

LOT SIZE: 2.73 acres.

ZONING: Residential under Jasper County, SC. Land uses have changes along the Highway 315 corridor and Owner will allow time for Buyer to get property rezoned to commercial.

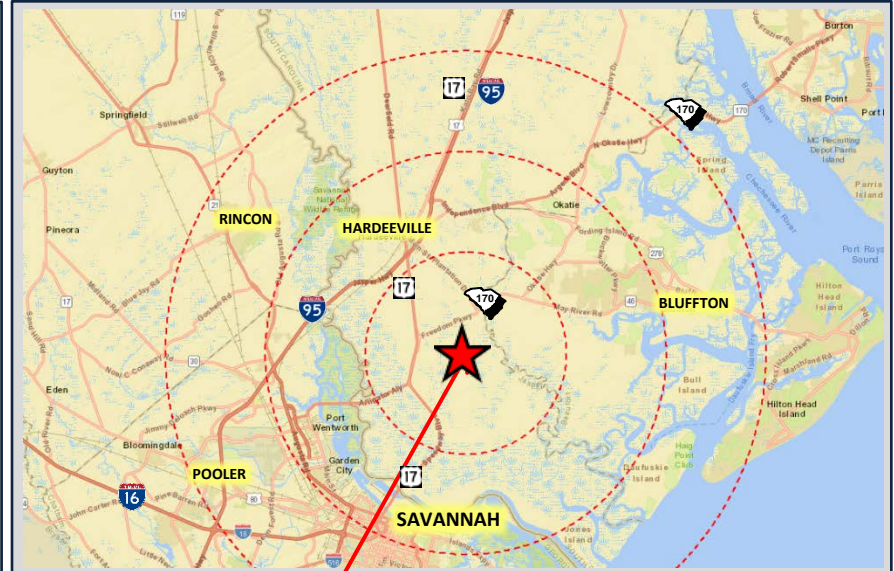
LOCATION: The site is located in the heart of the Lowcountry of South Carolina, almost midway between Savannah, Bluffton, and Hardeeville.

DESCRIPTION: The site is located just north of the commercial center in Levy, where a restaurant (Pink Pig), two gas stations, a business center, a landscaping materials showroom with sales center, and a Dollar General -- are located. Based on available data, it is believed there are no wetlands on site but this will need to be confirmed during due diligence.

ROAD ACCESS: The site is accessed from S. Okatie Highway (SC 315) and has almost 250' of frontage.

OPPORTUNITY: The area of Levy, SC lies almost midway between the work centers in both the Greater Bluffton/Hilton Head and Savannah areas. Future growth in both these areas plus the coming Jasper Terminal on the Savannah River point to greater traffic exposure on Highway 315 and it is also expected this road will be improved to accommodate the expected traffic increases. There are virtually no significant commercial businesses between Savannah and Bluffton except the ones noted above, so this area offers a tremendous potential to access both the traveling and local populations with a wide range of services including fast food, sit-down restaurants, coffee shops, country store, dry cleaning, laundromat, retail, business offices, etc.

