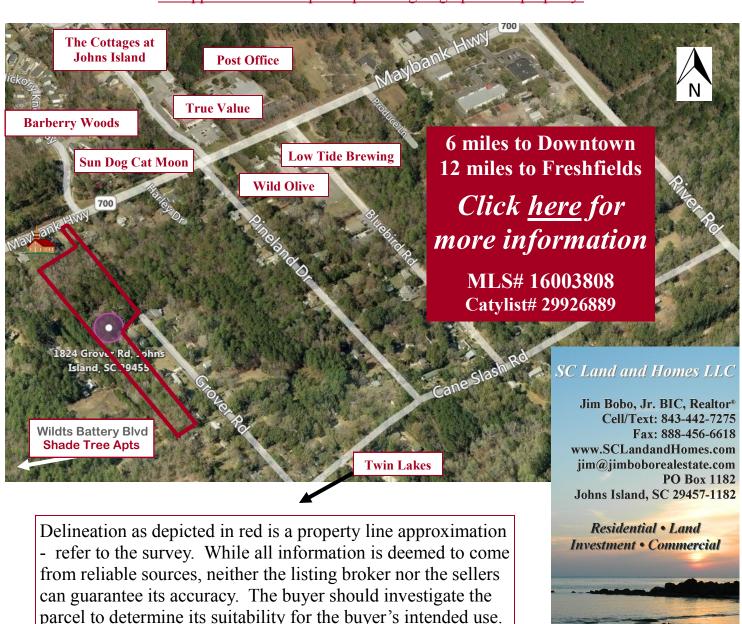
## Maybank Highway Residential Development Opportunity

- Great Johns Island location with 25' on Maybank Hwy. The property address is currently 1824 Grover Rd and is accessible via the 25' Grover Road driveway (there are 2 public road access points).
- TMS #313-00-00-198 consists of 4.485 acres total with 3.581 acres highland and 0.904 acre wetland. Corps approval for a private 25' gravel drive from Maybank issued 1.13.16. Located in an "X" zone.
- Zoned R-4 (residential SFD 4 lots/acre) in Charleston County jurisdiction. R-4 allows a minimum 7,250 SF lot size with both public water and sewer (both located in Maybank Hwy R/W).
- This parcel appears suitable for a Minor Development with up to 10 lots, including a 1 acre +/- residual lot for future use, or develop with fewer lots each on private septic systems & public water. There are multiple approaches to developing this parcel even space for a pond or two.
- Adjacent tracts may be available which should accommodate a Major Development (11+ lots).
- The 1984 (?) manufactured home was updated in 2009 and is in decent condition. It is currently leased month-to-month and, along with the small shed, conveys strictly "as-is". It has no title.
- Priced at \$349,000.00. Call the LA at (843) 442-7275 for more information or to set an appointment.

This property is subject to tenant's rights (month-to-month). An appointment is required prior to going upon this property.



LA & wife are co-owners.

IR MLS