



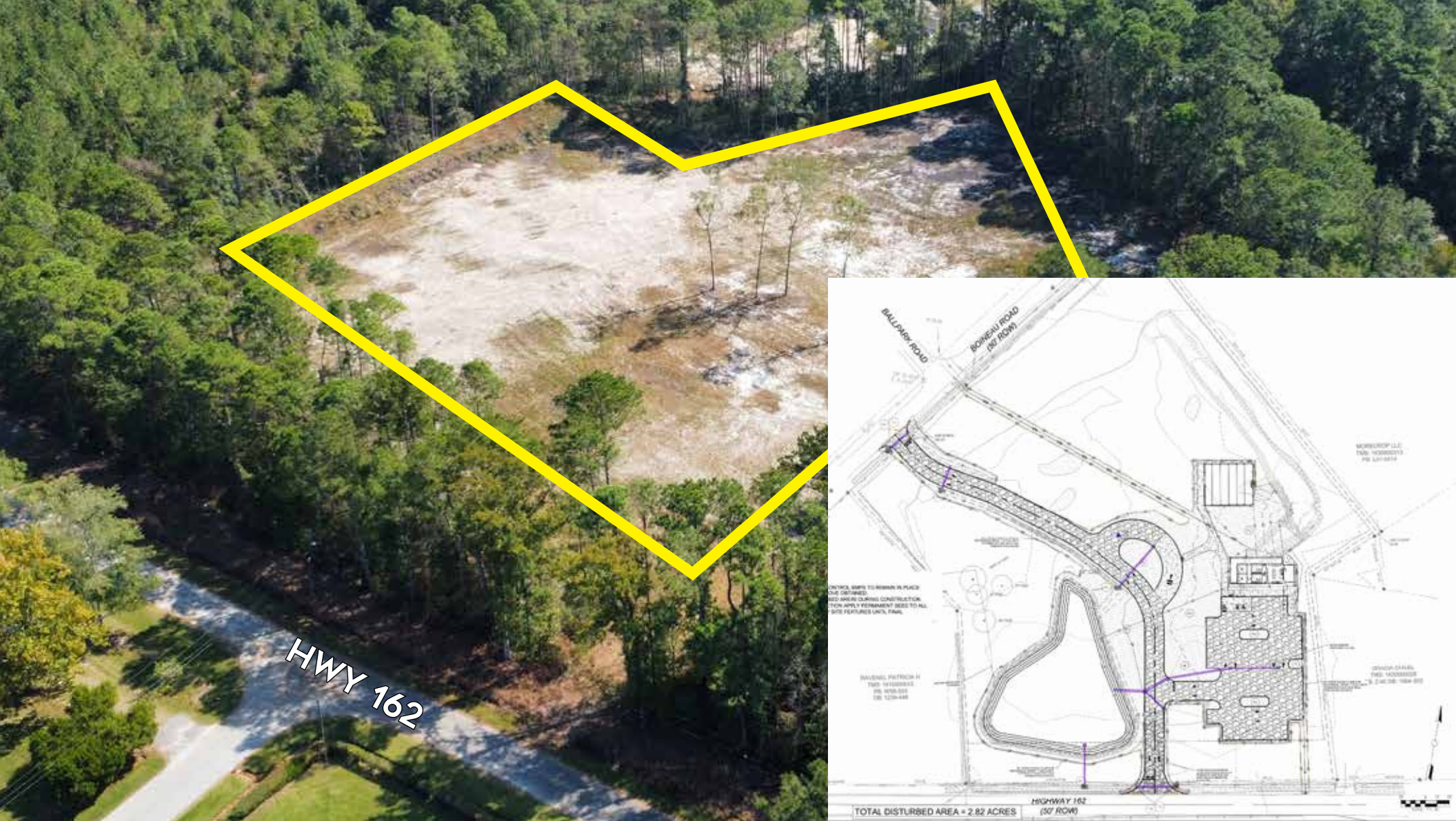
VACANT LAND FOR SALE

6188 Hwy 162
Hollywood, SC

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Sara Bodell | Associate | sbodell@cbcatlantic.com



