

FOR SALE

3 ACRES COMMERCIAL
LAND AND SINGLE-FAMILY
RESIDENCE



5090 ASHLEY RIVER RD,
SUMMERVILLE, SC 29485

exp[®]
COMMERCIAL

Harbor
COMMERCIAL PARTNERS

5090 ASHLEY RIVER RD, SUMMERVILLE, SC 29485

PROPERTY DESCRIPTION

Commercial Zoned 3-Acre assemblage for sale, located within the Ashley River Historic Overlay of Cooks Crossroads. This site includes 3 total parcels, each approximately 1 acre. 2 acres of raw land on Swamp Fox Drive and a single family residence on 1 acre of land (currently occupied by a tenant and approximately 2,090 SF) fronting Ashley River Rd. (Hwy 61). All 3 parcels are zoned CG in Dorchester County. Excellent opportunity for new construction and redevelopment in a transformative area on the outskirts of Summerville, SC.

Located near Cooke Crossroads, the interesection of Bacons Bridge Rd. and Ashley River Rd. (Hwy 61).



PROPERTY SPECS

SALE PRICE	\$750,000
PROPERTY /CENTER NAME:	Cooke Crossroads Assemblage
COUNTY	Dorchester
PARCEL ID	161-00-00-097 161-00-00-012 161-00-00-101
ZONING	CG -ARHOD
ACREAGE	3 Acres
BUILDING SIZE	2,090 SF
LAND TYPE	Residential/Commercial/Other
POWER	Available
GAS	Available
WATER	Available
SEWER	Available

THE CROSSROADS

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TRANSFORMING PLACE

- Specific landscape treatment along major arterials significantly improve the character and experience
- Creating inter-connected sites between individual properties for access and stormwater management is key to building a cohesive place
- New buildings and signage should reflect the traditional character and heritage of the region

CROSSROADS STRATEGIES

GATEWAY DESIGN

- Landscape buffer preserved along Ashley River Road and SC 165, maintaining the Historical Ashley River Corridor
- Coordinated access between parcels
- Uniform site design elements (fencing, lighting, and signage) form an identity
- Minimal grading and preservation of existing terrain and vegetation

BUILDING DESIGN

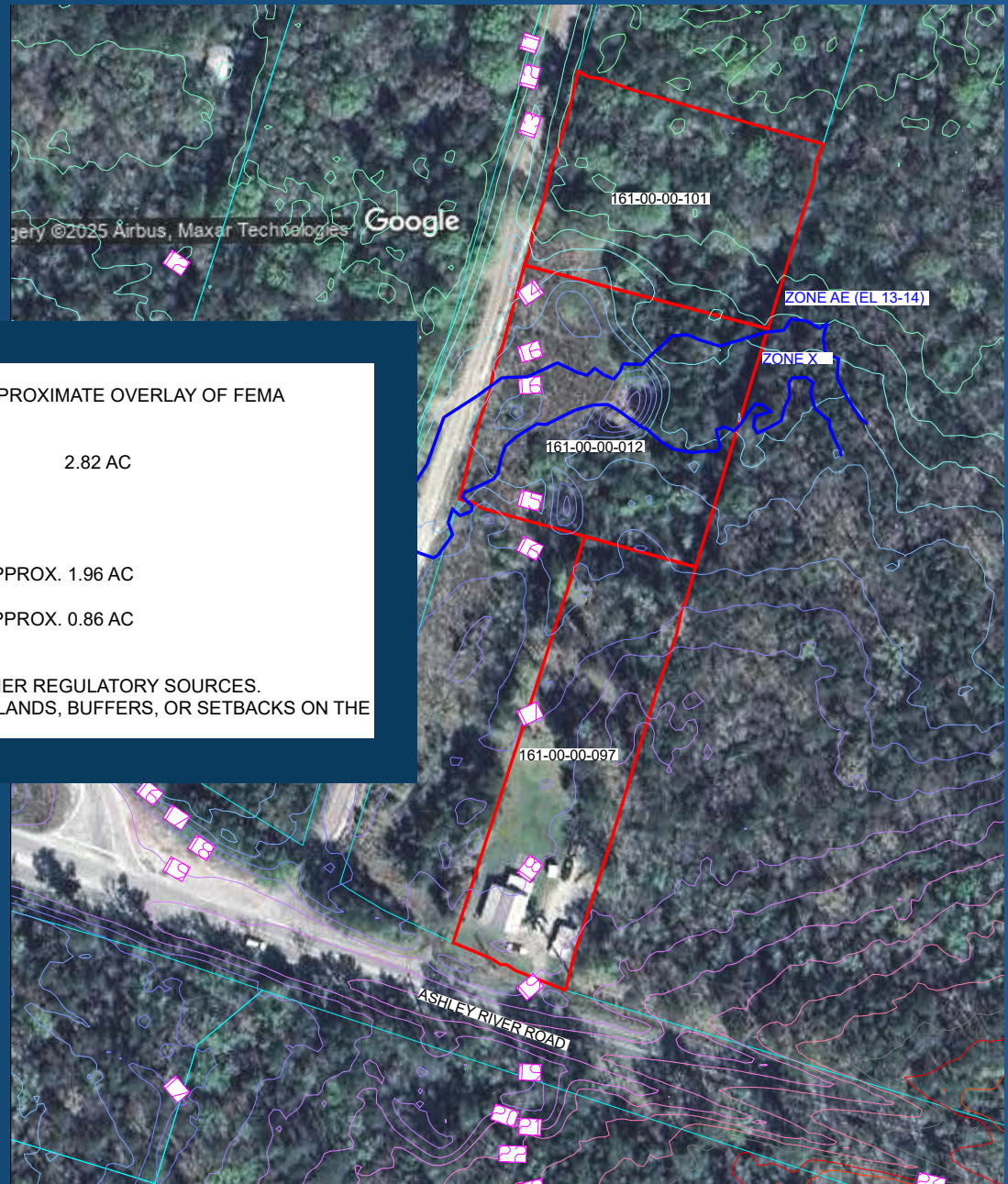
- Buildings located to frame corners, street intersections, and entry points
- Stepped building height and massing adjacent to smaller-scale development

