

Premium (+/- 2.5 AC) Corner Lot - Hwy 176

114 Marshall Acres Dr., Summerille SC 29486

OFFERING MEMORANDUM

\$1.8 Million (\$720k per Acre) / 18,200 Vehicles per Day!



Prepared By:

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***Potential Traffic Light**



ARDOR COMMERCIAL
ADVISORS, LLC

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OFFERING SUMMARY

ADDRESS	114 Marshall Acres Dr. Summerville SC 29486
COUNTY	Berkeley
PRICE	\$1,800,000
LAND ACRES	+/- 2.5 AC
ZONING TYPE	R2
# OF PARCELS	2
APN	195-00-00-010 & 195-00-00-009

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	3,804	23,418	66,492
2023 Median HH Income	\$84,971	\$86,160	\$79,168
2023 Average HH Income	\$103,976	\$109,134	\$100,070

Hwy 176 Corridor

- Adjacent Parcels with more than 27 Acres have recently been rezoned from R2 to GC (General Commercial). The conceptual site plan that was submitted shows a 240 Unit Apartment Complex along with proposed 19,500 SF Retail Commercial Buildings.
- Unleash the potential of this prime corner lot on Hwy 176, boasting a staggering 18,200 daily passing vehicles, strategically positioned right next to the prestigious Cane Bay High School.
- The US-176 Widening Phase 1 Project will transform Hwy 176 into a four-lane marvel, complete with turn lanes, sleek raised concrete medians, upgraded signals and intersections, and a comprehensive overhaul of water and sewer systems. Don't miss out on the opportunity to capitalize on this infrastructure enhancement that promises to elevate the ROI potential of 114 Marshall Acres Dr.!



- Zoom in on the intersection of US-176 and Marshall Acres Rd., where a potential Traffic Light is on the horizon to keep up with the rising traffic counts. This property is poised for profit with these strategic upgrades.

Summerville, SC (near Cane Bay and Nexton Developments)

- Summerville, South Carolina, is an exceptional location for commercial real estate investment, particularly near the rapidly growing Nexton and Cane Bay developments. As a town steeped in history and known for its scenic beauty and vibrant community, Summerville offers a unique blend of traditional charm and modern conveniences. The town's rich heritage, highlighted by historic homes and the annual Flowertown Festival, attracts a steady stream of tourists and residents alike, ensuring a constant flow of potential customers and clients for businesses.
- The Nexton and Cane Bay developments are master-planned communities that exemplify contemporary living with a strong emphasis on sustainability and connectivity. These thriving areas feature a diverse mix of residential properties, commercial spaces, schools, parks, and recreational facilities, making them attractive destinations for families and professionals. Both communities are designed to be pedestrian-friendly, with extensive trails and green spaces that encourage a high quality of life and foster a vibrant community atmosphere. Additionally, their strategic locations near major highways offer seamless access to Charleston and other nearby cities, enhancing their appeal for businesses looking to attract a broad customer base.
- Investing in commercial real estate near the Nexton and Cane Bay developments in Summerville offers significant growth potential. The area is experiencing rapid expansion, with new businesses, restaurants, and entertainment options continuously emerging. This growth is supported by a strong local economy and a community committed to preserving the natural beauty and heritage of Summerville. By choosing these prime locations, businesses can benefit from the dynamic synergy of historic charm and modern development, making Summerville, particularly near Nexton and Cane Bay, an ideal place for commercial ventures to thrive.



PROPERTY FEATURES

LAND ACRES	+/- 2.5 AC
# OF PARCELS	2
ZONING TYPE	R2
HWY 176 ROAD FRONTAGE	~161 Feet
MARSHALL ACRES DR. ROAD FRONTAGE	~664 Feet
CORNER LOCATION	Yes
TRAFFIC COUNTS	18,200 VPD - Hwy 176 (2021)

UTILITIES

WATER	Commercial Tap Fee (Buyer should verify details)
SEWER	Commercial Tap Fee (Buyer should verify details)





