



145.24 ACRES 87.54 HIGH & 57.7 MARSH/ISLANDS ALLANDALE PLANTATION ROAD, WADMALAW ISLAND, SC - POSSIBLE CONSERVATION TAX WRITEOFF

0 ALLANDALE PLANTATION ROAD
WADMALAW ISLAND, SC 29487

Gilbert Bradham

Managing Director - Broker in Charge

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gil.bradham@svn.com



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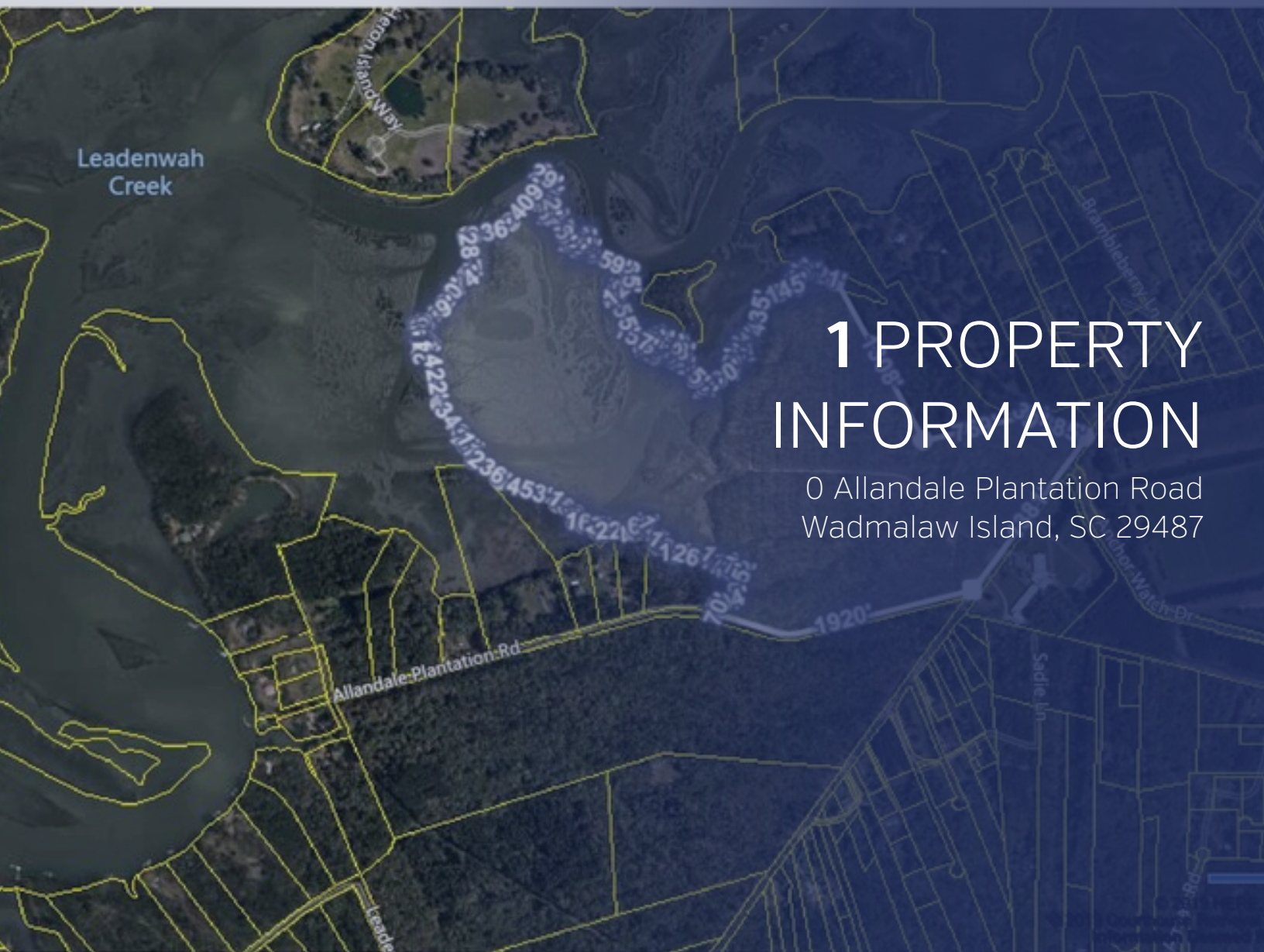
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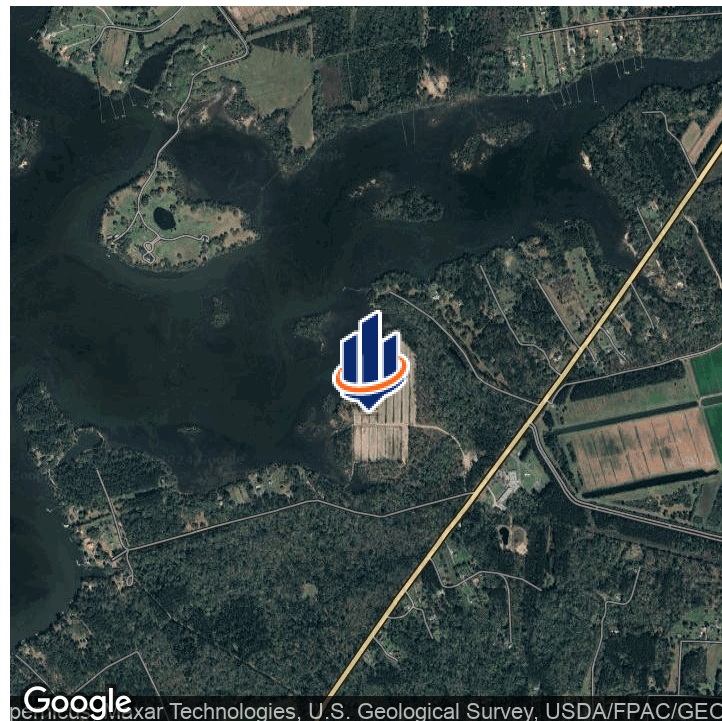
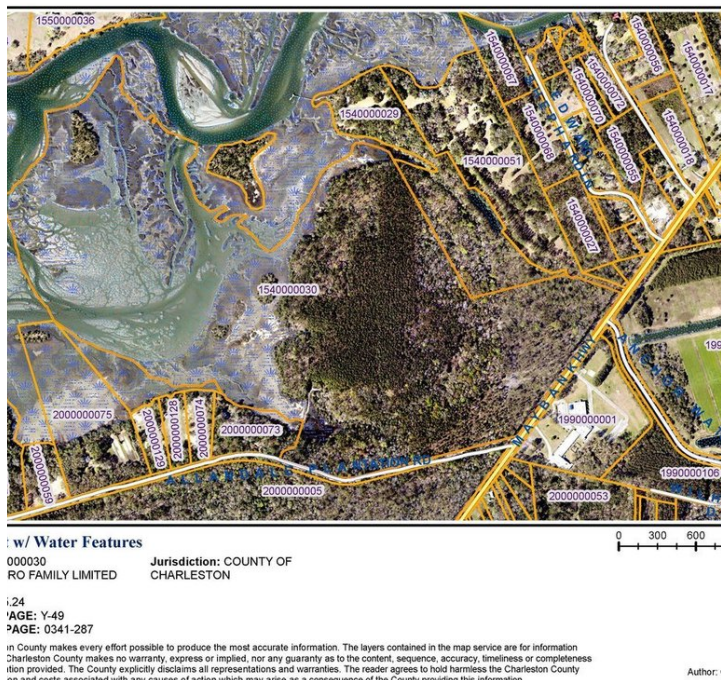
1 PROPERTY INFORMATION

