



RESIDENTIAL DEVELOPMENT LAND CONFIDENTIAL

2960 JULIUS ROBERTSON ROAD
MOUNT PLEASANT (CHARLESTON), SC 29464

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MOUNT PLEASANT - RESIDENTIAL DEVELOPMENT LAND



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Senior Advisor | Partner



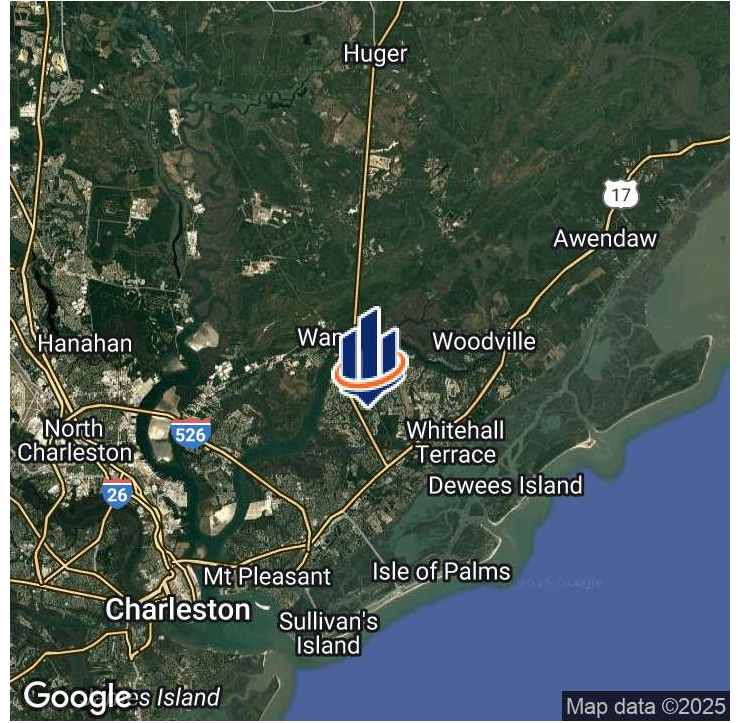
Murduck Dr
Murduck Dr
Murduck Dr
Murduck Dr
Richies Way
Richies Way
Julius Robertson Rd
Grape Ln
Julius

+

1 PROPERTY INFORMATION

2960 Julius Robertson Road
Mount Pleasant, SC 29464

Executive Summary - US HWY 41



OFFERING SUMMARY

Sale Price:	\$1,650,000
Available SF:	
Lot Size:	2.47 Acres
Zoning:	S-3 Zoning
Market:	Charleston
Submarket:	Mount pleasant
Traffic Count:	18,100

PROPERTY OVERVIEW

Uncover the potential of this remarkable property, boasting S-3 Zoning, strategically positioned in the coveted Charleston area. Embrace the endless possibilities offered by its general commercial zoning, catering to diverse investment ventures. The prime location within the vibrant Charleston area ensures exceptional visibility and accessibility, setting the stage for a lucrative venture. With its strategic built and favorable zoning, this property presents a compelling opportunity for a savvy Land / Residential investor seeking a solid foothold in the thriving Charleston real estate market. *Please note that access to the property is strictly prohibited without broker approval.

PROPERTY HIGHLIGHTS

- - S-3 Zoning
- - Prime location in Charleston area
- - Strategic visibility and accessibility
- - Proximity to key amenities and attractions
- - Ideal for diverse investment ventures
- - Strong foothold in the thriving Charleston real estate market

Property Description - US HWY 41



PROPERTY DESCRIPTION

Uncover the potential of this remarkable property, boasting S-3 Zoning, strategically positioned in the coveted Charleston area. Embrace the endless possibilities offered by its general commercial zoning, catering to diverse investment ventures. The prime location within the vibrant Charleston area ensures exceptional visibility and accessibility, setting the stage for a lucrative venture. With its strategic built and favorable zoning, this property presents a compelling opportunity for a savvy Land / Residential investor seeking a solid foothold in the thriving Charleston real estate market. *Please note that access to the property is strictly prohibited without broker approval.

LOCATION DESCRIPTION

Discover the unparalleled potential of the booming Charleston market at the location. Situated at the intersection of growth and opportunity, this property offers proximity to the bustling Clements Ferry corridor, known for its vibrant mix of residential, commercial, and retail development. Nearby, the upscale Mount Pleasant area caters to an affluent demographic, while the historic charm of downtown Charleston beckons just a short drive away. With renowned attractions such as the Waterfront Park, Patriots Point, and the South Carolina Aquarium within reach, the area presents an enticing prospect for a forward-thinking Land / Retail investor looking to capitalize on the region's thriving economy and dynamic real estate landscape. *Please note that access to the property is strictly prohibited without broker approval.