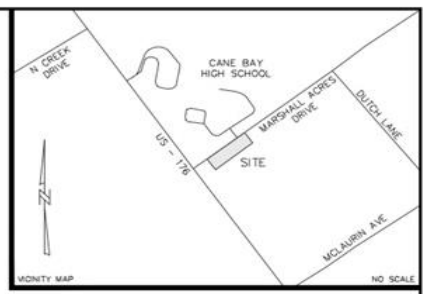
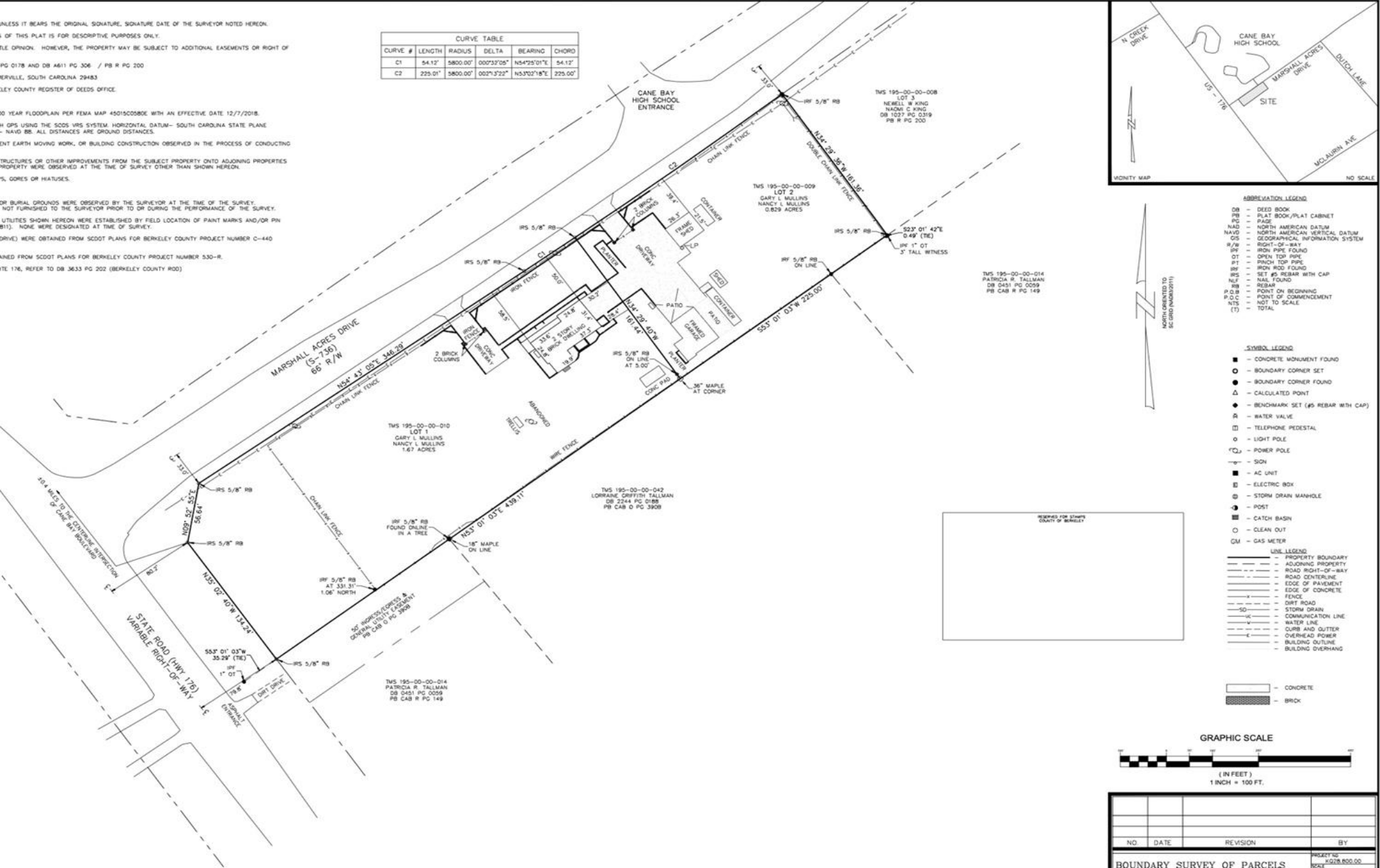
UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE OF THE SURVEYOR NOTED HEREON.
 OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 TITLE OPINION: HOWEVER, THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT OF
 PG 0178 AND DB A611 PG 306 / PB R PG 200
 SUMMERVILLE, SOUTH CAROLINA 29483
 BERKELEY COUNTY REGISTER OF DEEDS OFFICE.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	54.12'	5800.00'	000°32'08"	N54°25'01"E	54.12'
C2	225.01'	3800.00'	002°13'22"	N53°02'18"E	225.00'

100 YEAR FLOODPLAIN PER FEMA MAP 45015C05806 WITH AN EFFECTIVE DATE 12/7/2018.
 NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
 NAVD 83. ALL DISTANCES ARE GROUND DISTANCES.
 PRESENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING
 STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO ADJOINING PROPERTIES
 PROPERTY WERE OBSERVED AT THE TIME OF SURVEY OTHER THAN SHOWN HEREON.
 S, GORES OR MEASURES.

OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY.
 NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
 UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN
 (B1): NONE WERE DESIGNATED AT TIME OF SURVEY.

(DRIVE) WERE OBTAINED FROM SCOOT PLANS FOR BERKELEY COUNTY PROJECT NUMBER C-440
 OBTAINED FROM SCOOT PLANS FOR BERKELEY COUNTY PROJECT NUMBER 530-R.
 SITE 176, REFER TO DB 3633 PG 202 (BERKELEY COUNTY 000)

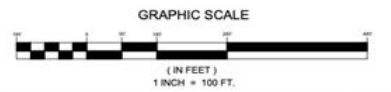


- ABBREVIATION LEGEND**
- DB - DEED BOOK
 - PB - PLAT BOOK/PLAT CABINET
 - PG - PAGE
 - NAD - NORTH AMERICAN DATUM
 - NAV83 - NORTH AMERICAN VERTICAL DATUM
 - OS - GEOGRAPHICAL INFORMATION SYSTEM
 - R/W - RIGHT-OF-WAY
 - IRP - IRON PIPE FOUND
 - OT - OPEN TOP PIPE
 - PT - PINCH TOP PIPE
 - IRF - IRON ROD FOUND
 - NS - SET #8 REBAR WITH CAP
 - NLF - NAIL FOUND
 - REBAR - REBAR
 - P.O.B. - POINT ON BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - NOT TO SCALE
 - (T) - TOTAL

- SYMBOL LEGEND**
- - CONCRETE MONUMENT FOUND
 - - BOUNDARY CORNER SET
 - - BOUNDARY CORNER FOUND
 - ▲ - CALCULATED POINT
 - ◆ - BENCHMARK SET (#8 REBAR WITH CAP)
 - ⊙ - WATER VALVE
 - ⊞ - TELEPHONE PEDESTAL
 - - LIGHT POLE
 - ⊕ - POWER POLE
 - ⊖ - SIGN
 - - AC UNIT
 - ⊞ - ELECTRIC BOX
 - ⊞ - STORM DRAIN MANHOLE
 - - POST
 - - CATCH BASIN
 - - CLEAN OUT
 - GM - GAS METER

- LINE LEGEND**
- - PROPERTY BOUNDARY
 - - - - ADJOINING PROPERTY
 - - - - ROAD RIGHT-OF-WAY
 - - - - ROAD CENTERLINE
 - - - - EDGE OF PAVEMENT
 - - - - EDGE OF CONCRETE
 - - - - FENCE
 - - - - DRIFT ROAD
 - - - - STORM DRAIN
 - - - - COMMUNICATION LINE
 - - - - WATER LINE
 - - - - CURB AND GUTTER
 - - - - OVERHEAD POWER
 - - - - BUILDING OUTLINE
 - - - - BUILDING OVERHANG

- - CONCRETE
- - BRICK



I, B. RUSSEL GARDNER, HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED WITHIN. ALSO THERE ARE NO ENCUMBRANCES OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



