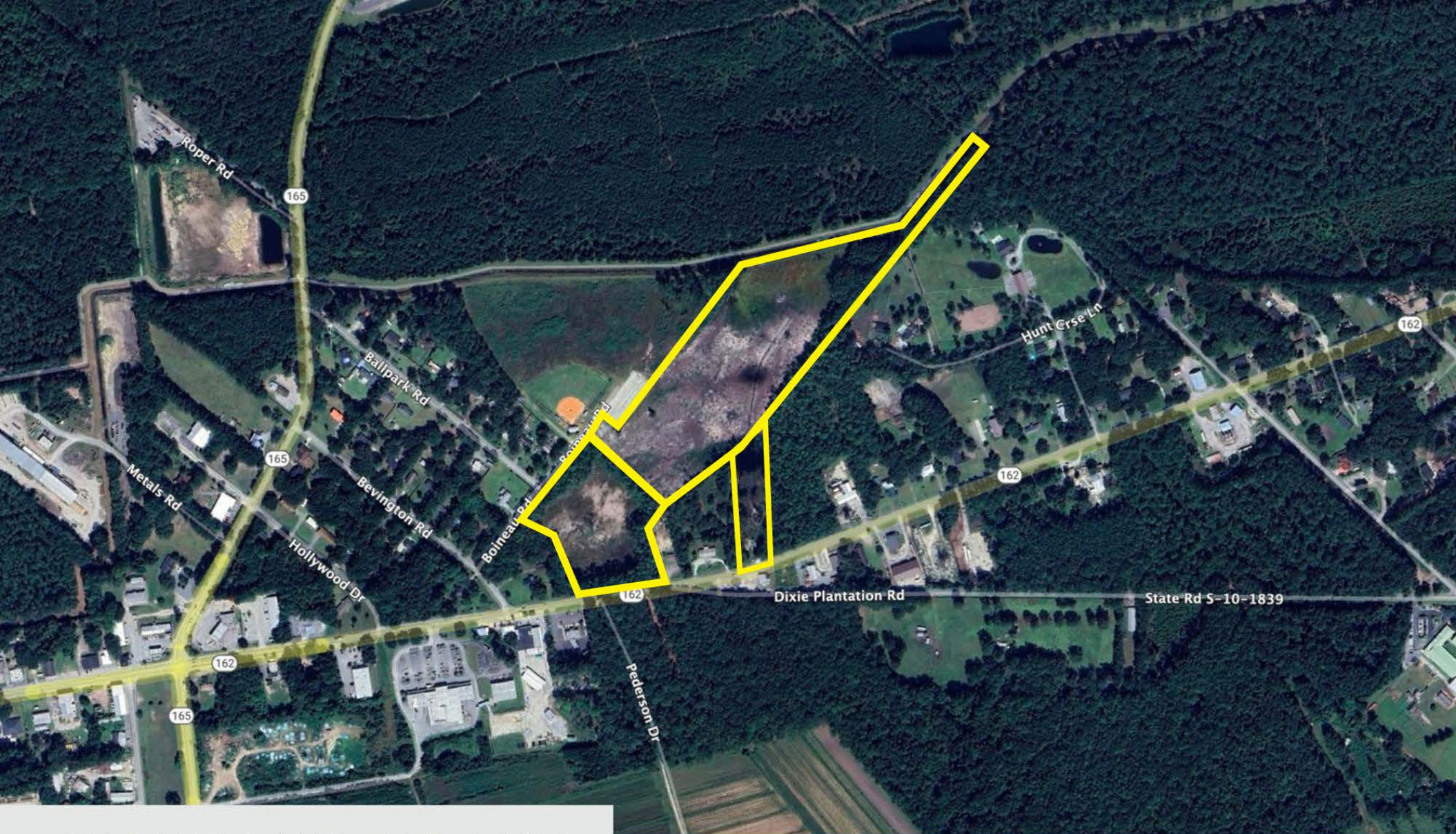




VACANT LAND FOR SALE

0 Hwy 162
Hollywood, SC

Kip Bowman | Principal | kipbowman@gmail.com Steve Hund |
Principal/ Operations Manager | shund@cbcatlantic.com
Sara Bodell | Broker | sbodell@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

