



GASC

1.7+/-ac

WHITEBRIDGE RD

BERKELEY
COUNTY

Summerville

DROP OFF DR

+/- 1.7AC HOTEL SITE @ I-26 & NEXTON

DROP OFF DRIVE
SUMMERVILLE, SC 29483

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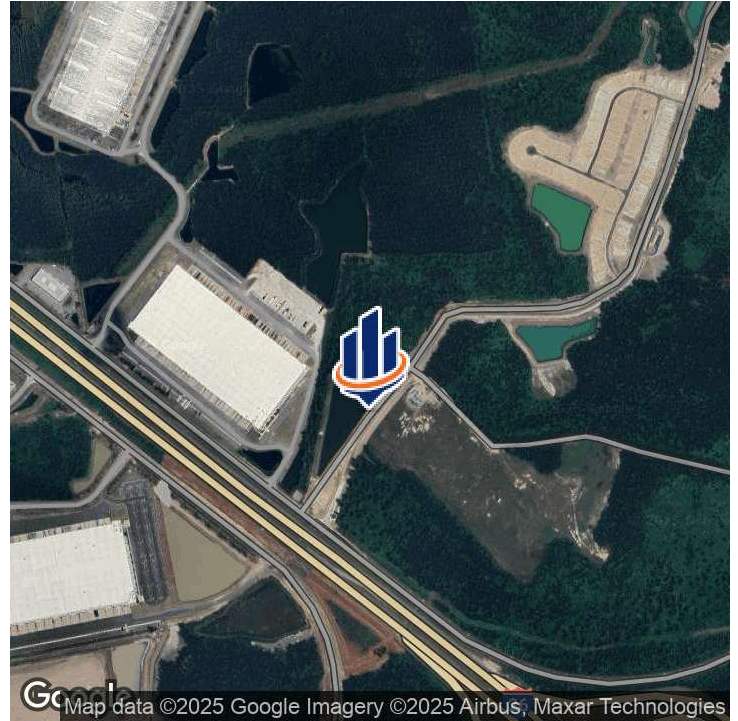
Senior Advisor Bio



1 SHEEP ISLAND HOTEL PROPERTY INFORMATION

Drop Off Drive
Summerville, SC 29483

Sheep Island Master Development Plan



OFFERING SUMMARY

Lot Size:	40+/- Acres
Zoning:	PUD
Market:	Charleston
Submarket:	Summerville

PROPERTY OVERVIEW

SVN is proud to offer prime Commercial, Retail, Hospitality, and Industrial real estate in Summerville, South Carolina. The property boasts +/-14.3 acre site ready for 100,000sqft of Senior Living or 300,000sqft of Commercial. +/-24 acre site for 200,000sqft of Industrial Outdoor Storage. +/-1.7ac site for 150 room Hotel, all of which have been approved in a PUD. Set back from I-26 on the frontage road, this site is conveniently located near Boeing, Volvo, Mercedes, surrounded by Nexton and a 900ac neighborhood being built by DR Horton. This site offers development opportunities for new Hospitality, Commercial, and Retail use. Zoned: PUD

PROPERTY HIGHLIGHTS

- Quick access to I-26 via the new Nexton Parkway Interchange
- Great access to PORTS, Boeing, Volvo, Mercedes and other industries
- 40 acres of land ready to be developed
- High growth area @ Nexton, an award-winning, master-planned community
- 30,000 residences, new MUSC hospital, established industries
- Mixed-use development that blends commercial, hospitality, industrial, and residential
- 20 miles to America's #1 City 10 years in a row, Charleston

Sheep Island Executive Summary - Hotel



OFFERING SUMMARY

Sale Price:	\$653,726
Price / AC:	\$384,545
Lot Size:	+/-1.7 Acres
Zoning:	PUD
Market:	Charleston
Submarket:	Summerville

PROPERTY OVERVIEW

SVN is proud to offer prime real estate in Summerville, South Carolina ready for a 150 room Hotel. +/-1.7-acre hotel site at Exit #197 on I-26 offers prime visibility in Summerville's fastest-growing corridor and surrounded by a 900ac neighborhood being built by DR Horton. Surrounded by Nexton's 30,000 new residences, retail, and business hubs, it's ideally positioned to meet rising demand. A \$130 million MUSC hospital will further drive medical and business travel. With 58,889 VPD and approval for up to 300 rooms, this high-growth location is just 20 miles from Charleston, making it a top-tier hospitality investment. Zoned: PUD