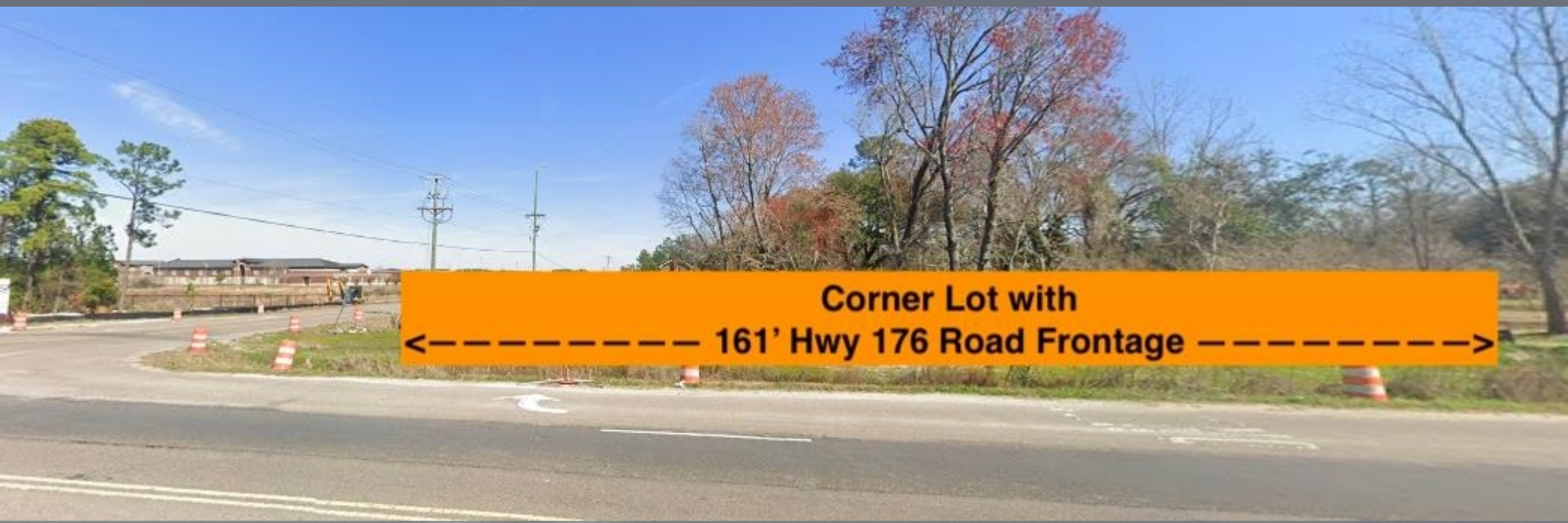
DATE: JULY 7, 2023
 SCALE: NO. 40212 1"=100'
 L. B. RUSSEL GARDNER

NO.	DATE	REVISION	BY
BOUNDARY SURVEY OF PARCELS 195-00-00-009 & 195-00-00-010 TOTAL AREA = 2.499 ACRES			
LOCATED ALONG HWY 176 AND MARSHALL ACRES DRIVE BERKELEY COUNTY, SOUTH CAROLINA			
CLIENT: GARY L. MULLINS NANCY L. MULLINS 114 MARSHALL ACRES DRIVE SUMMERVILLE, SC 29486			
PROJECT NO.	195-00-00-009		
SCALE	1"=100'		
DATE	JULY 7, 2023		
DRAWN BY	CM		
CHECKED BY	CM		
DATE SURVEYED	JULY 7, 2022		
SURVEYING NO.	195-00-00-009		
1.0			

Property Survey



Intersection of Hwy 176 & Marshall Acres Dr.



View from Hwy 176

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	785	5,299	24,664
2010 Population	1,242	7,081	32,845
2023 Population	3,804	23,418	66,492
2028 Population	4,183	25,605	72,499
2023-2028: Population: Growth Rate	9.60 %	9.00 %	8.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	441	1,599
\$15,000-\$24,999	48	346	971
\$25,000-\$34,999	106	614	1,670
\$35,000-\$49,999	104	659	2,163
\$50,000-\$74,999	202	1,335	4,762
\$75,000-\$99,999	245	1,469	4,501
\$100,000-\$149,999	333	2,027	5,014
\$150,000-\$199,999	101	769	2,142
\$200,000 or greater	85	676	1,500
Median HH Income	\$84,971	\$86,160	\$79,168
Average HH Income	\$103,976	\$109,134	\$100,070

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	320	2,031	9,254
2010 Total Households	465	2,641	11,930
2023 Total Households	1,291	8,335	24,322
2028 Total Households	1,437	9,202	26,726
2023 Average Household Size	2.94	2.80	2.73
2000 Owner Occupied Housing	259	1,644	7,213
2000 Renter Occupied Housing	45	268	1,529
2023 Owner Occupied Housing	1,066	6,727	17,347
2023 Renter Occupied Housing	225	1,608	6,975
2023 Vacant Housing	147	1,017	2,534
2023 Total Housing	1,438	9,352	26,856
2028 Owner Occupied Housing	1,144	7,147	18,384
2028 Renter Occupied Housing	293	2,056	8,342
2028 Vacant Housing	143	959	2,331
2028 Total Housing	1,580	10,161	29,057
2023-2028: Households: Growth Rate	10.85 %	10.00 %	9.50 %