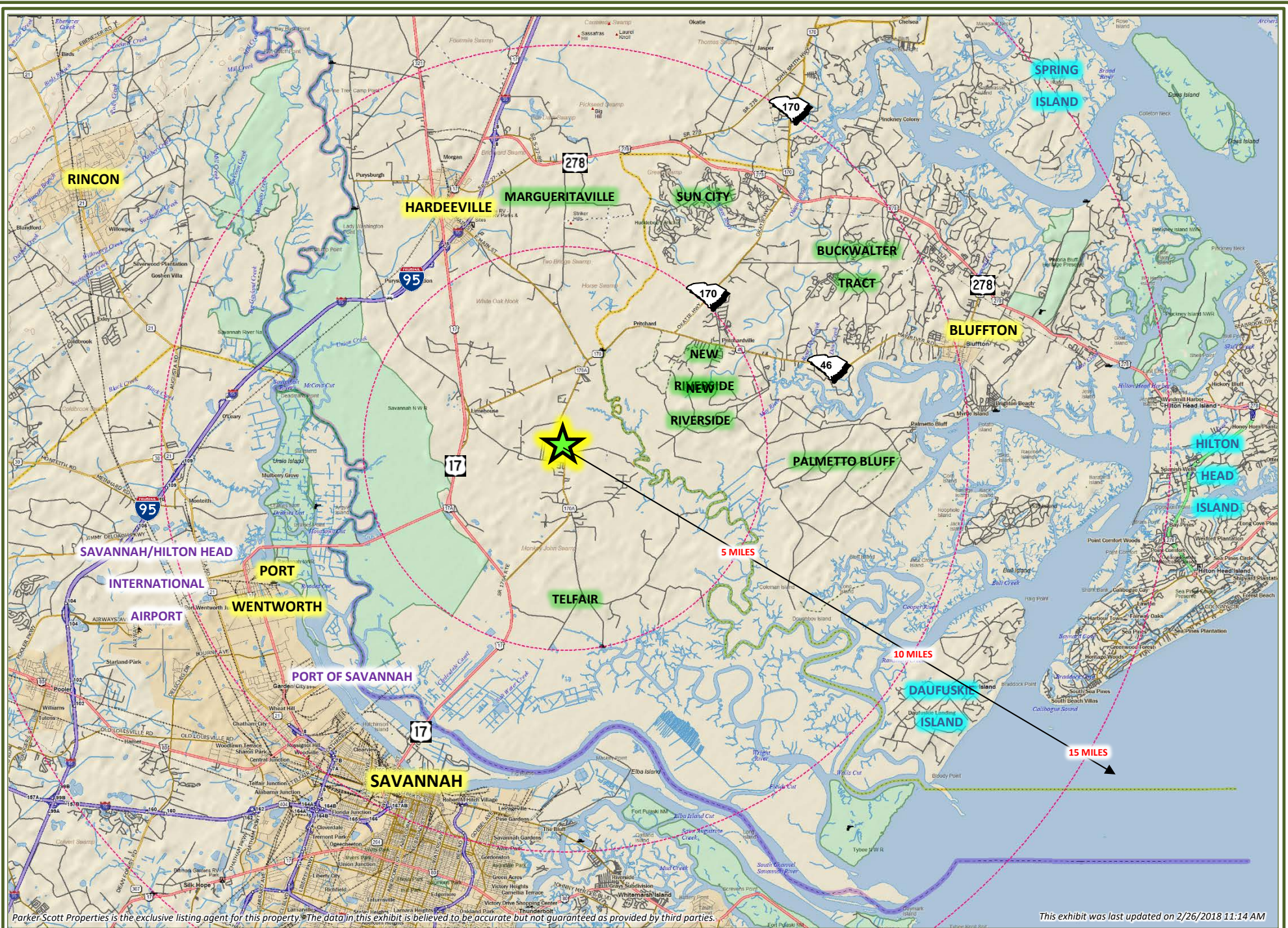
The Owner understands a rezoning and some due diligence activity will need to take place prior to closing and will allow time to make that happen.



Chuck Mitchell (912) 660-3098
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PRICING -- \$340,000

Parker Scott Properties is the exclusive listing agent for this property. The data in this exhibit is believed to be accurate but not guaranteed as provided by third parties.