PROPERTY HIGHLIGHTS

- Charleston's favorable climate and beautiful scenery has made it the #1 tourist destination in the US
- 30,000 residences, and new \$130 million MUSC hospital creates consistent demand for visitors
- Quick access to I-26 via the new Nexton Parkway Interchange
- High growth area @ Nexton, an award-winning, master-planned community
- 20 miles to America's #1 City 10 years in a row, Charleston

Sheep Island PUD Description - Hotel



LOCATION DESCRIPTION

SVN presents an exceptional hotel development opportunity in the heart of Summerville's high-growth corridor, strategically positioned to capture the region's booming tourism, business, and residential markets. This +/-1.7 acre Hospitality property, located just north of Nexton Parkway at Exit #197, sits at the intersection of Drop Off Drive and I-26, providing seamless access to one of the busiest travel routes in the region. Summerville is experiencing unprecedented expansion, fueled by the ongoing development at Nexton, an award-winning, master-planned community regarded as one of the best in the state and nation. This thriving area is home to 30,000 new residences, extensive retail and dining options, and a rapidly growing business sector. Adding to the region's appeal, a new \$130 million MUSC hospital is under development in Summerville, increasing demand for nearby accommodations from visiting families, medical professionals, and business travelers. With Charleston ranked America's #1 city for 10 consecutive years, and located just 20 miles away, Sheep Island is perfectly positioned to attract both leisure and business travelers looking for modern, convenient, and upscale hospitality options. This prime hospitality location is in the direct path of metro Charleston's most energetic growth, offering quick access to world-class dining, shopping, entertainment, and South Carolina's renowned Lowcountry charm. Whether catering to tourists, corporate guests, or those visiting family in the area, a hotel at Sheep Island would serve as a premier lodging destination in one of the Southeast's most dynamic markets.

SITE DESCRIPTION

This +/-1.7-acre site at Exit #197 on I-26 offers a premier hotel development opportunity in Summerville's fastest-growing corridor. Positioned near SC Ports, major employers, and Nexton's award-winning master-planned community, the site benefits from 58,889 VPD traffic exposure and rapid residential and commercial expansion. With 30,000 new homes and a \$130 million MUSC hospital nearby, demand for lodging from business, medical, and leisure travelers continues to rise. The entitled property is approved for up to 150 hotel rooms, making it ideal for a flagship hotel or extended-stay concept. Just 20 miles from Charleston, this high-visibility location is a rare investment opportunity in a top-ranked travel and business destination.

Sheep Island PUD Highlights - Hotel



LOCATION INFORMATION

Building Name	PRIME HOTEL LAND @ I-26 & NEXTON
Street Address	Drop Off Drive
City, State, Zip	Summerville, SC 29483
County	Berkeley
Market	Charleston
Sub-market	Summerville
Cross-Streets	Nexton Parkway
Township	Summerville
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-26
Nearest Airport	Charleston International Airport

PROPERTY HIGHLIGHTS

- This site offers direct access to I-26 ensuring high visibility and easy accessibility.
- Adjacent to Nexton's 30,000 new homes, extensive retail, and a thriving business sector.
- \$130 million MUSC hospital, major employers, and SC Ports creates continuous demand from medical professionals, business travelers, and visiting families.
- 58,889 VPD on Jedburg Road and I-26, this site guarantees steady customer flow for a successful hotel development.
- Quick access to I-26 via the new Nexton Parkway Interchange
- 20 miles to America's #1 City 10 years in a row, Charleston
- Infrastructure - paved roads and drainage installed
- +/-1.7 acre tract of land ready to be developed