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Property Summary



OFFERING SUMMARY

Sale Price: \$2,175,000

Available SF:

Lot Size: 145.24 Acres

Price / Acre: \$14,975

Zoning: AG-15 - Agricultural Preservation District, Potentially changeable to a PUD as evidenced by other developments in the area that have accomplished the same.

Market: Charleston County

Submarket: Wadmalaw Island

APN: 154-00-00-030

PROPERTY OVERVIEW

Excellent for a 1031 Exchange Property. **VISIT THE QUESTION AS TO WHETHER THE SELLER MIGHT OWNER FINANCE** Exceptional Large Tract Acreage on the Leadenwah River Tributaries with a new road cut in. SELLER WILL ALLOW SMALLER PORTIONS TO BE CARVED OFF OR SUBDIVIDED BY BUYER DUE DILIGENCE. This Tract should be well suited to AG-15 Zoning Development or possibly a PUD-7 Acre Rezoning. Rezoning is the Due Diligence of Buyer. Maybe three [3] acre sites on the marsh and water. A Developer Buyer for Mini-Estates Individual Site Buyers, or One Buyer for the whole site. *, LET'S HOWEVER LOOK AT SOMETHING THAT MAY MAKE A DEAL HAPPEN. LET THE PARTIES LOOK AT CONSERVATION TAX CREDITS FOR ANY PORTION TO OFFSET COSTS ON OTHER PORTIONS. LET'S TALK* 1,056 Feet of Combined Marsh And Creek Frontage exists not taking into account that of the associated islands. It has been represented that the Marsh and Islands are part of a "King's Grant" but final determination is the due diligence of a buyer. Near Rockville with Cherry Point Boat Landing and also Shrimp Docks for fresh seafood. Full-Color Plats are available and attached. All Aspects Due Diligence of the Buyer or his/her Attorney. No HOA in place now restricting uses. Community Dock could be applied for subject to OCRM approval. Wadmalaw Island is completely unique in that by County Ordinance the Island will remain basically the way it is with a wonderful rural character untouched by commercial or high-density development. This property may be developed in a manner that complies with this perspective while at the same time giving a Developer or Individual Homesite Builder the ability to "do their own thing" without a lot of interference. There are hunting and fishing opportunities readily accessible in the area and golf on Kiawah and Seabrook Islands a fairly short drive away by car. Restaurants at Bohicket Marina can be reached by boat or by driving. Basically, once you cross the bridge over Church Creek onto Wadmalaw Island the pace of life returns to a slow and easy pace but when you want to go back to aspects full tilt just drive back onto Johns Island. We will be glad to show you the property so please just get in touch. Some of the last available large tract land near Charleston, SC on an Ordinance protected Barrier Sea Island that preserves the rural lifestyle that is missing from cookie-cutter style developments. The whole area is a step back in time yet near the active area of Charleston. There are extremely few places where one can get this and homeowners will flock to this. Boating and fishing abound in the area with the Town of Rockville at the end of the road with Shrimp Docks where fresh seafood can be procured. Additionally, the Cherry Point Boat Landing is there where one can launch watercraft only a short distance from the open Atlantic Ocean and pristine beaches. What this amounts to is an untouched area that you can put your

