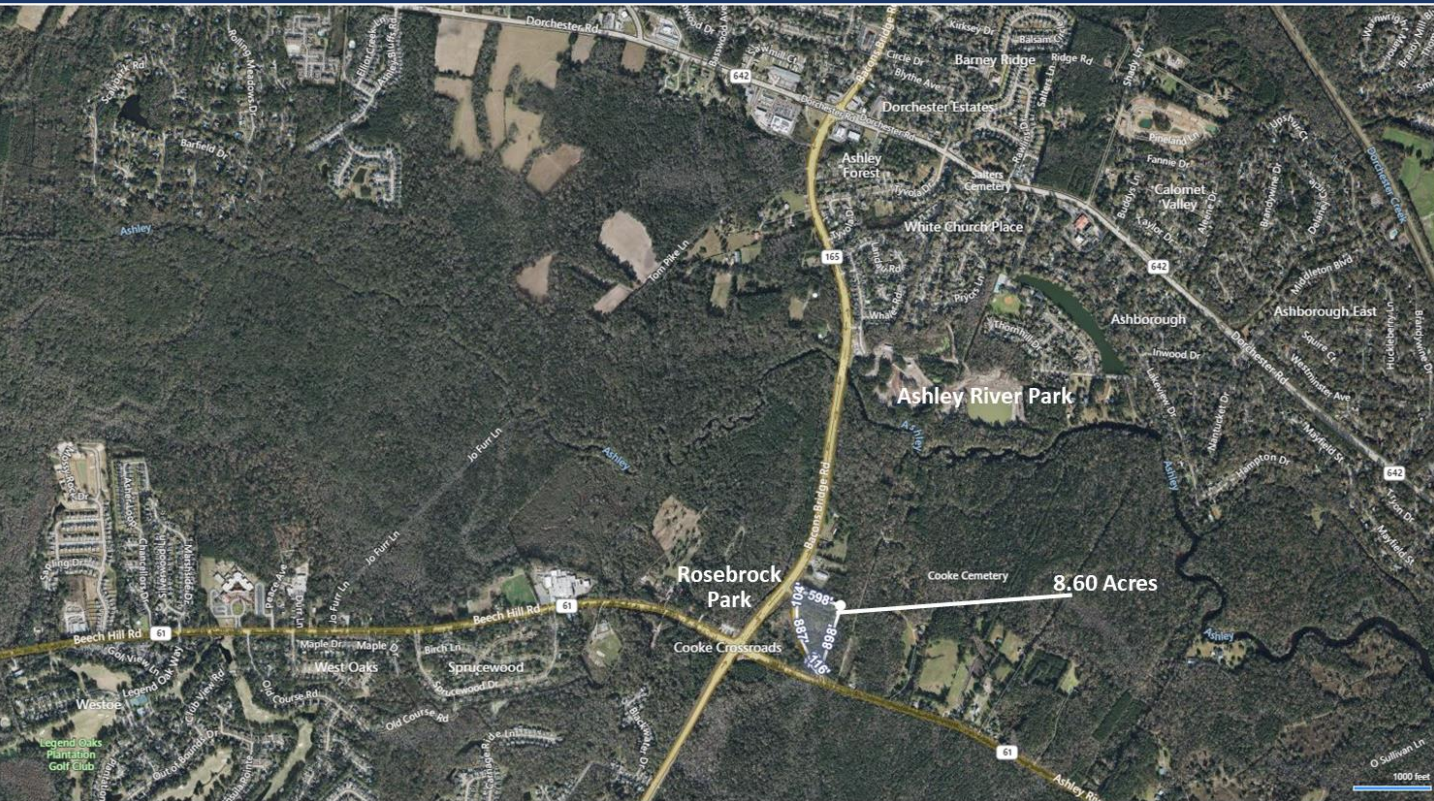


8.60 Acres ~ Cooks Crossroads

SC Hwy.165 at SC Hwy. 61
Summerville, SC 29485

\$1,250,000



Approximately 8.60 Acres located on SC Highway 165 (Bacons Bridge Road) at the intersection of SC Highway 61 (Ashley River Road). Excellent frontage/visibility on Bacons Bridge Rd. Located by the new Dorchester County Ashley River Park, in an area featuring several residential & commercial developments.

