

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.



Delineation as depicted in red is a property line approximation - refer to the survey. While all information is deemed to come from reliable sources, neither the listing broker nor the sellers can guarantee its accuracy. The buyer should investigate the parcel to determine its suitability for the buyer's intended use. LA & wife are co-owners.

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