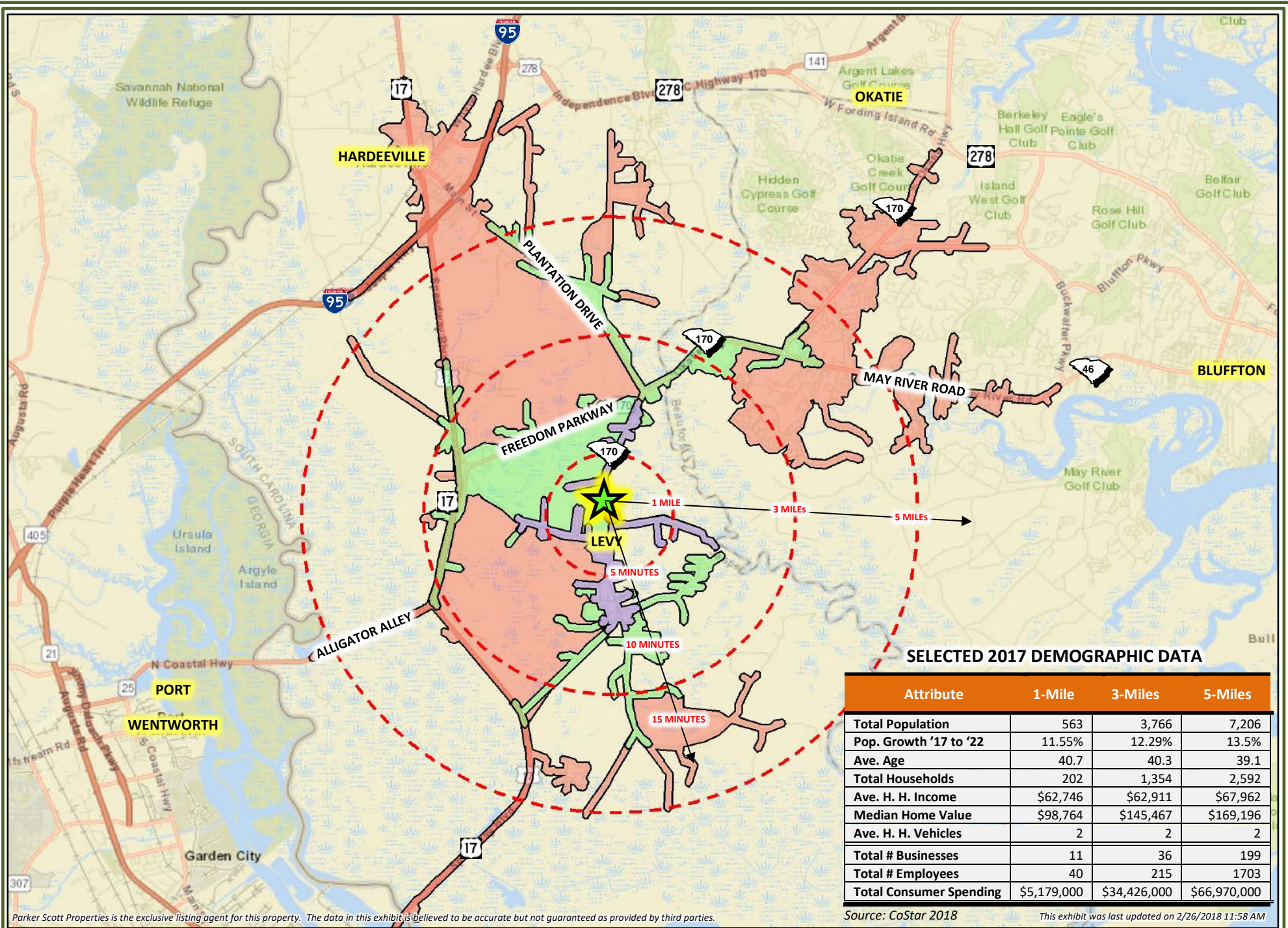
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