

FOR SALE



Land for Sale on Chicken Creek | Bushy Park Road, Moncks Corner, SC 29461

Marlena Franklin, CCIM | Senior Broker
mfranklin@cbcatlantic.com
843.834.9151



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

OFFERING SUMMARY



PRICE
\$325,000



ACRES
1.72 AC



ZONING
Berkeley County
Flex1



TAX ID
2250000046

Currently zoned commercial, this versatile property offers the potential for residential use, making it an ideal opportunity for those looking to combine home and business in one convenient location. Several level building sites provide the perfect setting for a custom home, office, or mixed-use development, all with relaxing river views as the backdrop. Whether you're seeking a private waterfront retreat, a business location with natural beauty, or an investment with flexibility, this property offers a rare opportunity to create your vision. Just minutes from Bushy Park Boat Landing and Cypress Gardens Boat Landing

Owner says dock can be added with permit



COLDWELL BANKER
COMMERCIAL
ATLANTIC

LAND FOR SALE ON CHICKEN CREEK

PHOTOS



OFFERING SUMMARY

Location Highlights:

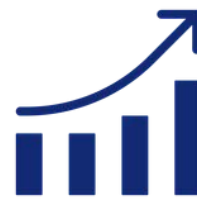
- ±1.72-acre parcel in Berkeley County, SC
- Located within the Charleston MSA
- Minutes from the Bushy Park industrial corridor
- Near major employers including Volvo, Google, Mercedes-Benz Vans, Boeing, and Bosch
- Convenient access to regional transportation and logistics infrastructure
- Positioned in one of South Carolina's fastest-growing economic corridors
- Strong long-term growth fundamentals driven by manufacturing, logistics, and technology investment
- Approximately 30 miles from the Port of Charleston

Drive Times

- ±5 minutes to Bushy Park Industrial Complex
- ±10 minutes to Google's Moncks Corner Data Center campus
- ±15 minutes to I-26
- ±25 minutes to Mercedes-Benz Vans
- ±30 minutes to Volvo Cars Manufacturing Campus
- ±30 minutes to Charleston International Airport
- ±35 minutes to Boeing South Carolina
- ±40 minutes to the Port of Charleston