Source: esri

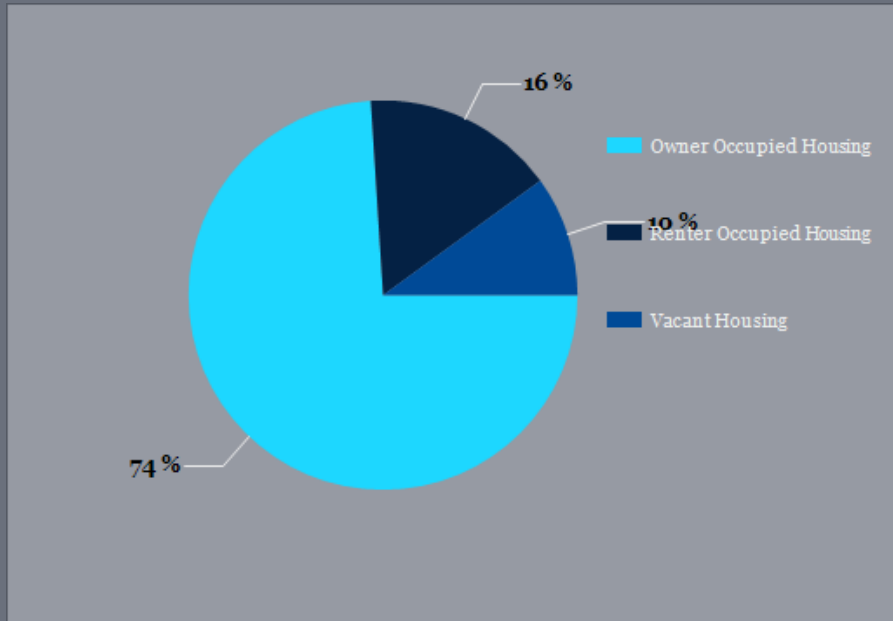
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	241	1,494	5,028
2023 Population Age 35-39	240	1,464	4,927
2023 Population Age 40-44	246	1,496	4,555
2023 Population Age 45-49	237	1,428	3,956
2023 Population Age 50-54	248	1,542	4,054
2023 Population Age 55-59	271	1,694	4,261
2023 Population Age 60-64	292	1,836	4,377
2023 Population Age 65-69	266	1,643	3,850
2023 Population Age 70-74	236	1,435	3,144
2023 Population Age 75-79	151	925	1,967
2023 Population Age 80-84	77	474	1,008
2023 Population Age 85+	49	298	637
2023 Population Age 18+	3,016	18,580	50,912
2023 Median Age	44	44	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,471	\$84,872	\$75,777
Average Household Income 25-34	\$98,796	\$102,483	\$92,831
Median Household Income 35-44	\$104,041	\$105,713	\$94,384
Average Household Income 35-44	\$125,220	\$130,601	\$116,709
Median Household Income 45-54	\$102,029	\$102,894	\$91,962
Average Household Income 45-54	\$116,425	\$122,475	\$111,285
Median Household Income 55-64	\$92,220	\$94,008	\$83,659
Average Household Income 55-64	\$112,389	\$118,486	\$107,318
Median Household Income 65-74	\$75,258	\$75,654	\$68,643
Average Household Income 65-74	\$91,598	\$97,273	\$90,236
Average Household Income 75+	\$75,421	\$79,337	\$73,249

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	227	1,386	4,650
2028 Population Age 35-39	280	1,723	5,558
2028 Population Age 40-44	273	1,660	5,209
2028 Population Age 45-49	277	1,683	4,752
2028 Population Age 50-54	265	1,587	4,124
2028 Population Age 55-59	278	1,717	4,240
2028 Population Age 60-64	290	1,799	4,292
2028 Population Age 65-69	301	1,877	4,287
2028 Population Age 70-74	259	1,589	3,561
2028 Population Age 75-79	213	1,292	2,729
2028 Population Age 80-84	128	779	1,602
2028 Population Age 85+	73	443	920
2028 Population Age 18+	3,315	20,309	55,270
2028 Median Age	45	45	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,416	\$95,651	\$81,582
Average Household Income 25-34	\$112,627	\$117,163	\$104,489
Median Household Income 35-44	\$108,856	\$111,725	\$102,381
Average Household Income 35-44	\$137,015	\$143,851	\$129,395
Median Household Income 45-54	\$107,315	\$109,232	\$101,728
Average Household Income 45-54	\$130,280	\$137,524	\$124,907
Median Household Income 55-64	\$102,902	\$106,013	\$95,028
Average Household Income 55-64	\$129,005	\$136,962	\$122,824
Median Household Income 65-74	\$81,403	\$83,479	\$78,357
Average Household Income 65-74	\$107,452	\$114,912	\$105,668
Average Household Income 75+	\$89,648	\$94,792	\$86,685