Property Description



PROPERTY OVERVIEW

SUBMIT OFFERS WILL NEGOTIATE PRICING **WILL SELL IN 15 ACRE PARCELS** LOOK AT UTILIZATION FOR HIGH NOI LUXURY RENTALS Excellent for a 1031 Exchange Property engineering Conservation Tax Writeoff Capacity. **VISIT THE QUESTION AS TO WHETHER THE SELLER MIGHT OWNER FINANCE** Exceptional Large Tract Acreage on the Leadenwah River Tributaries with a new road cut in. SELLER WILL ALLOW SMALLER PORTIONS TO BE CARVED OFF OR SUBDIVIDED BY BUYER DUE DILIGENCE AND COST. This Tract should be well suited to AG-15 Zoning Development or possibly a PUD-7 Acre Rezoning. Rezoning is the Due Diligence of Buyer. Maybe three [3] acre sites on the marsh and water. A Developer Buyer for Mini-Estates, Individual Site Buyers, or One Buyer for the whole site. *LET'S HOWEVER LOOK AT SOMETHING THAT MAY MAKE A DEAL HAPPEN. LET THE PARTIES LOOK AT CONSERVATION TAX CREDITS FOR ANY PORTION TO OFFSET COSTS ON OTHER PORTIONS. LET'S TALK* 1,056 Feet of Combined Marsh And Creek Frontage exists not taking into account that of the associated islands. It has been represented that the Marsh and Islands are part of a "King's Grant" but the final determination is the due diligence of a buyer. Near Rockville with Cherry Point Boat Landing and also Shrimp Docks for fresh seafood. Full-Color Plats are available and attached. All Aspects Due Diligence of the Buyer or his/her Attorney. No HOA in place now restricting uses. Community Dock could be applied for subject to OCRM approval. Wadmalaw Island is completely unique in that by County Ordinance the Island will remain basically the way it is with a wonderful rural character untouched by commercial or high-density development. This property may be developed in a manner that complies with this perspective while at the same time giving a Developer or Individual Homesite Builder the ability to "do their own thing" without a lot of interference. There are hunting and fishing opportunities readily accessible in the area and golf on Kiawah and Seabrook Islands a fairly short drive away by car. Restaurants at Bohicket Marina can be reached by boat or by driving. Basically, once you cross the bridge over Church Creek onto Wadmalaw Island the pace of life returns to a slow and easy pace but when you want to go back to aspects full tilt just drive back onto Johns Island. We will be glad to show you the property so please just get in touch. Some of the last available large tract land near Charleston, SC on an Ordinance protected Barrier Sea Island that preserves the rural lifestyle that is missing from cookie-cutter style developments. The whole area is a step back in time yet near the active area of Charleston. There are extremely few places where one can get this and homeowners will flock to this. Boating and fishing abound in the area with the Town of Rockville at the end of the road with Shrimp Docks where fresh seafood can be procured. Additionally, the Cherry Point Boat Landing is there where one can launch watercraft only a short distance from the open Atlantic Ocean and pristine beaches. What this amounts to is an untouched area that you can put your own imprint on. For an alternative use look at this site for a Corporate Retreat Location or for a Special Use Religious Retreat Site. If you are a Fund Manager for say the Southern Baptists or the AME Episcopal Division get in touch as this is the perfect Church Religious Conference Retreat Site. With Johns Island Executive Airport fairly close Corporate Executives can fly in and spend several days or more in a quiet setting but they would also be close enough to Charleston and Kiawah, etc. to enjoy all of the amenities provided there.

LOCATION OVERVIEW

Site -NW SIDE 1.5 MILES NE ROCKVILLE Plat Suffix Y-
Latitude/Longitude 32.643336°/-80.189694° Lot Size: 145.24
acres 87.54 High & 57.7 Marsh/Islands

Complete Highlights

SALE HIGHLIGHTS

- Some of the last available large tract land near Charleston, SC on an Ordinance protected Barrier Sea Island that preserves the rural lifestyle that is missing from cookie-cutter style developments. The whole area is a step back in time yet near the active area of Charleston.
- Large property on the marsh and water with Grand Oaks.
- Near Charleston, SC but with a preserved rural character that will remain per Charleston County Ordinance in perpetuity.
- Near Golf at Kiawah and Seabrook Islands, Bohicket Marina by boat or car w/ Restaurants.
- No current HOA unless you elect to put one in. In other words, nobody looking over your shoulder.
- Purchase this property to mitigate the development of another property elsewhere.
- Consult an expert in the field.
- Talk with a CPA to explore 1031 Exchange with Conservation Credits to gain maximum benefit with the ability to utilize.
- Perfect for High-End Rentals Generating Strong NOI
- Call me via Cell Phone: [843] 532-1641



