

# HARMONY TRACT WEST ASHLEY, CHARLESTON SC



## DEVELOPMENT LAND FOR SALE

**COMMERCIAL TRACT  
AGE TARGETED TRACT**

**4.37 ACRES ESTIMATED UPLANDS  
33 ACRES ESTIMATED UPLANDS**

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# PROPERTY SUMMARY

**ADDRESS:** **Commercial Tract 1:**  
 0 Hwy 61  
 Charleston, SC 29414  
 TMS #: 306-00-00-977

**Multifamily Tract 3:**  
 0 Hwy 61  
 Charleston, SC 29414  
 TMS #: 306-00-00-978

**COUNTY:** Charleston County

**MUNICIPALITY:** City of Charleston

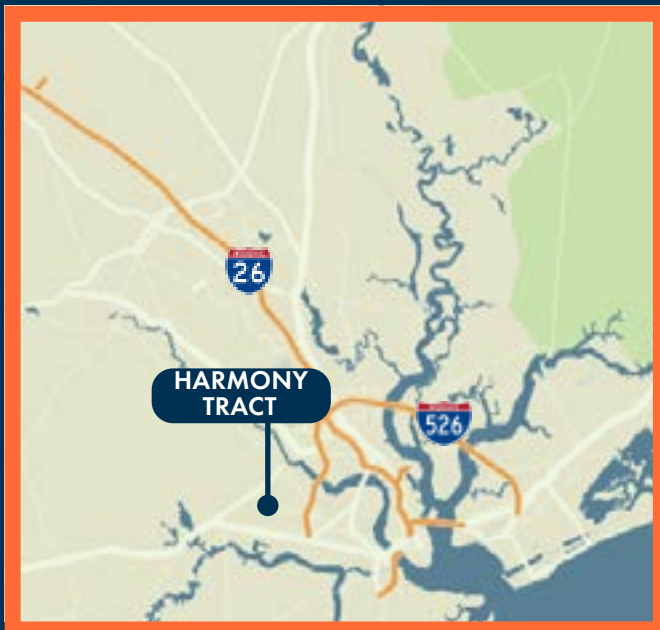
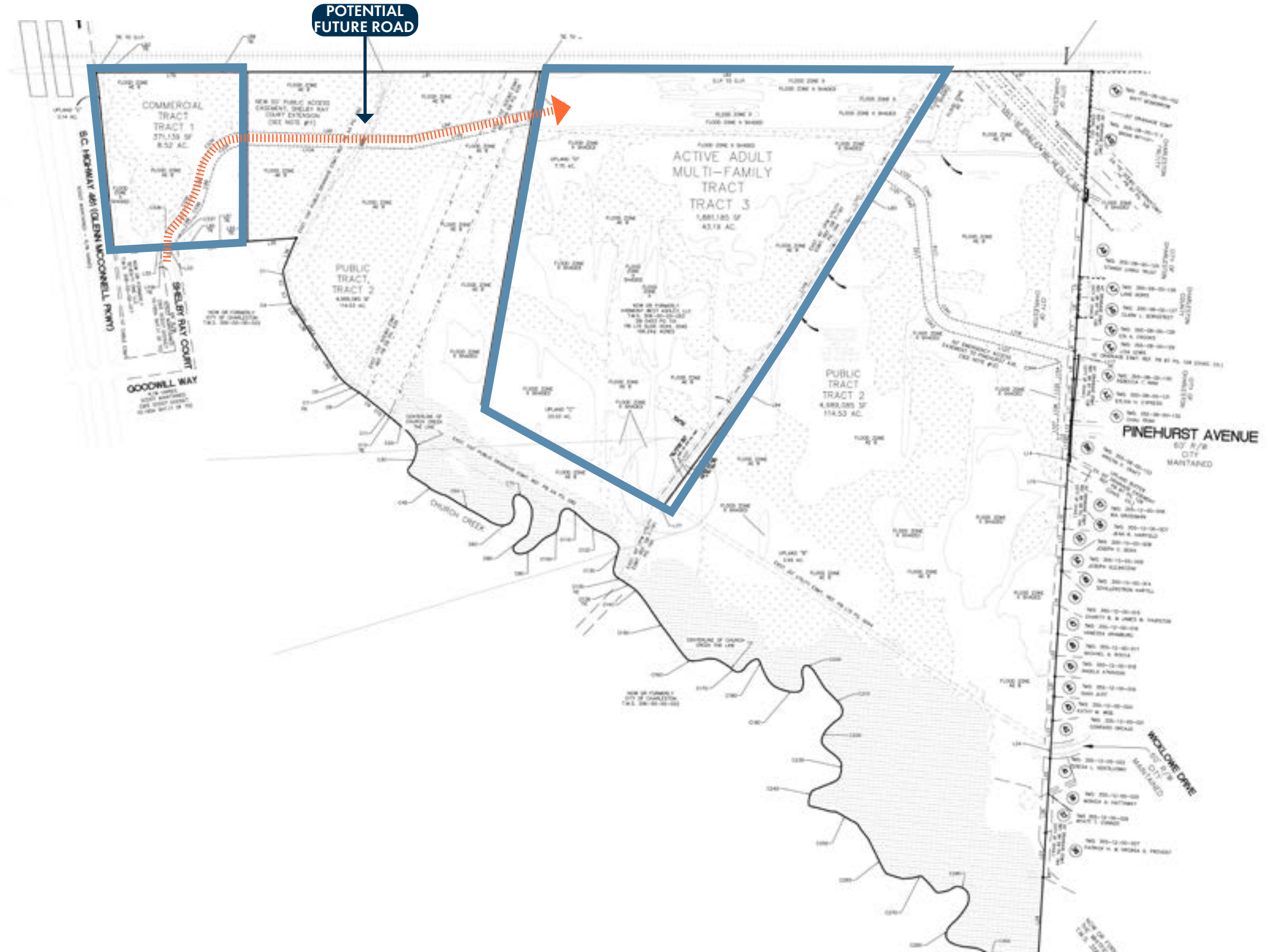
**ZONING:** PUD

