

DUNES COMMERCIAL PROPERTIES

FOR SALE

Maybank Commercial

Commercial or Residential Opportunity on Johns Island

\$ 1,119,000

3

BEDROOMS

2

BATHROOMS

2.2 AC

LOT SIZE

LC

ZONING

Multi-unit residential or commercial development potential

Offering Memorandum

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Property Overview

A rare two-acre commercially zoned parcel on Johns Island with an existing income-capable structure and significant development upside. The site offers the scale, flexibility, and location to support a range of uses — from owner-user occupancy to ground-up redevelopment. Opportunities of this size and zoning are increasingly difficult to find this close to downtown Charleston.

PROPERTY HIGHLIGHTS

- Multi-unit residential or commercial development potential
- Flexible, income-producing existing structure
- Minutes to downtown Charleston
- Survey and sketch available

Address	3014 Maybank Highway, Johns Island, SC
Price	\$1,119,000
Lot Size	±2.21 Acres
Zoning	LC within Maybank Hwy Overlay District
Existing Structure	3 BR / 2 BA single-family, income-capable
Corridor	Maybank Highway Commercial Corridor
Survey and Sketches	Available upon request

THE PROPERTY

Existing Improvements



The existing 3-bedroom, 2-bath residence has been well maintained and offers immediate income potential or owner-user occupancy while entitlements and redevelopment plans are pursued. Updated kitchen with quartz counters, stainless appliances, and gas range.

LOCATION OVERVIEW

Johns Island, SC

- Johns Island is the largest island in South Carolina and one of the fastest-growing submarkets in the Charleston MSA, driven by its proximity to downtown Charleston, Kiawah, and Seabrook.
- The site fronts Maybank Highway, the primary commercial corridor connecting Johns Island to downtown Charleston via the Stono River / James Island connector.
- Surrounding uses along the corridor include a mix of established retail, professional office, and higher-density residential development, reflecting sustained demand for commercial-zoned parcels of scale.
- A short drive to downtown Charleston, area beaches, and regional dining and recreation.



Zoning & Development Potential

Limited Commercial (LC) within Maybank Highway Overlay District

The LC District applies to JO-MHC-O Overlay properties outside the mixed-use nodes and is currently a mix of light commercial and vacant/undeveloped land surrounded by established residential neighborhoods. It's meant for lower-intensity commercial and lower-density residential development, acting as a transition zone that provides convenience and limited comparison-shopping goods and services — think specialty retail, restaurants, and neighborhood offices — to surrounding residents. Appropriate residential development includes small-lot single-family homes and attached housing types like duplexes, townhouses, triplexes, and quadplexes, with additional regulations.

DEVELOPMENT CONSIDERATIONS

- ±2 acres of LC-zoned land assembled as a single parcel — a scarce offering this close to downtown Charleston.
- 12 dwelling units per acre
- Site supports a range of highest-and-best-use paths: owner-user commercial occupancy, retail/office redevelopment, or continued residential use.
- Buyer to verify all zoning, overlay district, and permitted-use specifics directly with Charleston County / City of Charleston Planning, Zoning & Building Services prior to closing.

Offering Guidelines

- This Offering Memorandum has been prepared by Dunes Commercial Properties for the exclusive use of prospective purchasers of 3014 Maybank Highway, Johns Island, SC.
- All prospective purchasers are advised to independently verify all information contained herein, including but not limited to zoning, survey, structural condition, and income figures, prior to submitting an offer.
- Offers should be submitted in writing to the listing broker and will be presented to ownership for consideration. Ownership reserves the right to accept, reject, or negotiate any offer.
- This offering is subject to prior sale, price change, or withdrawal without notice.

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