

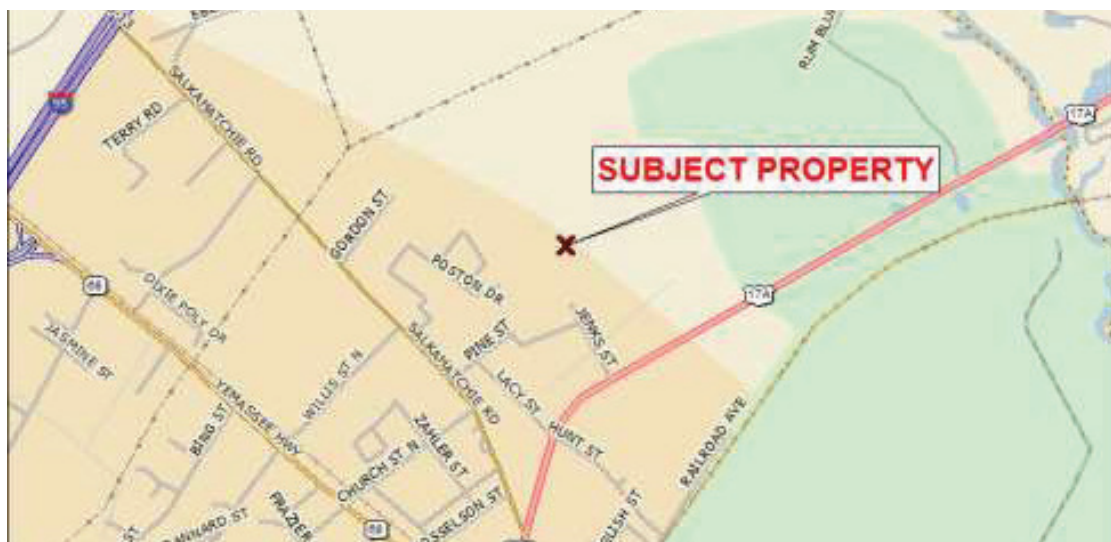
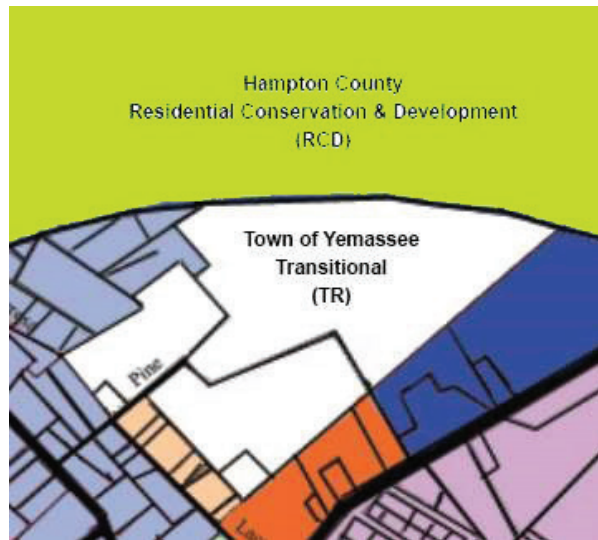


Federally Designated Opportunity Zone
\$50,000 worth of Timber
Backs up to US Govt owned property



This one of a kind opportunity includes 2 parcels (203-00-00-046/201-01-05-005) Over 100 acres just outside of downtown Yemassee, SC in Hampton County. Great Hunting property or future development. Zoned both Traditional District for parcel in Yemassee City Limits (204-01-05-005) and Residential Conservation and Development District for parcel out of city limits (203-00-00-046). Price based on current appraisal and timber cruise done in august 2018. Timber value in excess of \$50,000. Property shares border with 299 acres owned by US Fish and Wildlife Service.

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Zoning Information:

Town of Yemassee

Section 5.15 Transitional District [TR] 5.15.1 The intent of the Transitional (TR) District is to establish flexible land uses for properties annexing into the Town of Yemassee with no immediate development plans. This district establishes performance standards for the formation and continuance of a healthy and diverse mixed- use community to meet the changing needs of Yemassee, while maintaining the Town’s Comprehensive Plan.

Hampton County

Section 4.4 RCD, Residential Conservation and Development District 4.4.1 Purpose The purpose of this district is to stabilize and protect existing neighborhoods for continued residential use. This district also is intended to encourage in-filling and expansion of “like development,” consistent with the character of existing neighborhoods at the time of enactment of this Ordinance. Areas identified as having a stable and fixed character will be afforded a high level of protection and insulation from potentially incompatible uses and assured of long-term stability. RCD Districts created after the effective date of this Ordinance shall meet the following criteria: (1) Minimum land area of 20 acres and at least 10 units, or (2) Platted subdivision with a minimum of 20 lots. Once created, a district may be enlarged without restriction.