COLDWELL BANKER
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HWY 162

PROPERTY HIGHLIGHTS

Price: \$595,000
 Acres: 6.2 AC
 Zoning: TC - Town Center in the Town of Hollywood
 TMS: 191-05-00-011

Prime 6.2-acre commercial property located on Hwy 162 in Hollywood, zoned Town Center (TC) in the Town of Hollywood. This versatile site has been cleared and with an existing site plan for an event space, with potential for a wide range of development options. Ideal for investors or businesses seeking to establish a presence in the growing Town of Hollywood. Positioned with excellent visibility and accessibility, this property provides endless possibilities for commercial, retail, or office projects. Don't miss this rare opportunity in a rapidly expanding area!

PLAT

of a 6.43 Acre Tract, TMS# 191-05-00-011, Property of
Edwards James B Trust, located in the Town of Hollywood,
Charleston County, South Carolina.
Surveyed at the Request of Patrick Kish August 2023
Updated Cleared and Grubbed area May 2024

GENERAL NOTES

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND DETERMINATIONS HAVE NOT BEEN MADE FOR THIS SURVEY.
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP #4501300000, EFFECTIVE DATE: 1/29/2021, LOCATED IN COMMUNITY #450037.
4. ELEVATIONS SHOWN ON DRAWING ARE NAVD 88 AND THE CONTOUR INTERVAL IS 1 FOOT.
5. ONLY TREES >24" & TREES LEFT STANDING WITHIN THE CLEARED AND GRUBBED AREA SURVEYED.
6. UTILITIES SHOWN BY SURVEY OF THE PUPS UTILITY TICKET PAINT MARKINGS.

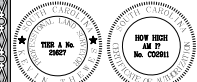
REFERENCE DOCUMENTS

- | Author | Date | Doc # |
|------------------------|----------------|---------|
| 1. Lawrence Kennedy Jr | April 2, 2003 | DD-628 |
| 2. Jerrold Anderson | Oct. 11, 2003 | DD-899 |
| 3. Jerrold Anderson | Nov. 20, 2004 | DE-401 |
| 4. David Lukac Jr | Nov. 29, 2021 | L21-514 |
| 5. David Millard | Jan. 8, 1965 | S-133 |
| 6. C P Coulette | Apr. 3, 1952 | V-144 |
| 7. Harold Leo Mond | March 28, 1969 | Z-40 |