**UTILITIES:** Commercial Tract 1

**FLOOD ZONE:** AE

**ACREAGE:** **Commercial Tract 1:**  
 8.52 Gross Acres  
**Multifamily Tract 3:**  
 43.19 Gross Acres

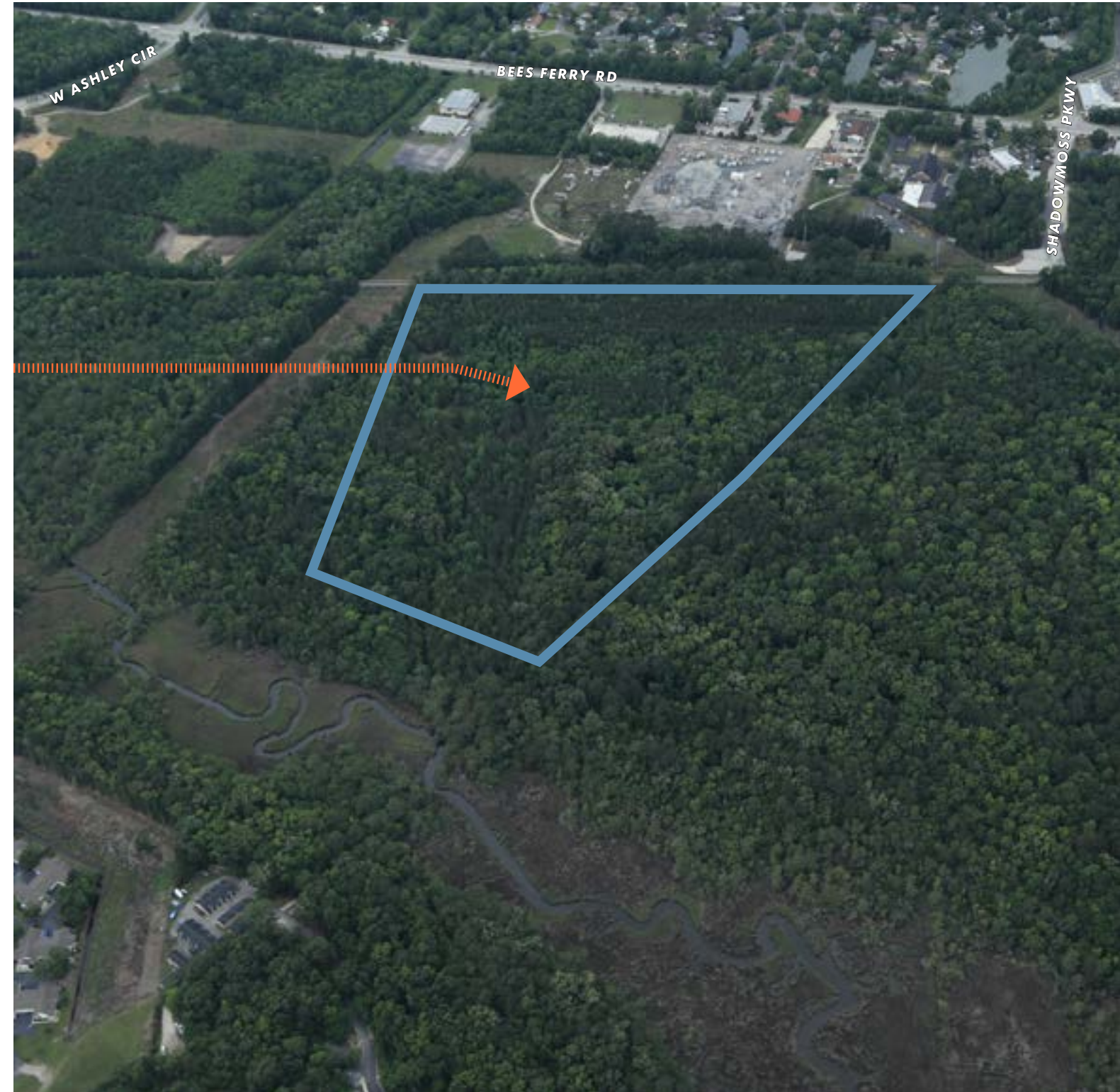
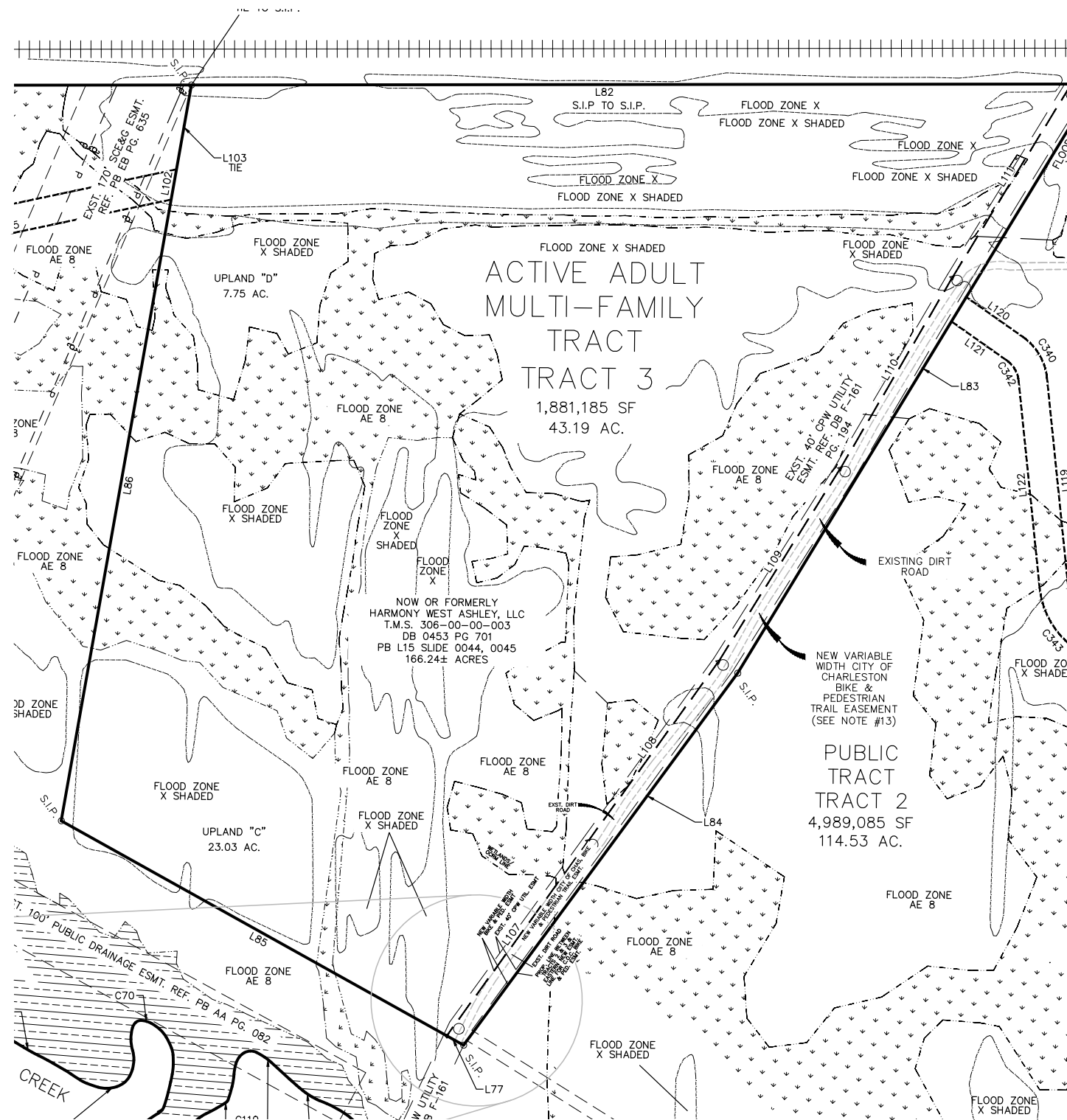
**SITE CONDITION:** Trees Up Condition



