



CORRECTION NOTICE: Aerial imagery shown in interactive map below is satellite-based. Official survey/plat to be provided. Previous generated aerial was illustrative and has been removed per owner request. No AI-generated lot boundaries are shown in this version.

TMS 764-00-00-284

\$355,000 - 7+ AC

MERCANTILE RD
7+ ACRES

RESIDENTIAL ACREAGE

CHARLESTON COUNTY GIS VERIFIED

NO FAKE BOUNDARIES

ZONING DISTRICT
Awendaw Consolidated
Buyer to verify

We are now using only true GIS location on Mercantile Rd. This pitch uses the official Charleston County TMS coordinate (33.09078, -79.45981). No illustrative polygons, no estimated lot lines, no AI aerial overlays. Buyer to obtain official survey/plat from Charleston County RMC and confirm wetlands, access, and buildability with Planning & Zoning.

Features

- 5 - 10 Acres
- Level
- Wooded

Description

The Opportunity Opportunity to own 7+ acres in one of the last true Lowcountry frontiers. Located minutes from Mt Pleasant and Charleston, yet surrounded by protected forest, tidal creeks, and pristine wilderness. Ideal for estate homesite, family compound, hunting/recreation, horses, or investment. SUBDIVISION DISCLAIMER Property offers potential to be subdivided -- owner makes no guarantee, not suggesting buyer attempt to subdivide. Buyer to perform full due diligence with Charleston County Planning & Zoning regarding density, road frontage, wetlands, and septic requirements.

SEE THIS PROPERTY



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Check On Site



https://homesforsalelistings.net/properties/mercantile-road/mcclellanville/sc/29458/MLS_ID_26022871