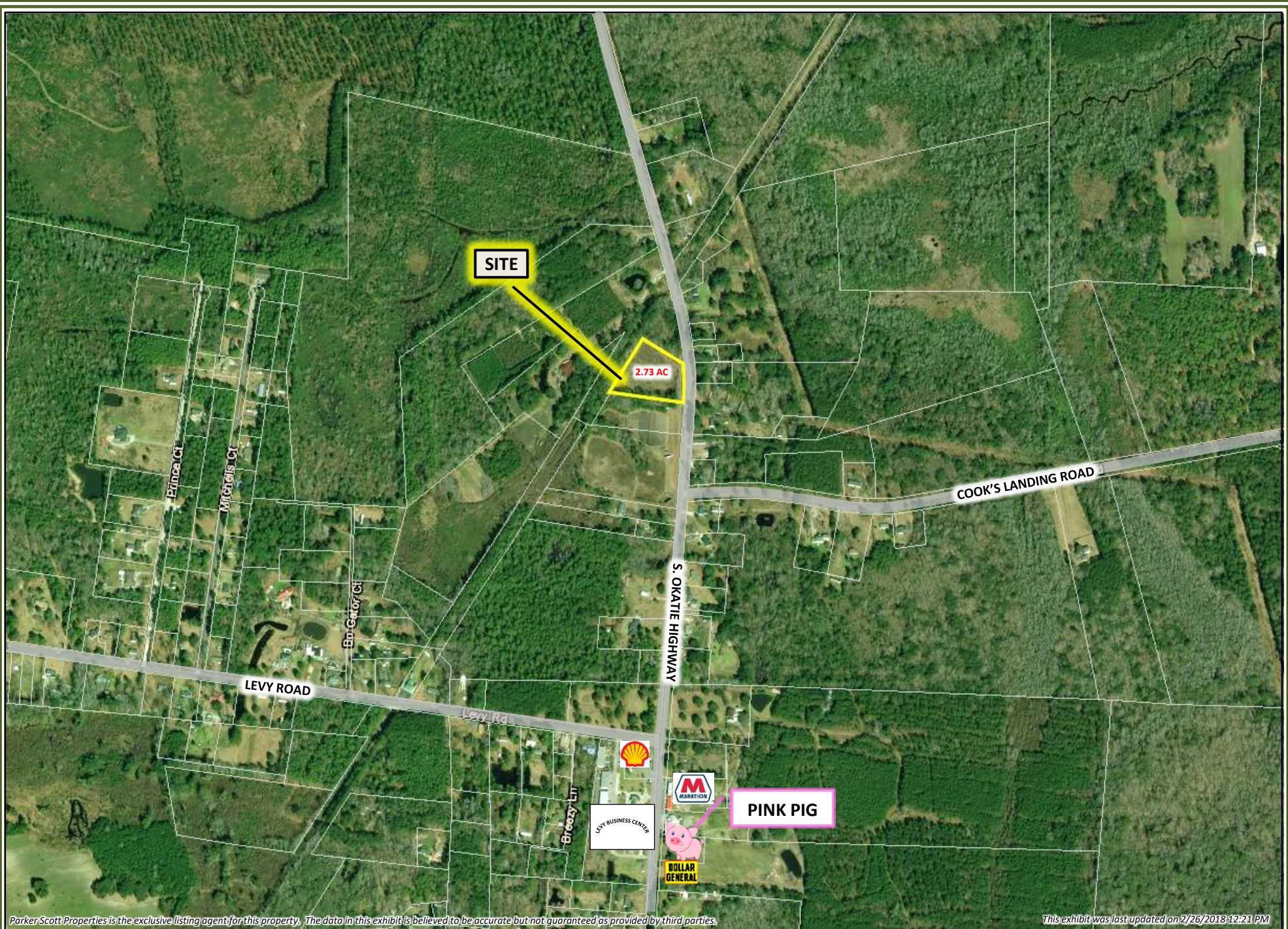
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CLEAVES PARCEL-- LOCATOR