TEMPORARY BENCH MARK

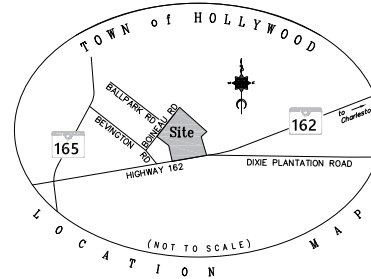
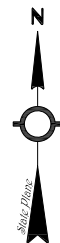
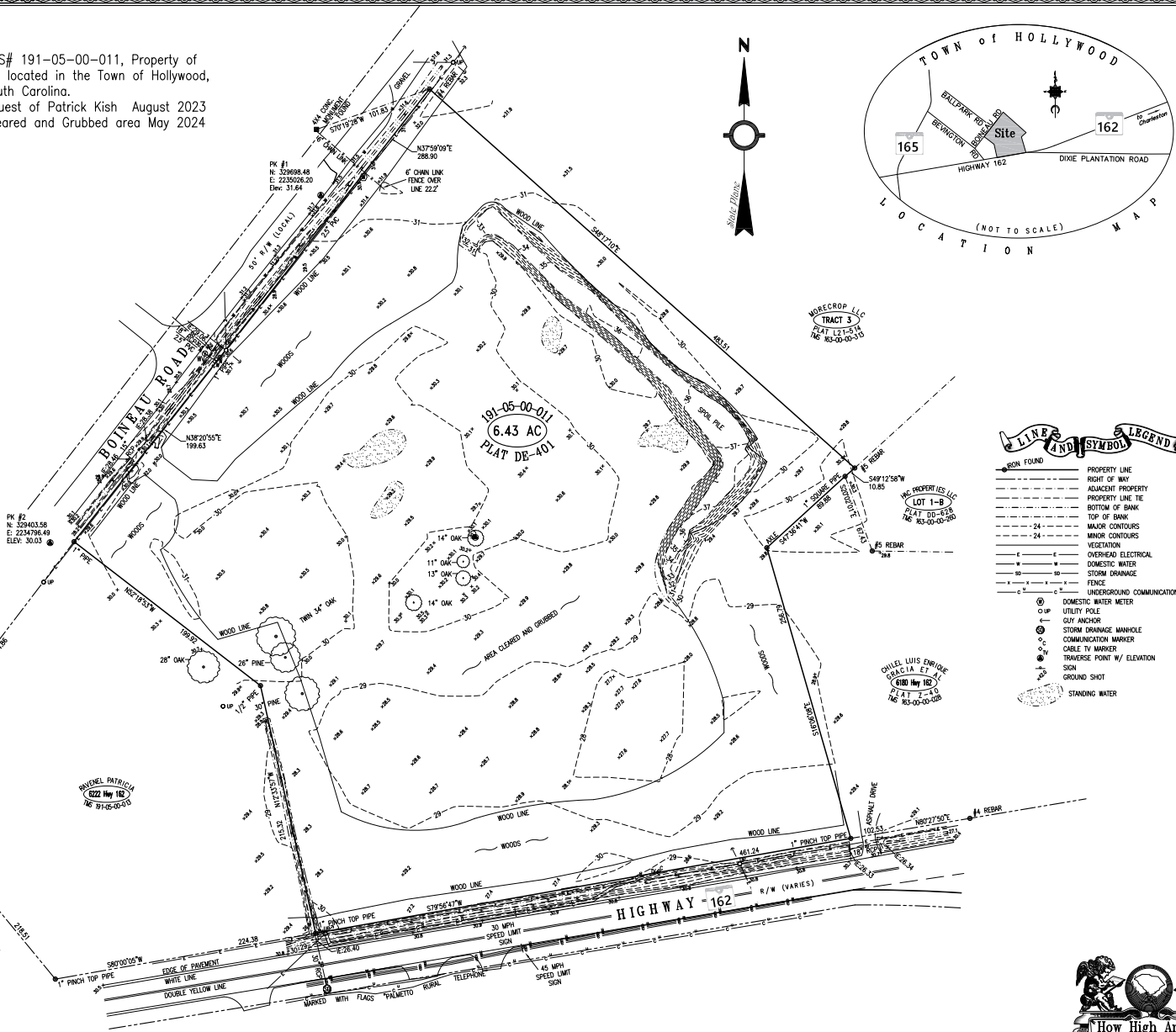
● = THE TOP OF BENCH THE SPRING SET IN THE NW SIDE OF A 14" OAK AT THE CENTER OF THE PROPERTY ~1" UP FROM GROUND. ELEVATION: 31.8' (NAVD 88)

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE CONFORMING METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.