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# AGE TARGETED TRACT

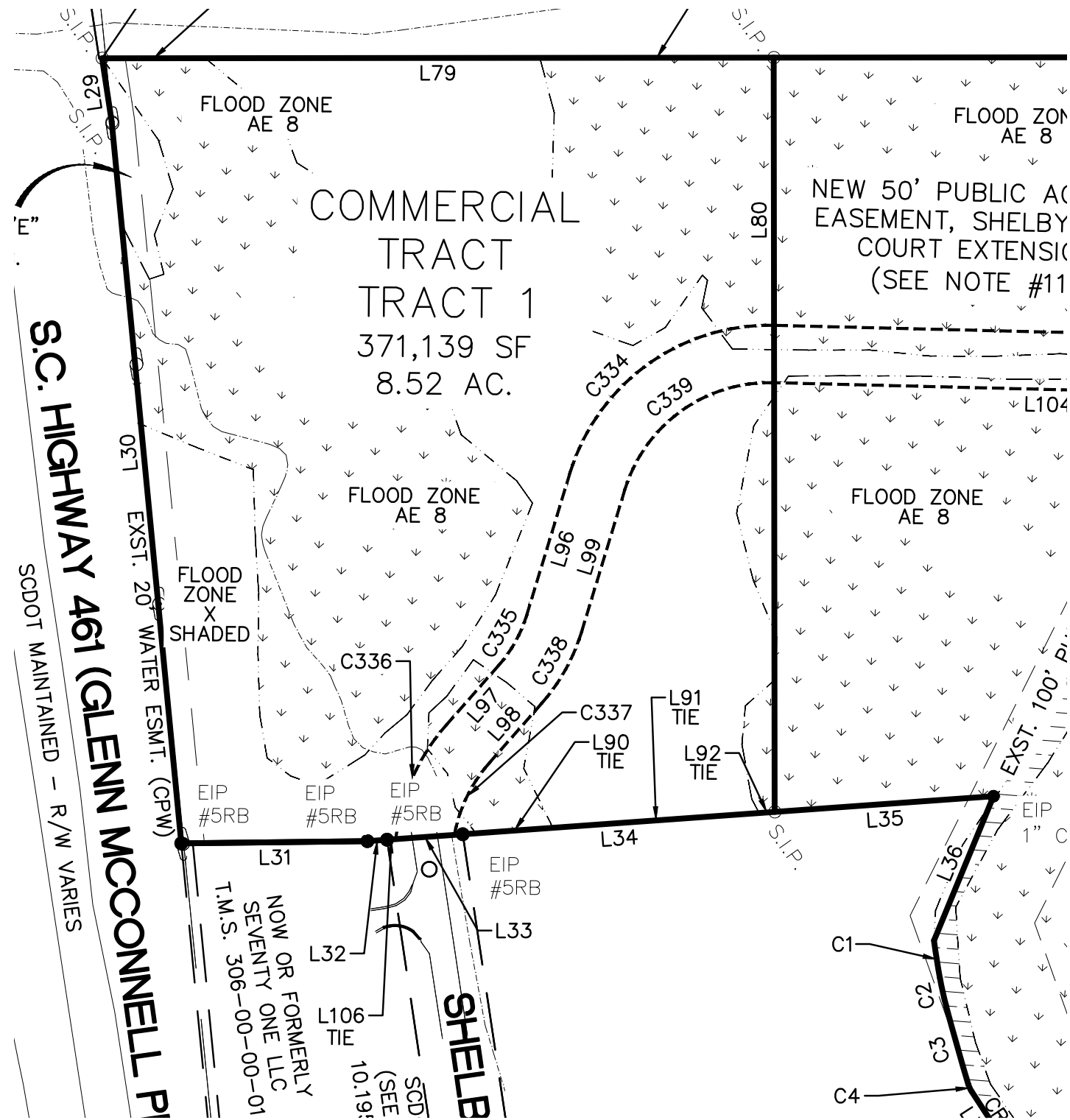
## 33 Acres Estimated Uplands



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# COMMERCIAL TRACT

## 4.3 Acres Estimated Uplands



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# HARMONY DEVELOPMENT AGREEMENT