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CLEAVES PARCEL – AERIAL LOCATOR

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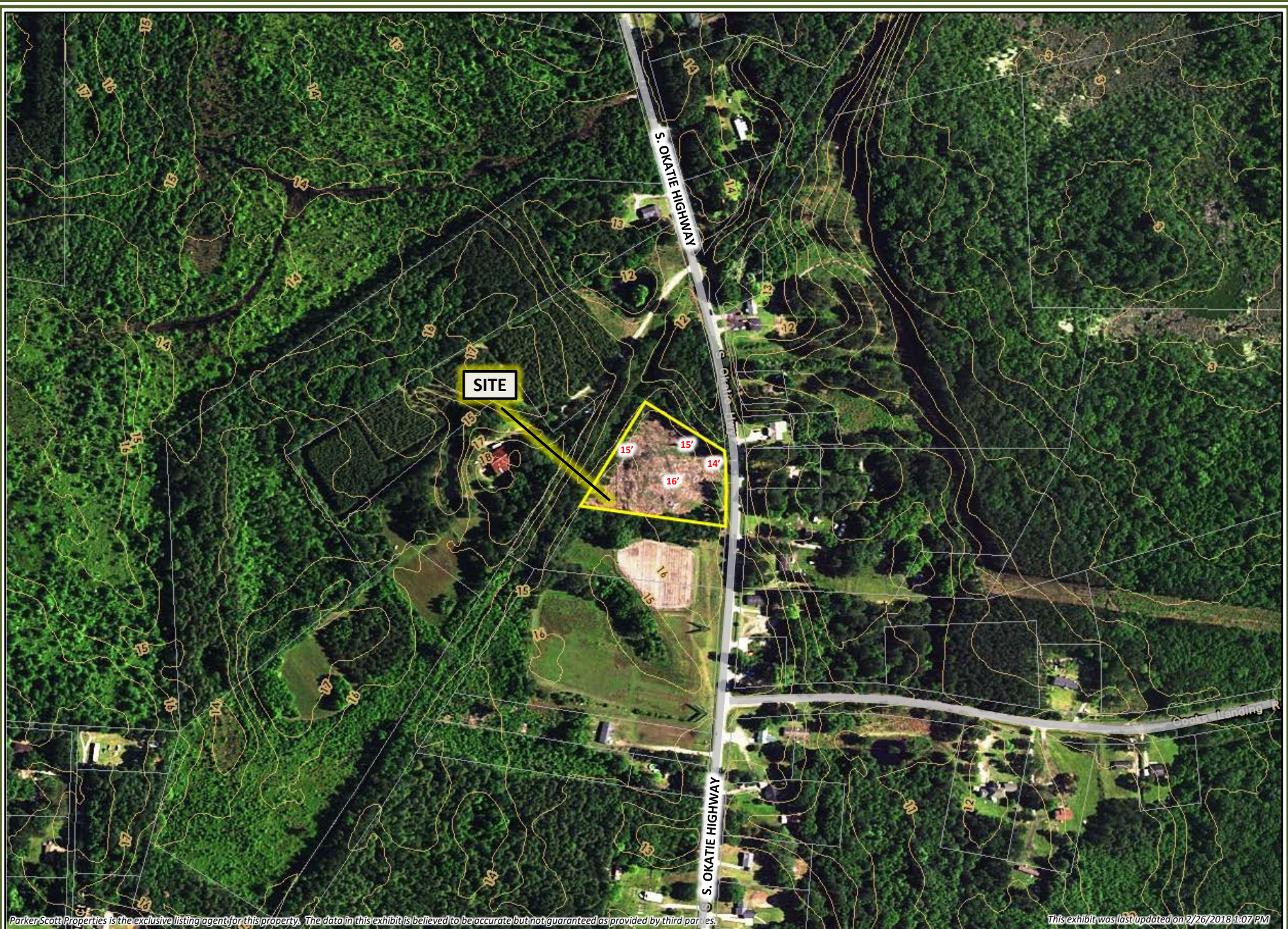
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CLEAVES PARCEL – CLOSE-IN AERIAL