Date 20 May 24
Job NO. 23-1206

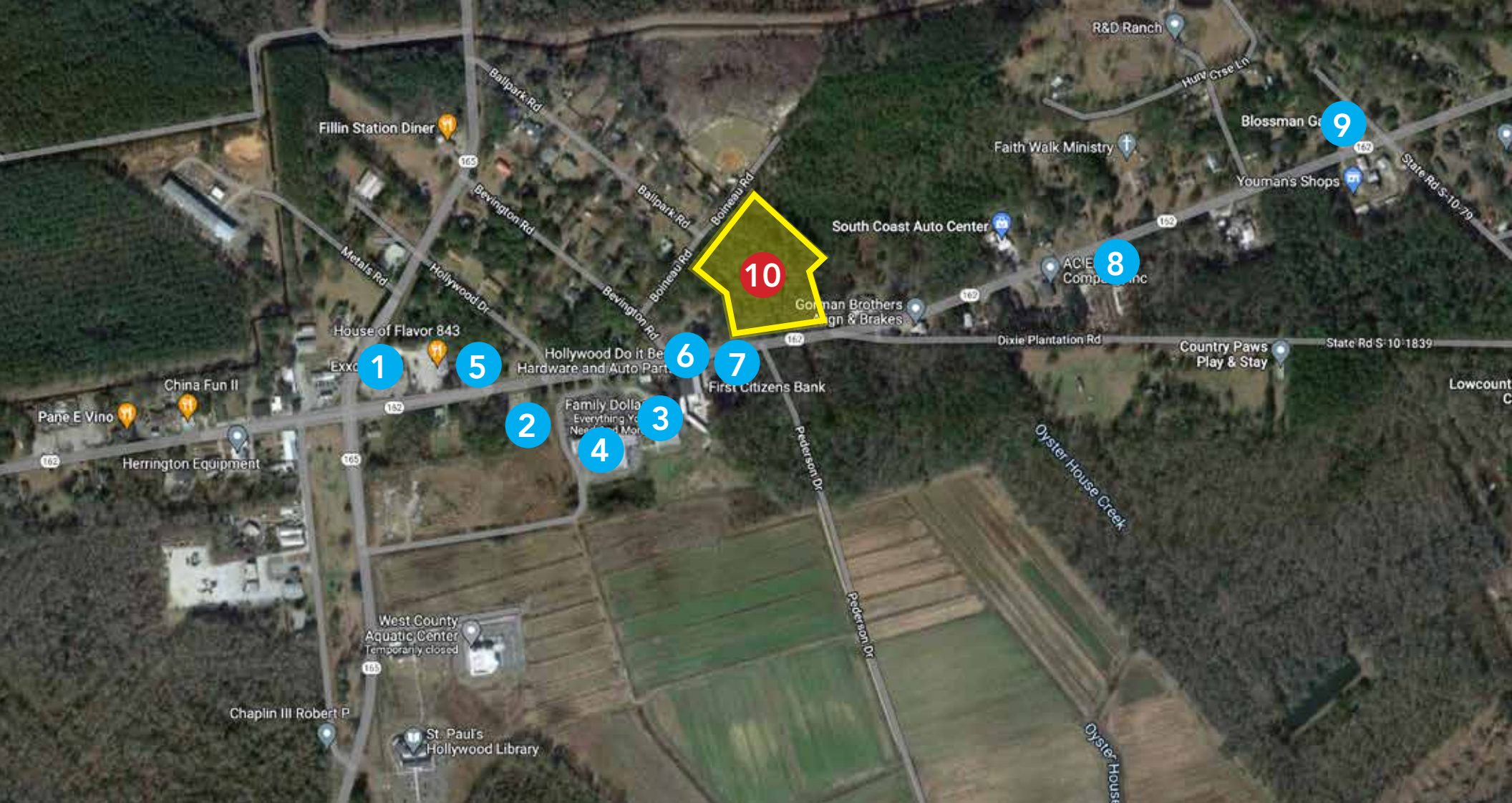
Kevin Thayer



LINE AND SYMBOL LEGEND

- | Symbol | Description |
|--------|-----------------------------|
| — | PROPERTY LINE |
| - - - | RIGHT OF WAY |
| - - - | ADJACENT PROPERTY |
| - - - | PROPERTY LINE TO |
| - - - | BOTTOM OF BANK |
| - - - | TOP OF BANK |
| - - - | MAJOR CONTOURS |
| - - - | MINOR CONTOURS |
| - - - | VEGETATION |
| - - - | OVERHEAD ELECTRICAL |
| - - - | DOMESTIC WATER |
| - - - | STORM DRAINAGE |
| - - - | FENCE |
| - - - | UNDERGROUND COMMUNICATIONS |
| ○ | DOMESTIC WATER METER |
| ○ | UTILITY POLE |
| ○ | GUY ANCHOR |
| ○ | STORM DRAINAGE MANHOLE |
| ○ | COMMUNICATION MARKER |
| ○ | CABLE TV MARKER |
| ○ | TRAVERSE POINT W/ ELEVATION |
| ○ | SIGN |
| ○ | GROUND SHOT |
| ○ | STANDING WATER |