SITE DESCRIPTION

Wooded

POWER DESCRIPTION

Dominion Energy

Complete Highlights - US HWY 41



PROPERTY HIGHLIGHTS

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Why Now? - Retail Development- US HWY 41

Explosive Residential Growth on Clements Ferry Road

The corridor is seeing rapid expansion, notably the **Point Hope** master-planned community, approved for up to **18,000 homes**, with ~12,000 anticipated in the next 15–20 years [thedanielislandnews.com+4thedanielislandnews.com+4Charleston New Homes Guide+4](#). New phases include **Del Webb active-adult, Restore senior living**, and 90,000 SF of retail (Publix-anchored) [Pulte Homes+5thedanielislandnews.com+5Daniel Island Office Space+5](#).

Already Open: Publix at Point Hope Commons

A 75,000–90,000 SF Publix-anchored center is operational adjacent to the site [526lcclongpoint.com+5Stiles+5Daniel Island Office Space+5](#). Future square footage includes additional retail and service space [SC Ports Authority+12Daniel Island Office Space+12526lcclongpoint.com+12](#).

Port Infrastructure Investments

- Completed \$23 million toe-wall and deepening project at the **Wando Welch Terminal**, enhancing capacity for mega-container vessels [SC Ports Authority+14Charleston Business+14Progressive Railroading+14](#).
- SC Ports' 2025 capital plan includes **\$294 million** for terminal modernization and new rail yard capacity [Stiles+10SC Ports Authority+10SC Daily Gazette+10](#).
- **FY2025 throughput** reached 2.6 million TEUs, up 3% from FY2024, with record rail moves [WPDE](#).

Transportation & Access Upgrades

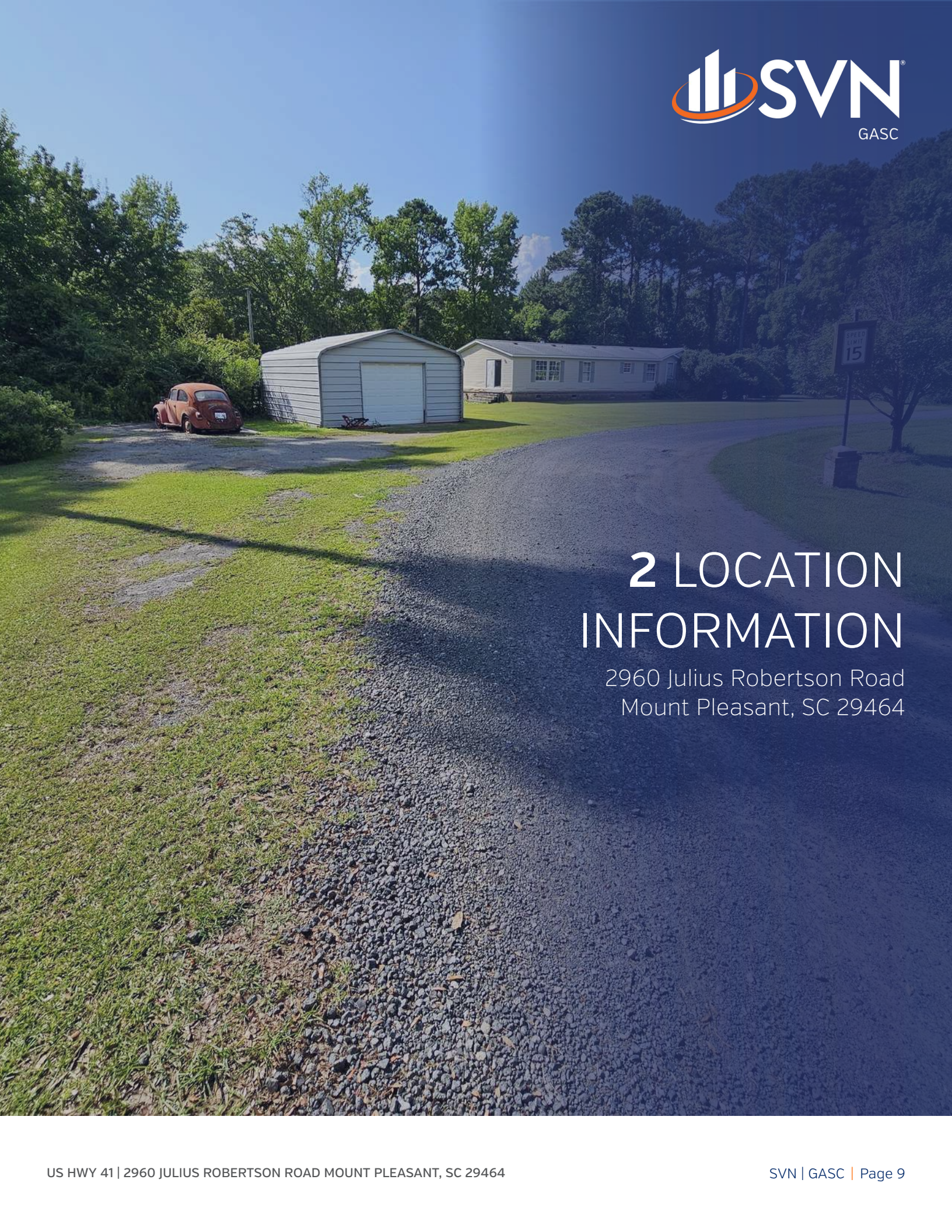
- A **\$195 million federal grant** was secured in October 2024 to upgrade the **I-526 / Long Point Rd interchange**, improving port-traffic flow [info2.scdot.org+8Charleston Business+8thedanielislandnews.com+8](#).
- The \$325 million project includes widening of I-526 and dedicated freight flyovers; construction set to begin 2026 [thedanielislandnews.com+1https://www.live5news.com+1](#).