OPTION 1



PRICE
\$695,000



TOTAL ACRES
6.4 Acres



ZONING
TC - Town Center in the
Town of Hollywood



TAX ID
191-05-00-011



COUNTY
Charleston County

OPTION 2



PRICE
\$350,000



TOTAL ACRES
2.5 Acres



ZONING
TC - Town Center in the
Town of Hollywood



TAX ID
163-00-00-026



COUNTY
Charleston County

OPTION 3



PRICE
\$450,000



TOTAL ACRES
15 Acres



ZONING RA - Rural
Agriculture in the
Town of Hollywood



TAX ID
163-00-00-313



COUNTY
Charleston County

OPTION 4



PRICE
\$800,000



TOTAL ACRES
17.5 Acres



ZONING TC/RA - Town
Center/Rural
Agriculture in the Town of
Hollywood



TAX ID
163-00-00-313
163-00-00-026



COUNTY
Charleston County

OPTION 5



PRICE
\$1,495,000



TOTAL ACRES
23.9 Acres



ZONING
TC/RA - Town
Center/Rural
Agriculture in the Town of
Hollywood



TAX ID
163-00-00-313(TC)
163-00-00-026 (RA)
191-05-00-011 (TC)

OPTION 1



PRICE
\$695,000

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!

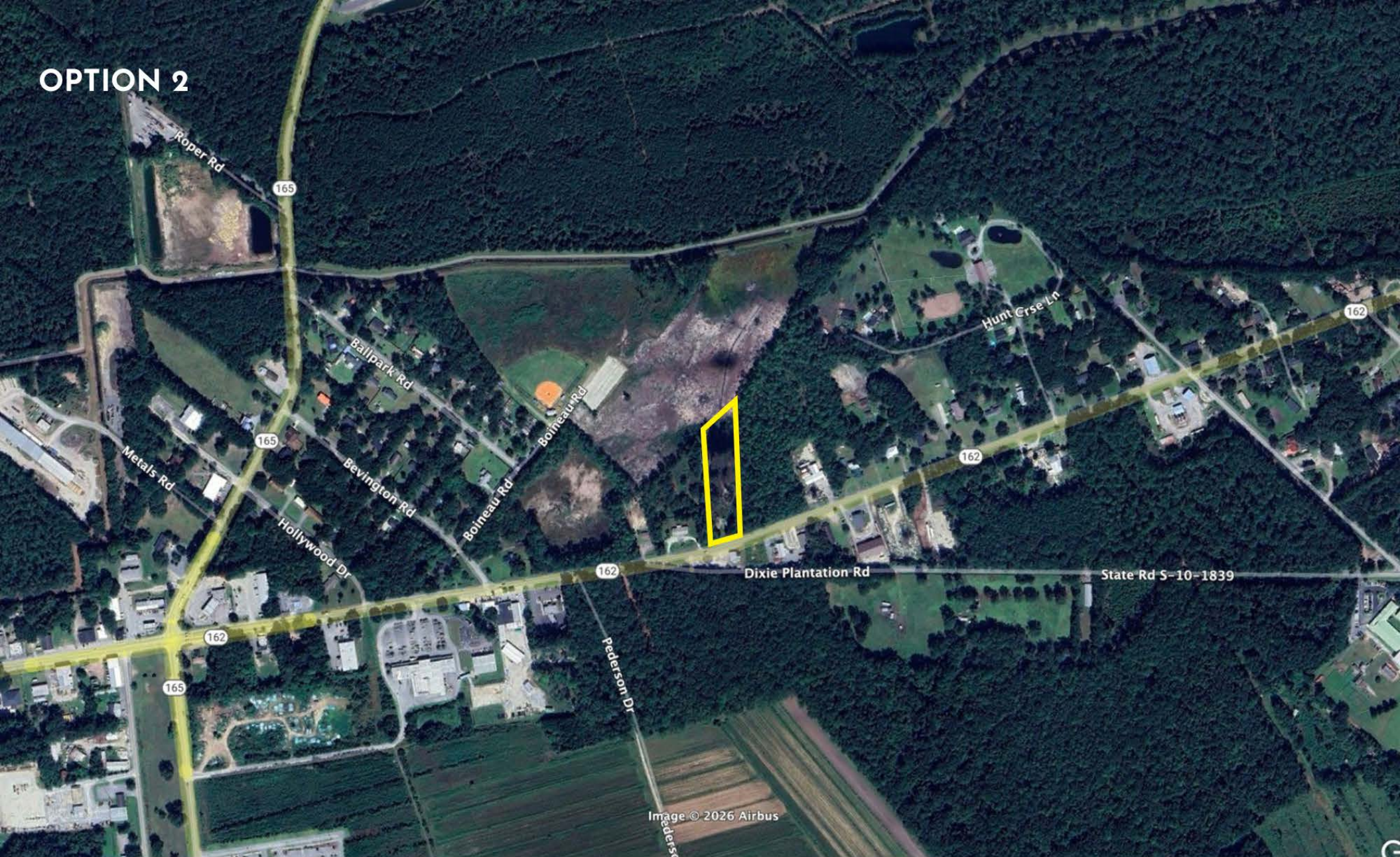


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COMMERCIAL
ATLANTIC

Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE

OPTION 2



PRICE
\$350,000

Option 2 consists of approximately 2.5 acres zoned TC (Town Center) in the Town of Hollywood, SC. Ideally located just off Highway 162 in the Hollywood CBD, this commercial site is situated across from First Citizens Bank and near the corner of the Dixie Plantation intersection. Excellent visibility and accessibility with a wide range of commercial and mixed-use opportunities, making this a highly versatile development site.