## Harmony PUD — West Ashley, Charleston, SC

Bridge is offering for sale two fully entitled, contiguous development tracts within the ±166.4-acre Harmony Planned Unit Development, located at the terminus of Shelby Ray Court in the established West Ashley submarket of Charleston. The Property is positioned along the Glenn McConnell Parkway corridor with three existing access points, including a signalized intersection at Wildcat Boulevard, and over 100 acres of permanently conserved highland, wetland, and marsh frontage along Church Creek to the south.

The Property is governed by the Amended Harmony PUD and an accompanying Development Agreement between the City of Charleston and Harmony West Ashley, LLC, executed September 19, 2024 and recorded September 23, 2024. The agreement provides a five-year initial vesting term with three automatic five-year renewals, locking in entitlements under the South Carolina Vested Rights Act for a potential horizon of up to 20 years.

**Tract 1** — Commercial is entitled for up to 16,000 square feet of neighborhood commercial development consistent with the City of Charleston’s Limited Business (LB) zoning district. Permitted uses include neighborhood retail, financial services, professional office, and community recreation, with gasoline service stations allowed as a conditional use. The tract fronts the project’s primary entrance and benefits from substantial perimeter buffers, full utility availability, and frontage proximity to Glenn McConnell Parkway traffic counts.

**Tract 3** — Active Adult Multifamily is entitled for up to 240 age-restricted (55+) residential dwelling units, deliverable as either Active Adult Multifamily Dwellings or Active Adult One-Family Attached Dwellings (townhome, patio, or row product). The City has confirmed in the Development Agreement that no revised traffic study is required.