Retail Map - Hotel

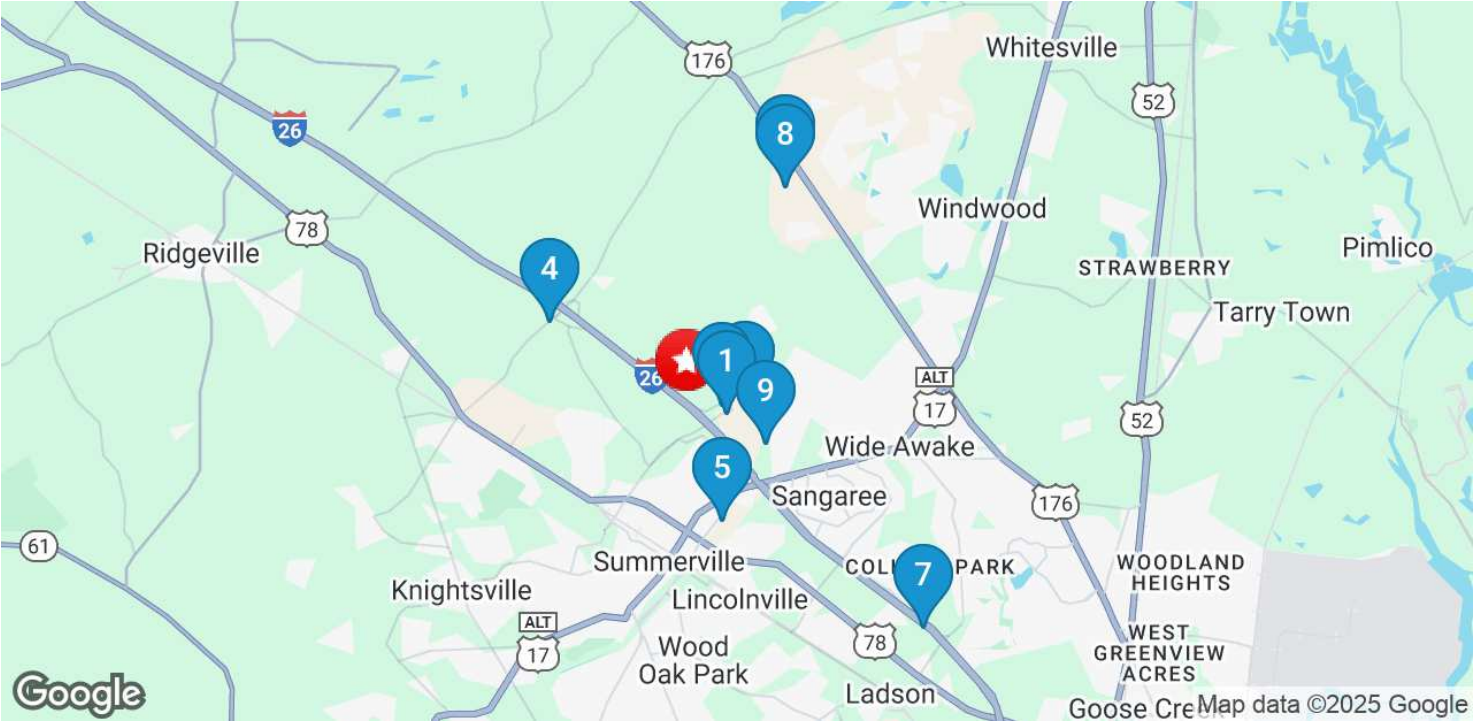




2 SALE COMPARABLES

Drop Off Drive
Summerville, SC 29483

Sale Comps Map



SUBJECT PROPERTY
Drop Off Drive | Summerville, SC 29483



0 NEXTON PARKWAY
0 Nexton Parkway
Summerville, SC 29486



1 NEXTON PARKWAY - TRACT H
Drop Off Drive
Summerville, SC 29486



NEXTON PARKWAY- TRACT K
Nexton Parkway-Tract K
Summerville, SC 29485



766 JEDBURG RD
766 Jedburg Rd
Summerville, SC 29483



2 FARM SPRINGS DRIVE
Summerville, SC
29483



PINE HOLLOW DRIVE
0 Pine Hollow Drive
Summerville, SC 29486



176 ACRES DR
Ladson, SC
29456

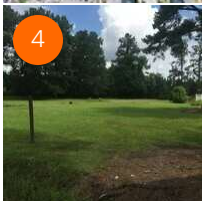
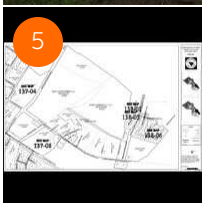
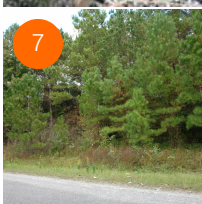


PINE HOLLOW SOUTH
Pine Hollow Dr
Summerville, SC 29486



1 BRIGHTON PARK BOULEVARD
Summerville, SC
29486

Sale Comps Summary

	SALE COMPS	PRICE	LOT SIZE
	0 Nexton Parkway 0 Nexton Parkway Summerville, SC 29486	\$22,800,000	38 AC
	1 Nexton Parkway - Tract H Drop Off Drive Summerville, SC 29486	\$13,200,000	22 AC
	Nexton Parkway-Tract K Nexton Parkway-Tract K Summerville, SC 29485	\$3,282,120	8.1 AC
	766 Jedburg Rd 766 Jedburg Rd Summerville, SC 29483	\$1,500,000	3.71 AC
	2 Farm Springs Drive Summerville, SC 29483	\$3,950,000	8.53 AC
	Pine Hollow Drive 0 Pine Hollow Drive Summerville, SC 29486	\$10,350,000	23 AC
	176 Acres Dr Ladson, SC 29456	\$1,325,000	4.29 AC