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE

OPTION 3

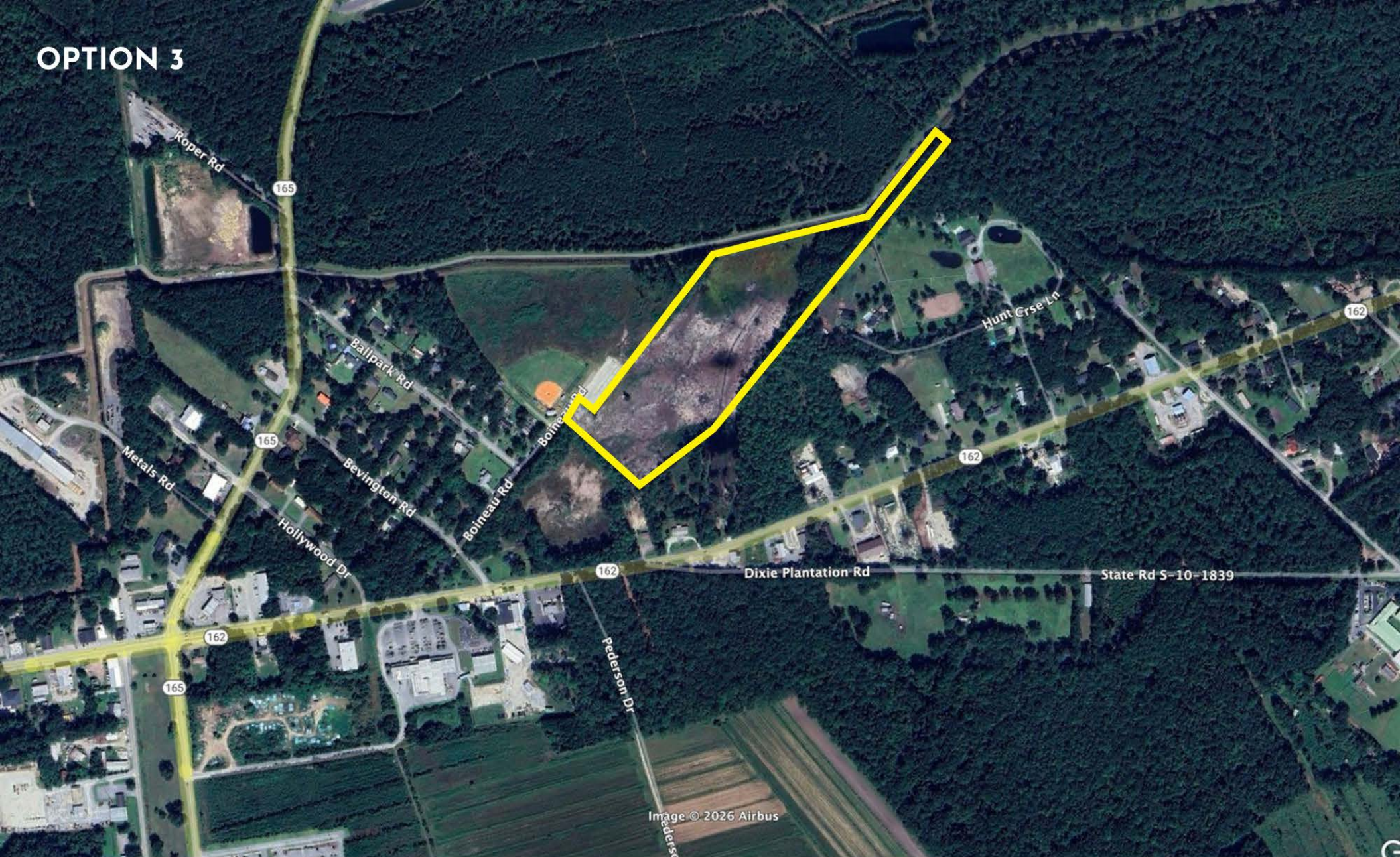


Image © 2026 Airbus



PRICE
\$450,000

Option 3 offers approximately 15 acres located off Boineau Road in Hollywood, South Carolina, zoned RA – Rural Agriculture within the Town of Hollywood. This large tract provides a rare opportunity to develop a small residential project, create a family retreat or use for recreation. Sewer taps are available for purchase. Please contact Broker for additional details.