Multiplier Effects for Development

- **\$40 acre Center Park build-to-rent** launched just east of the property, with 192 townhomes expected Q4 2025 [Charleston Business+2Charleston New Homes Guide+2Stiles+2](#).
- Mixed-use development pipeline includes workforce and senior housing in the corridor [thedanielislandnews.comthedanielislandnews.com](#).

INVESTMENT RATIONALE

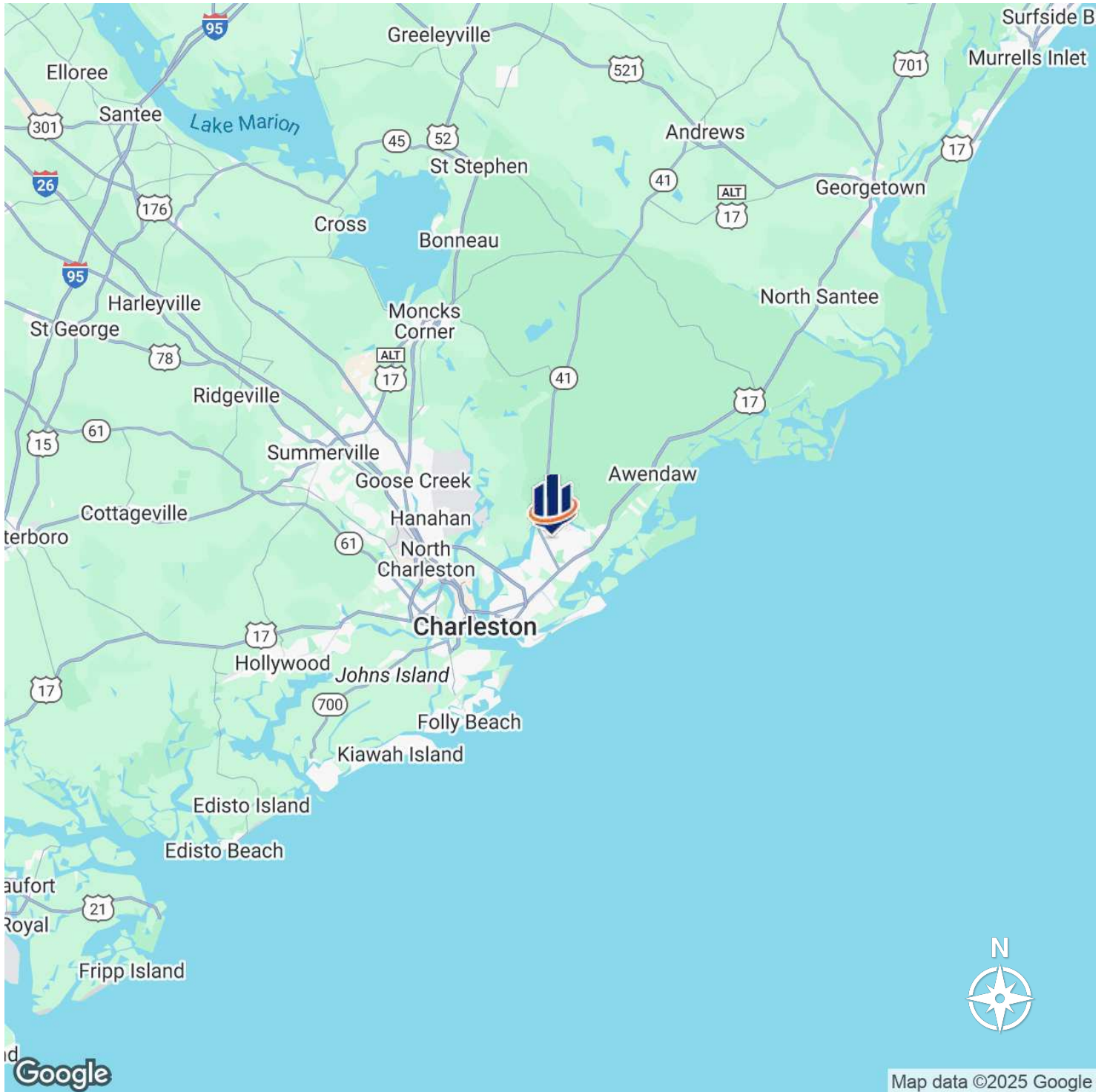
- **Daily Needs Market Under-Served:** Thousands of new homes have no local grocery, healthcare, QSR, or convenience retail. The **Publix center is full**, but capacity and storefronts remain limited.
- **High Exposure, High Demand:** The site is shovel-ready with highway frontage and commercial entitlements, attracting tenants seeking visibility and convenience.
- **Momentum Backed by Public Funding:** This retail opportunity is supported by **nearly \$500 million in public investment** (ports, road upgrades, rail), reducing entitlement risk and adding credibility.



