

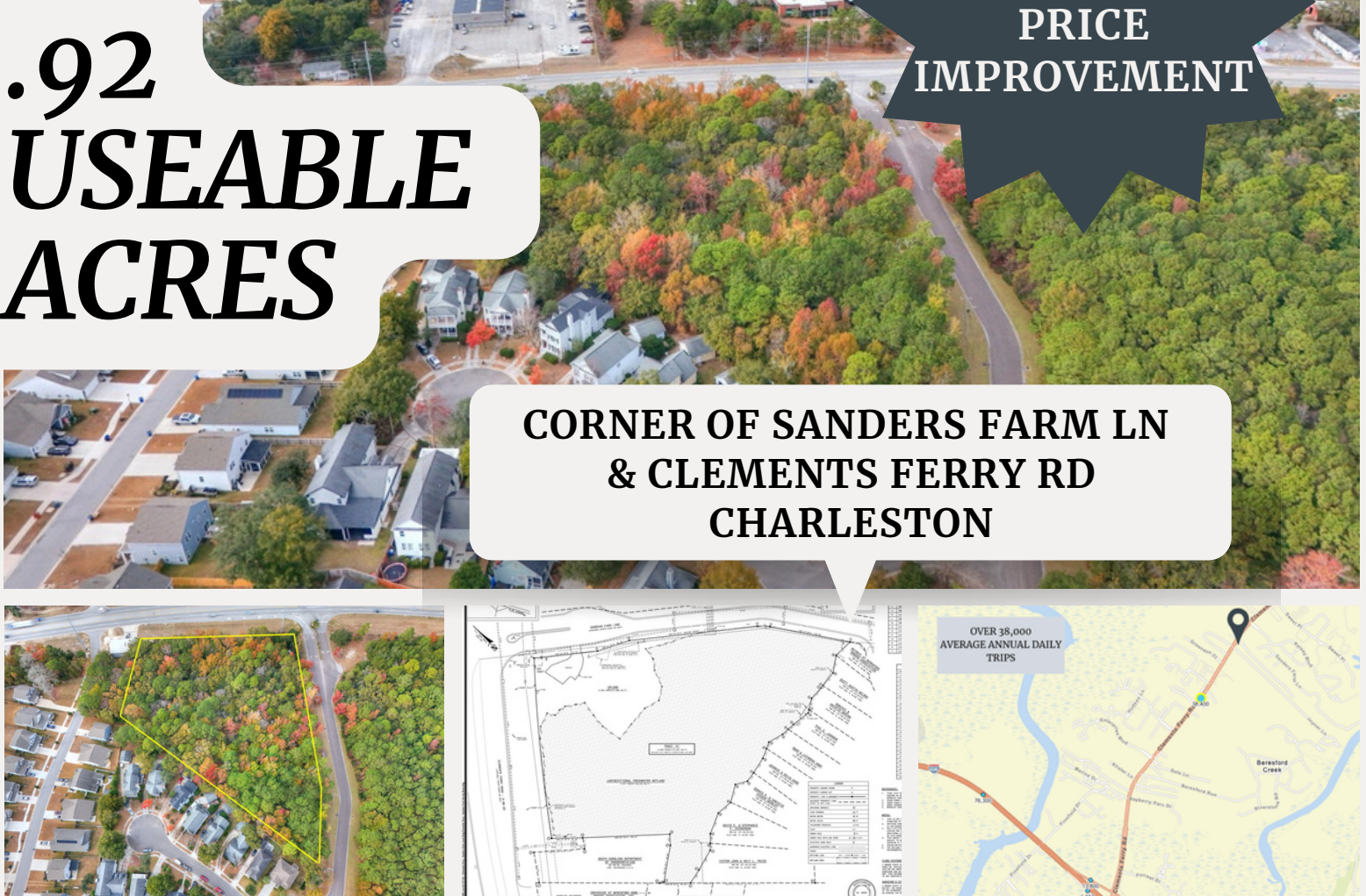


PENINSULA CO.
COMMERCIAL

\$949,000
PRICE
IMPROVEMENT

.92
USEABLE
ACRES

**CORNER OF SANDERS FARM LN
& CLEMENTS FERRY RD
CHARLESTON**



Corner Parcel Clements Ferry just under 2 miles from 526 zoned Berkeley County OI "office institutional". Parcel is permitted to fill .29 acre of freshwater wetlands, yielding upland useable land of .92 Acre. Wetland permitting presumed (not designed or permitted) for a +/- 11,000 sq foot building. Total acreage of subject property is 3.6 acres of which 2.97 acres is currently jurisdictional wetlands. High visibility corner in the rapidly developing Clements Ferry Corridor. Per SCDOT it appears to be over 38000 average annual daily trips by this location. Multiple new, developing and established residential neighborhoods, retail centers, office hubs and industrial parks all are along this corridor. Excellent, Visible location for professional services, doctors office, law firm, possible site for showroom for lighting, tile, flooring etc.

