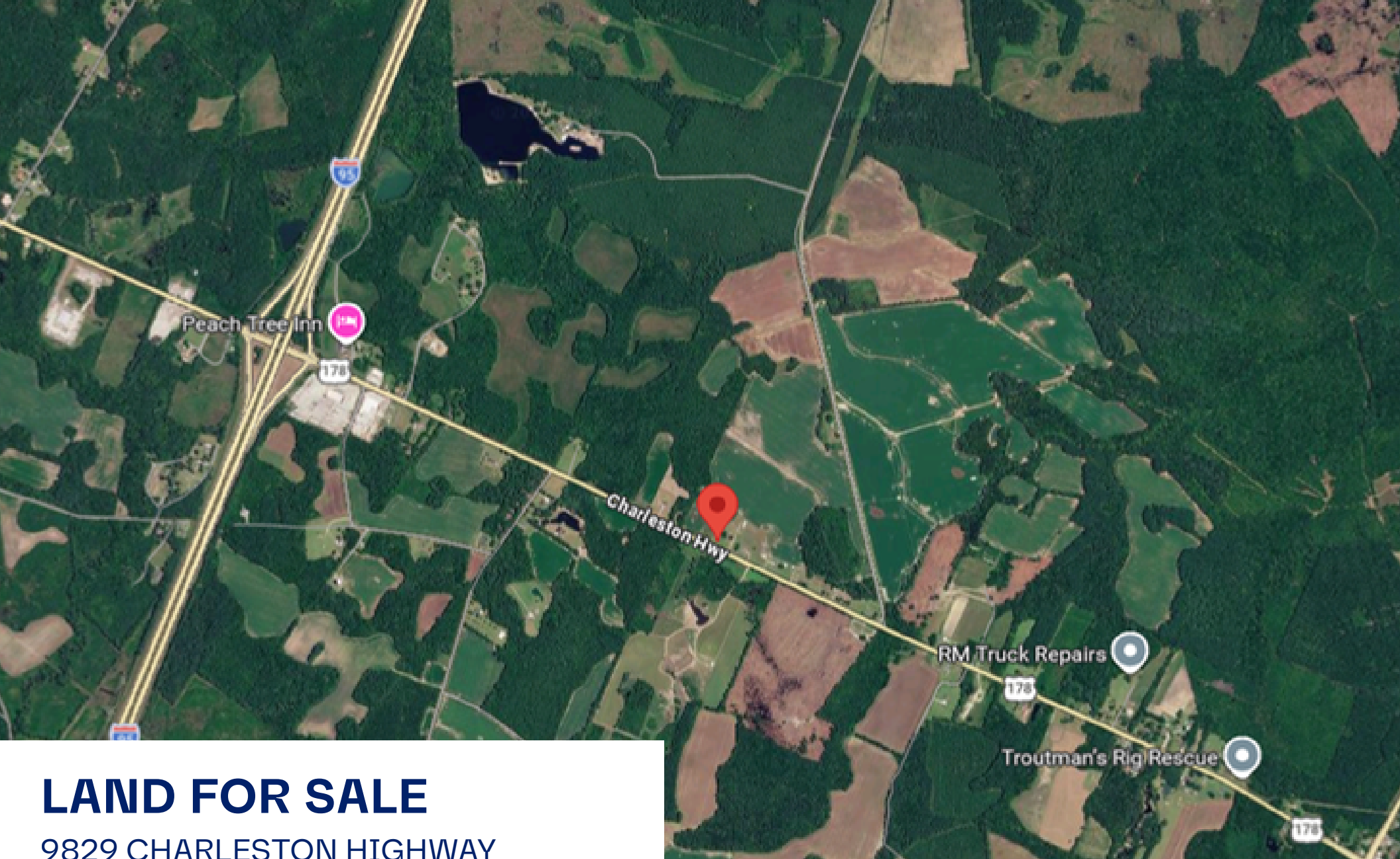




LAND FOR SALE

9829 CHARLESTON HIGHWAY
ST. GEORGE, SC, 29477

Neal Walsh | Senior Broker
nwalsh@cbcatlantic.com
843-330-3787

Trey Davis | Associate
tdavis@cbcatlantic.com
803-468-7766



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY



ADDRESS

9829 CHARLESTON HIGHWAY
ST. GEORGE, SC, 29474



PRICE

\$695,000
\$25,740 PER ACRE



TAX ID

014-00-00-228



ZONING

AR - AGRICULTURAL
RESIDENTIAL



COUNTY

DORCHESTER



ACRES

27 ACRES

PROPERTY OVERVIEW

±27 acres for sale at 9829 Charleston Highway near St. George, SC, offered at \$695,000, or approximately \$25,740 per acre. The property features frontage along Charleston Highway, public water available at the street, and convenient access to nearby I-95, providing strong regional connectivity. With substantial acreage at an attractive basis, the tract offers flexibility for residential development, investment, land banking, or other potential uses subject to zoning and approvals. Its combination of size, highway frontage, utility access, and interstate proximity makes it a compelling opportunity for buyers seeking well-positioned land in the St. George market.