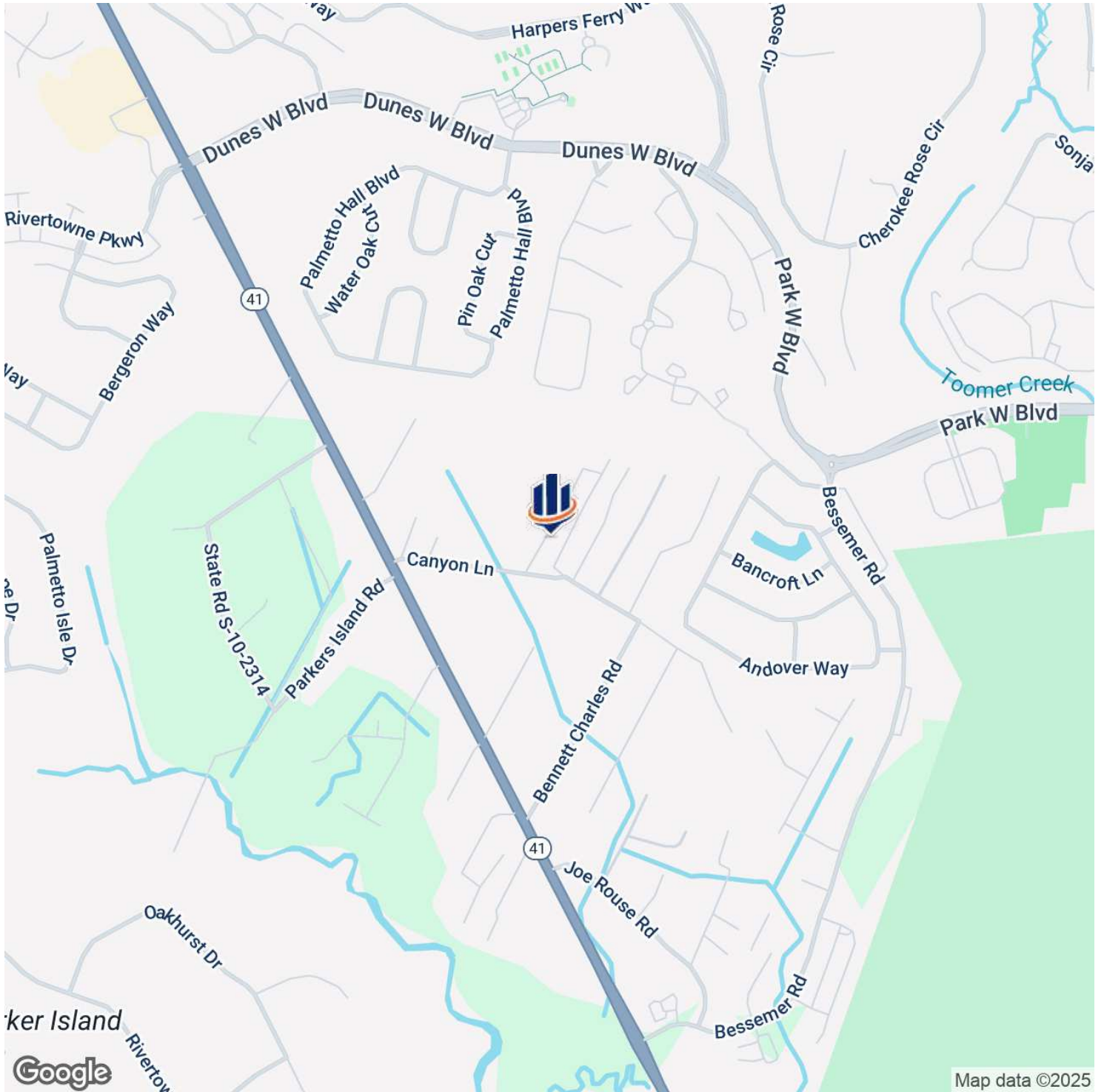
2 LOCATION INFORMATION

2960 Julius Robertson Road
Mount Pleasant, SC 29464

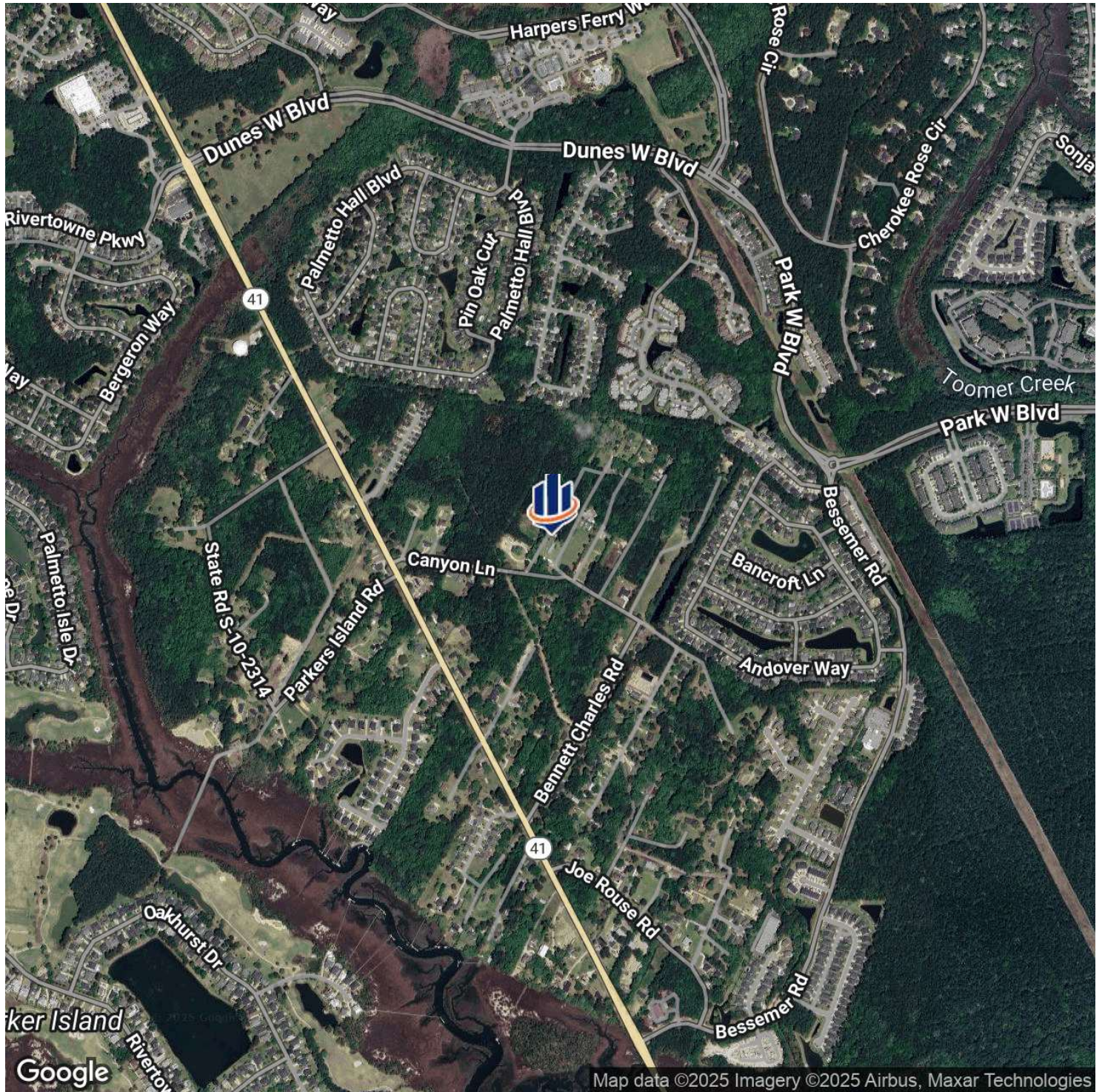
Regional Map - Low Country



Location Map - US HWY 41



Aerial Map - US HWY 41



