

DEVELOPMENT LAND FOR SALE

0 Short Cut Road, Harleyville, SC 29448

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

NEAL WALSH

Senior Broker

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TREY DAVIS

Associate

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OFFERING SUMMARY



PRICE

\$1,500,000



ZONING

Single Family Residential



COUNTY

Dorchester County



ACRES

17.87 Acres

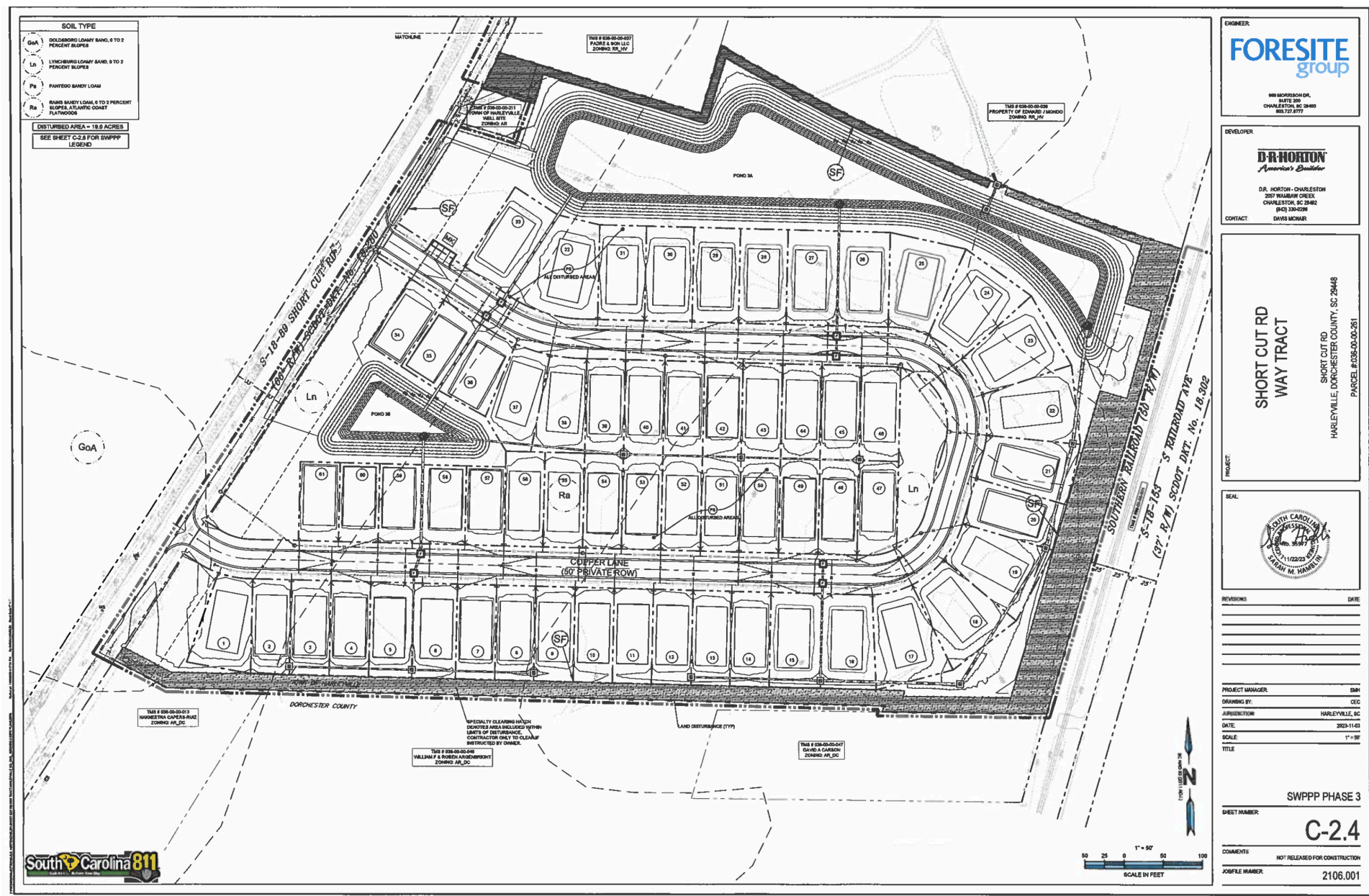


TAX ID

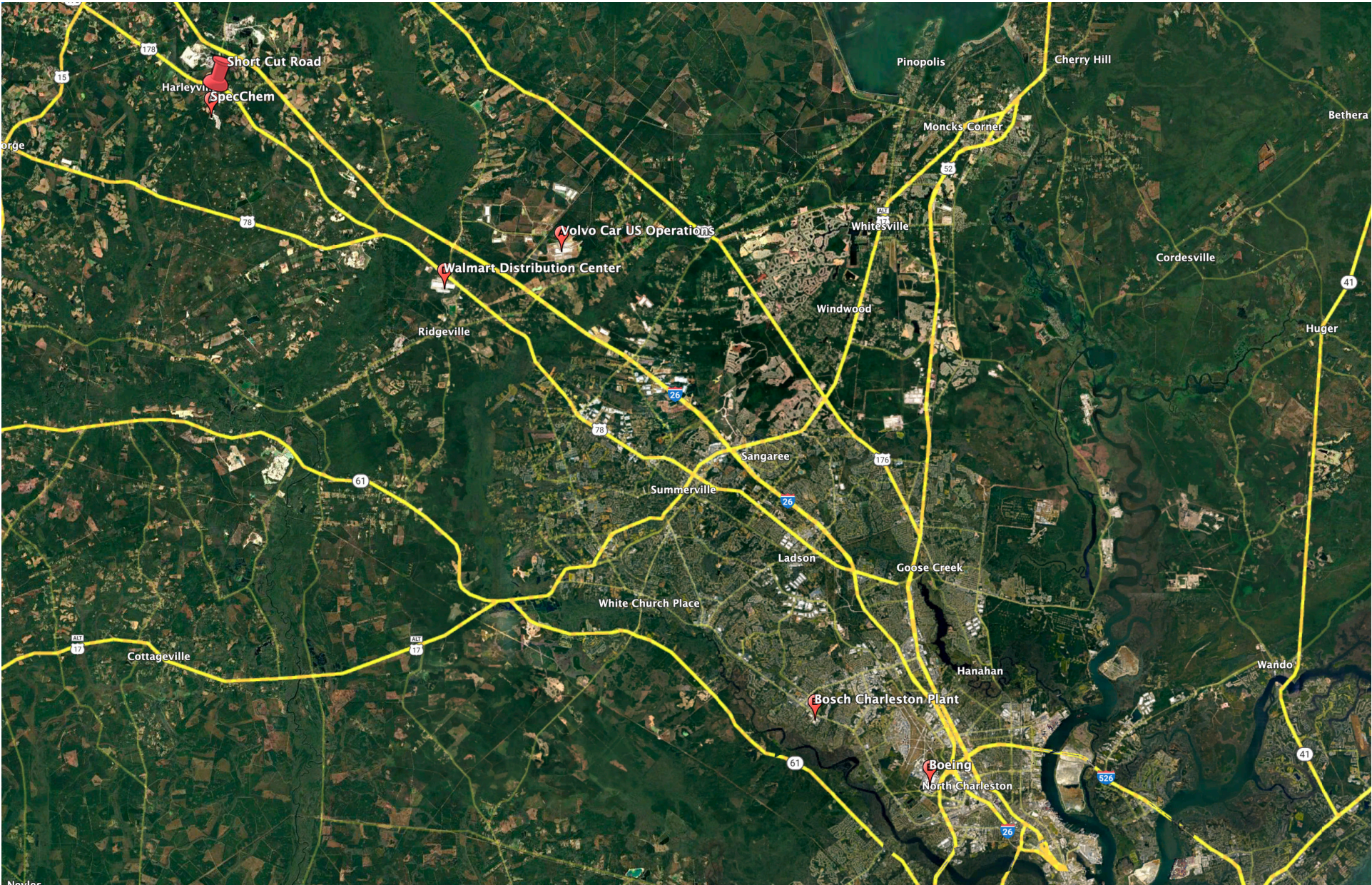
036-00-00-261

Outstanding 17.87-acre residential development tract in the Town of Harleyville, SC, fully approved for 61 lots and ready to build. Located on Short Cut Road with utilities available at the street and permits in hand for wastewater sewer, a true shovel-ready opportunity. The property is flat and dry with no wetlands, minimizing site work and accelerating timelines. All due diligence and entitlements have been completed, allowing development to begin immediately upon sale. Just 5 minutes from I-26, 30 minutes to Summerville, and 45 minutes to Charleston, the site also offers convenient access to major employers such as Volvo and Walmart, making it an ideal location for new housing in a high-growth corridor.