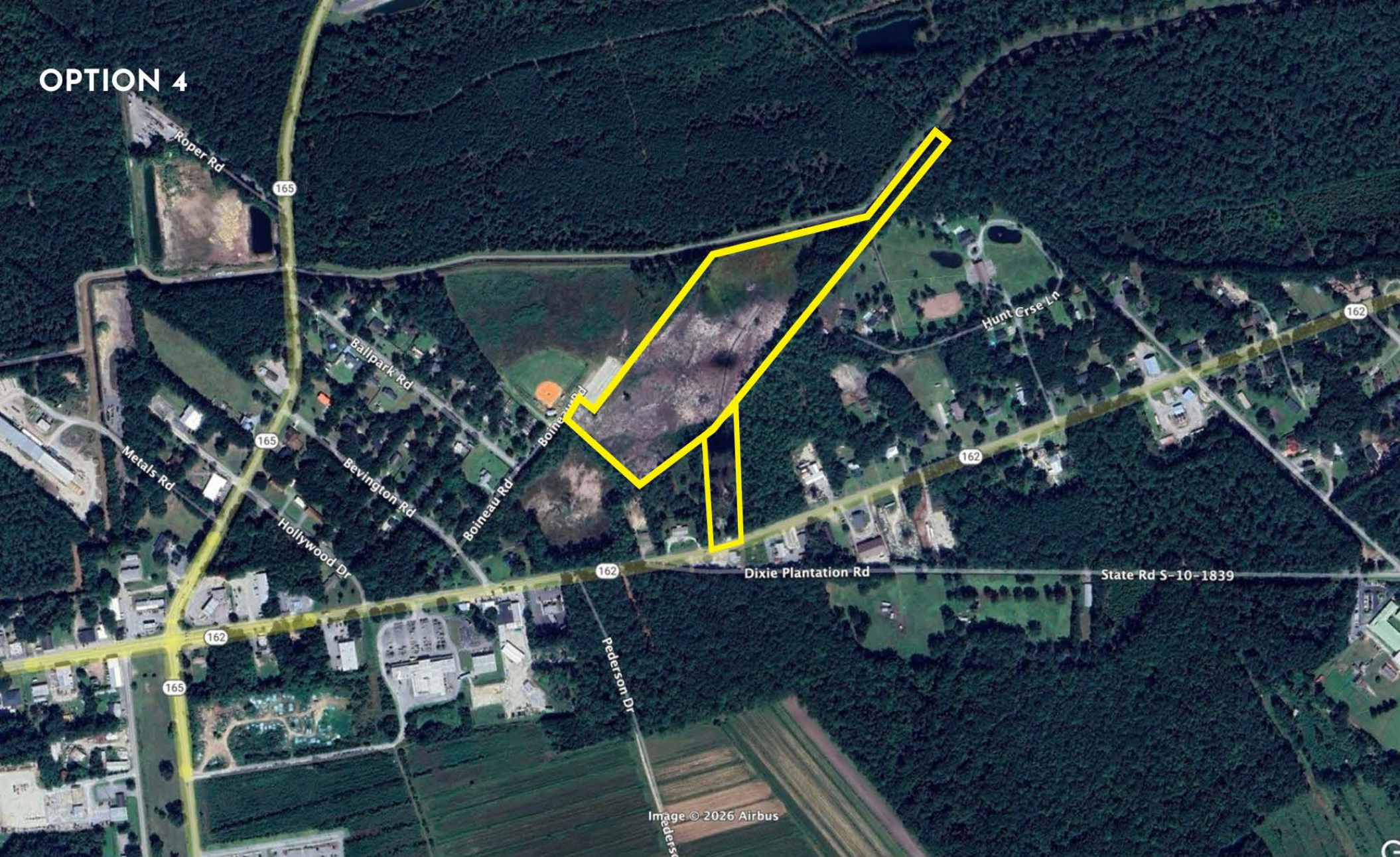


COLDWELL BANKER
COMMERCIAL
ATLANTIC

Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE

OPTION 4



PRICE
\$800,000

Option 4 offers a combined ± 17.5 -acre assemblage in Hollywood, South Carolina, consisting of a ± 2.5 -acre tract zoned TC (Town Center) and an adjoining ± 15 -acre tract zoned RA (Rural Agricultural). This unique combination provides flexibility for Town Center development with additional acreage suitable for mixed use, commercial and/or residential. Plenty of room for laydown areas and parking. Additional uses include: Duplex, Bed and Breakfast, Community Center, Office, General Contracting, Daycare, Medical, Nursing Home, Retail, Dealership, Material Supply, Restaurants, Grocery, Nursery, Equestrian, Gymnasium/Recreation Center. Contact Broker for additional details.