Sale Comps Summary



Pine Hollow South

Pine Hollow Dr
Summerville, SC 29486

\$6,620,000

15.6 AC



1 Brighton Park Boulevard

Summerville, SC
29486

\$4,250,000

8.5 AC

	PRICE	LOT SIZE
TOTALS/AVERAGES	\$7,475,236	14.64 AC

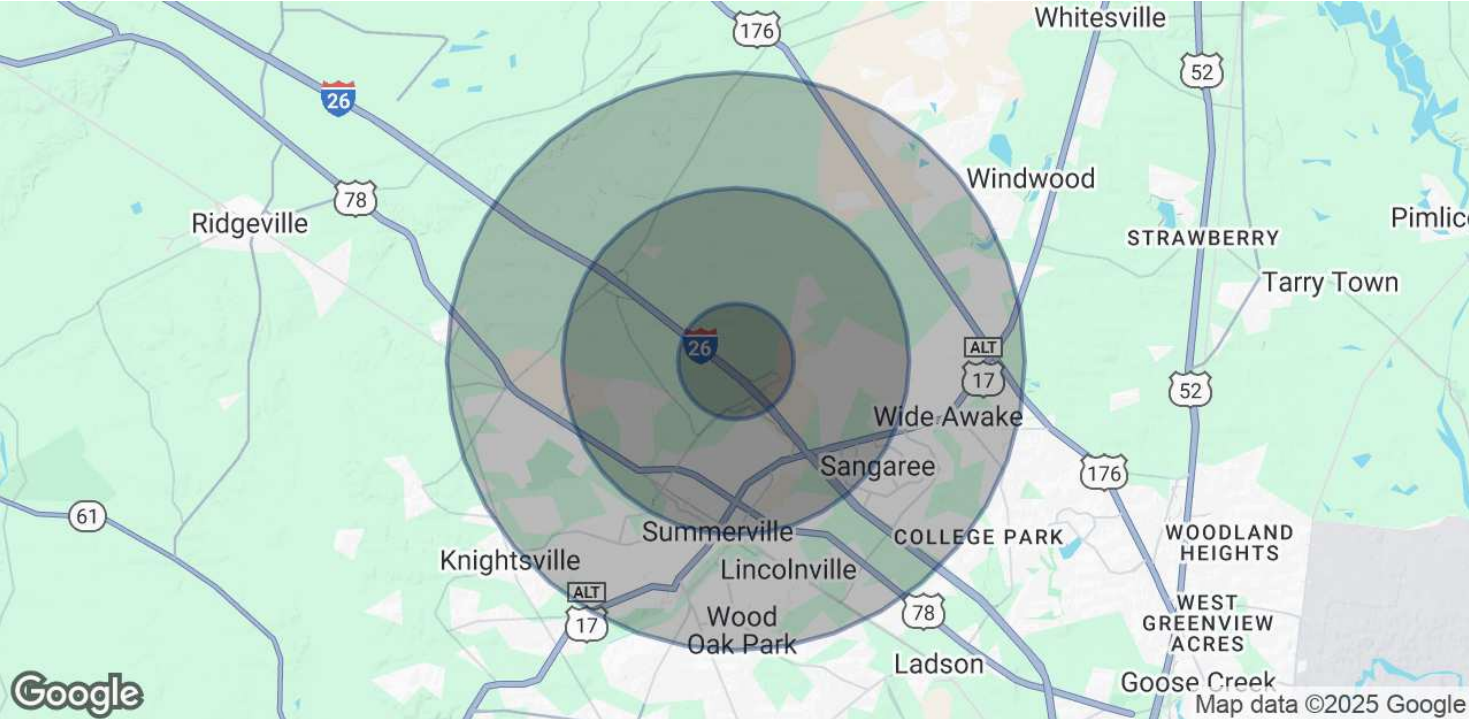


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DEMOGRAPHICS

Drop Off Drive
Summerville, SC 29483

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,034	8,720	25,890
Average Age	33.4	33.5	36.4
Average Age (Male)	31.1	32.4	35.3
Average Age (Female)	36.9	35.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	409	3,471	10,559
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$44,356	\$43,782	\$49,847
Average House Value	\$87,078	\$86,732	\$104,036

* Demographic data derived from 2020 ACS - US Census



4 SENIOR ADVISOR

Drop Off Drive
Summerville, SC 29483

Senior Advisor Bio



BURT RHODES

Senior Advisor

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PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

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