

FOR SALE



 **1866 Jedburg Road
Summerville, SC 29486**



**Property Lines are Approximate*



SALES PRICE:
\$2,595,000.00



ACERAGE:
4.59 AC



COUNTY:
Berkeley



ZONING:
Flex1-Agricultural



PARCEL ID:
178-00-02-073

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

CONYERS HALLMAN
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PROPERTY OVERVIEW



**1866 JEDBURG ROAD
SUMMERVILLE, SC 29486**



**Property Lines are Approximate*

OVERVIEW

This ±4.59-acre parcel is strategically positioned at the signalized corner of Jedburg Road (Highway 16) and State Road (Highway 176), offering exceptional visibility and accessibility within one of Berkeley County's fastest-growing corridors. The property is surrounded by significant residential development, including a nearby ±225-acre residential development site, and is located just over one mile from the new Pender Woods community, a ±500-home residential development that continues to drive growth and demand throughout the area. Currently zoned Flex-1 in Berkeley County, the parcel offers a wide range of potential development opportunities for investors, developers, and end users seeking to capitalize on the continued growth throughout the surrounding market. With strong demographics, increasing rooftops, and convenient access to major thoroughfares, this site is well-positioned for future development and long-term investment potential.

ADDITIONAL PROPERTY DETAILS

PRICE PER ACRE:

\$565,359.00

FRONTAGE:

±491' on Hwy 176 / ±641' on Hwy 16

VISIBILITY:

Excellent

SUBMARKET:

Summerville / Ladson / Berkeley

MSA:

Charleston-North Charleston, SC

LOCATION & INVESTMENT HIGHLIGHTS



**1866 JEDBURG ROAD
SUMMERVILLE, SC 29486**



WHY THIS PROPERTY

- ✓ **SIGNALIZED CORNER**
High-visibility corner at Jedburg Road and State Road
- ✓ **DUAL FRONTAGE**
Frontage on both Hwy 176 and Hwy 16
- ✓ **GROWTH CORRIDOR**
Located in one of Berkeley County's growing commercial corridors



FOR MORE INFORMATION
PALMETTOCOMMERCIALPROPERTIES.COM



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