

FOR SALE

Oak Plantation:
±150-Acre
Development
Opportunity

Savannah Highway | Charleston, SC

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Property Summary

Oak Plantation represents one of the largest remaining contiguous infill development tracts in West Ashley, Charleston's highest-population submarket. The property comprises 150 acres of industrial-zoned land suitable for redevelopment and includes existing internal road infrastructure. Positioned between Savannah Highway (Hwy 17) and Bees Ferry Road, the site offers two signalized corners and nearly 7,000 feet of frontage, supporting future retail and commercial uses.

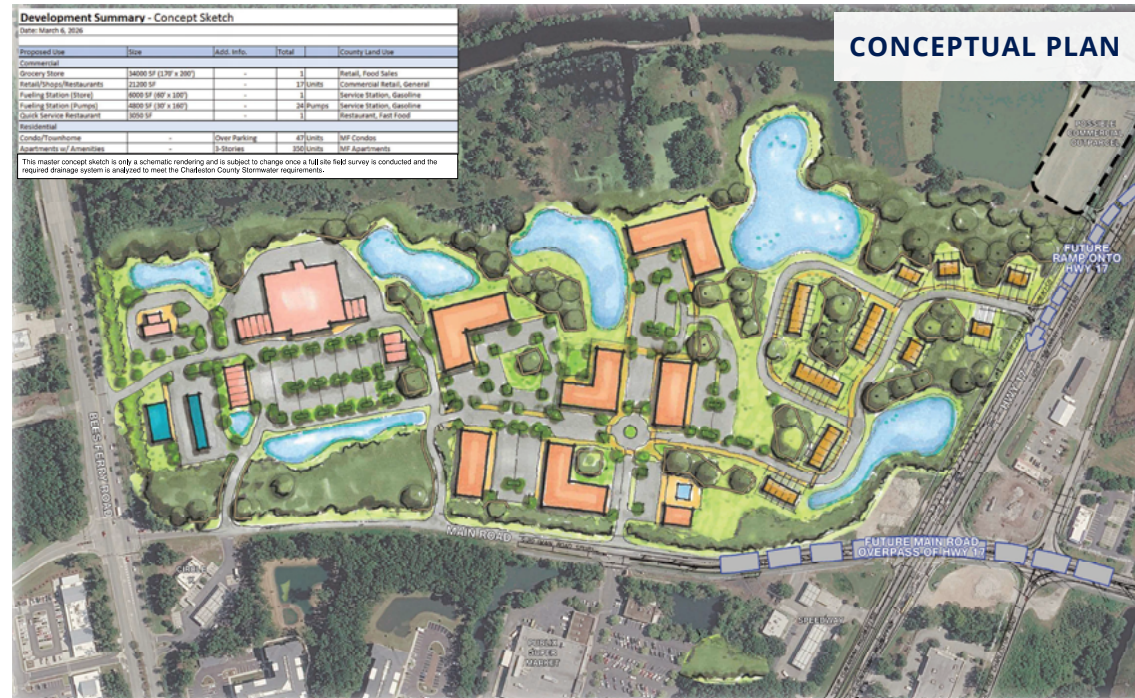
Located in a high-growth area of West Ashley, the property sits between Highway 17 and Bees Ferry Road and is approximately nine miles from Downtown Charleston. It provides convenient access to I-526 and is easily reached by residents of Johns Island and Kiawah Island.

Key Specifications

Address	Savannah Highway, Charleston, SC 29455	
TMS	286-00-00-004, 286-00-00-005	
Size	±150 acres	
Zoning	Industrial	
Frontage	Bees Ferry Rd	2,985'
	Savannah Hwy (Hwy 17)	1,791'
	Main Rd	2,205'
Traffic	Savannah Hwy (Hwy 17) - ±30,000 VPD Bees Ferry Rd - ±25,500 VPD	

