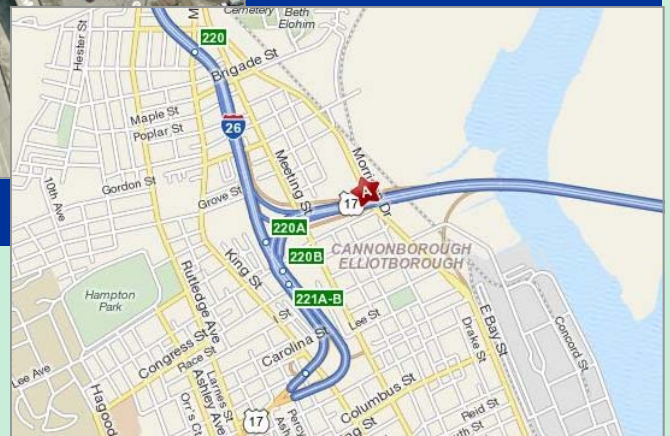


PRIME LAND FOR SALE

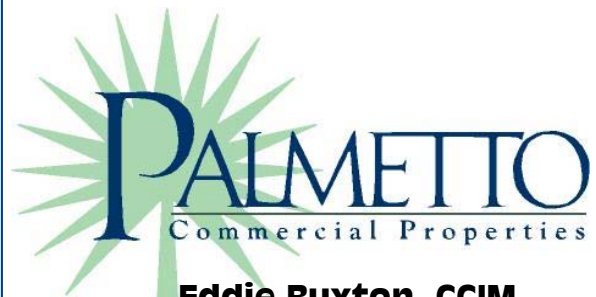
930 MORRISON AVENUE CHARLESTON, SC



**Located
at the
foot of
the
Ravenel
Bridge**



- ◆ All Parcels: \$5,200,000
2.43 Acres
- ◆ Parcel A: TMS No. 459-02-00-018
0.78 Acres
\$2,400,000
- ◆ Parcel B: TMS No.459-02-00-022
0.77
\$2,000,000
- ◆ Parcel C: TMS No. 459-02-00-00
1.01 Acres
\$800,000
- ◆ Located in an area of the Charleston Peninsula which is experiencing revitalization & qualifies for New Market Tax Incentives
- ◆ Site is master planned for a 150,000+ SF of buildings



**Eddie Buxton, CCIM
Mobile: 843-478-0346**

**578 East Bay Street, Suite A
Charleston, SC 29403
Office: 843-577-2550
Fax: 843-577-2552**

eddie.buxton@palmettocommercialproperties.com
www.palmettocommercialproperties.com

NEW MARKET PROPERTY

The New Market property consists of 2.43 developable acres located at the foot of the Arthur Ravenel Bridge on the Charleston Peninsula. The property is zoned MU-WF (Mixed Use-Work Force) and is located in the City of Charleston. The property is master planned for 150,000+ square feet of mixed-use buildings. The density is unlimited on the entire property and a height variance of over 80 feet has been approved for Parcel A. Professional offices, multi-family, hospitality, and retail are all possibilities on the property. Through an arrangement with the South Carolina Department of Transportation, the adjacent 3 acres underneath the Arthur Ravenel Bridge is available to support parking for the planned New Market development. The New Market property is centrally located with easy access to the Downtown (Lower Peninsula) Charleston, Mt. Pleasant, West Ashley, and North Charleston since it is located in close proximity to the US Highway 17 and Interstate 26 intersection.



East view from New Market Property