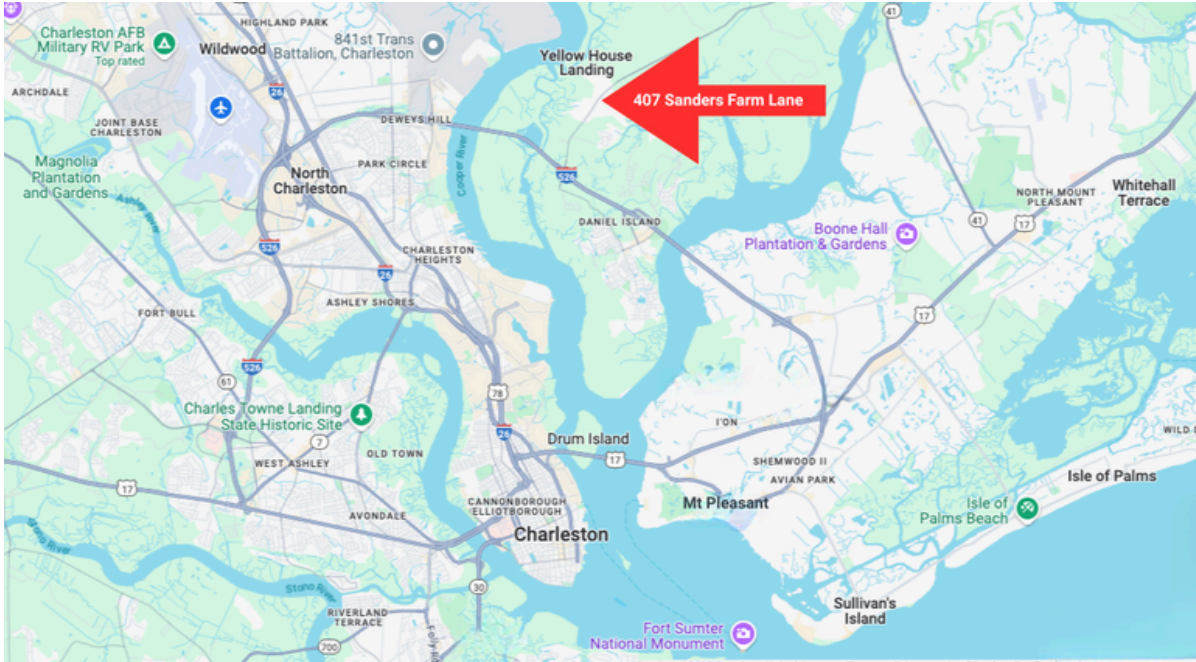
TIM ROGERS

📞 843.412.2222

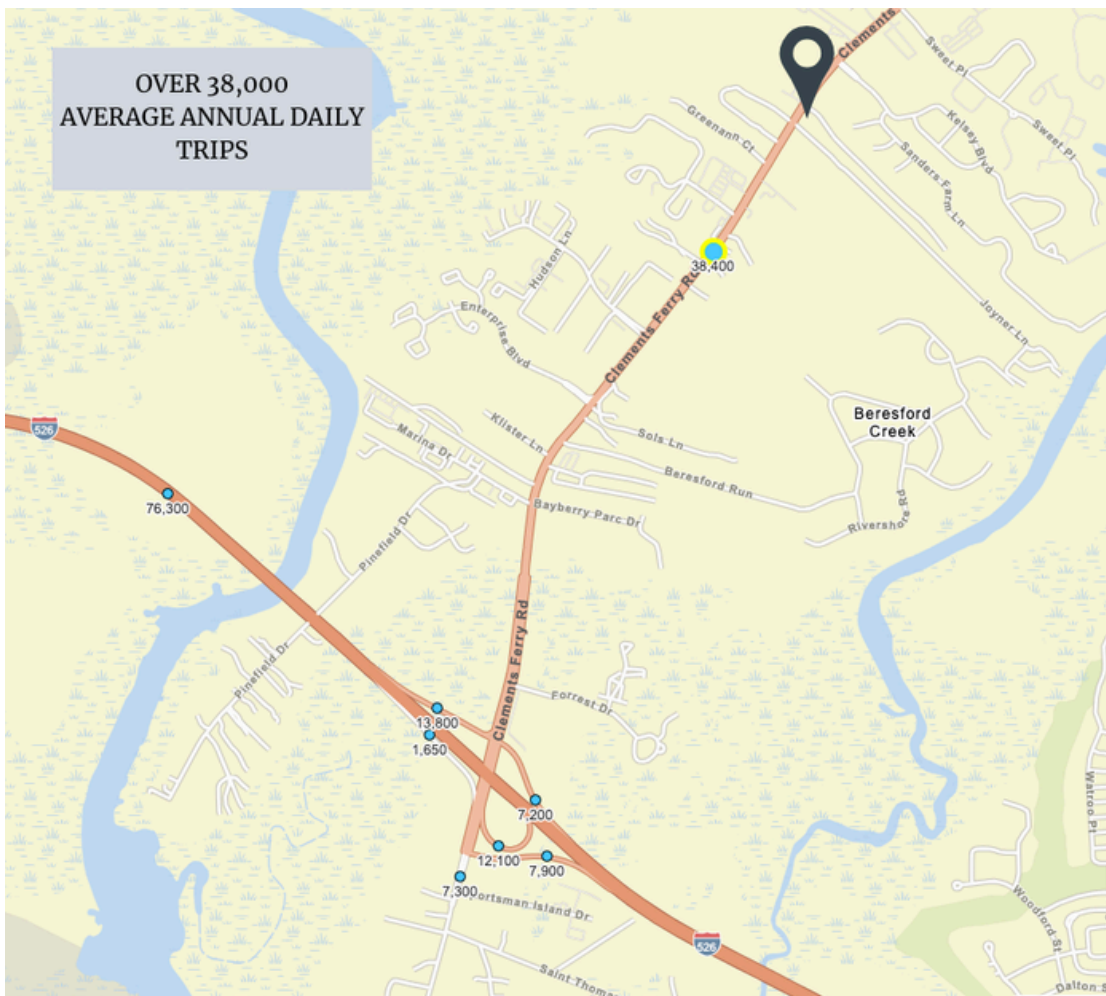
✉ Tim@ThePeninsulaCo.com

🌐 ThePeninsulaCo.com

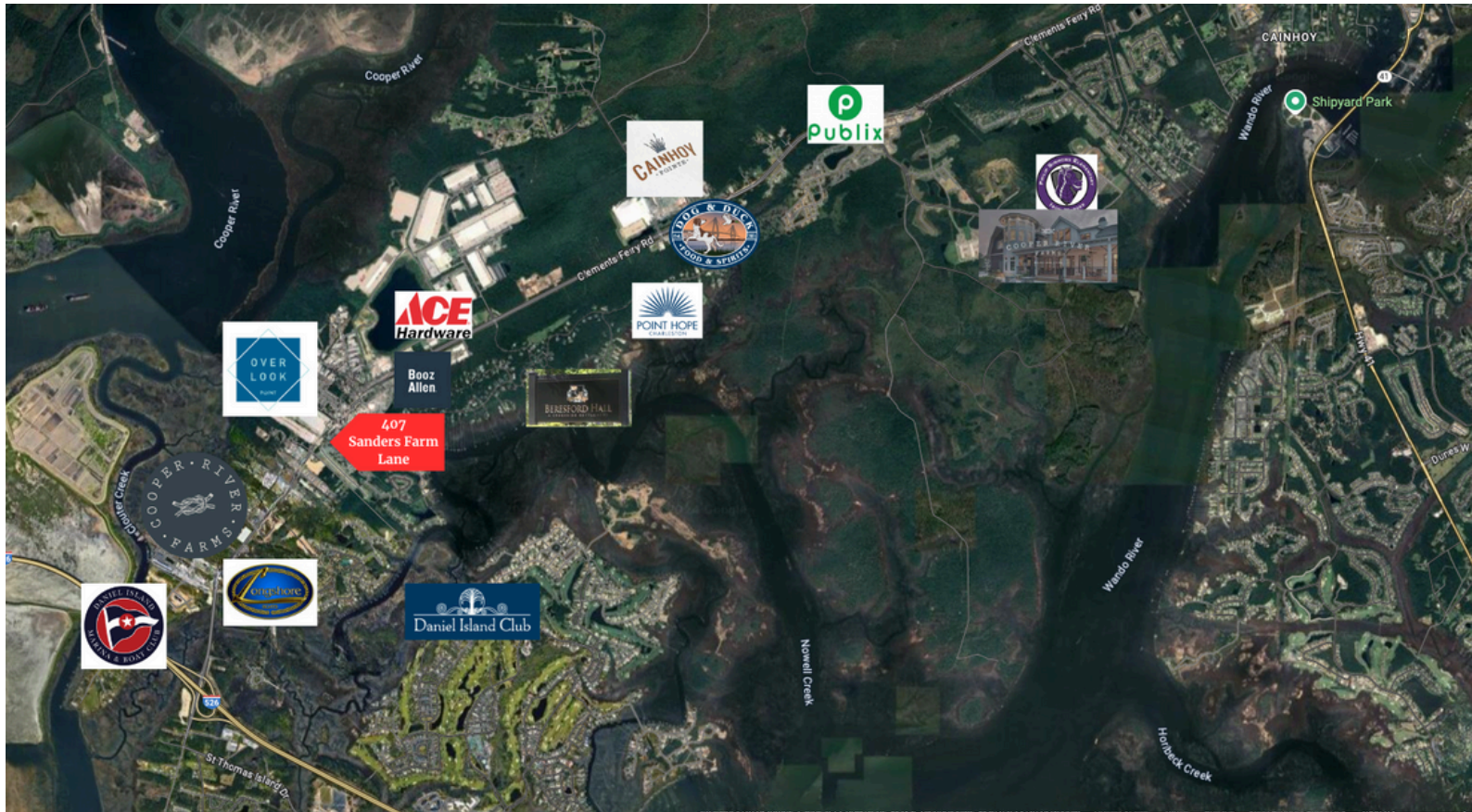
Greater Charleston Area



SCDOT Traffic Count



Area Businesses



Zoning Details

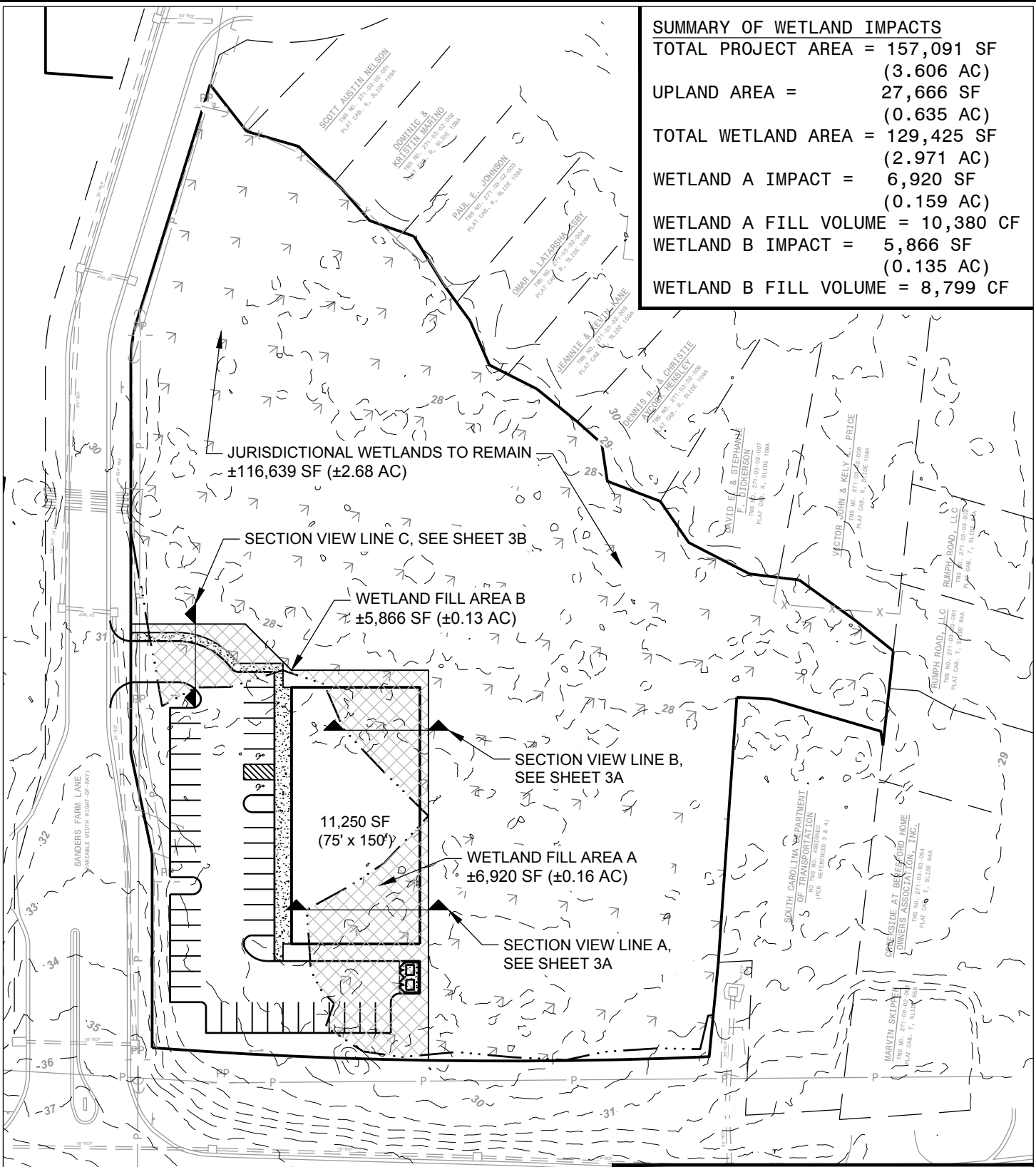
Berkeley County - OI

[https://library.municode.com/sc/berkeley_county/codes/code_of_ordinances?nodeId=COOR_APXAZO_ART7COINZODI_7.3OFINDIOI#:~:text=5%2D24%2D2021\)-,7.3.