

COMMERCIAL REAL ESTATE

JINKS STREET | YEMASSEE, SC 29945

100+ Acres | \$295,000



CHARTERONE | COMMERCIAL
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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CHARTER ONE | COMMERCIAL
REALTY



ONE COMPANY | ONE VISION | ONE MISSION

Charter One Realty sets itself apart as a trusted brokerage in the Lowcountry through our diverse team of expert real estate professionals, support staff, and management. Our extensive knowledge of current market conditions, negotiation, and years of experience in the Lowcountry's unique real estate market has helped our brand grow through local and international markets.

With unparalleled market expertise, resources, leadership, integrity, and professional service, Charter One Realty strives to provide a superior client experience across all market segments.



TBD JINKS STREET

\$295,000

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.

Road access: Alt Hwy 17

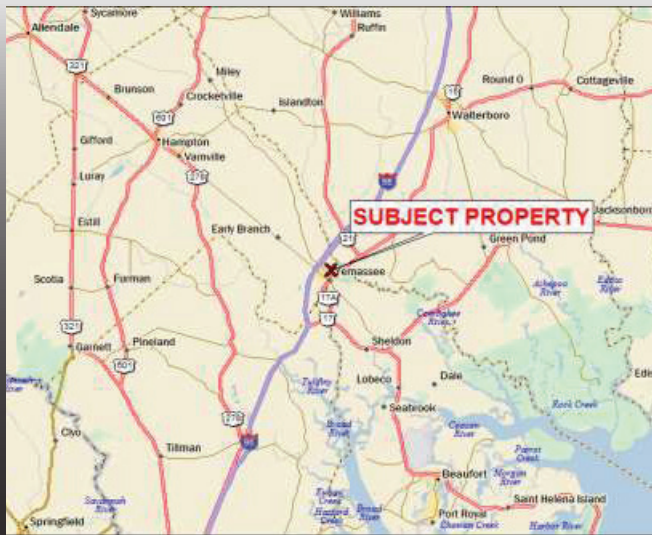
Frontage

Zoning: Yemassee-Transitional District & Hampton County-Residential Conservation and Development District

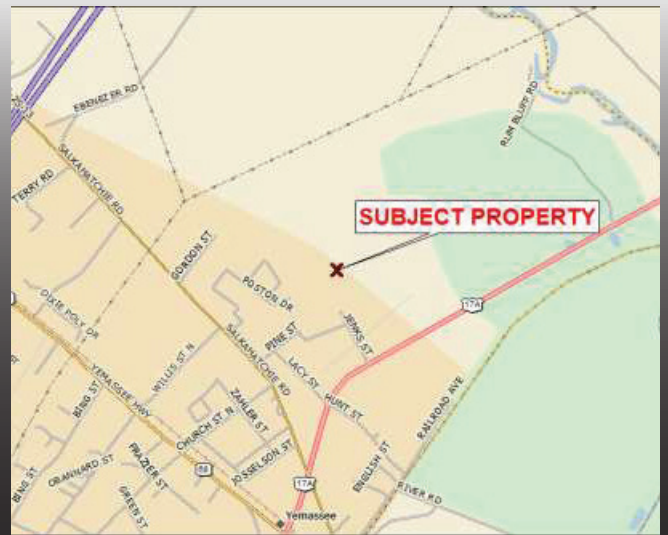
Zoning Entity: Town of Yemassee and Hampton County

