

# **53 AC Residental Site**

3232 Old Pond Rd, Johns Island, SC 29455



# FOR SALE

Prime residential development site on Johns Island, located just 10 miles west of downtown Charleston. The northern portion of the property is located along Simmons Creek with beautiful marsh views and creek access.

#### **HIGHLIGHTS**:

- 53.65 AC total
- 44.63 AC highland and 9.02 AC marsh
- ±90 Ft Dock from property to Simmons Creek
- Roughly 1,500 ft of marsh frontage
- Zoned: S-3
- AE Flood zone
- Charleston County TMS: 2820000047

#### SALES PRICE: \$2,950,000



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,010	16,764	54,556
TOTAL HOUSEHOLDS:	398	6,998	23,464
MEDIAN HH INCOME:	\$83,000	\$70,292	\$63,935

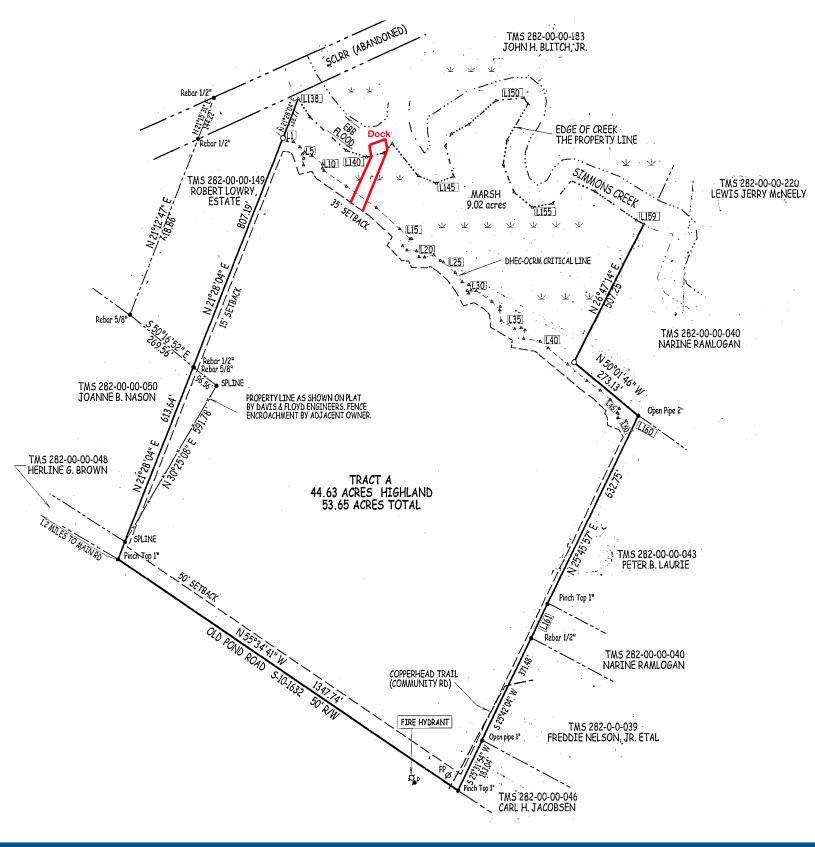
Sam DeWees | Office: 803-766-0900 | Cell: 803-528-5155 | sam@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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