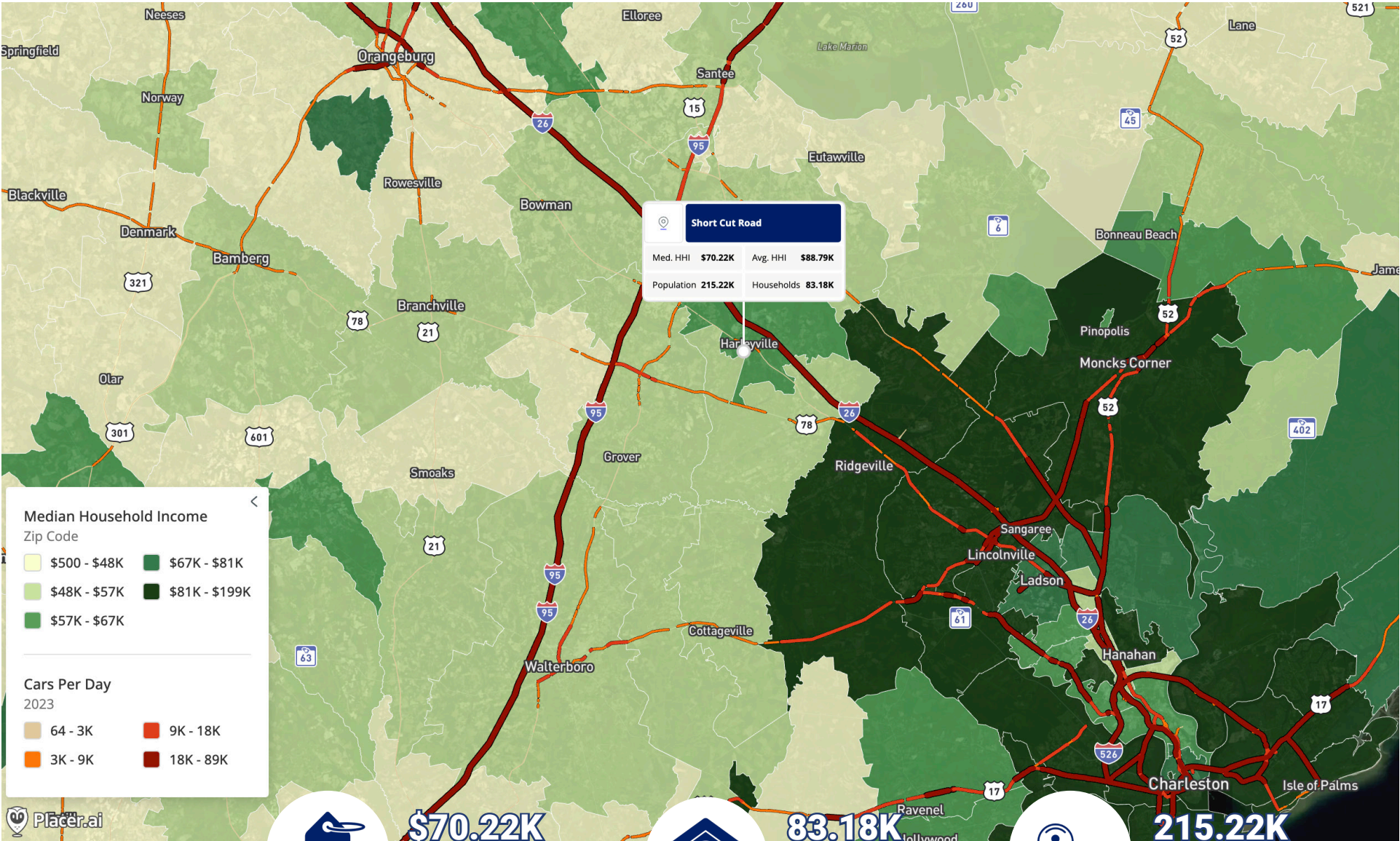
SITE PLAN



MACRO MAP



DEMOGRAPHICS



STI POPSTATS 2024



\$70.22K
Median HHI within
30 Mins



83.18K
Households within
30 Mins



215.22K
Population within
30 Mins



**COLDWELL BANKER
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