Sale Price

\$24,000,000



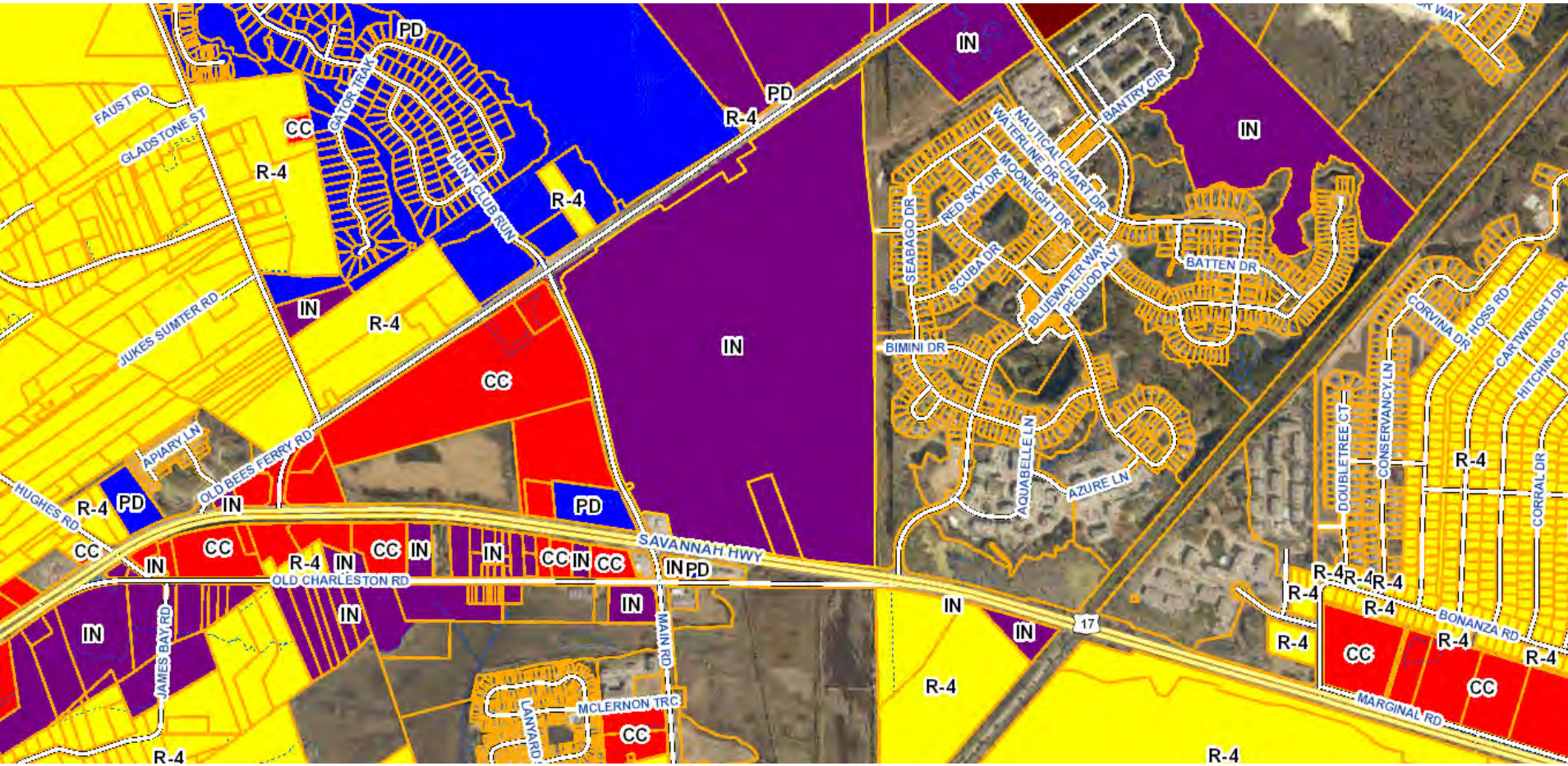
OAK PLANTATION Potential Waters



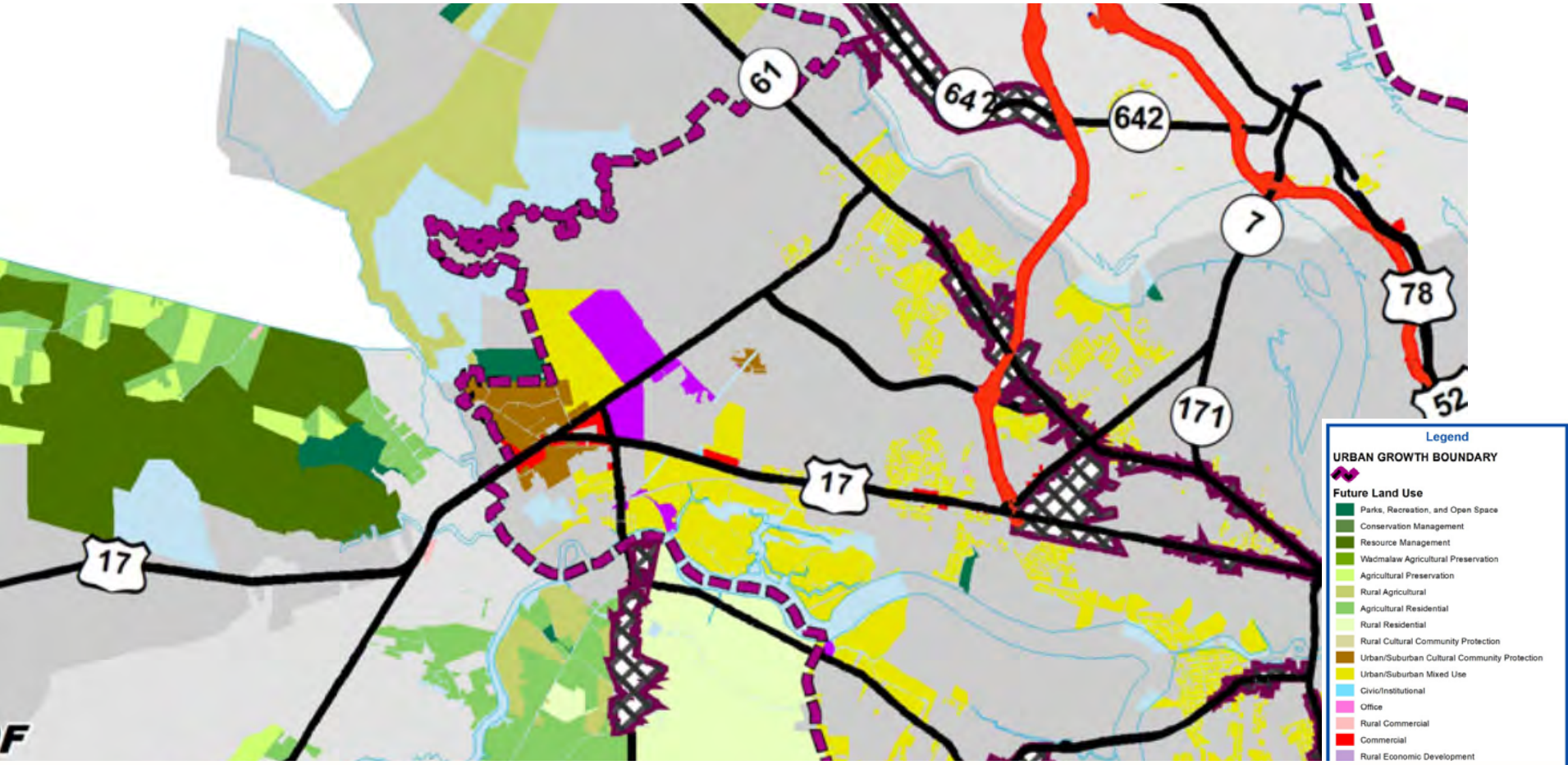
TMS# 286-00-00-004	±151.36 acres	TOTAL	±154.39 ACRES
TMS# 286-00-00-005	±3.03 acres	Highland	±68.51 acres
TOTAL	±154.39 ACRES	Wetlands	±43.61 acres
		Critical	±11.24 acres
		Ponds	±6.00 acres
		Tributary	±25.03 acres