Retailer Map

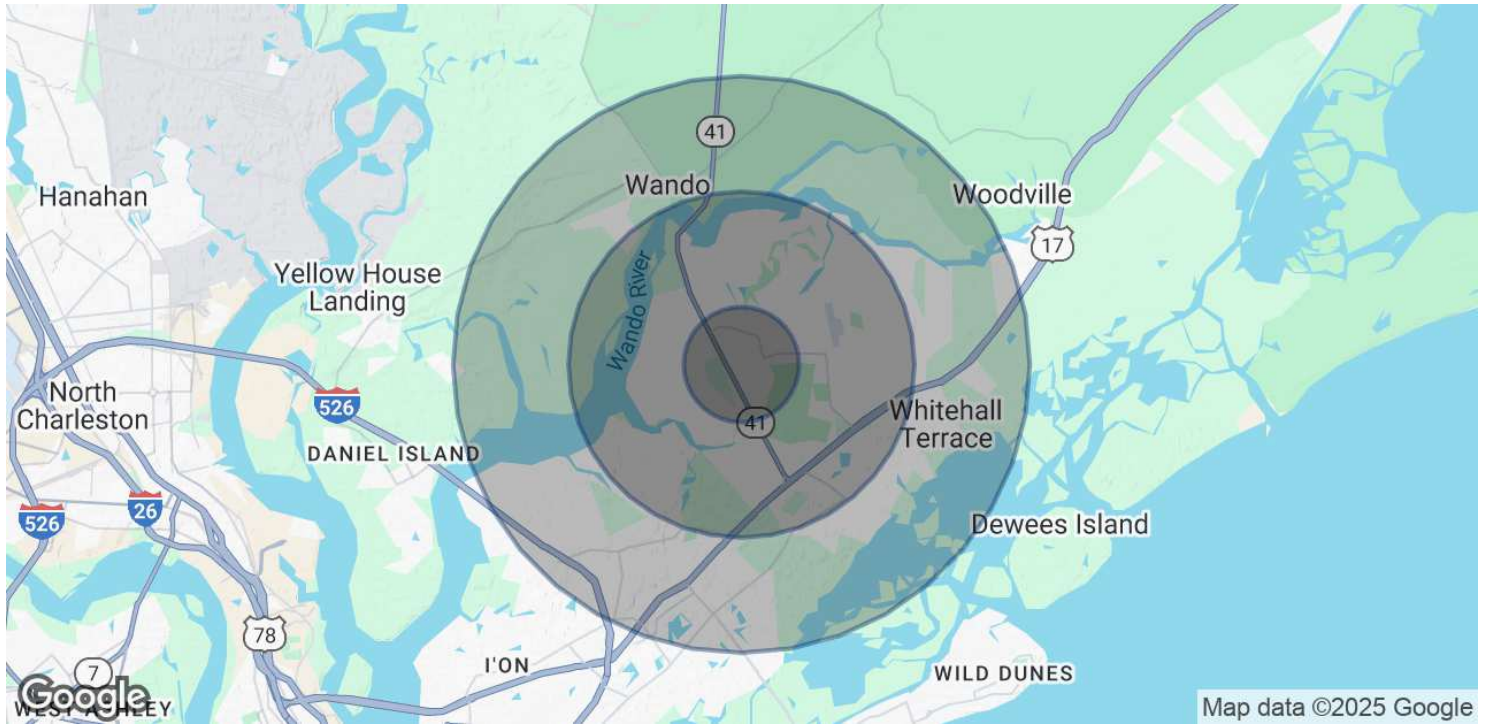


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DEMOGRAPHICS

2960 Julius Robertson Road
Mount Pleasant, SC 29464

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,109	36,598	72,397
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,305	13,415	28,075
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$138,697	\$166,520	\$157,230
Average House Value	\$712,561	\$723,186	\$698,696