Jillian Weatherford

(843) 209-2410: cell
Jillian@PrattAndCo.com

RE/MAX Pro Realty

9209 University Blvd.
Charleston, SC 29406
(843) 767-7777: main
(843) 767-4006: fax

RE/MAX
COMMERCIAL®

8.60 Acres ~ Cooks Crossroads

SC Hwy.165 at SC Hwy. 61
Summerville, SC 29485

\$2,150,000



- 8.60 Acres
- Dorchester County TMS# 161-00-00-024
- Zoned Commercial General in Dorchester County's Ashley River Historic Overlay District 5
- Approximately 1,140' of frontage on SC Hwy. 165 (Bacons Bridge Rd.)
- Traffic counts of 22,400vpd on Bacons Bridge Rd.
- Electric, water & sewer at lighted intersection of Hwy 61 & Hwy 165

Jillian Weatherford

(843) 209-2410: cell
Jillian@PrattAndCo.com

RE/MAX Pro Realty

9209 University Blvd.
Charleston, SC 29406
(843) 767-7777: main
(843) 767-4006: fax

RE/MAX
COMMERCIAL®

8.60 Acres ~ Cooks Crossroads



Required Buffers

A number of overlays establish landscape and environmental buffers from the SC Highway 165 and SC Highway 61 ROWs and from the edge of the Ashley River.

References

Article XI. Special Areas

Section 11.2 Transitional Overlay District (TOD);

11.2.6 Minimum Visual Buffer (MVB) Standards

Section 11.4 Ashley River Corridor Overlay District;

11.4.4 Supplemental Design and Protection Standards

Section 11.5 Ashley River Historic Overlay District;

11.5.8 Requirements Imposed Upon All Districts



Environmental Constraints and Developable Area

Finally, environmental constraints, including wetlands must be identified through a combination of Army Corps of Engineer mapping and detailed survey work on each site. The developable area is the resulting land after each of these constraints has been subtracted.

8.60 Acres ~ Cooks Crossroads

DEVELOPABLE AREA AND ACCESS

DISTRICT 5 USES

The uses below are the permitted, conditional, and prohibited uses in District 5. These regulations are intended to protect and enhance the rural and historic character of the area.

Permitted Uses

- Agricultural uses (farming, horticulture, gardens, nurseries, animal husbandry, agricultural-support services)
- Single family detached houses
- Education and religious uses
- Golf courses, ecotourism, and historical establishments
- Public safety facilities; cemeteries
- Open space

Conditional Uses

- Manufactured housing
- Cultural arts centers, private clubs, recreation
- Hotels, rural inns, and hospitality
- Convenience retail, including pharmacies and grocery stores
- Offices (professional and medical)
- Utility plants and transmission facilities

References

For specific use requirements, please refer to:

- [Article IX Zoning and Development Rural District Regulations, Section 9.2 Conservation District CV](#)
- [Article XI Special Areas, 11.5.8 Requirements Imposed on All Districts and 11.5.13 Additional Requirements for District 5](#)
- [Article VI Use Groups](#)

CONSTRAINTS



Setback Requirements

Properties in the Conservation District (CV) have a minimum 50 foot setback from all property lines.

