

# Commercial Property Comparable Sales

## For Parcel #17 (Ladson)

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### Comparable #1

The sale of this property, located at 100 Royle Road in Ladson, consisted of a total of 17.264 acres, of which 7.30 acres were highland. This site was purchased on July 15, 2005 for a price of \$225,000 or \$30,822/acre.

Address	100 Royle Road, Ladson, SC
Tax ID	242-00-02-051
Sale Date	July 15, 2005
Sale Price	\$225,000
Gross Land Size	17.264 Acres or 752,020 S.F.
Useable Land Size	7.30 Acres or 317,988 S.F.
Zoning	LI, Light Industrial, Ladson
Gross Sale Price/Acre	\$13,033 Actual
Useable Sale Price/Acre	\$30,822 Actual

### Comparable #2

The sale of this 11.50 Acre tract located along Highway 78 at Bellwright Road, just north of its intersection with Ladson Road, took place on September 30, 2003 for \$360,640 or \$31,360/useable acre. This site had approximately three acres which were encumbered by SCE&G easements however this did not significantly detract from the utility of the site.

Address	Highway 78 at Bellwright Road, Ladson, SC
Tax ID	232-00-02-028
Sale Date	September 30, 2003
Sale Price	\$360,640
Land Size	11.50 Acres or 500,940 S.F.
Sale Price/Acre	\$31,360

### Comparable #3

The sale of this property, zoned for Light Industrial at the time of sale, took place on January 11, 2006. Located along Highway 78, just off College Park Road, the property sold for \$999,000 for 29.57 acres or \$33,784/useable acre.

Address	Highway 78, at College Park Road, Ladson, SC
Tax ID	390-00-00-098
Sale Date	January 11, 2006

Sale Price	\$999,000
Land Size	29.57 Acres or 1,288,069 S.F.
Zoning	LI, Light Industrial, Ladson
Sale Price/Acre	\$33,784

## Active On the Market

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### ACTIVE Comparable #1

This property, located at 3039 Ancrum Road, Ladson, is *on the market*. Consisting of a total of 12.30 acres, with an asking price of \$750,000 or \$60,976/acre.

Address	3039 Ancrum Road, Ladson, SC
Tax ID	487-00-00-024
Asking Price	\$750,000
Land Size	12.30 Acres
Asking Price/Acre	\$60,976

## About the 31.32 Acres

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The property consists of 31.32 acres of land located proximate to the intersection of Ladson Road and Highway 78 in the Ladson area of Charleston South Carolina. This large size of land makes it physically possible for any number of uses including the subdivision of the land into smaller tracts or the development of a single or multifamily residential development. Additionally, it is possible to develop the site with any number of light industrial or industrial-related uses. These uses include mini warehouses, office/warehouse facilities, offices for a trucking company, or any number of potential uses. Most likely, the highest use of the site would be for residential or light industrial development.

The property is encumbered by two large power line easements to SCEG which currently encumber approximately 28% of the site, totaling 9.68 acres. This land can be utilized for many uses including parking, turn-around areas, storage areas, or laydown areas,

Both public water and sewer are in the immediate area; the neighboring mobile home park which is located adjacent to the property along the southeastern portion of the site has public water and sewer.

Recent commercial development within the area has been concentrated along Ladson Road and College Park Road in close proximity to the property. Several

industrial parks, including Ladson Station and Benchmark Industrial Park have experienced relatively high absorption rates during the past several years, indicating the high demand for commercial land. Several new developments, including the new development of a FedEx shipping facility located near the site along Ladson Road provide an indication of the high demand for light industrial properties in the area.

Additionally, there have been significant residential development along Ladson Road, Lincolnville Road and Highway 78 during the past three to five years. Many new single and multifamily residential developments are being developed or in the planning stages in areas in close proximity.