Demographics data derived from AlphaMap

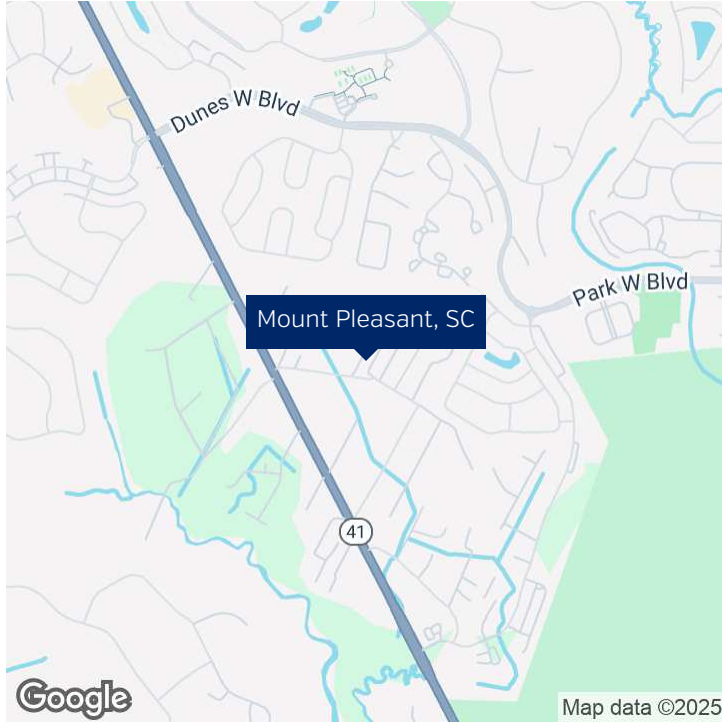
4 PROPERTY ANALYSIS

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Additional Property Photos



Mount Pleasant Information



LOCATION DESCRIPTION

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LOCATION DETAILS

Market	Charleston
Sub Market	Mount pleasant
County	Charleston
Cross Streets	US hwy 41
Township	Mount Pleasant
Road Type	Highway
Nearest Highway	US Hwy 41
Nearest Airport	Charleston International Airport

Berkeley County Information



BERKELEY COUNTY HIGHLIGHTS

- Population +/- 220,000 (over 800,000 in tri-county)
- Major employers Boeing, Google, Volvo Cars North America, BP and Mercedes-Benz.
- Berkeley County premier location to produce and distribute advanced materials.
- 8th in the nation for attracting talent.
- Roper St. Francis largest private sector employer over 6,000 employees.
- Top 5 metros of Job growth in the nation.
- Neighboring Charleston County #1 Hospitality and tourism hub of South Carolina.
- Minutes to one of the busiest ports in the US and the deepest on the East Coast.
- Second lowest property tax in SC.
- 2nd fastest growing county in South Carolina
- 14% growth since 2010 over 200,000 citizens

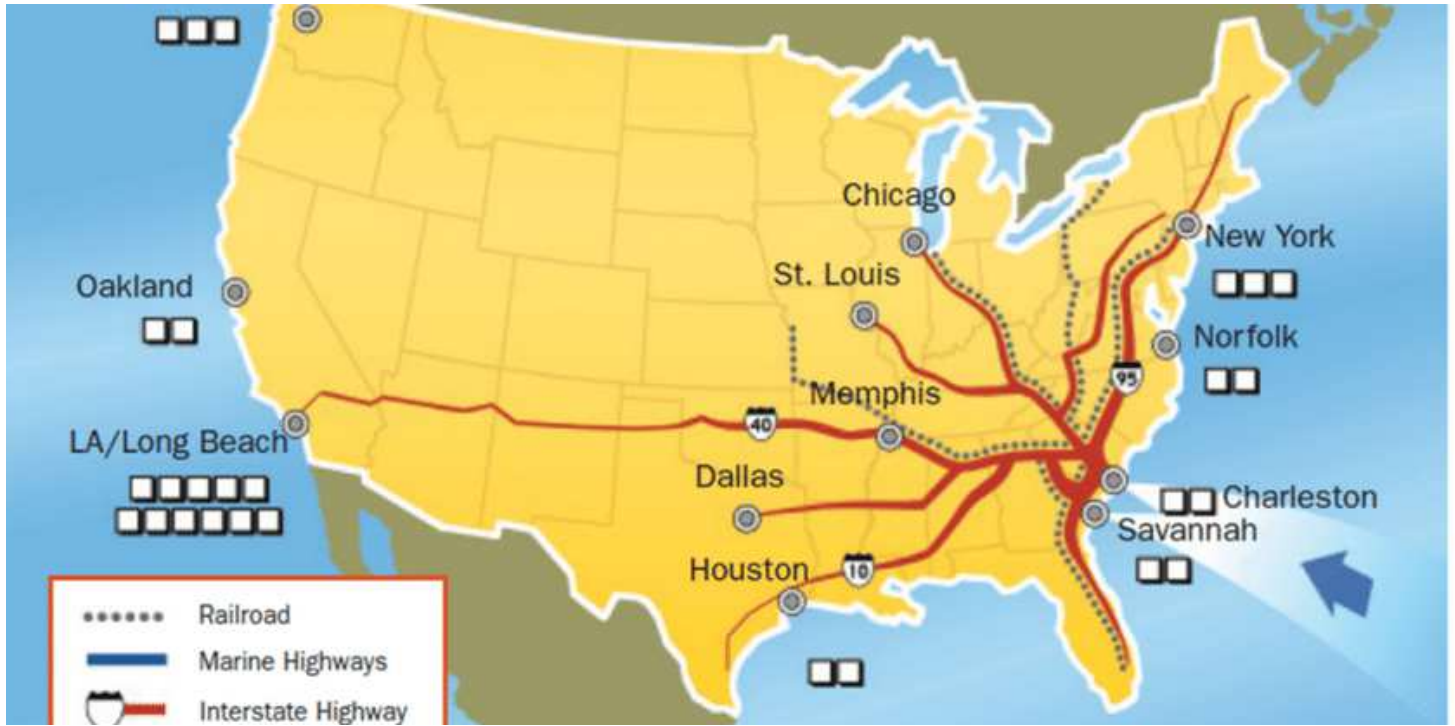
BERKELEY COUNTY: RIGHT CLIMATE FOR BUSINESS AND LIFE

With an average annual temperature of 65 degrees and a business-friendly philosophy, Berkeley County is the perfect locale for both corporations and individuals.

