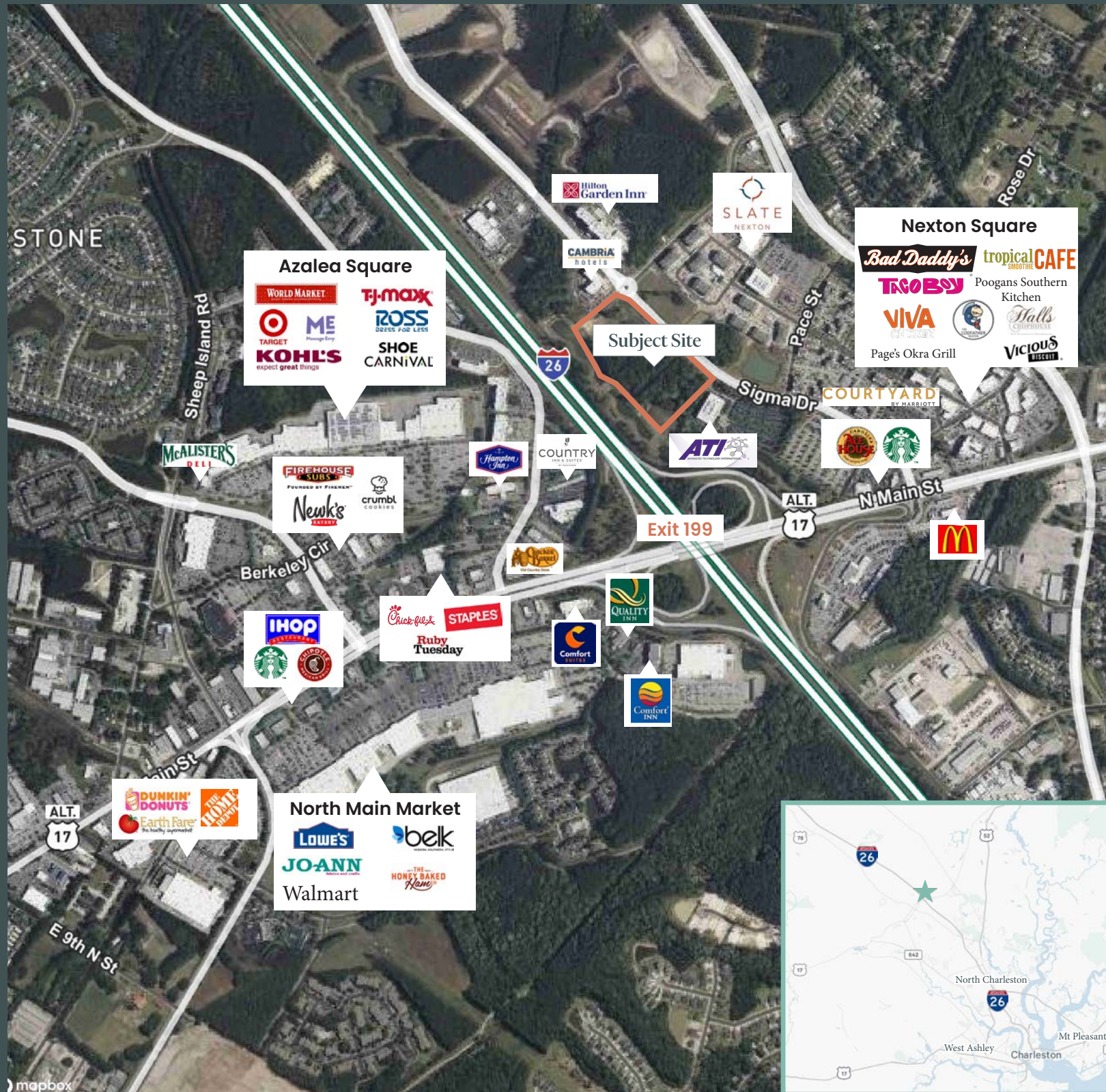
**RESIDUAL TRACT B**  
TMS NO. 221-00-00-173



# Aerial Photos



# True Mixed Use Amenities



**Azalea Square**

- World Market
- T.J. Maxx
- Ross Dress for Less
- Shoe Carnival
- Target
- ME Home by
- Kohl's

**Nexton Square**

- Bad Daddy's
- tropical CAFE
- TROBO'S
- Poogans Southern Kitchen
- VIVA CHICKEN
- Page's Okra Grill
- Halls
- Vicious

**Firehouse Subs**

- Newk's
- crumbl cookies

**IHOP**

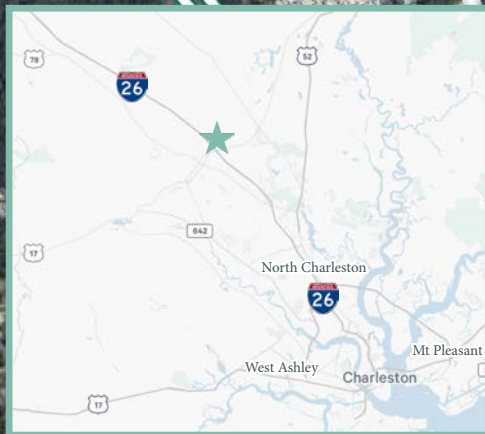
- Starbucks
- Red Lobster

**Chick-fil-A**

- Staples
- Ruby Tuesday

**North Main Market**

- Lowe's
- JoAnn
- Walmart
- belk
- The Honey Baked Ham





## Contact Us

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