AREA BUSINESSES

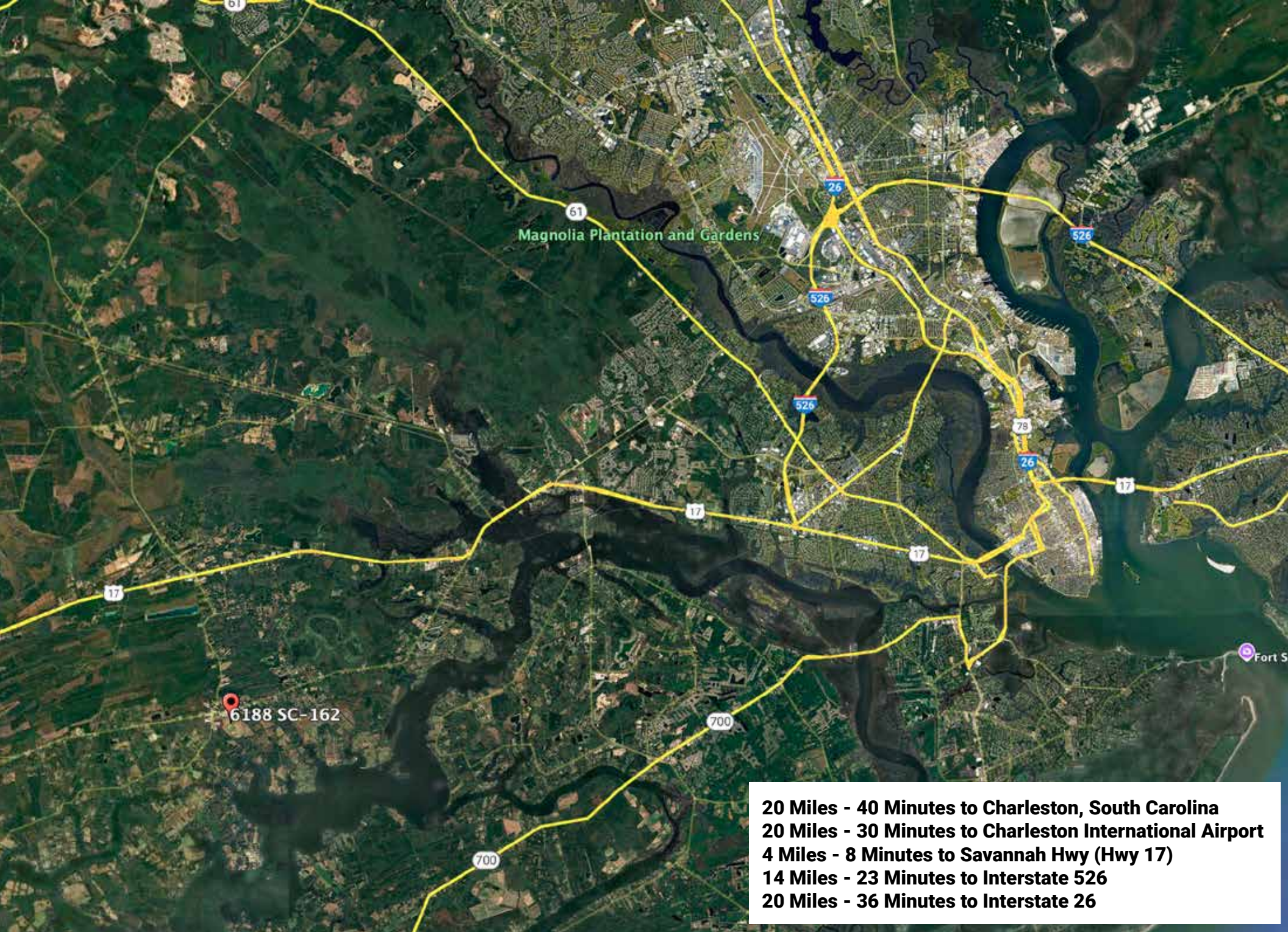
- | | | | |
|---------------------|----------------------|-----------------------|---------|
| 1 BlueWater (Exxon) | 4 Piggly Wiggly | 7 First Citizens Bank | 10 SITE |
| 2 Dollar General | 5 Boogies BBQ | 8 Blue Flame Oil | |
| 3 Family Dollar | 6 Hollywood Hardware | 9 Blossoms Oil | |



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6188 Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE



20 Miles - 40 Minutes to Charleston, South Carolina
20 Miles - 30 Minutes to Charleston International Airport
4 Miles - 8 Minutes to Savannah Hwy (Hwy 17)
14 Miles - 23 Minutes to Interstate 526
20 Miles - 36 Minutes to Interstate 26



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U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

December 7, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

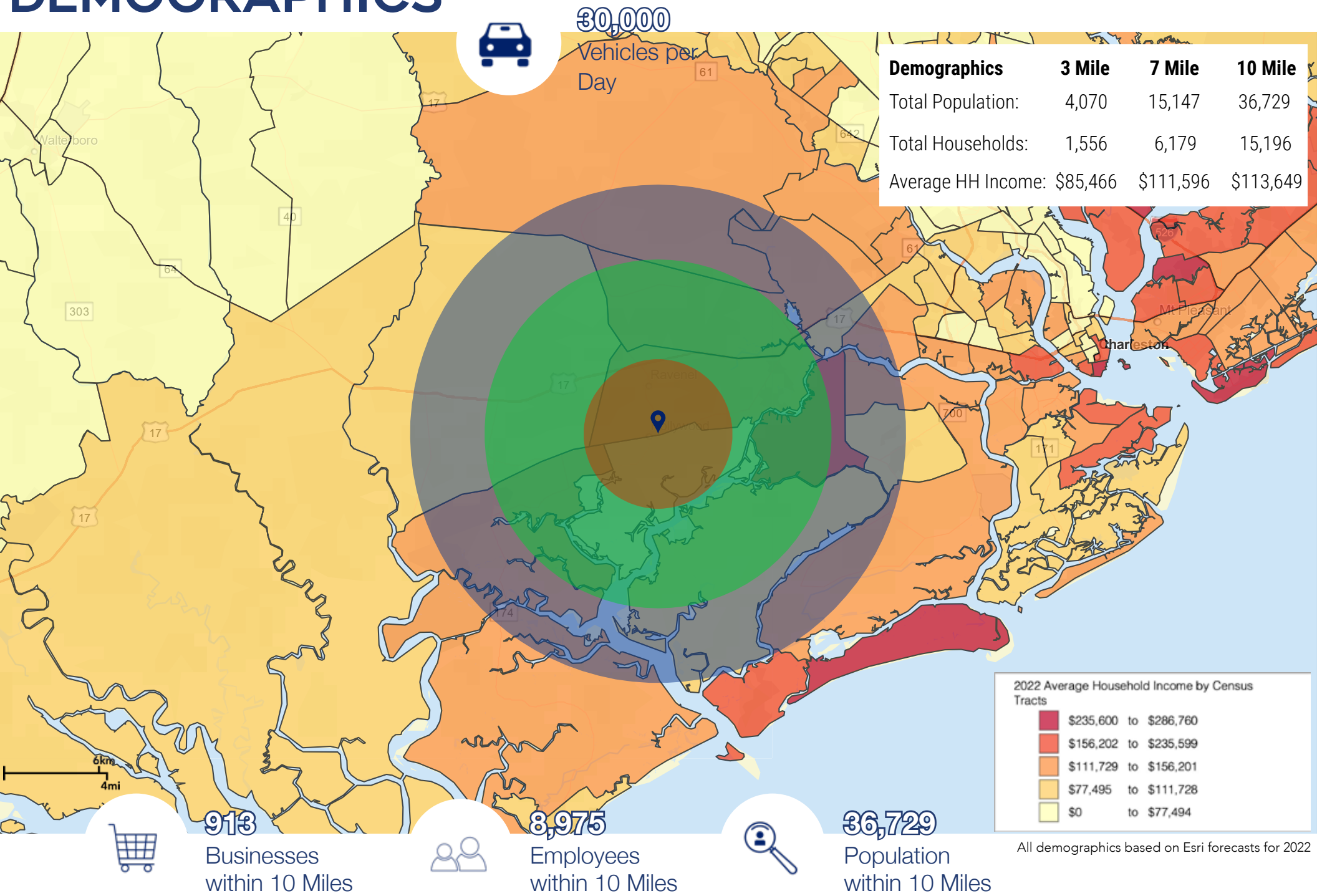
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

DEMOGRAPHICS



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6.2 AC



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