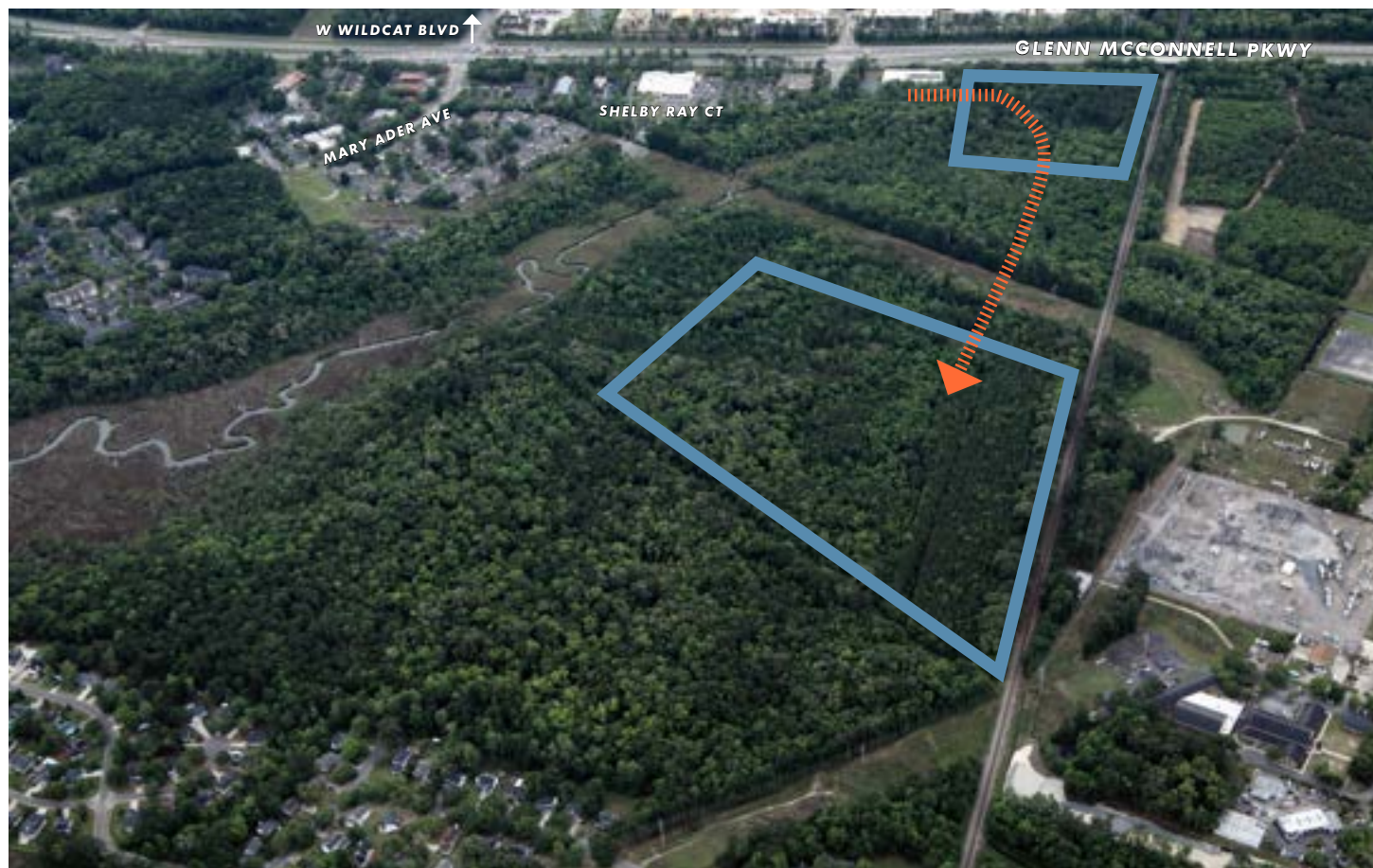
### Open Space Requirement

A defining benefit of the Harmony entitlement structure is that all park, open space, and tree-mitigation obligations for both developable tracts are fully satisfied by the conveyance of the adjacent ±114.54-acre Public Tract to the City of Charleston for permanent conservation.

### Utilities

All utilities — public water, sewer, electrical, and gas — are available to the site.

[Link to the PUD Documents](#)



## Charleston, SC Region

NO.

1

### THE SOUTH’S BEST CITIES

FOR THE 10th CONSECUTIVE YEAR  
2016-2026  
SOUTHERN LIVING



CHARLESTON RANKS #7  
**HAPPIEST CITIES IN AMERICA**

WALLETHUB | 2026

**top 3**  
best performing  
city in the US

THE MILKEN INSTITUTE | 2026

**3x**  
**WORKFORCE GROWTH  
THAN NATIONAL AVERAGE**

U.S. CENSUS BUREAU | 2026

**#1**  
EMPLOYMENT GROWTH  
AMONG SOUTH CAROLINA’S  
LARGEST COUNTIES

THE STATE | 2026

**TOP 40%**  
CITIES NATIONWIDE FOR  
QUALITY OF LIFE

U.S. NEWS & WORLD REPORTS  
2025-2026

THE CHARLESTON POPULATION HAS GROWN  
**MORE THAN 20%**  
IN THE LAST 15 YEARS

U.S. CENSUS BUREAU

**#7** U-HAUL GROWTH INDEX  
2025

CHARLESTON METRO HAS ADDED  
**MORE THAN 17,000**  
JOBS YEAR-OVER-YEAR

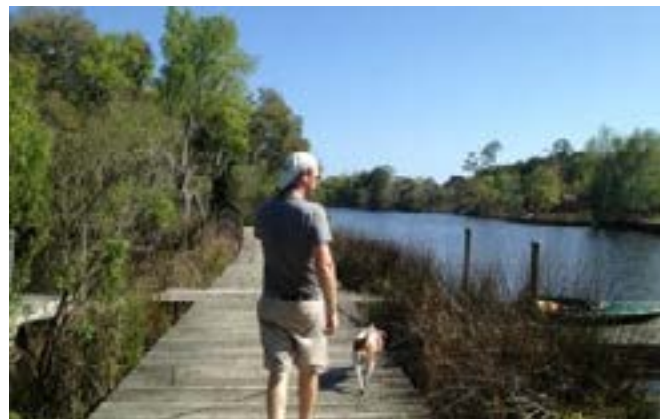
SC Department of Employment and Workforce | 2025



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# CITY OF CHARLESTON WEST ASHLEY PARK PLANS

West Ashley Park is one of Charleston's largest and most diverse recreational parks, spanning 260 acres in the heart of West Ashley. The park offers a wide variety of amenities for all ages, including multiple soccer fields, basketball and softball courts, playgrounds, an 18-hole disc golf course, fishing and picnic areas, and a dedicated dog park. Visitors can also enjoy scenic waterfront views, walking trails, and boardwalks that wind through the surrounding wooded wetlands, creating a balance of active recreation and natural beauty. Conveniently located near shopping and major thoroughfares, West Ashley Park is a popular destination for outdoor activities, family gatherings, and relaxing in nature.



