

NEAR 4211 Okatie Highway, Okatie, SC

303 Associates
FOR SALE BY OWNER

FOR ADDITIONAL
INFORMATION GO TO

303ASSOCIATES.COM

LOOK FOR PROPERTY FOR SALE:

NUMBER JA100

Brokers Protected

OR CALL 843-521-9000

NEAR 4211 Okatie Highway, Okatie, SC

8.2 Acres | General Commercial Zoning | \$295,000

- 8.2 Acres off Hwy 170 in the Jasper County off of Okatie Highway
- Current Classification is General Commercial Zoning
- Ideal for warehouses, shops, or apartments
- Located next to John Paul II School and Beaufort-Jasper Academy for Career Excellence (ACE)





LEGEND:
 CMF = CONCRETE MONUMENT FOUND
 IPS = IRON PIN SET

FIRST CAROLINA CORP. OF SOUTH CAROLINA

8.079 ACRES



BEAUFORT-JASPER CAREER EDUCATION CENTER

FIRST CAROLINA CORP. OF SOUTH CAROLINA



S.C. HWY 170
 R/W VARIES

BOUNDARY SURVEY
 PREPARED FOR
 SPOTTED DOG FARM LP
 JASPER COUNTY, SOUTH CAROLINA

THE SAME BEING SHOWN AS 8.21 ACRES ON PLAT BY WILDER SURVEYING & MAPPING DATED, JUNE 30, 1988 AND BEING RECORDED IN THE JASPER COUNTY OFFICE OF THE REGISTER OF DEEDS IN PLAT BOOK 93 PAGE 1589.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

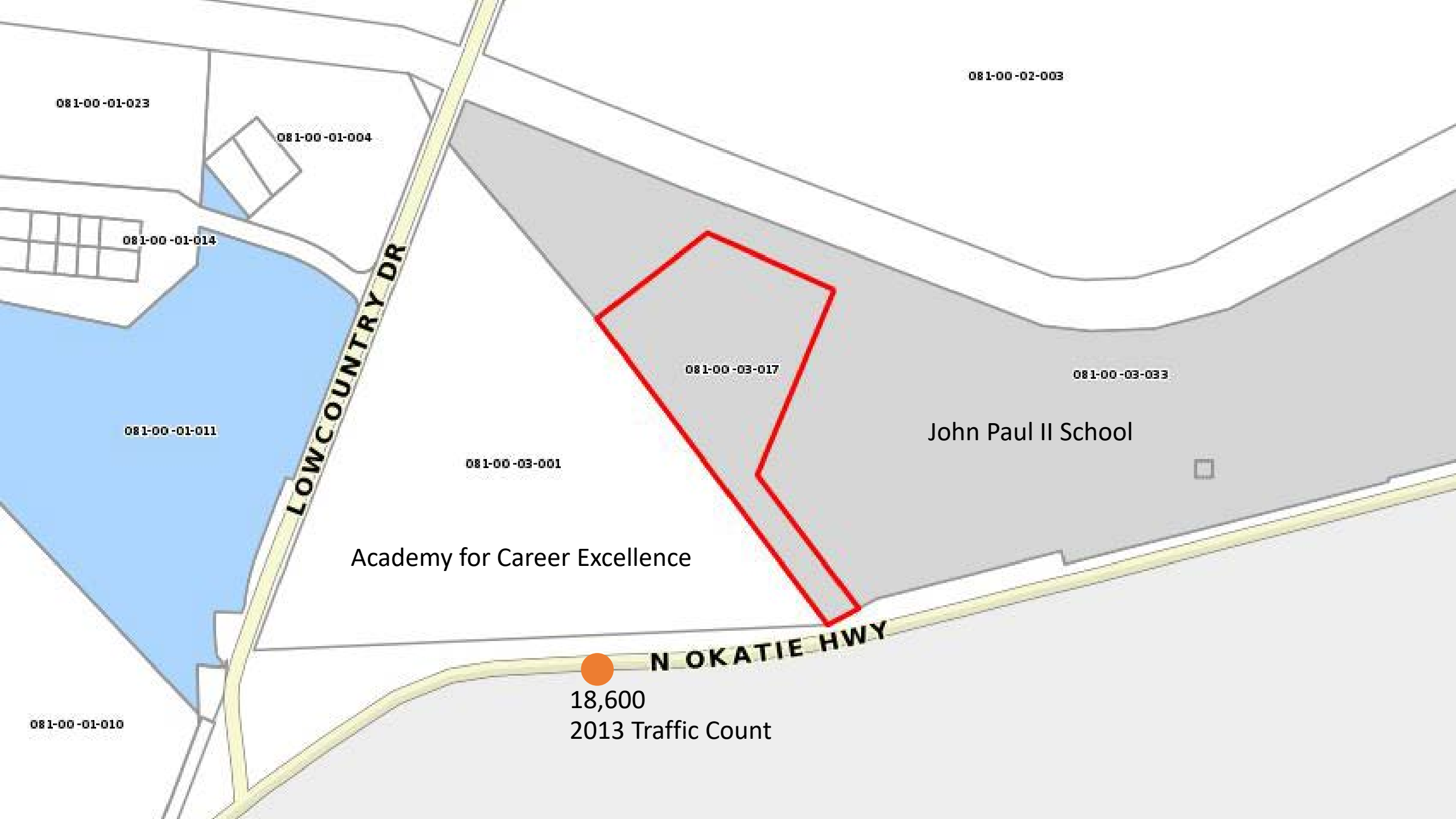
THIS PROPERTY LIES IN FLOOD ZONE C AS DETERMINED BY FEMA FIRM COMMUNITY-PANEL NUMBER 450112 0150 B, DATED, 09/29/86.



SCALE 1" = 200'

JANUARY 25, 2008
 P12545/MMA

David S. Youmans
 DAVID S. YOUMANS RLS 9766
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261 525-1176



081-00-01-023

081-00-01-004

081-00-02-003

081-00-01-014

081-00-01-011

081-00-01-010

LOW COUNTRY DR

N OKATIE HWY

081-00-03-017

081-00-03-033

081-00-03-001

John Paul II School

Academy for Career Excellence

18,600
2013 Traffic Count



Performance

ion Performance

Lowcountry Dr

B.J.W.S.A Canal

B.J.W.S.A Ca

Allen Funeral Home

462
Beaufort-Jasper Academy
for Career Excellence

John Paul II
Catholic School

Okatie Hwy

462

170

170



WHITE FRONTAGE
FOR SALE
A.S. WALK
CALL 833-840-0000

[Blank white sign]