Parcel Outline



9829 Charleston Hwy

Area Map

DRIVE TIMES



I-95
±5 MINUTES



US-15
±6 MINUTES



I-26 / I-95 INTERCHANGE
±5 MINUTES



ST. GEORGE
±12 MINUTES



HOLLY HILL
±20 MINUTES



HARLEYVILLE
±12 MINUTES



**COLDWELL BANKER
COMMERCIAL**

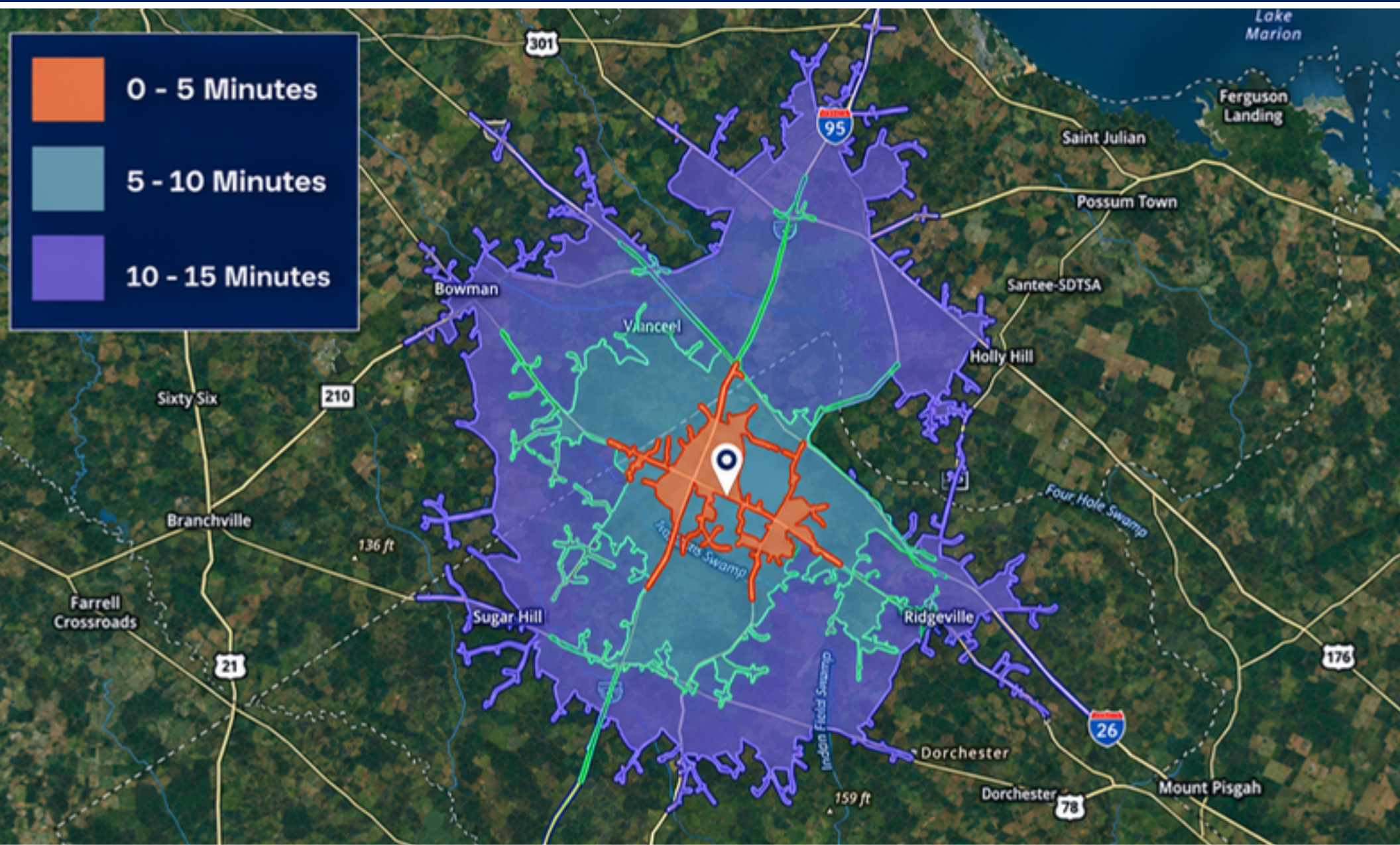


STRATEGIC LOCATION.
DIRECT ACCESS TO MAJOR THOROUGHFARES.
EXCEPTIONAL CONNECTIVITY.

Drive times are approximate and may vary based on traffic, exact access point, and time of departure.



5,10,15 MINUTE DRIVE TIME DEMOGRAPHICS MAP



Population
6,706 within
10-15 minutes



Households
2,903 HH within
10-15 minutes



HH Income
\$87,864 Avg within
5-10 minutes

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Peach Tree Inn

Charleston Hwy

RM Truck Repairs

Troutman's Rig Rescue

Mi rancho (tienda latina)

Indian Fl



**COLDWELL BANKER
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