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE

OPTION 5

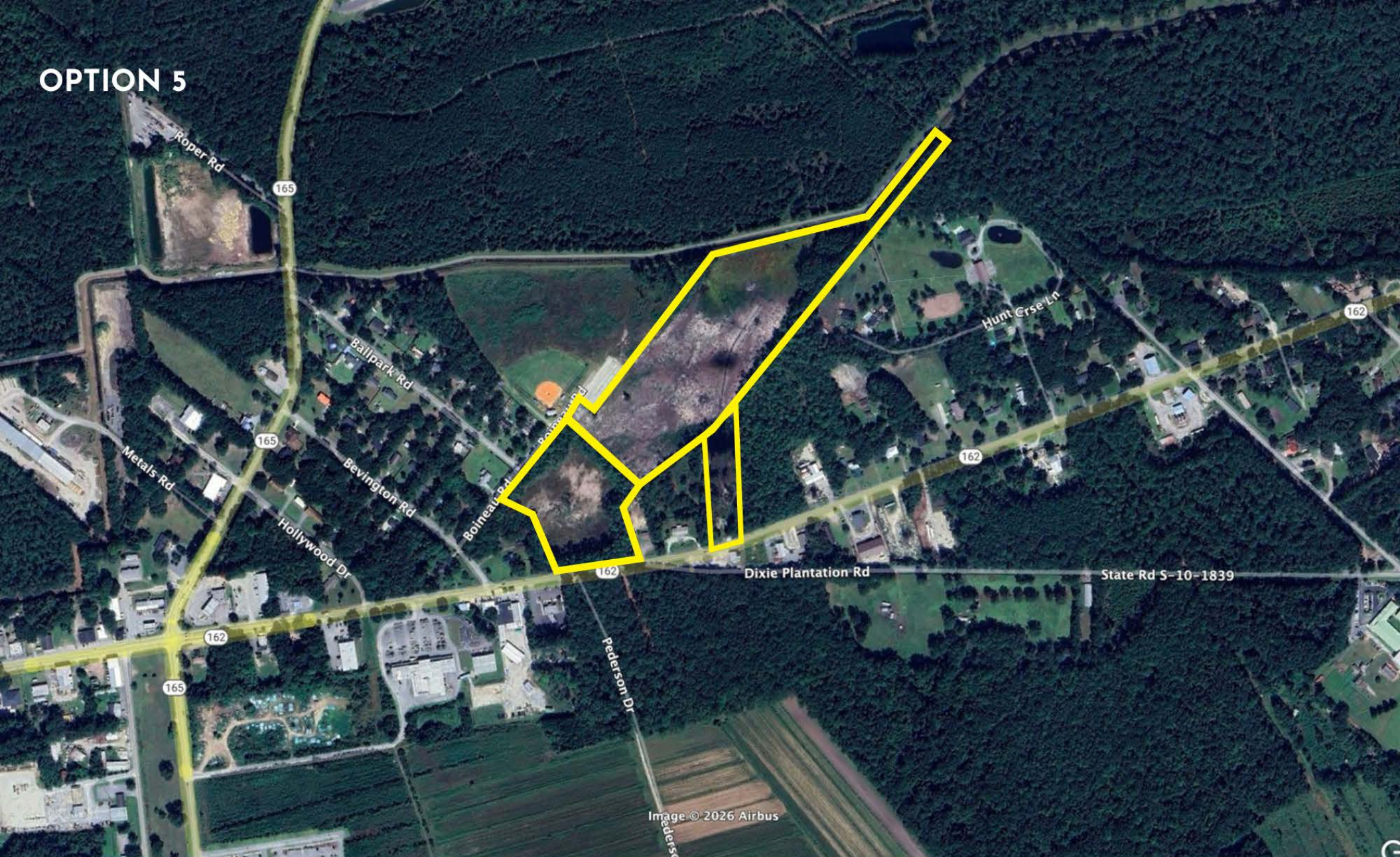


Image © 2026 Airbus



PRICE

\$1,495,000

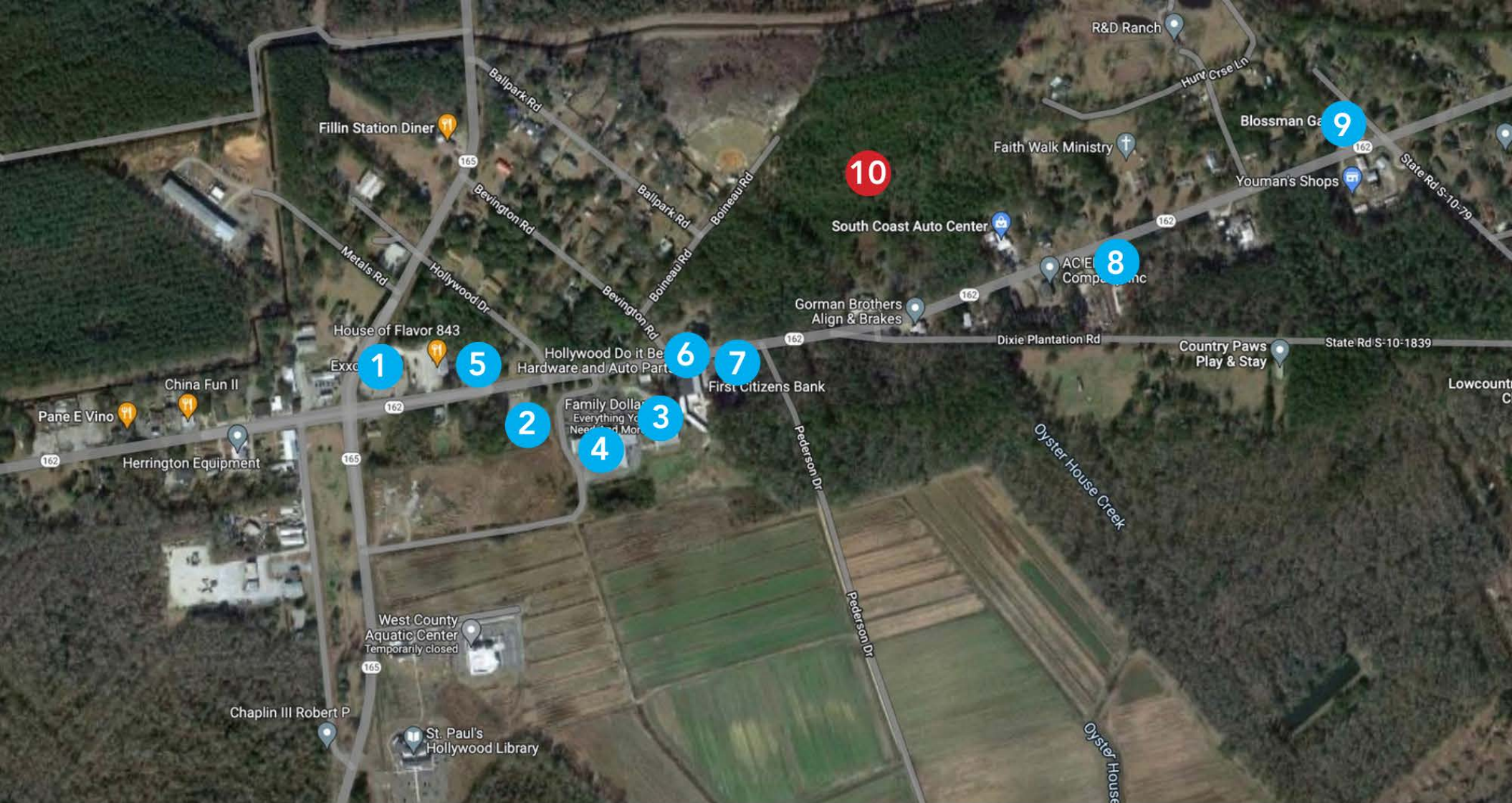
Option 5 offers a total of ± 23.9 acres located off Highway 162 in Hollywood, South Carolina. The offering includes three parcels with ingress/egress at two locations along Highway 162, providing excellent visibility and access, along with an adjoining ± 15 -acre tract zoned RA (Rural Agricultural) to the rear. Sewer taps are available for purchase. Please contact Broker for additional details.



COLDWELL BANKER
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Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE



AREA BUSINESSES

1 BlueWater (Exxon)

2 Dollar General

3 Family Dollar

4 Piggly Wiggly

5 Boogies BBQ

6 Hollywood Hardware

7 First Citizens

8 Bank Blue Flame

9 Oil Blossoms Oil

10 SITE



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



COLDWELL BANKER
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ATLANTIC

Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE



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.