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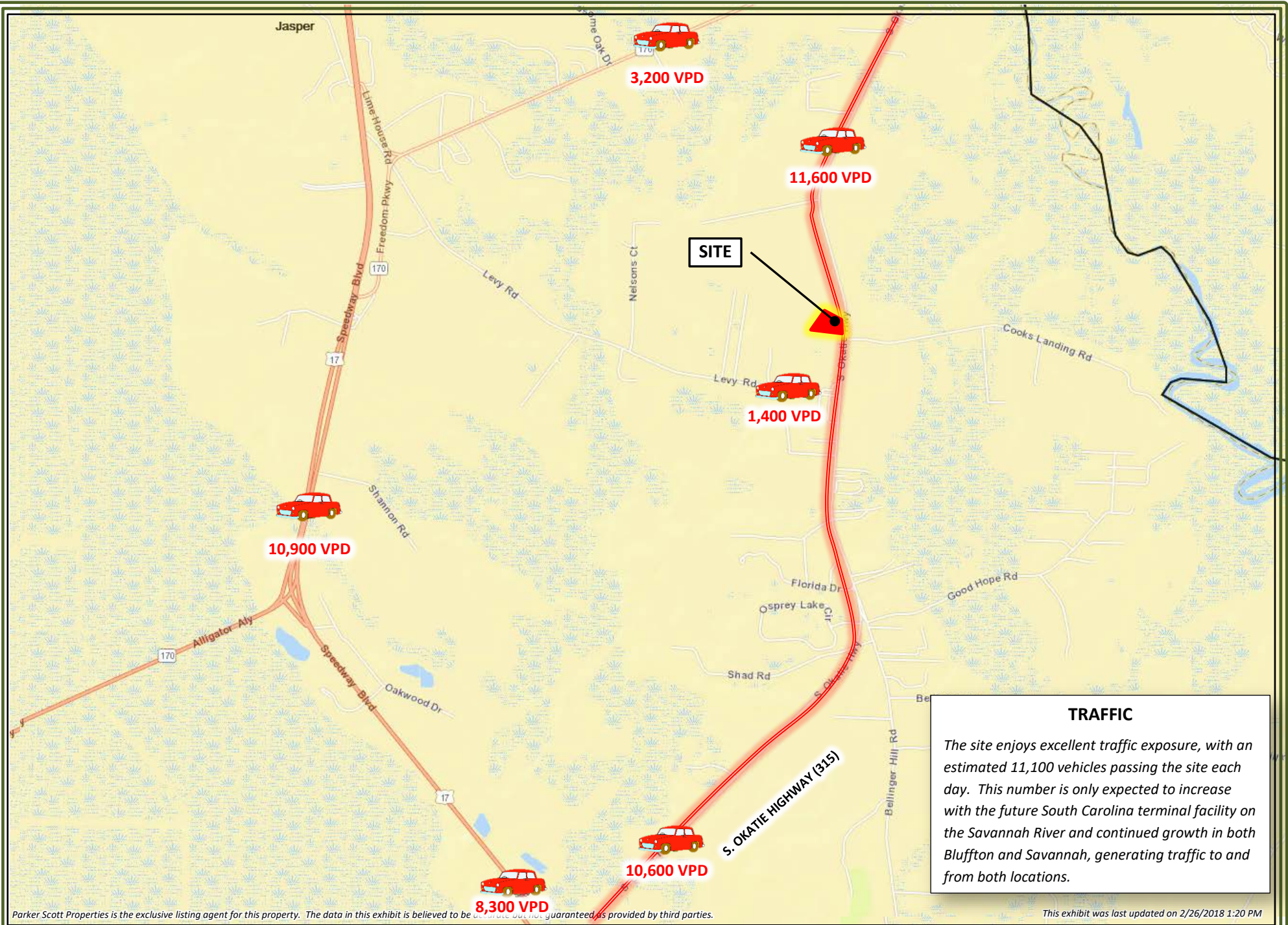
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CLEAVES PARCEL -- TOPO