Berkeley County



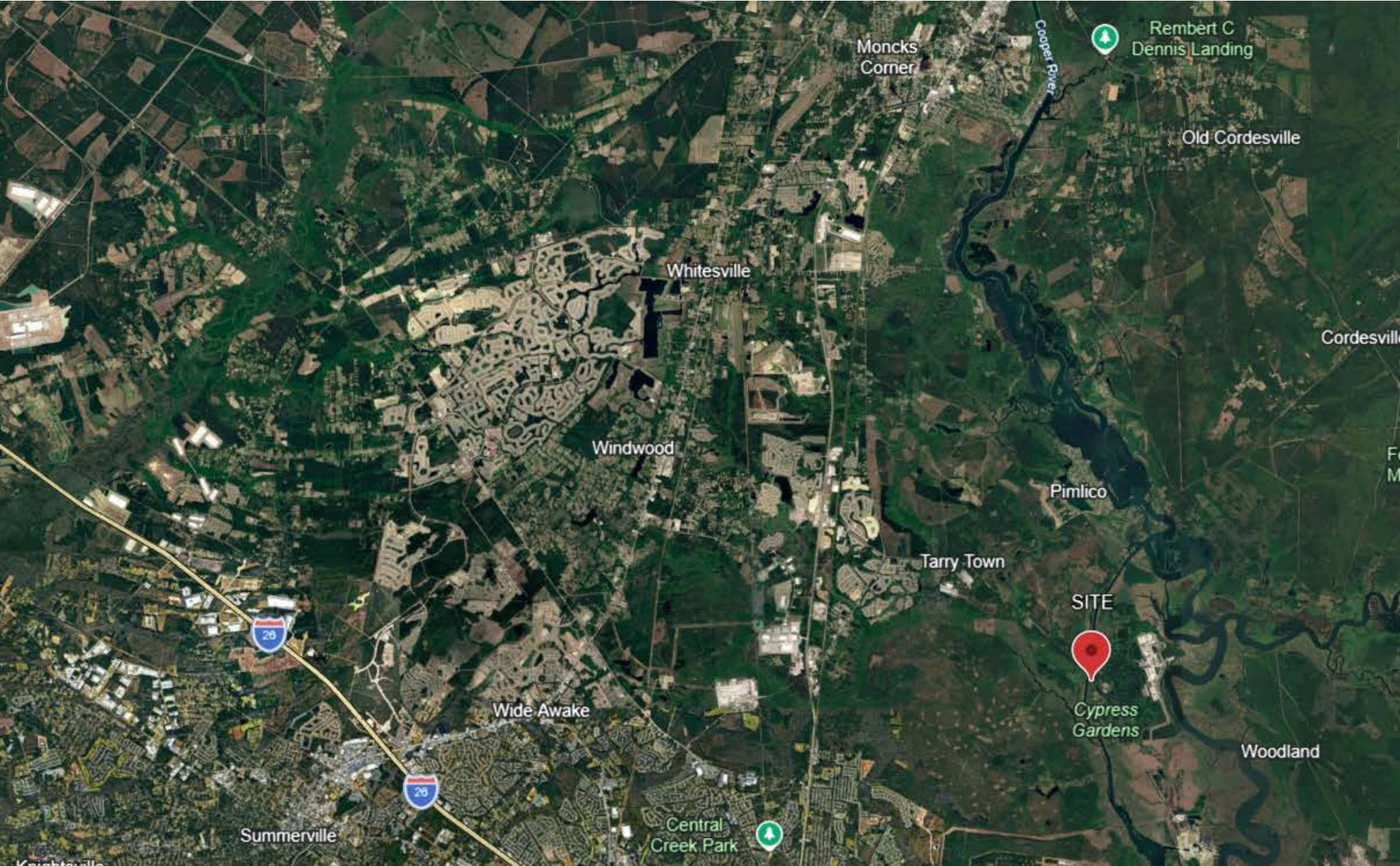
15% population growth
since 2020



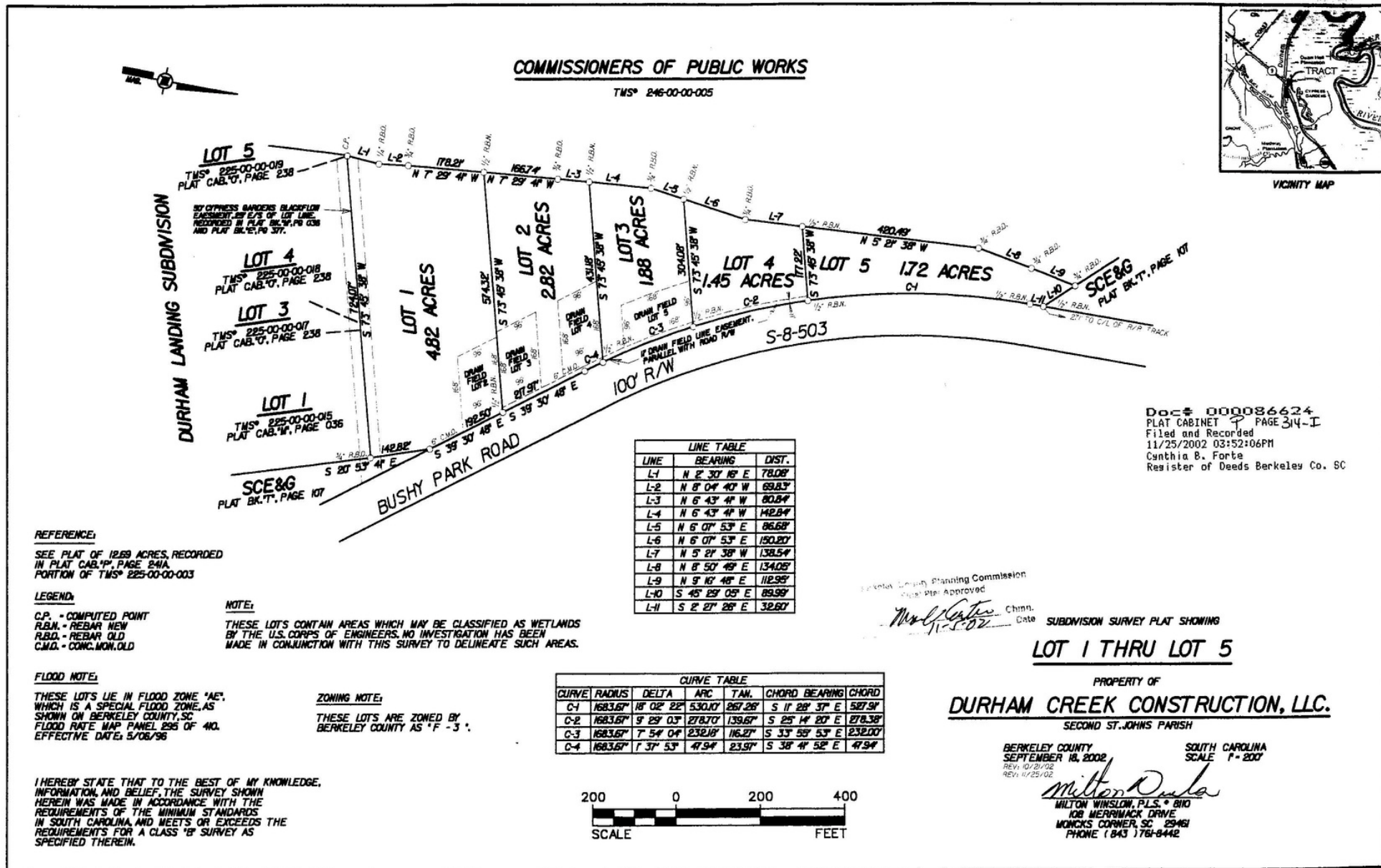
Population: 264,276

LAND FOR SALE ON CHICKEN CREEK

LOCATION MAP



SURVEY





Marlena Franklin, CCIM

Senior Broker

mfranklin@cbcatlantic.com

843.834.9151



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

3506 W Montague Ave Suite 200

North Charleston, SC 29418

843.744.9877

cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.