Berkeley County has fueled both economic and residential development by working with companies in the flourishing manufacturing industry. The region has a thriving tech industry with key players Google, Blackbaud and Benefitfocus as well as a strong life sciences industry with Roper St. Francis & MUSC. Industry manufacturers have been thriving and powering Berkeley County such as Dupont, Nucor Steel, Century Aluminum, JW Aluminum, and DAK (PET) manufacturing.

The economic drivers of the region have resulted in continuously-improving schools, health care, infrastructure and overall quality of life for both residents and tourists alike. Highway, Rail, air, sea, and Ports allow outstanding market access, an additional reason to locate your business in Berkeley County.

South Carolina Information



SOUTH CAROLINA

South Carolina is the most hospitable and business-friendly climate. That's not just our opinion. Area Development magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value add to all businesses - enterprise or entrepreneurial. Each year, nearly 100 companies benefit from the skilled individuals trained by readySC™. More than 300,000 individuals strong, this division of the SC Technical College System ensures that companies can depend on a strong, productive workforce. In addition, South Carolina has one of the lowest unionization rates in the country. Uniquely situated halfway between New York and Miami, South Carolina's integral transportation system—interstates, ports and rail—make it easy to reach East Coast markets, as well as markets globally. Strong communities make for a strong economic foundation. The Community Development team works to assist local leaders in the development of industrial product, infrastructure improvement and strategic planning. SC is building Cars, Homes, Airplanes, Chemicals. Many companies have made South Carolina home and enjoy all our state has to offer. Arts. Sports. History. All in a state with an affordable cost of living and a temperate climate. It is not surprising that tourism brings in more than \$23 billion a year as others want to visit what South Carolinians enjoy year round. Knowledge-Based Continual growth requires continual innovation. SC is committed to investing in research and development, SC universities and world-class research facilities. Recognized for achievement in foreign direct investment, South Carolina is home to more than 1,200 operations of international companies. That number continues to grow thanks to our successful track record of helping international companies establish, relocate and expand their business operations. Industrial power rates are 14% lower than the national average. SC is a Right-to-work State.

Underwriting Resources

Berkeley-Charleston-Dorchester Council of Governments
www.bcdcog.com

Berkeley County
www.berkeleycountysc.gov

Charleston Area Alliance
www.charlestonareaalliance.org

Charleston County
www.charlestoncounty.org

Charleston Defense Contractors Association
www.charlestdca.org

Charleston Digital Corridor
www.charlestdigitalcorridor.com

Charleston Gallery Association
www.charlestonegalleryassociation.org

Charleston Government Site
www.charleston-sc.gov

Charleston Metro Chamber of Commerce
www.charlestonchamber.net

Charleston Regional Alliance for the Arts
www.charlestonartalliance.org

Charleston Regional Business Journal
www.charlestonbusiness.com

Charleston Regional Development Alliance
www.crda.org

Charleston Trident Association of Realtors
www.charlestonrealtors.com

Charleston Visitors Bureau
www.charlestoncvb.com

The Citadel
www.citadel.edu

College of Charleston
www.cofc.edu

Dorchester County
www.dorchestercounty.net

Greater Charleston Business Alliance
www.gcballiance.org

Huffington Post Business
www.huffingtonpost.com

Joint Base Charleston
www.charleston.af.mil

Lowcountry Manufacturers Council
www.lmcsc.org

Medical University of South Carolina
www.musc.edu

The Post and Courier
www.postandcourier.com

Roper St. Francis
www.rsfh.com

South Carolina Manufacturers Alliance
www.myscma.com

South Carolina Ports
www.scspa.com

South Carolina Power Team
www.southcarolinapowerteam.com

SPAWAR Atlantic
www.public.navy.mil/spawar/Atlantic

Tri-County Regional Chamber of Commerce
www.tri-crcc.com

Trident Health System
www.tridenthealthsystem.com

5 THE TEAM

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Mount Pleasant, SC 29464

Senior Advisor | Partner



BURT RHODES

Senior Advisor

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Direct: 843.557.3939

SC #48754

PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

EDUCATION

EDUCATION & TRAINING

Business Administration • Liberty University, Lynchburg, Virginia

Certified Commercial Investment Member Training

Scotts Training Institute Certification

Certified Landscape Technician Training • North Carolina State University South Carolina Nurserymen's Association Certified Training

SVN | GASC



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