**CANTERBURY WOODS NEIGHBORHOOD**

**AGE TARGETED TRACT**

**COMMERCIAL TRACT**

**CURRENT DIRT ROAD**

**FUTURE PINEHURST AVE CONNECTION POINT**

**PROPOSED WALKING PATHS (APPROX.)**

**FORREST LAKE NEIGHBORHOOD**

**EXISTING WALKING PATHS**

**CHURCH CREEK**

**FUTURE CONNECTION (CROSSING CHURCH CREEK)**

**BASEBALL FIELDS**

**SOCCER FIELDS**

**LAKE DOTTER**

**LOCAL FAVORITES NEARBY**

Enjoy a variety of popular restaurants located in the surrounding area of West Ashley Park.

- STONES THROW BREWING
- PALMIRA BARBECUE
- BAGEL NATION
- FLYING BISCUIT
- THE WEDGE
- RIOCHICO AMERICAN RESTAURANT
- HOTAW HONEY TAVERN

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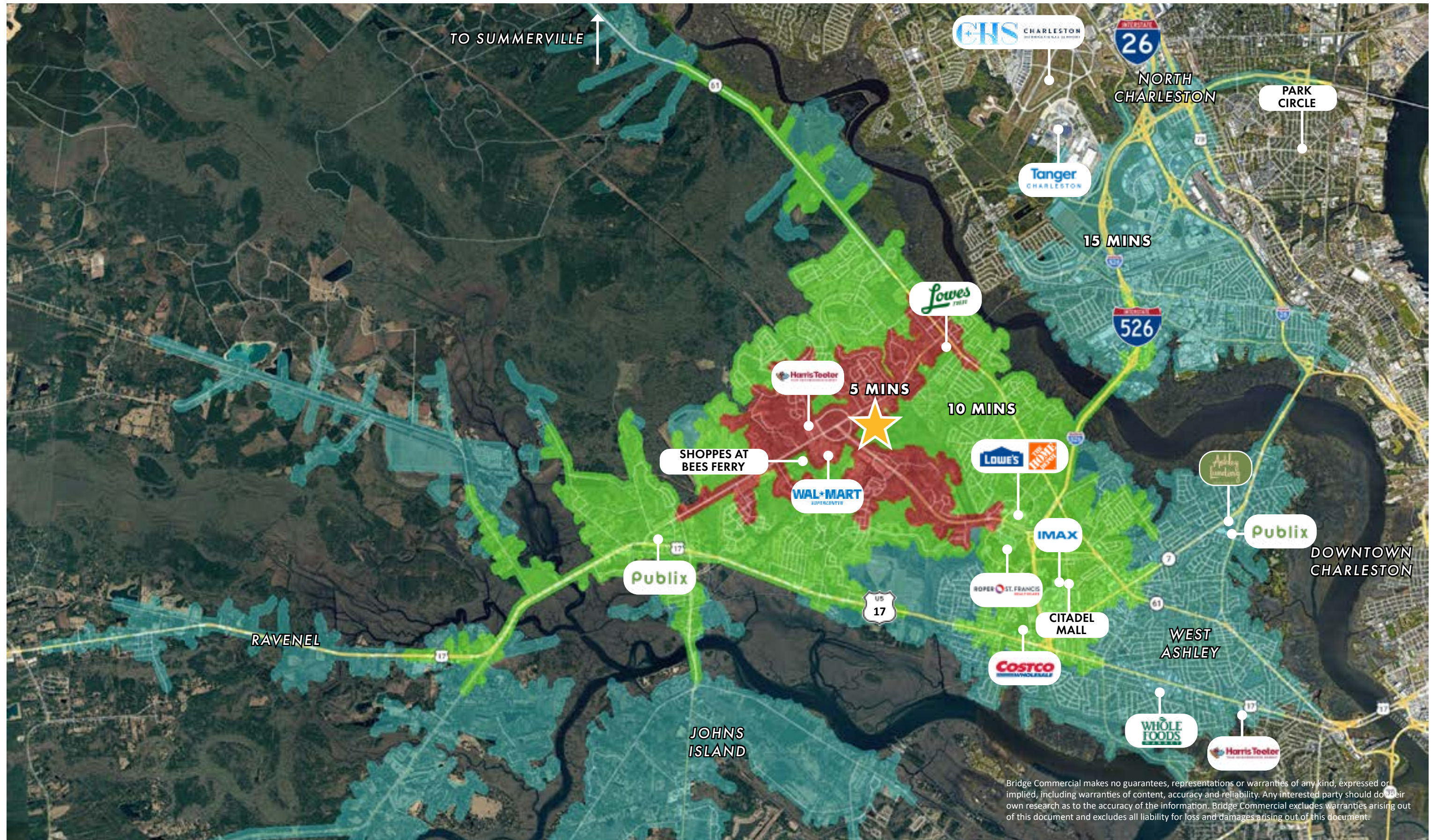