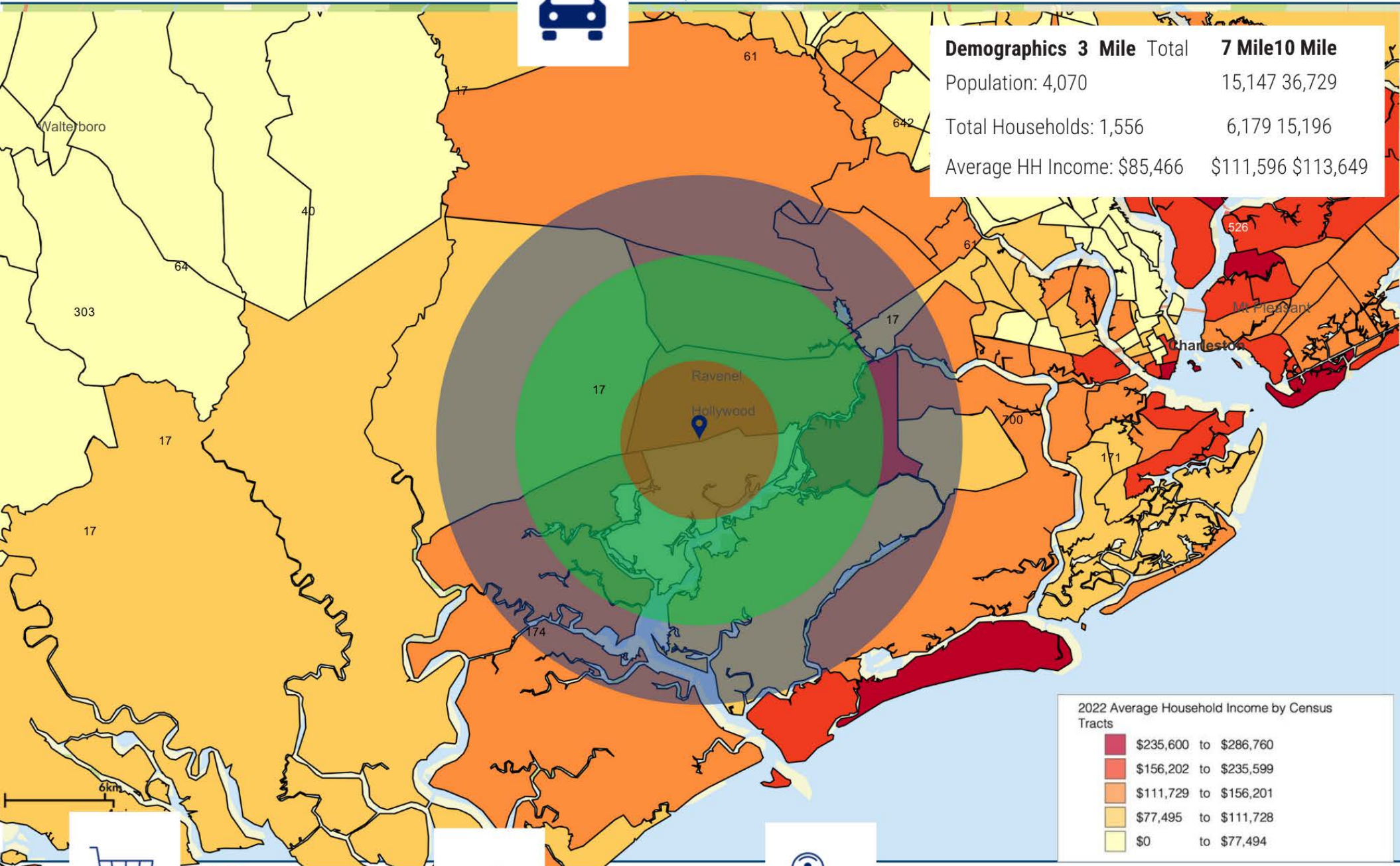
National Wetlands Inventory (NWI) This page
was produced by the NWI mapper

DEMOGRAPHICS



30,000 Vehicles per Day

Demographics	3 Mile	Total	7 Mile	10 Mile
Population:	4,070		15,147	36,729
Total Households:	1,556		6,179	15,196
Average HH Income:	\$85,466		\$111,596	\$113,649



2022 Average Household Income by Census Tracts

	\$235,600 to \$286,760
	\$156,202 to \$235,599
	\$111,729 to \$156,201
	\$77,495 to \$111,728
	\$0 to \$77,494



913
Businesses
within 10 Miles



8,975
Employees
within 10 Miles



36,729
Population
within 10 Miles

All demographics based on Esri forecasts for 2022



Hwy 162 | Hollywood, SC

VACANT LAND FOR SALE

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Broker

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