Number of Lots: 1

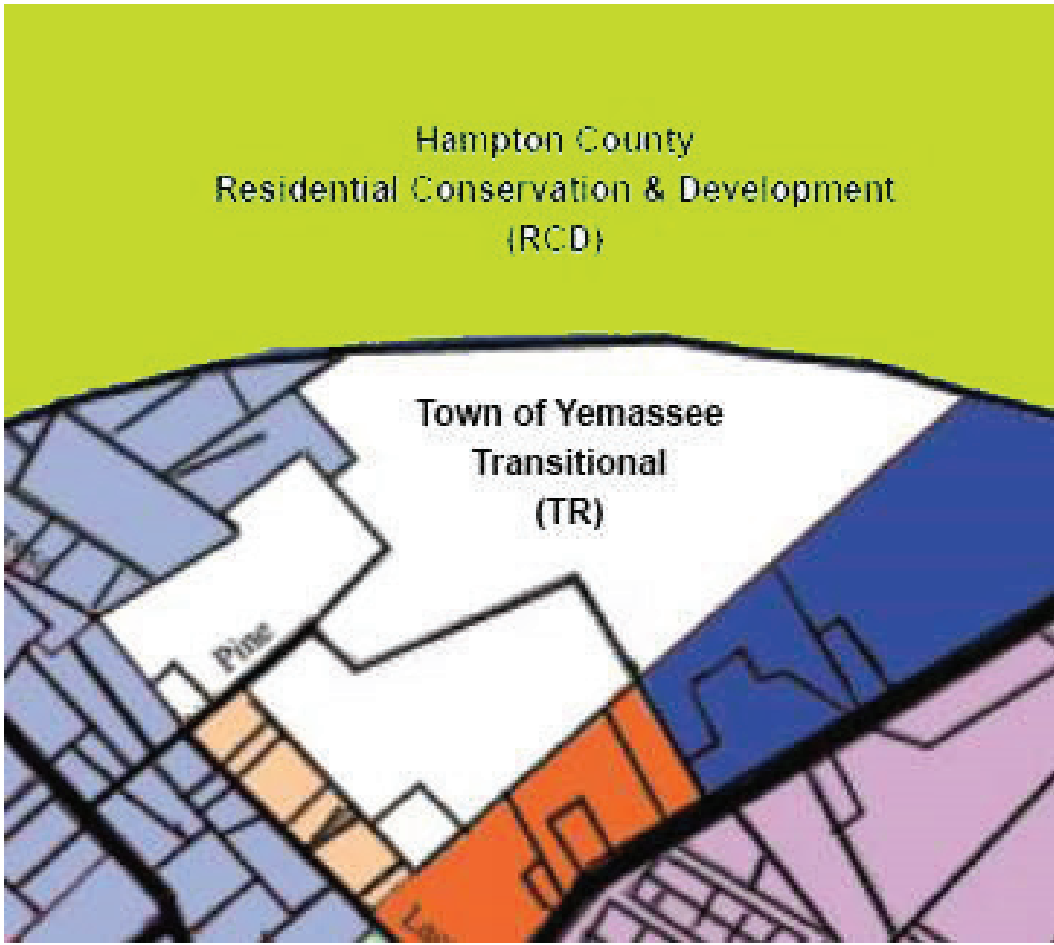




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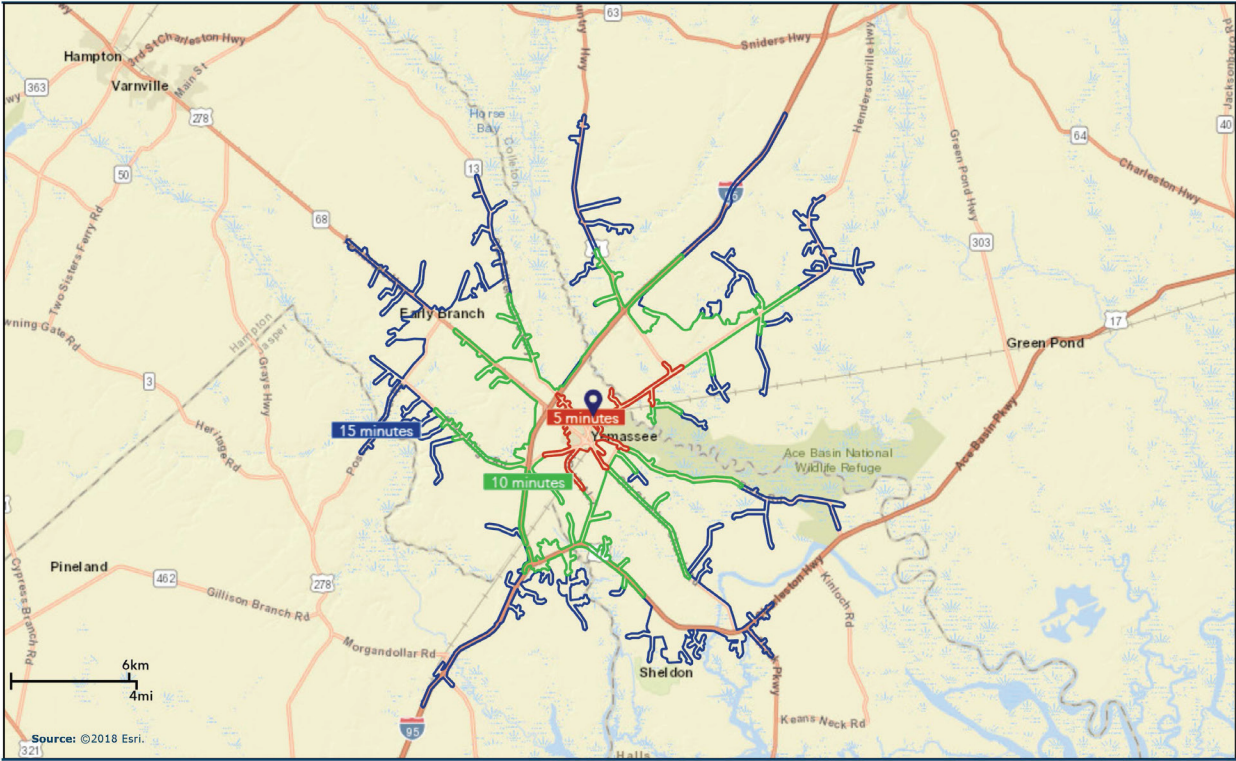
Town of Yemassee