References

[Article IX. Zoning and Development Rural District Regulations, Section 9.2.6 Minimum Lot and Building Requirements](#)



Executive Summary

100-198 Helen St, Summerville, South Carolina, 29485
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.94859
Longitude: -80.20240

	1 mile	3 miles	5 miles
Population			
2000 Population	1,204	19,797	50,808
2010 Population	1,926	26,599	79,408
2021 Population	1,886	30,885	96,049
2026 Population	2,029	33,259	104,475
2000-2010 Annual Rate	4.81%	3.00%	4.57%
2010-2021 Annual Rate	-0.19%	1.34%	1.71%
2021-2026 Annual Rate	1.47%	1.49%	1.70%
2021 Male Population	48.9%	47.9%	48.0%
2021 Female Population	51.1%	52.1%	52.0%
2021 Median Age	43.6	38.7	36.6

In the identified area, the current year population is 96,049. In 2010, the Census count in the area was 79,408. The rate of change since 2010 was 1.71% annually. The five-year projection for the population in the area is 104,475 representing a change of 1.70% annually from 2021 to 2026. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	88.1%	77.9%	72.2%
2021 Black Alone	7.4%	14.9%	19.3%
2021 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2021 Asian Alone	1.9%	2.0%	2.5%
2021 Pacific Islander Alone	0.2%	0.3%	0.2%
2021 Other Race	0.5%	1.3%	1.7%
2021 Two or More Races	1.7%	3.3%	3.6%
2021 Hispanic Origin (Any Race)	3.8%	5.1%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	138	103	82
2000 Households	417	7,168	18,408
2010 Households	682	10,001	29,746
2021 Total Households	677	11,695	36,308
2026 Total Households	730	12,619	39,570
2000-2010 Annual Rate	5.04%	3.39%	4.92%
2010-2021 Annual Rate	-0.07%	1.40%	1.79%
2021-2026 Annual Rate	1.52%	1.53%	1.74%
2021 Average Household Size	2.79	2.63	2.64

The household count in this area has changed from 29,746 in 2010 to 36,308 in the current year, a change of 1.79% annually. The five-year projection of households is 39,570, a change of 1.74% annually from the current year total. Average household size is currently 2.64, compared to 2.66 in the year 2010. The number of families in the current year is 26,123 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

March 21, 2022



Executive Summary

100-198 Helen St, Summerville, South Carolina, 29485
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.94859
Longitude: -80.20240

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	12.7%	13.2%	13.6%
Median Household Income			
2021 Median Household Income	\$97,632	\$78,328	\$71,336
2026 Median Household Income	\$103,384	\$83,087	\$77,122
2021-2026 Annual Rate	1.15%	1.19%	1.57%
Average Household Income			
2021 Average Household Income	\$111,497	\$95,144	\$85,666
2026 Average Household Income	\$121,806	\$104,117	\$94,268
2021-2026 Annual Rate	1.78%	1.82%	1.93%
Per Capita Income			
2021 Per Capita Income	\$40,456	\$36,016	\$32,270
2026 Per Capita Income	\$44,302	\$39,492	\$35,577
2021-2026 Annual Rate	1.83%	1.86%	1.97%

Households by Income

Current median household income is \$71,336 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$77,122 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,666 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$94,268 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,270 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,577 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	194	183	177
2000 Total Housing Units	427	7,461	19,440
2000 Owner Occupied Housing Units	379	5,252	13,331
2000 Renter Occupied Housing Units	38	1,917	5,077
2000 Vacant Housing Units	10	292	1,032
2010 Total Housing Units	716	10,870	32,422
2010 Owner Occupied Housing Units	608	7,188	20,894
2010 Renter Occupied Housing Units	74	2,813	8,852
2010 Vacant Housing Units	34	869	2,676
2021 Total Housing Units	698	12,495	38,966
2021 Owner Occupied Housing Units	611	8,460	25,598
2021 Renter Occupied Housing Units	66	3,235	10,709
2021 Vacant Housing Units	21	800	2,658
2026 Total Housing Units	753	13,484	42,386
2026 Owner Occupied Housing Units	660	9,199	28,015
2026 Renter Occupied Housing Units	70	3,420	11,556
2026 Vacant Housing Units	23	865	2,816

Currently, 65.7% of the 38,966 housing units in the area are owner occupied; 27.5%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 32,422 housing units in the area - 64.4% owner occupied, 27.3% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 8.51%. Median home value in the area is \$231,375, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.93% annually to \$254,596.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

March 21, 2022