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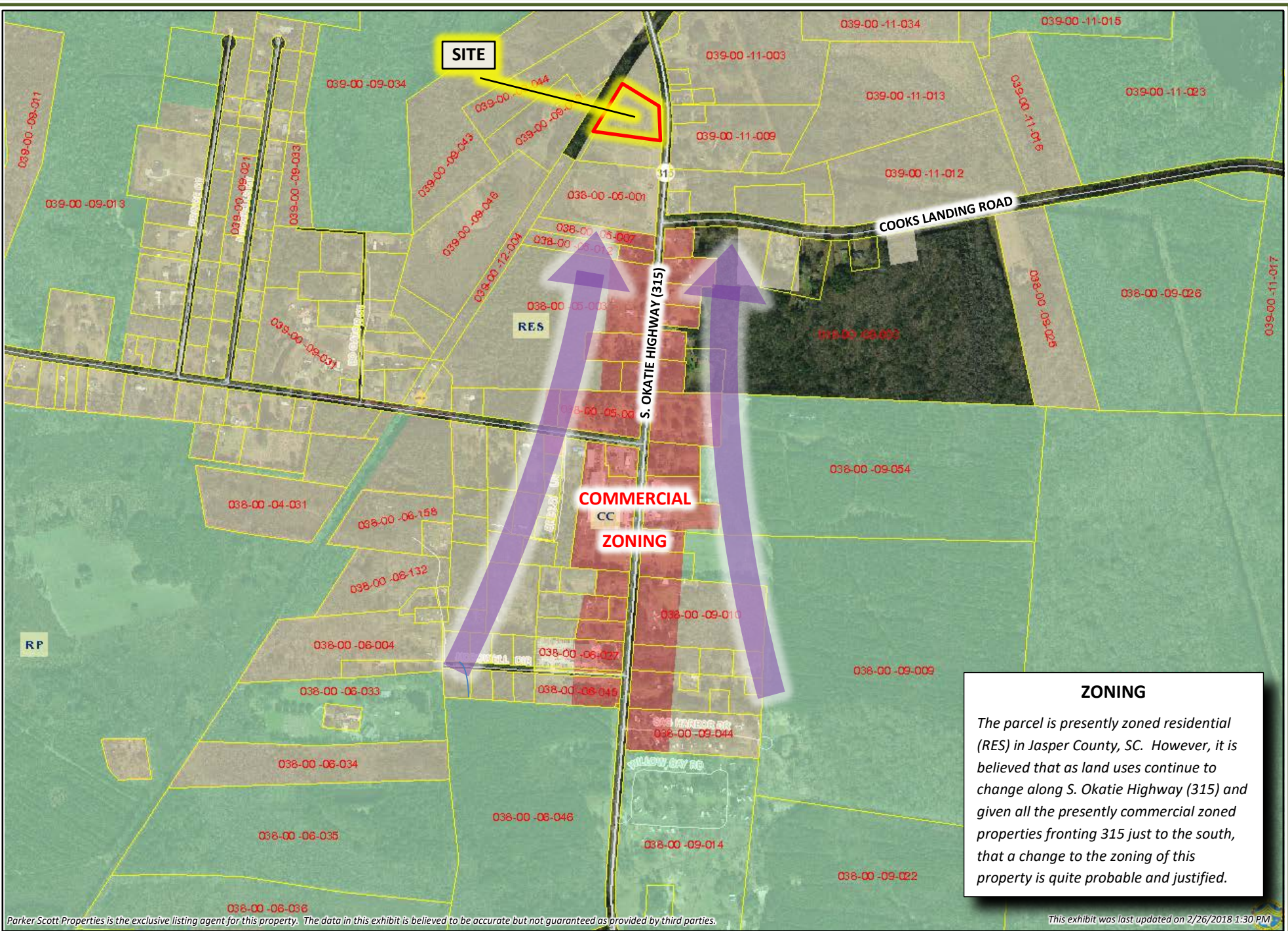


TRAFFIC

The site enjoys excellent traffic exposure, with an estimated 11,100 vehicles passing the site each day. This number is only expected to increase with the future South Carolina terminal facility on the Savannah River and continued growth in both Bluffton and Savannah, generating traffic to and from both locations.

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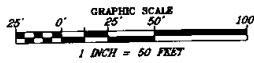