Additional Photos



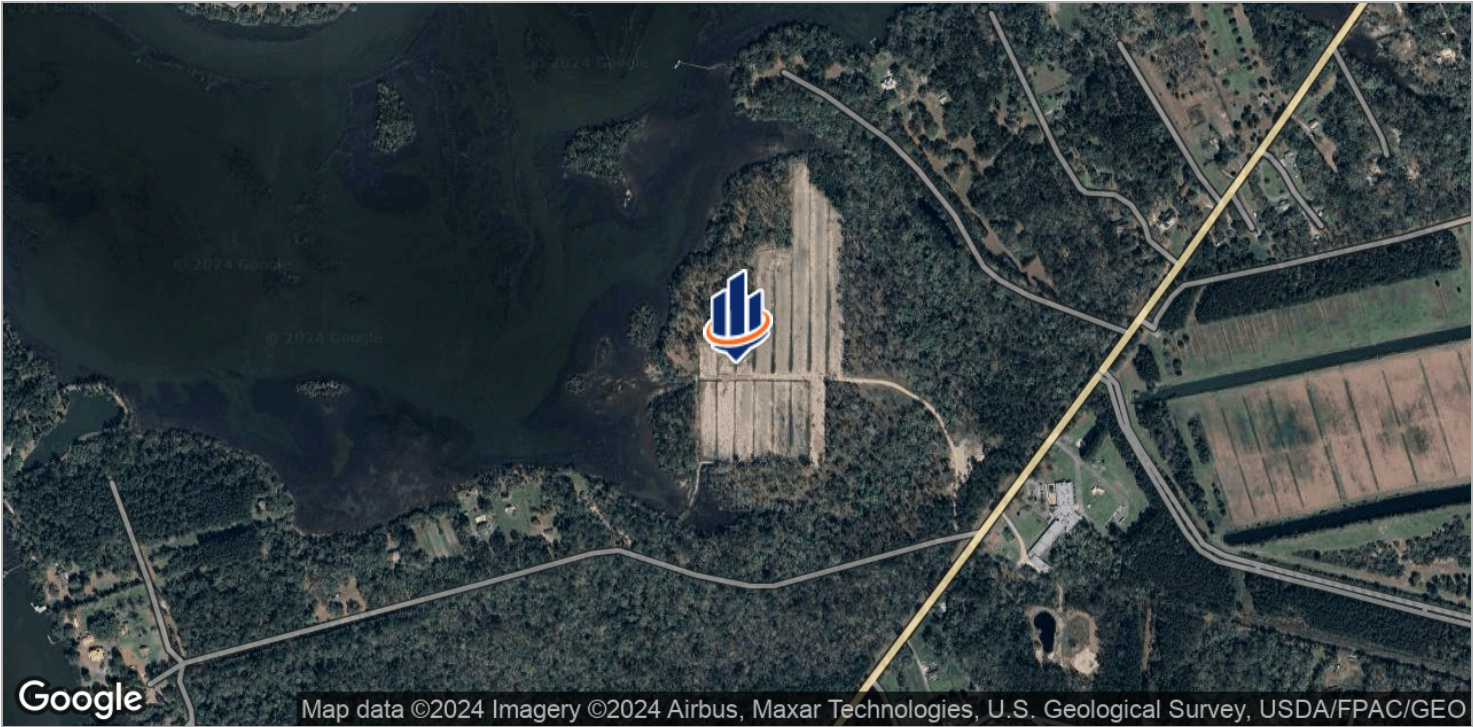
2 LOCATION INFORMATION

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Regional Map



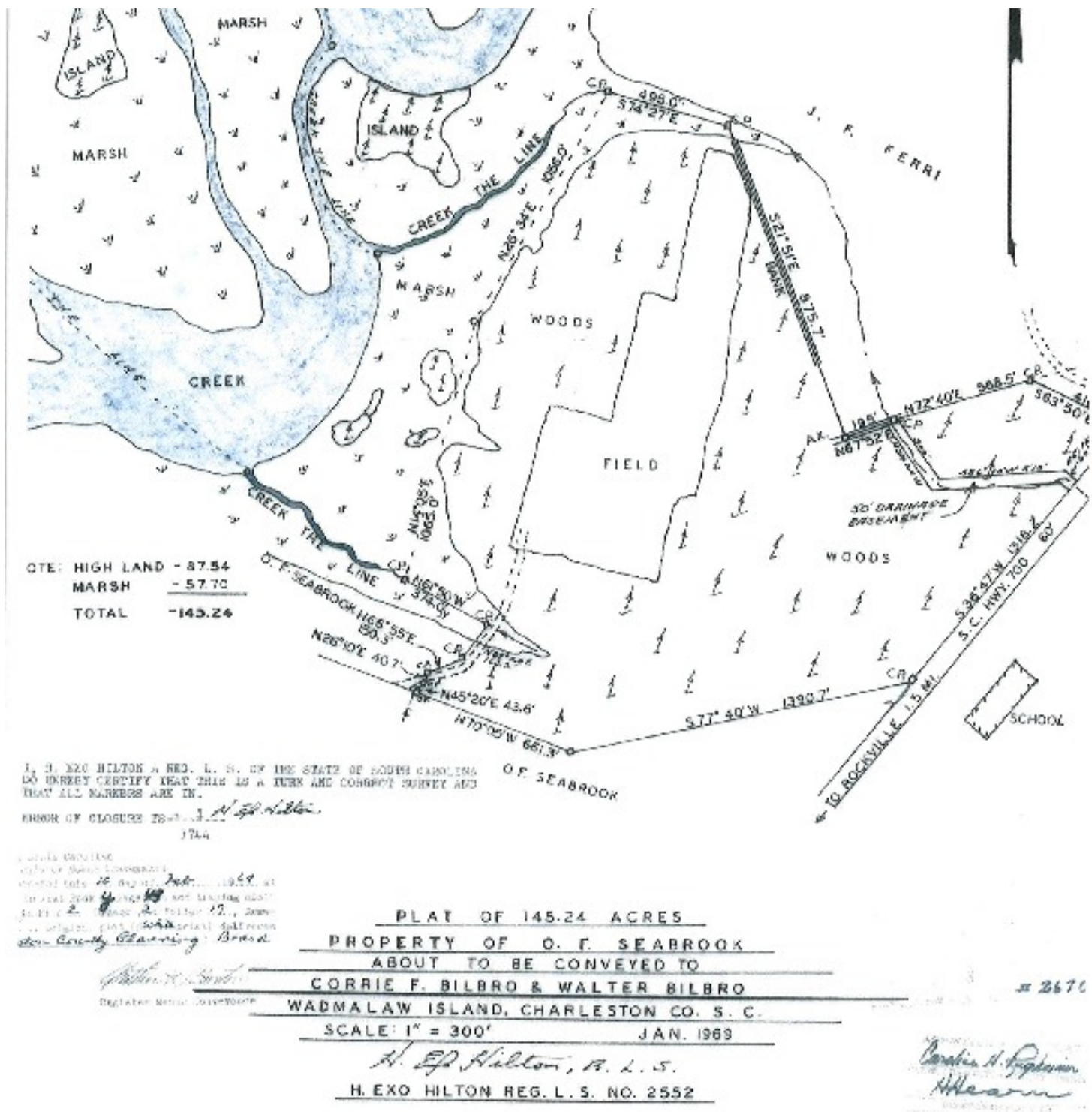
Location Maps



Aerial Map



Site Plan



3

DEMOGRAPHICS

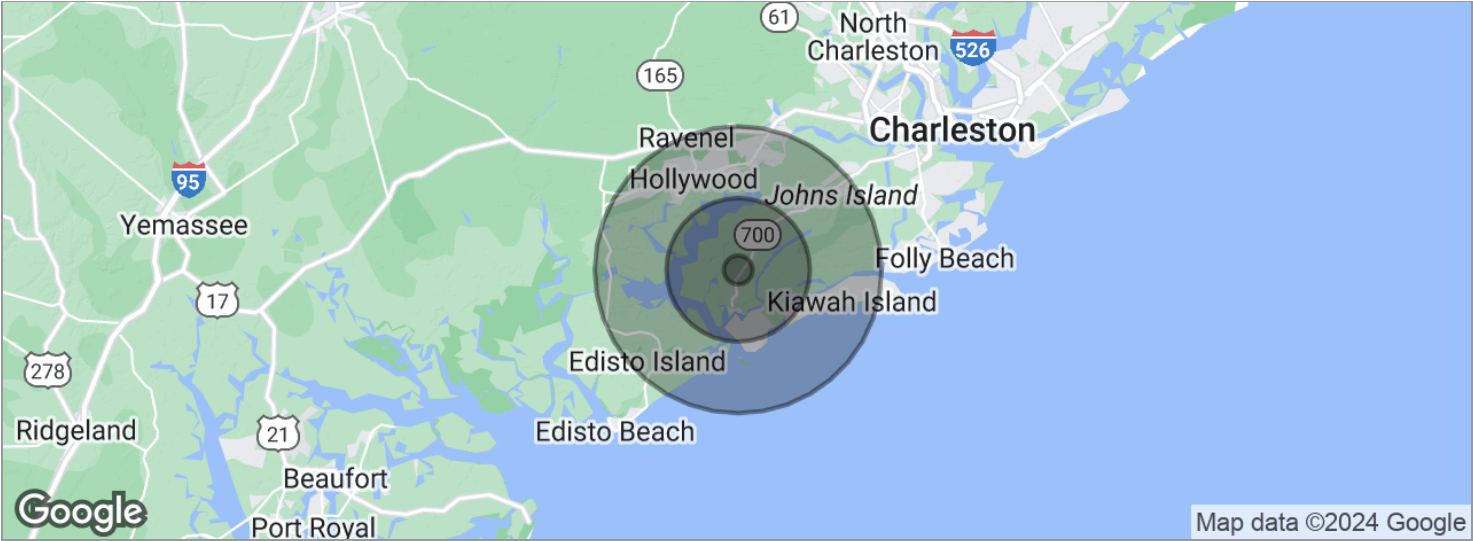
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	149	5,627	23,266
Median age	48.6	51.4	46.3
Median age (male)	44.6	49.1	44.1
Median age (female)	51.1	53.1	48.5
	1 MILE	5 MILES	10 MILES
Total households	61	2,397	9,410
Total persons per HH	2.4	2.3	2.5
Average HH income	\$73,992	\$99,845	\$89,460
Average house value	\$405,075	\$404,790	\$590,254