OAK PLANTATION Zoning Overview



OAK PLANTATION Urban Growth Boundary

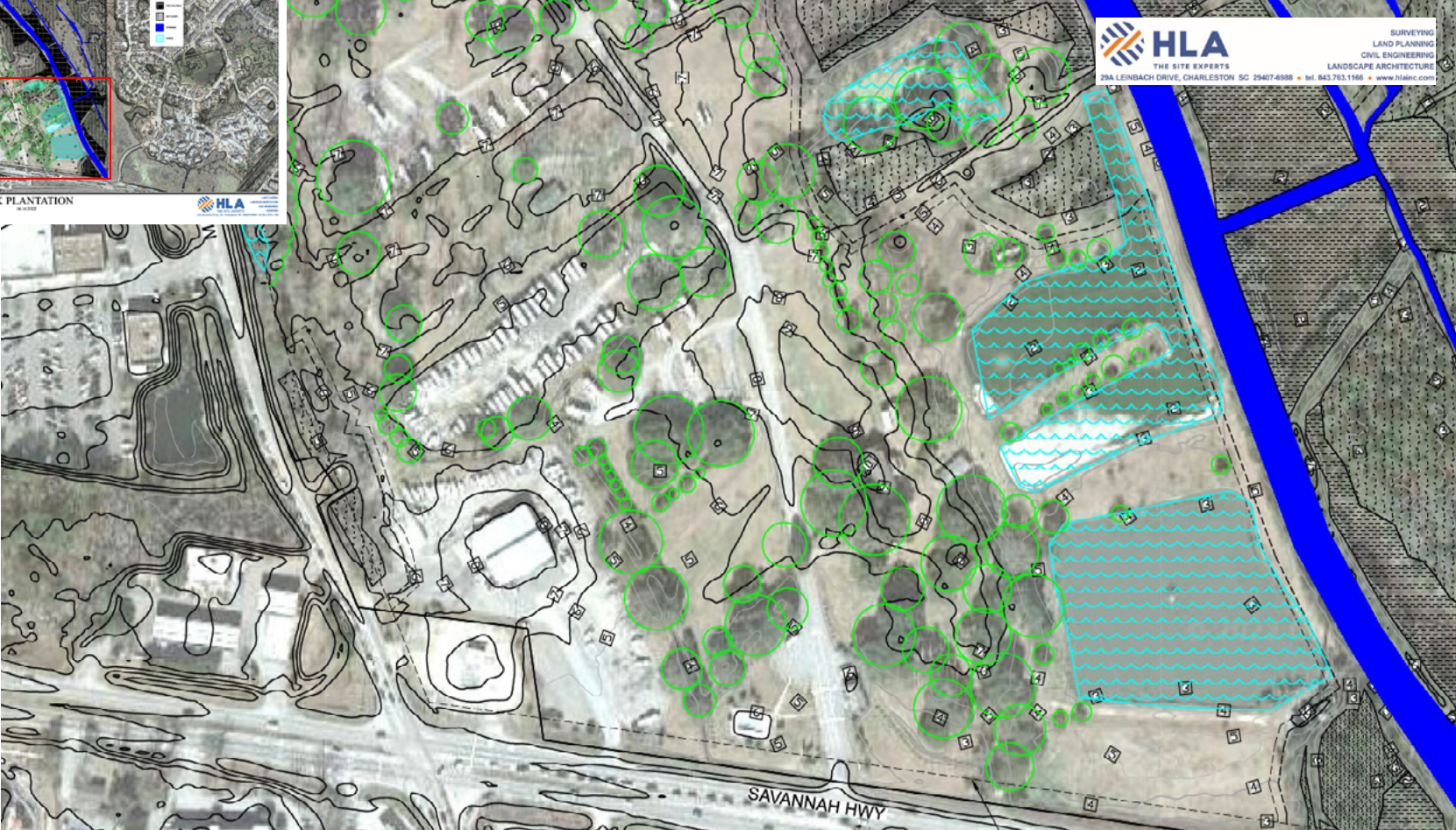


OAK PLANTATION Flood Zones