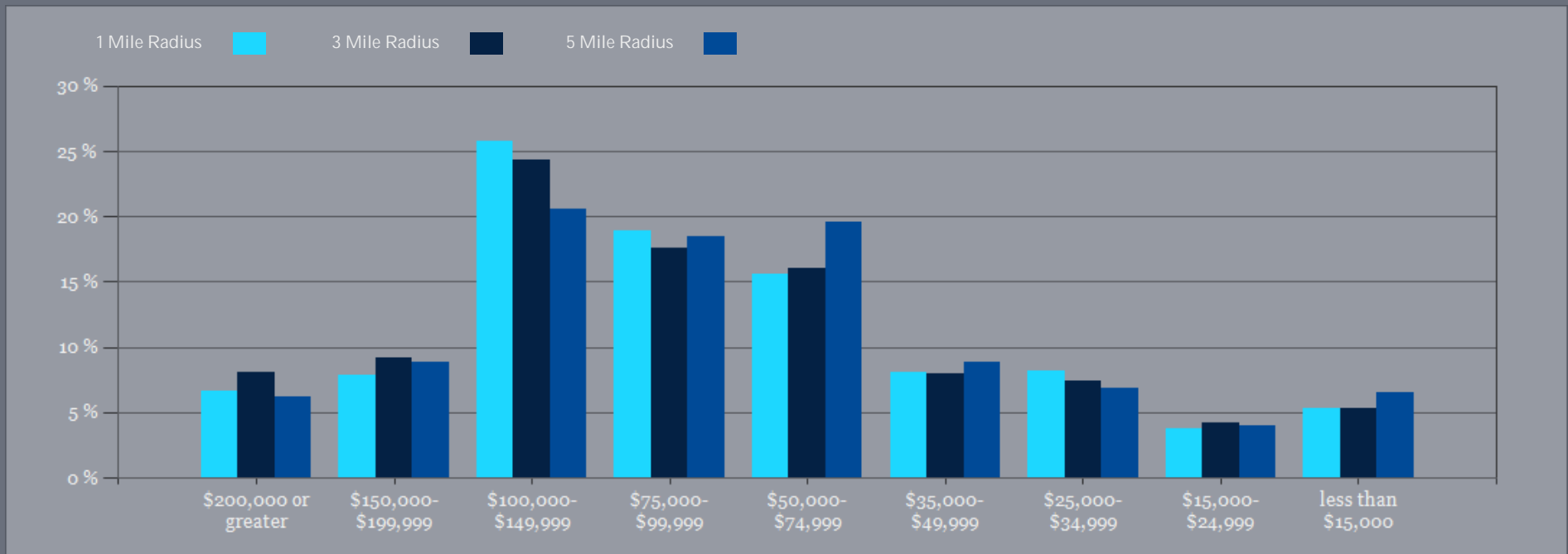
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



OUR PROMISE

When it comes to YOUR commercial property, you NEED a team that takes a TAILORED APPROACH to your individual needs. Ardor Commercial Advisors has a team of professionals with a thorough understanding of EVERY asset type.

OUR MISSION

Ardor Commercial Advisors is a high touch, local firm which services where the large national firms don't or won't. We focus on the critical few. Our goal is to build long term relationships with our customers and clients by not only helping them acquire the right real estate, but also helping them after the transaction with their investments.



Premium (+/- 2.5 AC) Corner Lot - Hwy 176

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ardor Commercial Advisors and it should not be made available to any other person or entity without the written consent of Ardor Commercial Advisors.

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The information contained herein is not a substitute for a thorough due diligence investigation. Ardor Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Ardor Commercial Advisors has not verified, and will not verify, any of the information contained herein, nor has Ardor Commercial Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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