LANDSCAPE DESIGN

- Protected Natural Water Courses and Drainage Features
- Well-designed landscape screening parking and loading from public view







THE EXHIBIT IS BASED ON DORCHESTER COUNTY TMS PROPERTY LINES AND APPROXIMATE OVERLAY OF FEMA FLOOD MAPS # 45035C0404E, DATED JULY 18, 2017.

TOTAL SITE ACREAGE PER DORCHESTER COUNTY GIS:

2.82 AC

- TMS # 161-00-00-097: 0.89 AC
- TMS # 161-00-00-012: 0.92 AC
- TMS # 161-00-00-101: 1.01 AC

DEVELOPABLE AREA OUTSIDE OF 100 YEAR FLOOD ZONE AE (EL 13-14): APPROX. 1.96 AC
(INCLUDING 0.41 AC OF ZONE X SHADED)

AREA WITHIN 100 YEAR FLOOD ZONE AE (EL 13-14): APPROX. 0.86 AC

NOTES:

1. ACREAGES ARE NOT BASED ON FIELD SURVEY, PLAT RESEARCH OR OTHER REGULATORY SOURCES.
2. THIS EXHIBIT DOES NOT CONFIRM THE PRESENCE OR ABSENCE OF WETLANDS, BUFFERS, OR SETBACKS ON THE SUBJECT PROPERTIES.



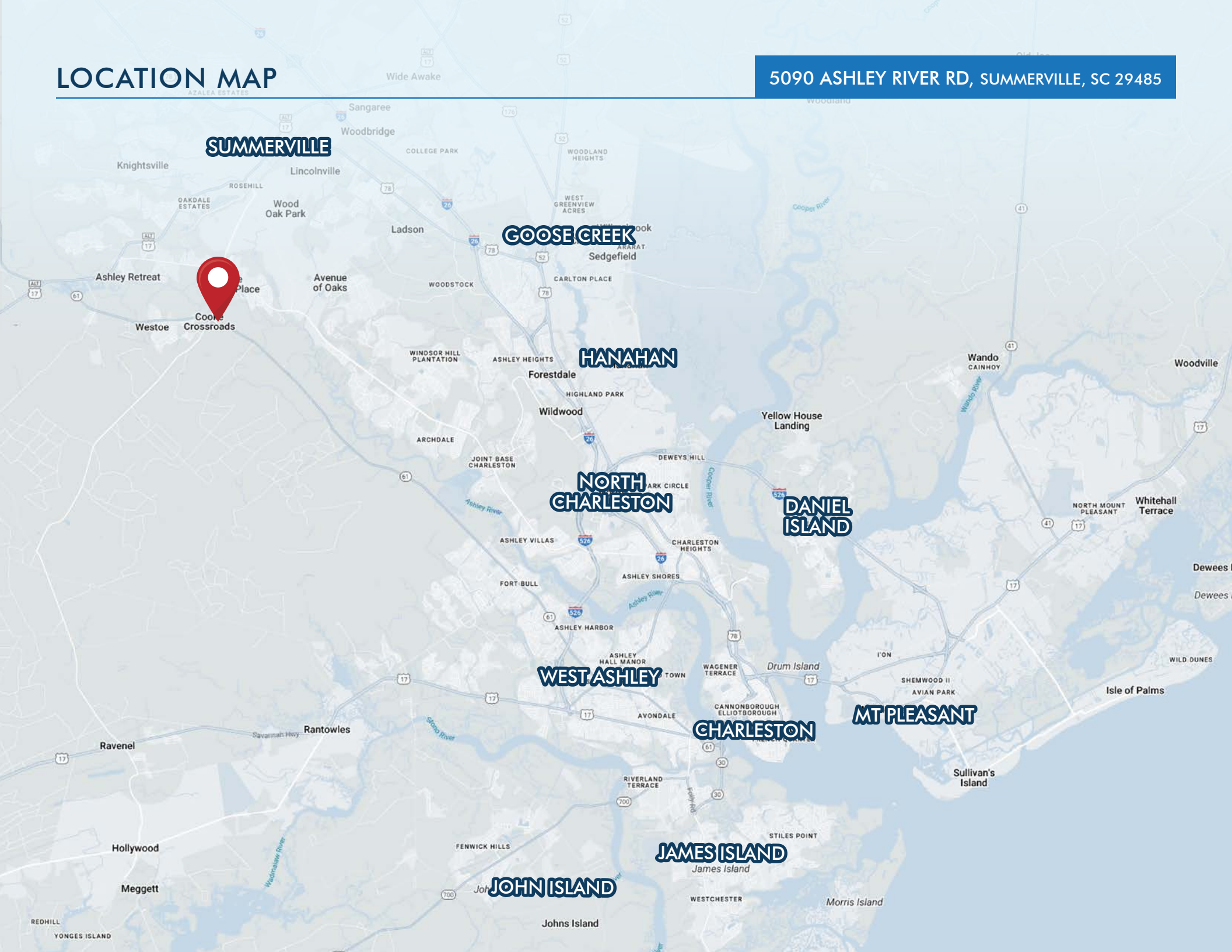
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LOCATION MAP

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