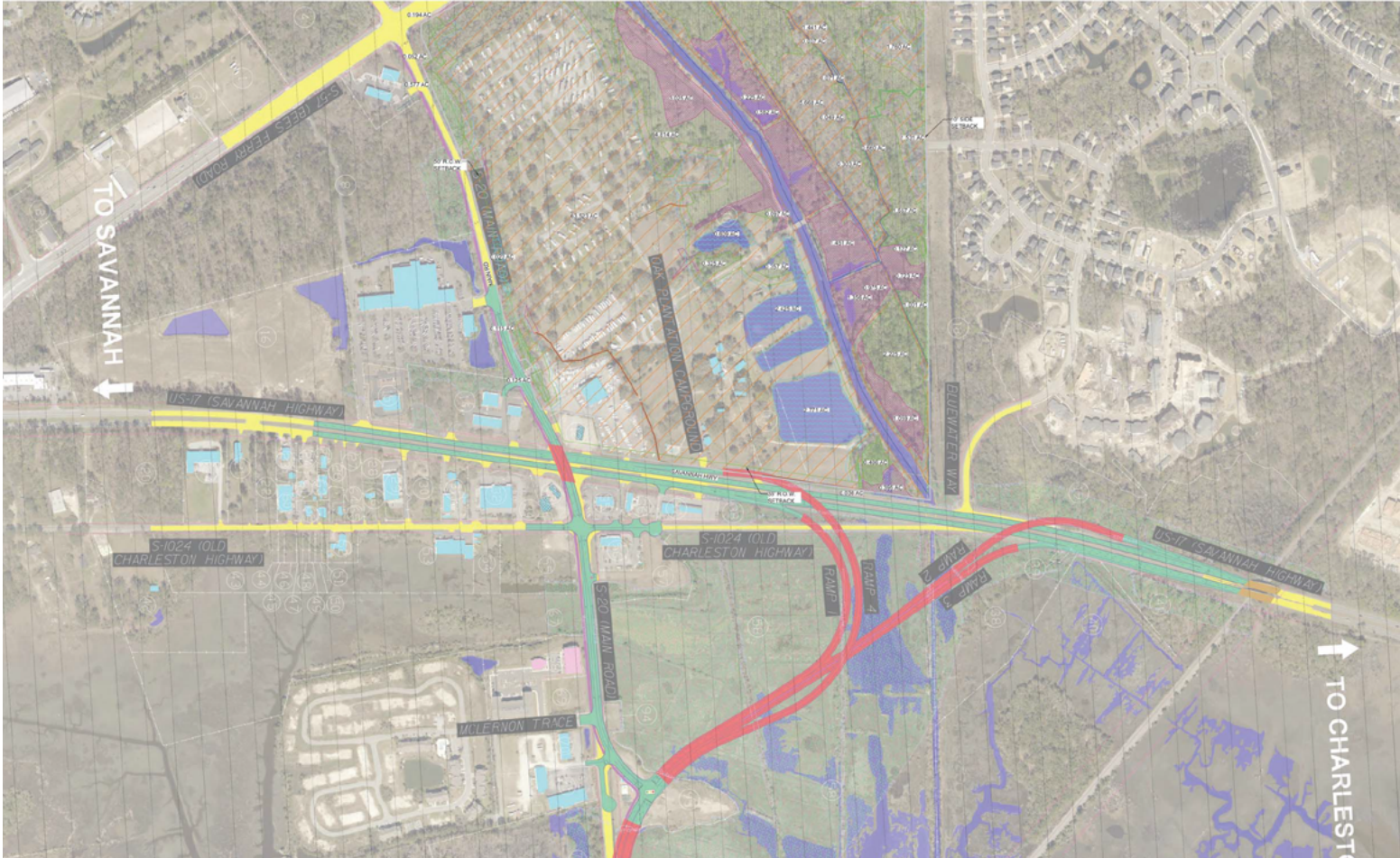
Flood Zone AE (EL 9)

OAK PLANTATION Flood Zones



Flood Zone AE
(EL 9) & (EL 8)

