



Edisto Ridge – Dorchester County Development Opportunity

January 2023



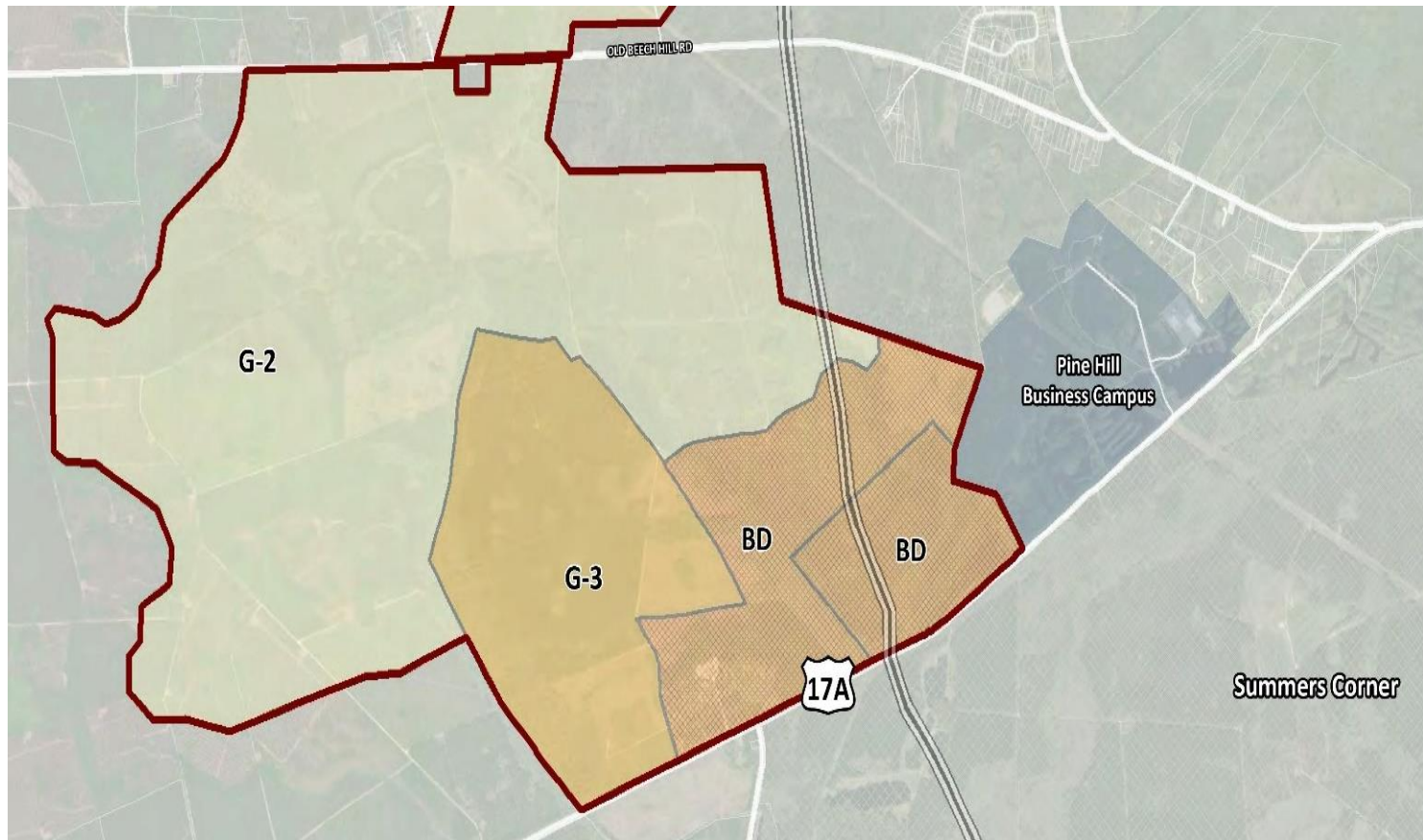
Dorchester
COUNTY

Development Opportunity Highlights

- Edisto Ridge is an ideal location for a company to create a substantial campus with multiple potential uses. Opportunities include industrial, distribution, mixed-use, logistics, and/or general commercial development.
 - **Parcel Size:** 100 – 1000+ Acres
 - **Location:**
 - Adjacent to the Pine Hill Business Campus
 - Significant frontage along Hwy. 17-A
 - High-growth area within the Charleston MSA
 - Located immediately west of: [Adjacent PHB Campus](#)
 - **Zoning:** BD – Business Park Special District (Very liberal with multitude of options)
 - **Utilities:** County Water and Sewer readily available
 - **Wetlands:** Approx. 800 gross acres delineated to net ~500 upland acres for development
 - **Proximity to:**
 - Charleston International Airport: 19 Miles
 - Port of Charleston: 28 Miles
 - Downtown Charleston: 27 Miles
 - Interstate-95: 25 Miles
 - Interstate-26: 12 Miles

Zoning Sectors

The Business Park Special District (BD) is ideal for a variety of uses including industrial, distribution, mixed-use, logistics, and/or general commercial & retail development. The adjacent G-2 and G-3 are intended to be residential development.



Economic Drivers and Area Conservation

➤ Robust Growth in Numerous Market Facets

- Increased growth and investment from publicly traded companies including Boeing, Mercedes Benz, Volvo, and Michelin.
- The Port of Charleston is the fastest growing port with over \$12 Billion in recent investments. Additionally, it is the deepest harbor on the U.S. East Coast.
- Joint Military Base is home to over 35,000 individuals and has an annual impact of \$11 Billion.

➤ East Edisto Form District Master Plan

- The East Edisto Form District Master Plan (EEFDMP) ensures the preservation of the South Carolina Lowcountry, while also promoting regional growth in the area.
- The EEFDMP provides a forward-thinking and progressive development plan, while also allocating thousands of acres set aside for conservation.

➤ East Edisto Conservancy

- The East Edisto Conservancy is a single purpose entity, that serves both Dorchester and Charleston Counties, in an effort to protect over 56,000 acres of pristine Lowcountry by restricting the density along the East Edisto River in perpetuity.
- This Conservancy is governed by an elected board consisting of both conservation representatives and area landowners.



EAST EDISTO[®]
CONSERVANCY