# AREA OVERVIEW - SOUTH EAST VIEW

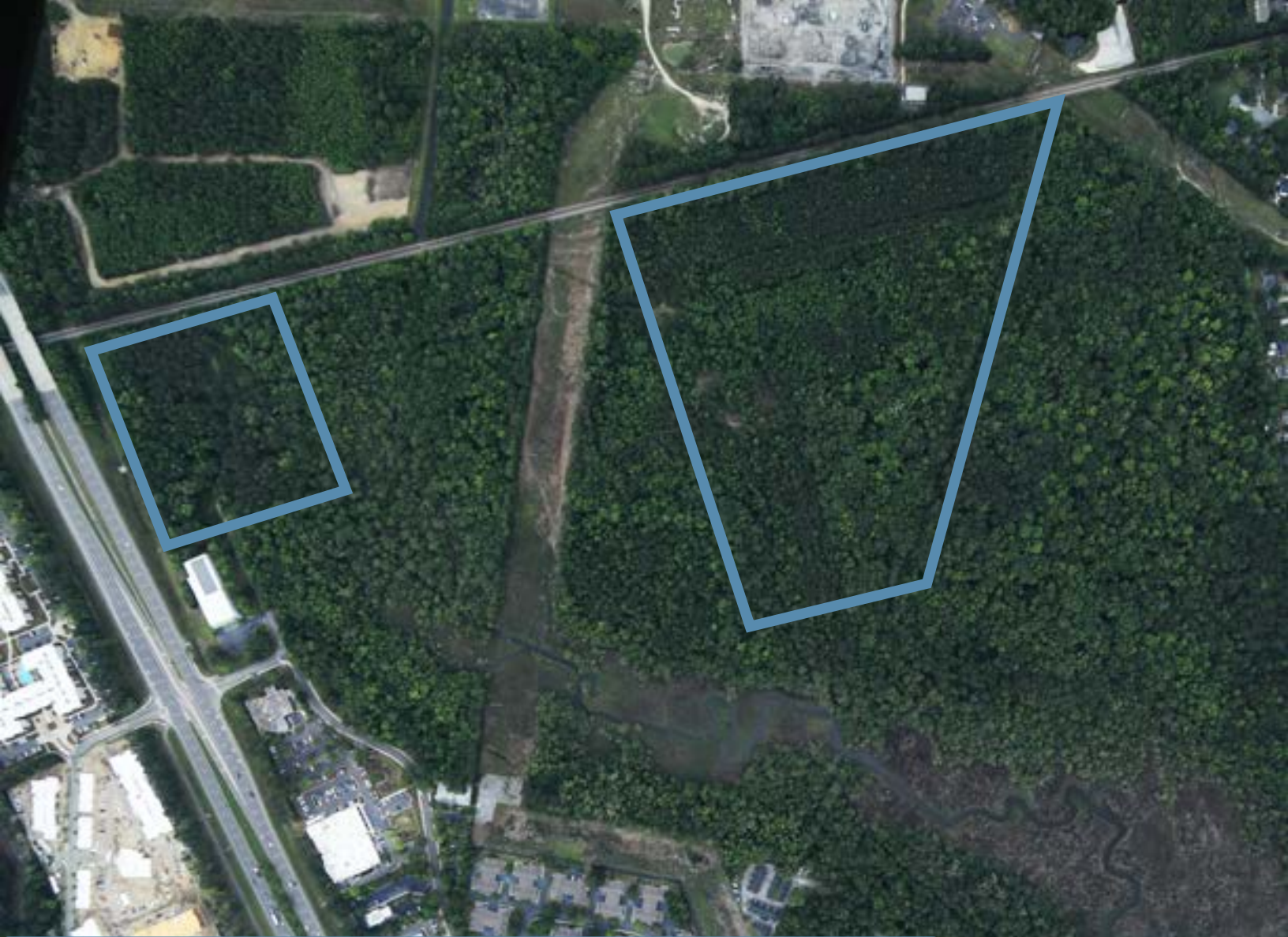


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# DRIVE TIME MAP



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# HARMONY TRACT DEVELOPMENT LAND FOR SALE WEST ASHLEY, CHARLESTON SC

## FOR MORE INFORMATION:

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