OAK PLANTATION Intersection Improvement Project



OAK PLANTATION

Preliminary Tree Survey



PROPERTY LOCATION

Demographics

5-Mile Radius

\$109,426 Avg. Household Income

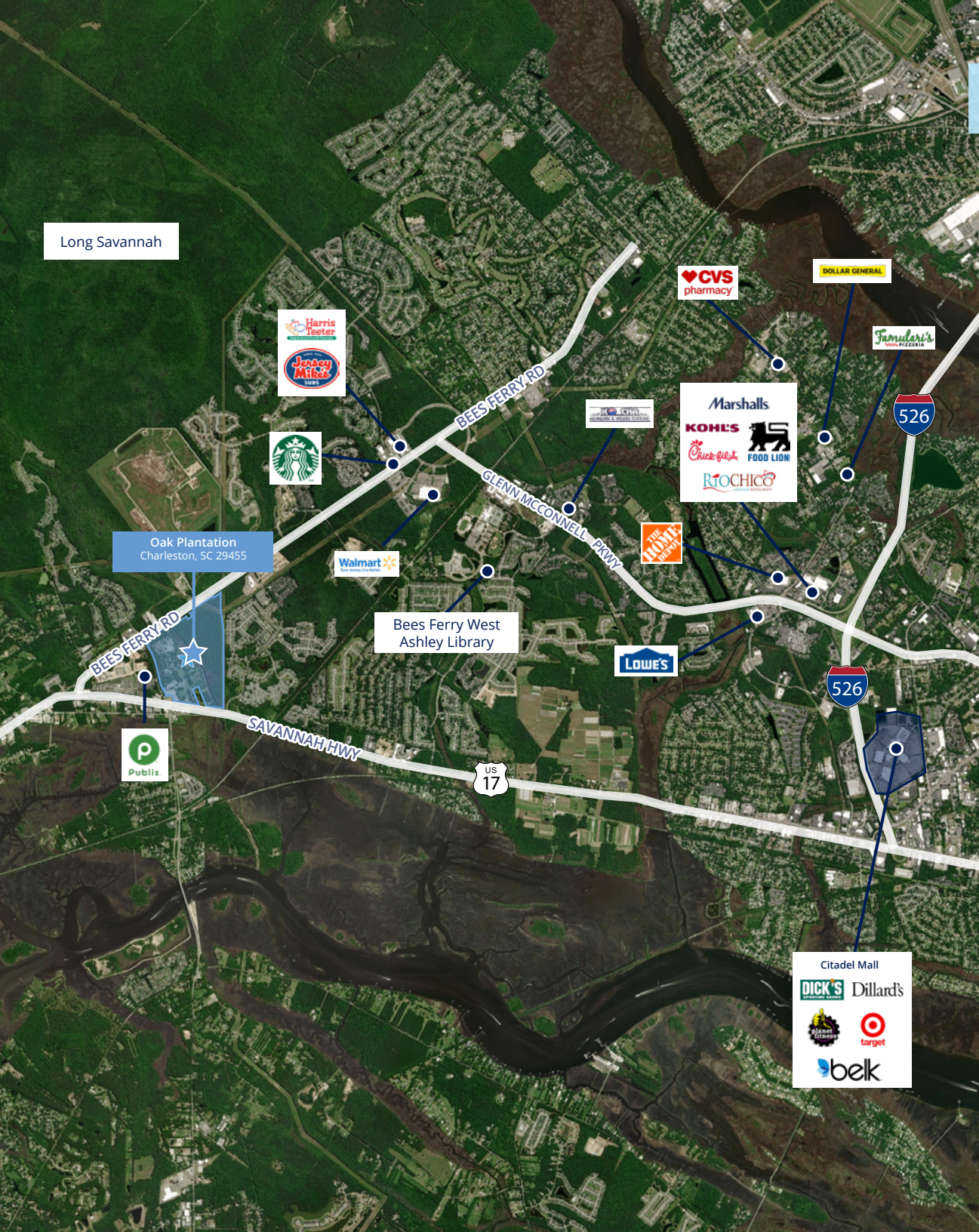
54,113 Total Population

23,825 Total Households

27 MIN Median Commute Time

Drive Times

Highway 17	2 min	0.2 mi
I-526	10 min	4.7 mi
Charleston Int'l Airport	18 min	12.3 mi
I-26	16 min	12.0 mi
Hugh Leatherman Terminal	24 min	13.0 mi
North Charleston Port Terminal	25 min	16.7 mi
Veteran's Terminal	25 min	13.1 mi
Columbus Street Terminal	26 min	10.9 mi
Wando Welch Terminal	31 min	23.7 mi



Long Savannah

Oak Plantation
Charleston, SC 29455

Bees Ferry West
Ashley Library

Citadel Mall
DICK'S Sporting Goods
Dillard's
Target
belk



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