%20%2D%20Office%20and%20institutional%20district%20\(OI\),-.](https://library.municode.com/sc/berkeley_county/codes/code_of_ordinances?nodeId=COOR_APXAZO_ART7COINZODI_7.3OFINDIOI#:~:text=5%2D24%2D2021)-,7.3.%20%2D%20Office%20and%20institutional%20district%20(OI),-.)

NO restaurants, hotels, or car washes permitted.

SUMMARY OF WETLAND IMPACTS

TOTAL PROJECT AREA = 157,091 SF
 (3.606 AC)
 UPLAND AREA = 27,666 SF
 (0.635 AC)
 TOTAL WETLAND AREA = 129,425 SF
 (2.971 AC)
 WETLAND A IMPACT = 6,920 SF
 (0.159 AC)
 WETLAND A FILL VOLUME = 10,380 CF
 WETLAND B IMPACT = 5,866 SF
 (0.135 AC)
 WETLAND B FILL VOLUME = 8,799 CF



JURISDICTIONAL WETLANDS TO REMAIN
 ±116,639 SF (±2.68 AC)

SECTION VIEW LINE C, SEE SHEET 3B

WETLAND FILL AREA B
 ±5,866 SF (±0.13 AC)

SECTION VIEW LINE B,
 SEE SHEET 3A

11,250 SF
 (75' x 150')

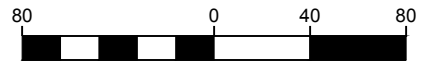
WETLAND FILL AREA A
 ±6,920 SF (±0.16 AC)

SECTION VIEW LINE A,
 SEE SHEET 3A

CLEMENTS FERRY ROAD - S-08-35
 (VARIABLE WIDTH RIGHT-OF-WAY)



GRAPHIC SCALE



1 INCH = 80 FT

EXHIBIT
3 OF 3

**CLEMENTS FERRY - SANDERS FARM LANE
 SITE DEVELOPMENT
 FOR
 PENINSULA COMPANY
 WETLAND FILL EXHIBIT**

DESIGNED: RVB
 DRAWN: RJW
 CHECKED: JBR
 DATE: OCTOBER 26, 2021
 JOB NO. 421127102
 SCALE: 1"=80'

HUSSEY GAY BELL
Established 1958
 474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T: 843.849.7500