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.

DRIVE TIMES & KEY FACTS



KEY FACTS			EDUCATION		
<p>3,777 Population</p> <p>1,461 Households</p>	<p>42.2 Median Age</p> <p>\$28,493 Median Disposable Income</p>	<p>16% No High School Diploma</p> <p>42% High School Graduate</p> <p>31% Some College</p> <p>10% Bachelor's/Grad/Prof Degree</p>			
INCOME			HOUSING STATS		
<p>\$33,376 Median Household Income</p>	<p>\$19,826 Per Capita Income</p>	<p>\$53,749 Median Net Worth</p>	<p>\$98,919 Median Home Value</p>	<p>\$4,976 Average Spent on Mortgage & Basics</p>	<p>\$513 Median Contract Rent</p>
BUSINESS			EMPLOYMENT		
<p>91 Total Businesses</p>	<p>688 Total Employees</p>	<p>46% White Collar</p> <p>31% Blue Collar</p> <p>23% Services</p>	<p>8.9% Unemployment Rate</p>		





OVERVIEW

Charter One Realty Commercial is a full service commercial real estate firm serving its clients with decades of combined experience and local knowledge of the Southern South Carolina regions of Beaufort, Jasper and Hampton Counties. The company provides brokerage, entitlement and development services. Our residential division company operates the largest and most successful residential real estate firm in the area with over 130 professionals tapping into a client base into the hundreds of thousands. Poised to transact over 1 Billion in sales in 2018 the company's residential client base is a wealth of referrals who want to invest in commercial real estate, buy land

and develop, or simply learn more about how they can become involved in commercial real estate. This fact alone sets us apart from any other commercial real estate company in our service area. Our sales professionals embody our brand which conveys integrity, strength, and trust. The company has 10 offices located throughout the area and is determined to helping you reach your business goals. Whether you are a seasoned commercial investor, a landlord or tenant, buyer or seller, or a fortune 500 company, Charter One Realty Commercial can help you accomplish your business goals in our area.

BROKERAGE SERVICES

All of our brokers are dedicated to a professional grade client experience in the following areas of brokerage services:

Retail Space

Office Space

Warehouse and Flex Space

Industrial Space

Land and Site Selection

Investment Real Estate

(NNN no or low owner responsibilities)

Leasing Services for Landlord and Tenant

Leasing Site Selection



MICHAEL MARK, CCIM

Michael has been serving residential and commercial real estate clients since 2003. After becoming a CCIM in 2016 the primary focus has been Commercial Real Estate with multiple transactions including development land, historic renovation projects and income producing investment properties. Michael has been very open to helping clients better understand the market and opportunities.

843.812.6023 | MMARK@CCIM.NET
PARTNER/BROKER

CELEBRATING

30

YEARS IN REAL ESTATE

For three decades, Charter One Realty has been the Lowcountry's trusted leader in Real Estate. Our company was built by fostering meaningful relationships with a strong foundation in integrity, professional service, and community leadership. Those same guiding principles still ring true today.



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