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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4 ADVISOR BIOS

0 Allandale Plantation Road
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Advisor Bio 1



GILBERT BRADHAM

Managing Director - Broker in Charge

gil.bradham@svn.com

Direct: 843.310.1763 | **Cell:** 843.532.1641

PROFESSIONAL BACKGROUND

I am a mature professional who is a Summa Cum Laude Citadel Graduate who can deliver strong value to any Client through the virtue of hard work, experience, and dedication embedded within the Charleston Low-Country community and throughout the State of South Carolina. My affiliation with the SVN | BlackStream Charleston Office originated in February 2020 after 27 years of experience in multiple asset classes of commercial real estate including retail, industrial, medical office, student housing, land, manufactured housing parks, and site analysis and sourcing. I am now Managing Director | Broker-In-Charge of SVN BlackStream Charleston Office. Additionally, I have focused on specific fields of distressed assets such as acting as a Court Appointed Receiver and as a fiduciary for the benefit of all parties most specifically the Court of Appointing Jurisdiction. Through the affiliation with SVN | Blackstream the ability to leverage options for a multitude of clients will exponentially increase as the cohesion between Advisors and specific Product Councils provides a database of expertise to call on to fulfill a Client's time is of the essence needs and requests. Do not hesitate to access this exponential capacity to leverage your need to succeed in these challenging times. Reach out to Gil.Bradham@svn.com or [843] 532-1641.

MEMBERSHIPS

Prior Flotilla Staff Officer and Current Member
The United States Coast Guard Auxiliary – Charleston, SC
I volunteer with other like-minded individuals in a team effort to assist both the Active Duty USCG and the boating community at large. This is a non-military function that is open to qualified individuals who have the interest to expand their horizons. I am a member of USCG Auxiliary Unit 12-8 Division 7 Sector Charleston. We welcome volunteers.

Citizens Advisory Board Member - Volunteer
City of Charleston Recreation Commission Member – Charleston, SC
In order to continue to communicate the wants and needs of Charleston's Citizenry to the Recreation Department, I look forward to being a conduit by which ideas can be translated into new services or facilities that will continue to provide the enjoyment of life that Charleston residents and its visitors have known for generations. It is vitally important to become involved in recreation as it provides balance and if there are any ideas or requests that anyone would wish to be communicated please get in touch with me at any time and I will see to it that they are properly presented. Take advantage of what the City offers and realize it will always exist for everyone who wishes to participate. This is a volunteer position.

Board Member
Charleston County Weed and Trash Abatement Hearing Board
Dates volunteered Mar 2021 – Present
I have just been appointed to the Charleston County Weed & Trash Abatement Hearing Board which is a three-member board that is charged by Charleston County Council to receive testimony and make written determinations concerning appeals of citizens desiring to contest an abatement order issued by a Charleston County Code Enforcement Officer in compliance with the County's Weed & Trash Abatement Ordinance (#1227). Meetings are scheduled on an as-needed basis. All determinations made by this Board are final unless the decision of the Board is appealed to Council within ten days after service of the Board's decision. Terms of the Weed & Trash Abatement Hearing Board are for three years. I see this position as contributing to the value of Charleston County Communities and the property valuation of the same.

Member- ICSC



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