

2008

PROPERTY PORTFOLIO & LISTINGS



Realtor:
Glenn Brown

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Columbia, SC 29206
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Hardeeville, SC

Jasper County, Hwy 17

About the property:

This 38-acre woodland property is located just outside of the Hardeeville City limits off of Highway 17 and I-95. This property will provide the buyer with a perfect opportunity for retail, commercial, and residential development. Highway 17 is the main access corridor for the Savannah Port and the future Jasper Port--- these factors will provide a certain and incredible return on investment.

The land's resale value will increase rapidly as the Jasper County area develops massively over just the next 2 years from the Jasper Port marine terminal project and I-95's Hardeeville Expressway construction. Such dynamics will place substantial demands on the need for commercial and housing construction. The population of Jasper County is expected to increase by some 100,000 residents in the next 15 years, with over 64,000 new home sites to be approved for development.



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Property Type:

Land

Proposed Use:

Retail/ Commercial
Residential

Sale Price:

\$4,940,000

Price/Acre:

\$130,000

Combined Parcel Size:

38 acres

Aiken, SC

A rich tradition. A growing community. A captivating history.



Tradition. Culture. History

The Masters Golf Tournament
a world-reknown tradition

Aiken, SC

I-20, Exit 29

About the property:

This 474 acre property in the fast-growing, yet quaint city of Aiken is just 10 minutes from Augusta, GA. Located in the midst of the growing Aiken Horse and Polo Community, this property is an excellent opportunity for commercial and retail development. Only minutes from the well-known Master's Golf Tournament held annually in Augusta, the simple convenience and possibilities for this property are unlimited.



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Property Type:

Land

Proposed Use:

Retail/ Commercial

Sale Price:

\$7,750,000

Price/Acre:

\$22,529

Combined Parcel Size:

344 acres

Aiken, SC

Langley Dam, Jefferson Hwy

About the property:

This waterfront property located on Langley Dam off Jefferson Highway is the perfect opportunity for a mixed used development. The 520 acres are comprised of 172 acres of land and 350 acres of lakefront property. Just 15 minutes from the annual Master's Golf Tournament, this unique combination of commercial frontage with residences immersed in an upscale golf community easily fit into Aiken's Horse and Polo tradition.



**Seller is looking to sell entire property, not individual parcels.*



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Property Type:
Waterfront

Proposed Use:
Residential/ Commercial

Sale Price:
\$4,600,000

Price/Acre:
\$8,850

Combined Parcel Size:
Land: 172 acres
Lake: 350 acres

Edisto Beach, SC

So, the rumor is true: Myrtle Beach is *no* competition!



Private. Unique. Exclusive



Edisto Beach, SC Colleton County

About the property:

A "Hidden Jewel," an "Out of the Way Isle," "South Carolina's Best Kept Secret," and many other descriptive terminologies have been used to describe the majestic beauty of Edisto Beach. This small tourist town with its quaint cultural atmosphere is truly defined by its high level exclusivity for the individual needing a private getaway without the hassle of a high activity community.

Just a 20-minute drive from Charleston, and 30 minutes from Hilton Head Island and Savannah, GA, the property consists of the 13,000 sf renovated Pavilion Restaurant sitting on 2 acres right off the Atlantic Ocean, 11 acres of property located in Charleston County, and 1 single-family beach residence for sale.

The investor for this property will not just have the benefit of a private community for personal



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Property Type:
Land/ Waterfront

Proposed Use:
Retail
Residential

Sale Price:
\$18,500,000

Price/Acre:
\$1,423,000

Combined Parcel Size:
*13 acres

*(11 acres Charleston County
2 acres Edisto Beach)

Edisto Beach, SC

Colleton, County



■ *Edisto Beach*
*Overall aerial view &
the Pavilion Restaurant*



■ *Edisto Beach*
*Ocean view of the
Pavilion Restaurant*

enjoyment, but also an excellent investment in terms of the Pavilion Restaurant, 11-acre property, and the single family beach home. This property is guaranteed to provide the investor with an excellent return due to its strategic location, and creative financial possibilities that can benefit financially very handsomely.



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Edisto Beach, SC

Colleton, County



■ *Edisto Beach*
Ocean view inside
the Pavilion Restaurant



■ *Edisto Beach*
Streetside view
of the Pavilion Restaurant



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Edisto Beach, SC

Charleston County Property



■ View 1
Charleston County
View of 11 acres of
waterfront property



■ View 2
Charleston County
View of 11 acres of
waterfront property



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