



THE PENINSULA CO.

Commercial

2055 EAGLE LANDING BLVD North Charleston, SC 29406



Property Overview

- Land:** 6.44 Acres
- Building:** 27,707 SF
- Zoning:** B-2 General Business
- TMS:** 484-00-00-121 + 484-00-00-124
- Use:** General Commercial Development
- Hotel, Retail, Multifamily, etc.
- Clean Phase 1 environmental available
 - Site currently paved & existing drainage useable
 - Site qualifies for SC Abandoned Building Tax Credit for any new project on the site (existing building does not have to be reused - can be demolished)
 - Owner will consider subdividing
 - Additional information available upon request

\$2,750,000

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NOTES:

1. FOR CHEMICAL RECORD ONLY; THIS PROPERTY IS WITHIN ZONE "X," AS PER T.I.M.
2. THE PROPERTY WAS ACQUIRED BY THE DISTRICT ON NOVEMBER 17, 1906.
3. THE AREA WAS EXTENDED BY THE CONVEYANCE METHOD.
4. ANYTHING SHOWN OUTSIDE OF THE DENIED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
5. THERE ARE NO DISPOSED PARCELS OF CURRENT EARTH MOVING MOUNT BUILDING CONSTRUCTION OR BUILDING ADJACENT TO THE PROPERTY.
6. THERE ARE NO DISPOSED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SLOPPED MATERIAL.
7. PUBLIC UTILITIES ARE AVAILABLE ON SITE.
8. THE HORIZONTAL CHAIN IS 50' MAX IN EITHER DIRECTION.
9. CURRENT PROPERTY ADDRESS IS 5-2 (GENERAL BUSINESS).

CURVE		RADIUS		CURVE		CURVE		CURVE	
C1	C2	4644.03	4544.03	245.79	370.93*	245.76	385.11*0.717W	50.03	585.20*0.717W
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE
1.1	30.69	54.72/101.2°	1.1	30.69	54.72/101.2°	1.1	30.69	54.72/101.2°	1.1
1.2	36.35	5.38/4.00°E	1.2	36.35	5.38/4.00°E	1.2	36.35	5.38/4.00°E	1.2
1.3	36.55	551.20/202.1°E	1.3	36.55	551.20/202.1°E	1.3	36.55	551.20/202.1°E	1.3
1.4	17.70	572.20/37.2°E	1.4	17.70	572.20/37.2°E	1.4	17.70	572.20/37.2°E	1.4

SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN TRACT A1 (1.140 AC.), TMS 484-00-100-124, AND TRACT A2 (5.359 AC.), TMS 484-00-100-121, TO CREATE NEW TRACT A1 (6.496 AC.), ALL PROPERTY OF 2055 EAGLE POINT HOTEL, LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 40'



Parker Land Surveying, LLC
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 Raleigh, NC 27601
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INTERVIEW STATE TO THE BEST OF ANY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEYOR HAS REVIEWED THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS THEREIN. THE SURVEYOR HAS SPECIFICED THEREIN, ALSO, ANY ADDITIONAL REQUIREMENTS OR ENCOURAGEMENTS OF PRACTICE NOT SHOWN.

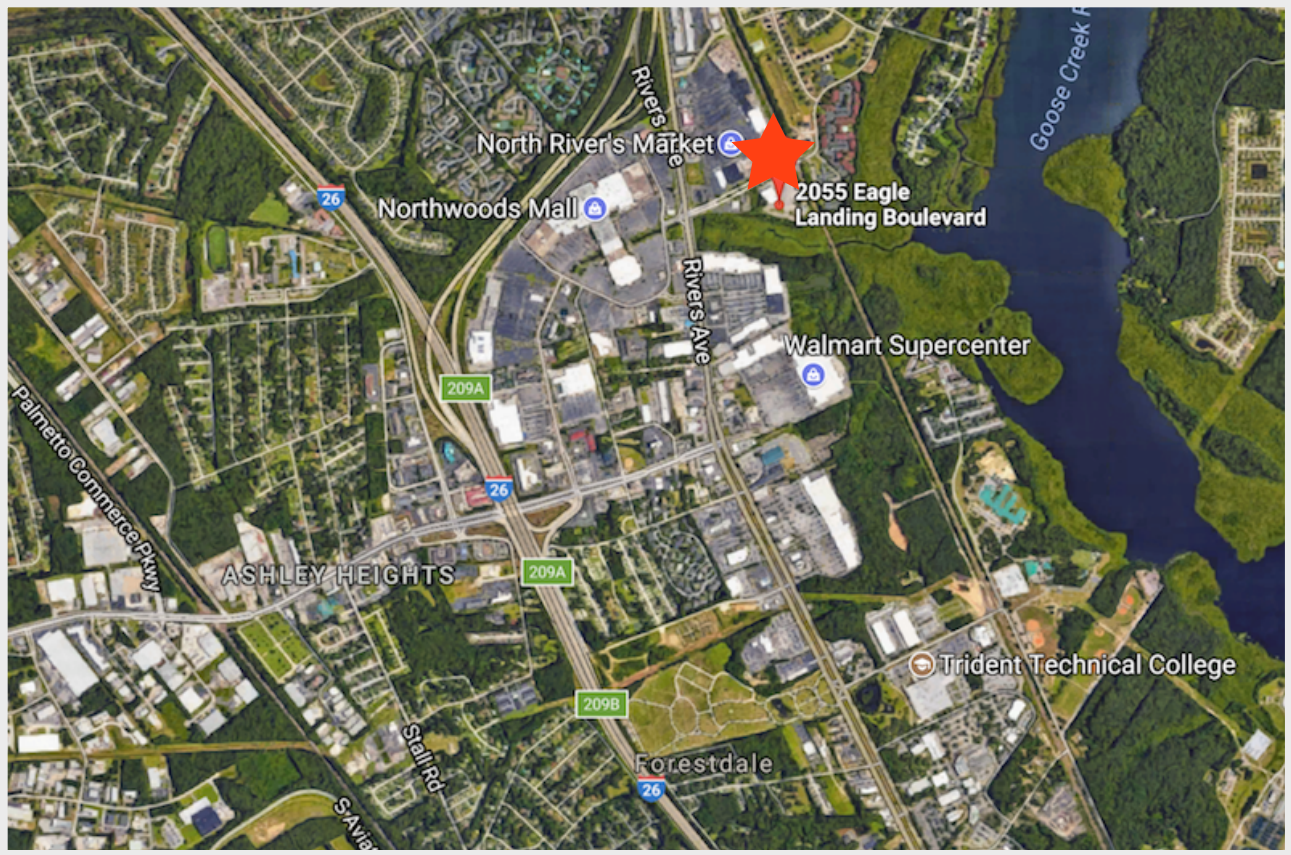


RICHARD A. ALONZO

4-26-17
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Site Location



Site Photos