ZONING

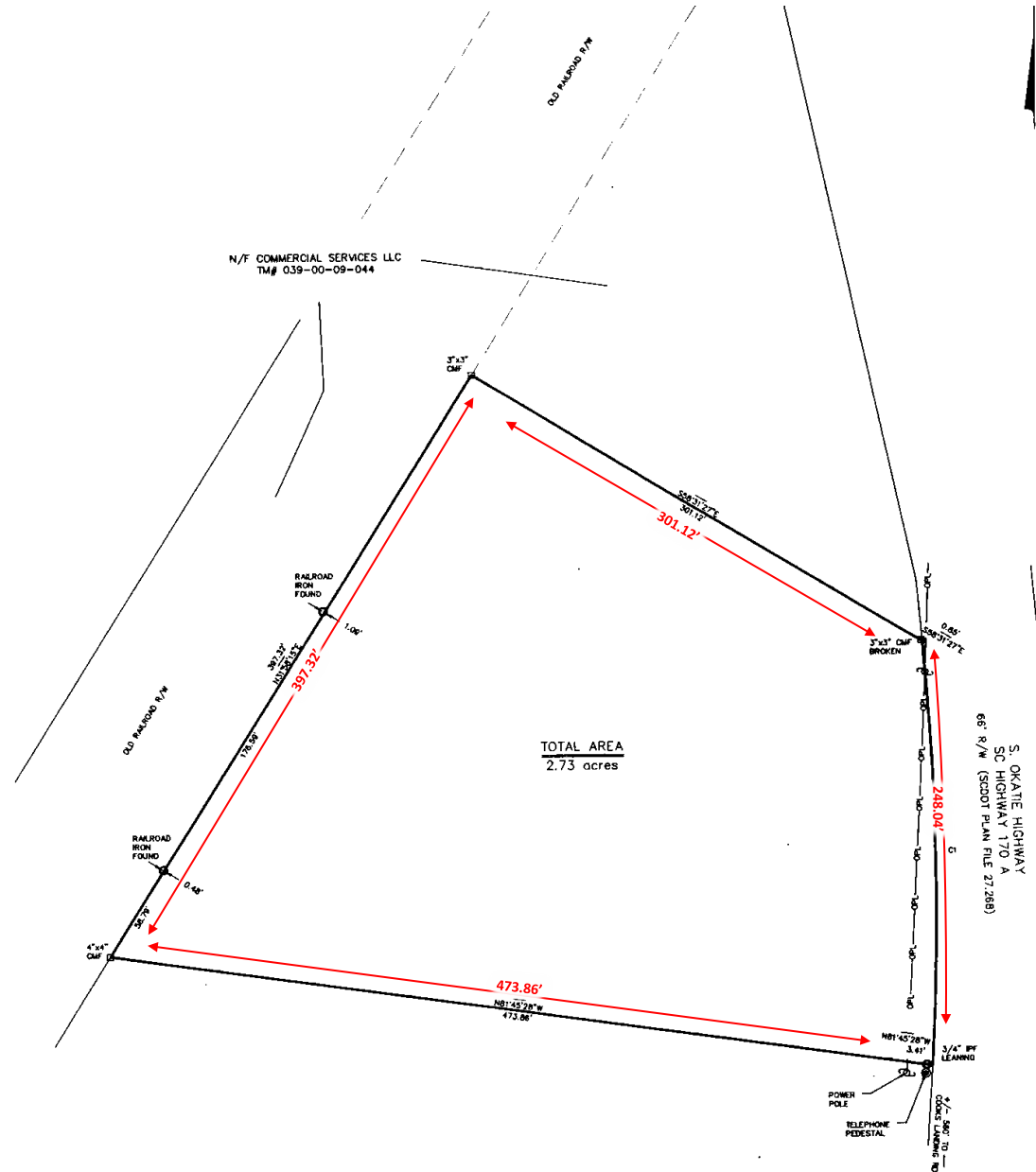
The parcel is presently zoned residential (RES) in Jasper County, SC. However, it is believed that as land uses continue to change along S. Okatie Highway (315) and given all the presently commercial zoned properties fronting 315 just to the south, that a change to the zoning of this property is quite probable and justified.

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- LEGEND:
- CMF - CONCRETE FOUND
 - CS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IPF - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - X - SPOT ELEVATION
 - C/L - CENTERLINE
 - CP - POWER POLE
 - OML - OLD MARKED LINE



N/F COMMERCIAL SERVICES LLC
TM# 039-00-09-044

TOTAL AREA
2.73 acres

N/F HEIRS OF KATE B. BRYAN
TM# 039-00-12-002

201300003816 08/08/2013 AT 10:38 AM
PLAT Volume 0039 Page 0112 - 0112
Filed for Record in JASPER COUNTY ROD
Plat Layer Fee: \$10.00

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CLEAVES PARCEL -- PLAT

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