

FOR SALE

81 ACRE UNIMPROVED LAND



BEECH HILL RD, SUMMERVILLE, SC 29485



PROPERTY DESCRIPTION

Commercial Zoned Parcel located in Dorchester County adjacent to Summers Corner development. Property is accessed via a 50' access easement off of Boots Branch Rd. Easment includes Public Power, Water and Sewer tie-ins.

MUC-DC zoning allows for a wide array of commercial, industrial and residential uses, see brochure for additional detail. Ideal opportunity for a private residence or business owner to utilize developable acreage for their own use and reserve additional land for recreational purposes.



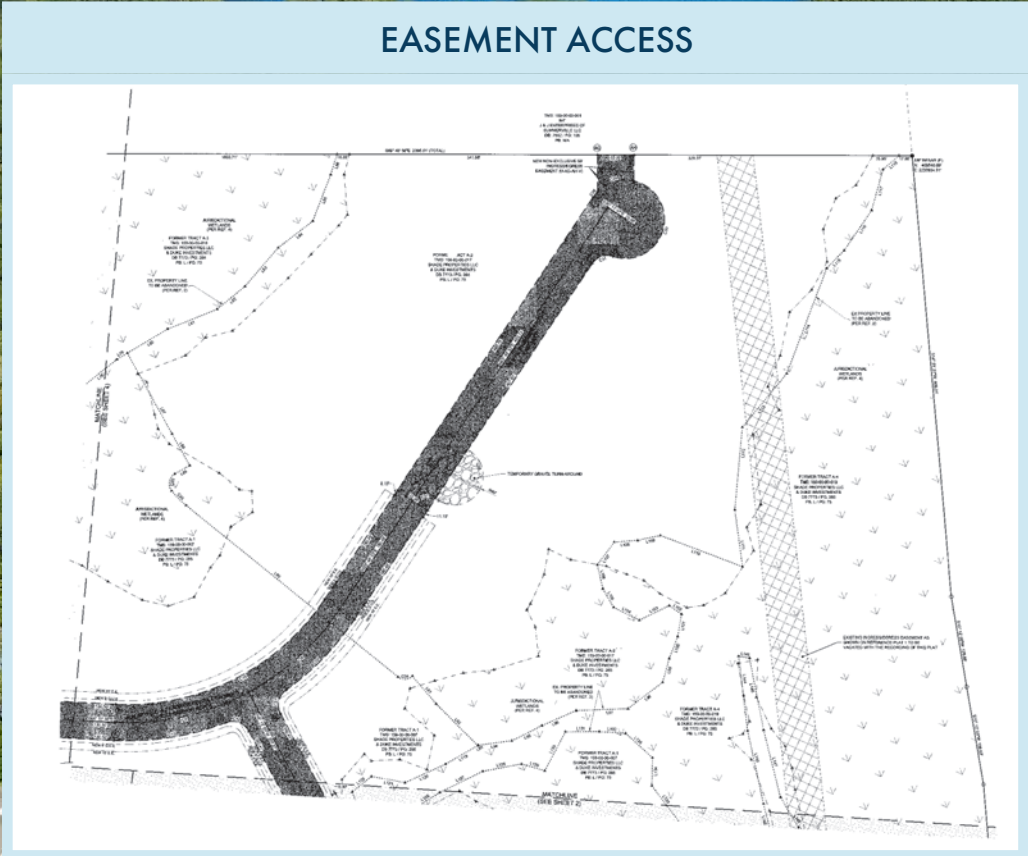
PROPERTY SPECS

TAX ID/APN	159-00-00-001
ACREAGE	81 AC
PRICE	\$1,450,000
COUNTY	Dorchester
MUNICIPALITY	Dorchester
ZONING	MUC - DC
ELECTRIC	Dominion Energy
WATER/SEWER	Dorchester County Water & Sewer

EASEMENT PLAT

0 BEECH HILL , SUMMERVILLE, SC 29485

EASEMENT ACCESS



MUC (Mixed Use Community) District – Permitted Uses

Dorchester County Zoning and Land Development Ordinance 04-13, Section 8.2.2 (uses per §8.2.2; descriptions per Article VI). Development with more than one land use type requires an approved Development Plan (§8.2.5).

Use Group	Name	What's Included (Article VI)
1(a)	Agriculture	Farming, horticulture, truck gardens, commercial nurseries, forestry/timber, fishing, hunting, trapping
2	Residential, Single-Family Detached	Detached single-family dwellings
3	Residential, Single-Family Attached	Duplexes, patio homes, townhouses
6(a), (c)	Social and Cultural	(a) Schools, colleges, kindergartens; (c) churches, temples, synagogues, rectories
7(a), (c), (d)	Accommodation & Food Services	(a) Hotels, motels, B&Bs, inns; (c) full-service restaurants; (d) rural retreats and country inns
8	Primary Retail	General merchandise: clothing, groceries, books, gifts, health/personal care, sporting goods, etc.
9	Secondary Retail	Higher-bulk goods: furniture, electronics, appliances, auto parts, building materials, vehicles, minor auto repair
10	Convenience Retail	Barber/beauty shops, drug stores, grocers, laundromats, dry cleaners, bakeries, branch banks
11(a)	Communication	Newspaper/publishing, broadcast and recording studios, data processing (excludes towers)
13(a)	Recreation (Business)	Commercial recreation: theaters, bowling, arcades, gyms, convention centers, driving ranges
14(a), (c)	Personal Services	(a) Salons, dry cleaning, tailors, funeral homes, adult day care; (c) child care centers
15	Professional Services	Offices, financial/legal/real estate, medical, institutional care, specialized schools, related shops
16	Office Services	Printing, duplicating, mailing, blueprinting services
17	General Services	Repair/maintenance, building trades, self-storage, kennels, car washes
18	Quick Services	Beverage stores, fast food, gas stations, convenience stores
20(b), (c), (d)	Manufacturing	(b) R&D; (c) warehousing/distribution; (d) packaging/assembly of finished goods
23(d)	Utilities	Dedicated distribution facilities: substations, sewer lift stations, pump houses
24	Community Services	Government offices, public safety facilities, cemeteries, zoos/carnivals/fairgrounds
25	Open Space	Idle land in forest, marsh, grass, or natural vegetation

LOCATION MAP

0 BEECH HILL , SUMMERVILLE, SC 29485

GOOGLE DATA
CENTER AT PINEVIEW



SITE

BEECH HILL RD

SUMMERS
CORNER

LEGEND OAKS
GOLF CLUB

ASHLEY RIDGE
HIGH SCHOOL



CONTACTS:

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Crawford Riddle
Senior Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

John Bagwell
Associate
+1.843.480.0545
john.bagwell@
harborcommercialpartners.com

Harbor
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harborcommercialpartners.com