



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: RR-3 (Rural Residential)
- 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

