

FOR SALE

Land for Sale on 0 Aaron Lane, Summerville, SC 29485

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

OFFERING SUMMARY



PRICE
\$250,000



ACRES
2.43 AC



ZONING
Dorchester County
General Commercial



TAX ID
145-08-00-023

Prime 2.43-acre parcel featuring high, level land with outstanding development potential. Currently zoned residential, with a strong possibility of rezoning for commercial use (subject to local approvals). Centrally located with convenient access to major roads, shopping, schools, and surrounding communities. An excellent opportunity for residential development, investment, or a potential future commercial venture. A great opportunity for investors, developers, or anyone looking to build in a growing area.

LAND FOR SALE 0 AARON LANE

PHOTOS



OFFERING SUMMARY

Location Highlights:

- ±2.43-acre parcel offering ample space for development
- High, level topography – ideal for construction with minimal site work
- Flexible layout potential for residential or future commercial use

Zoning & Development Potential:

- Currently zoned residential
- Strong potential for rezoning to commercial (subject to approvals)
- Suitable for:
 - Small residential subdivision or estate lots
 - Office / neighborhood commercial (rezoning dependent)
- Long-term land hold investment

Drive-times:

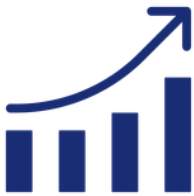
- ±5 Minutes to I-26
- ±10 Minutes to Downtown Summerville
- ±15 Minutes to Nexton Square (Harris Teeter, Publix, Halls Chophouse, Poogan's Southern Kitchen, Taco Boy, Toast All Day, Starbucks, The Pickle Bar, and boutique retail shops)
- ±15 Minutes to Azalea Square (Target, Walmart Supercenter, Lowe's, Home Depot, TJ Maxx, Ulta Beauty, Belk, Best Buy, PetSmart, and numerous restaurants)
- ±15 Minutes to MUSC Health Nexton and Summerville Medical Center
- ±40 Minutes to Historic Downtown Charleston

Location Advantages:

- Centrally located in Summerville, a fast-growing Charleston MSA submarket
- Convenient access to: Major roadways and commuter routes & Surrounding residential communities



Dorchester County

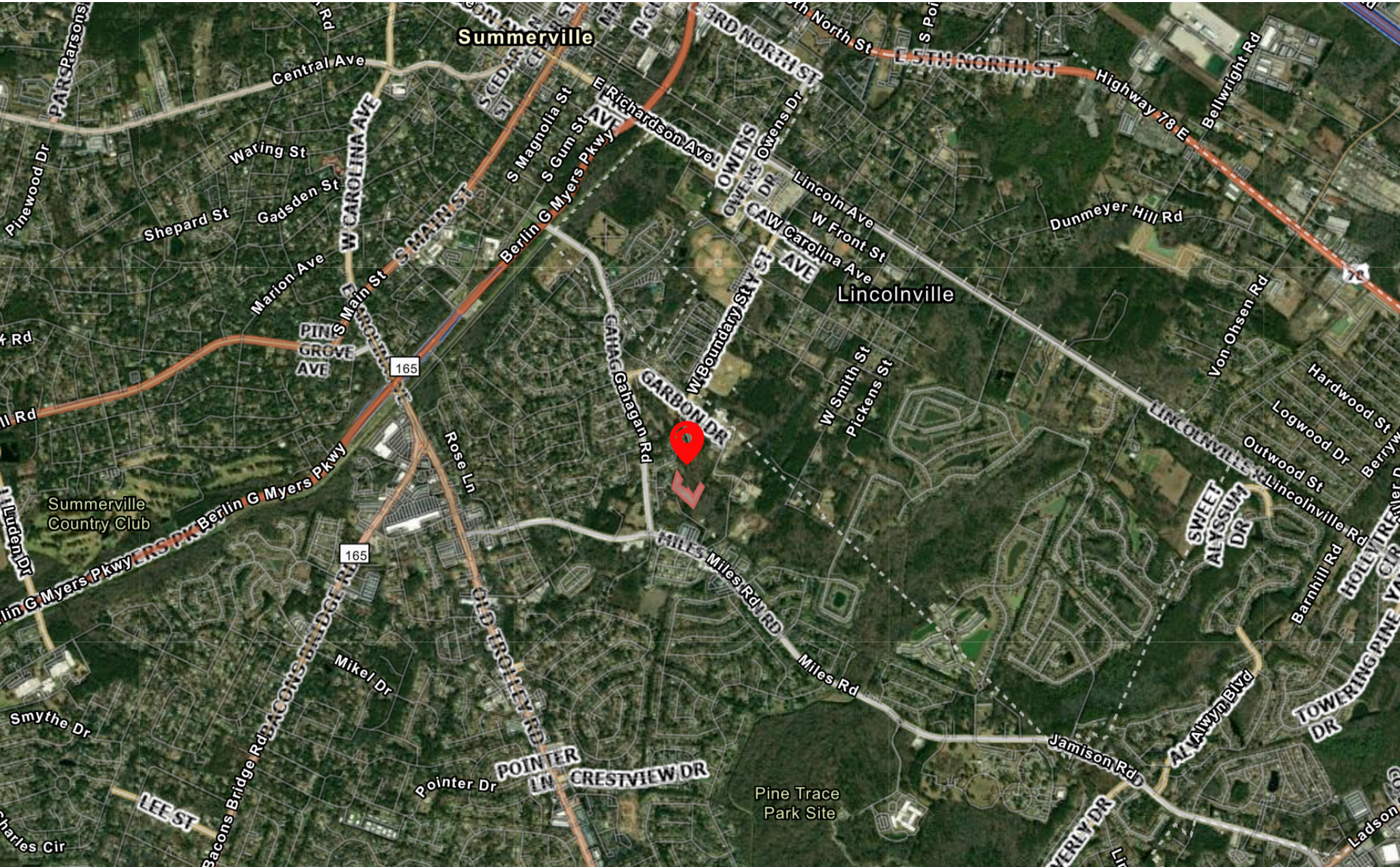


11% population growth since 2020



Population: 178,400

LOCATION MAP



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