NOWELL CREEK
ISLAND

EXTREMELY RARE, FULLY ENTITLED & PERMITTED REDEVELOPMENT OPPORTUNITY IN THE HEART OF DANIEL ISLAND

CHARLESTON, SOUTH CAROLINA



JLL®

NOWELL CREEK
ISLAND

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EXECUTIVE SUMMARY

NOWELL CREEK ISLAND

+/- 66.26 ACRE NOWELL CREEK ISLAND, A ONE-OF-ONE FULLY ENTITLED & PERMITTED REDEVELOPMENT OPPORTUNITY ON DANIEL ISLAND, SOUTH CAROLINA

Jones Lang LaSalle, a South Carolina licensed real estate broker, has been retained as the exclusive sales representative of Nowell Creek Island (the "Property", "Project", or "Asset"), 66.26 acre island redevelopment site situated on Daniel Island, one of the most high barrier-to-entry submarkets in the Southeast. Over the course of several years, current ownership has undertaken an extraordinary body of work to deliver a fully entitled and permitted opportunity, one that a buyer inherits on day one. Though located on Daniel Island, the Property is governed by the City of Charleston and carries Gathering Place (GP) zoning, among the most versatile designations in the City and one intended to foster vibrant, mixed-use neighborhood centers. Building on this zoning, the City of Charleston Board of Zoning Appeals has approved a 422-unit site design for the Property, and in April 2026 the Board unanimously voted to extend that approval, a clear signal of the project's continued standing with the City.

Access and infrastructure are equally well advanced. The Charleston Fire Marshal has approved a private bridge as the community's single means of access, and the Property carries a federal permit for wetlands fill, a state permit for the bridge and a community dock, and a water and sewer will-serve letter from Charleston Water System. Together, these approvals represent an achievement that cannot be replicated in Charleston today, and they position the Property as a truly irreplaceable redevelopment opportunity.

Strategically positioned at the intersection of I-526 and Clements Ferry Road, Nowell Creek Island offers seamless connectivity to the greater Charleston market, placing the heart of downtown Charleston within a 30-minute drive. Equally compelling is the Property's proximity to the amenities of downtown Daniel Island, just a short drive or bike ride away. Residents will enjoy a rich collection of dining, retail, and grocery options, including Publix, New Realm Brewing Co., Viva Tacos & Tequila, the Lowcountry Farmers Market, and many more. The combination of an irreplaceable location, the opportunity for meaningful scale, and a deep inventory of approvals in place presents a one-of-one opportunity for a visionary buyer to create a landmark community on Daniel Island.

66.26
ACRES

GP ZONING IN PLACE
THE MOST VERSATILE ZONING DESIGNATION IN CHARLESTON

FULLY ENTITLED & PERMITTED REDEVELOPMENT

ONE OF ONE INVESTMENT OPPORTUNITY IN THE HEART OF DANIEL ISLAND

MUNICIPALITY
City of Charleston

ADDRESS
Intersection of Clements Ferry Rd & I-526
Daniel Island, SC 29492

ZONING
Gathering Place (GP)

ACREAGE
66.26-ac

NOTABLE FRONTAGE
I-526: +/- 1846'
I-526: +/- 64,500 VPD

BERKELEY COUNTY PINS
I-526: +/- 1846'
I-526: +/- 64,500 VPD

CURRENT USE
Vacant Land

PRICING
Unpriced

THE OFFERING & ACCESS



FLEXIBILITY TO PURSUE MULTIPLE BUSINESS PLANS
WITHIN CHARLESTON'S MOST VERSATILE ZONING DISTRICT

BZA APPROVAL FOR 422 RENTAL UNITS

900'
PERMITTED BRIDGE FOR SITE ACCESS

WATER & SEWER
UTILITIES AVAILABLE

NOWELL CREEK ISLAND

PREMIER LOCATION WITHIN ONE OF THE SOUTHEAST'S MOST EXCLUSIVE AND AFFLUENT SUBMARKETS

Nowell Creek Island offers an incredibly rare opportunity to take advantage of a site with favorable by-right zoning, existing approvals for multifamily development, and a permitted bridge for access.



INVESTMENT HIGHLIGHTS

FLEXIBILITY TO PURSUE MULTIPLE BUSINESS PLANS

The ground supports more than one vision. The Property carries Gathering Place (GP) zoning, the City of Charleston's most flexible zoning district, a designation that cannot be replicated in the market today. Within that framework, the approved site design contemplates 422 rental units of apartments and townhomes, while the planning record also supports an approximately 200-home for-sale alternative, including 50 waterfront homesites, well suited to a gated, amenitized community.

A PRESTIGIOUS, AFFLUENT SUBMARET WITH EXPANDING AMENITIES

Daniel Island consistently ranks among the Charleston region's most desirable addresses, with a 2025 median sale price of $1.55 million, an increase of 55.8% since 2021. The Property sits at the Nowell Creek end of the island, directly across the creek from Nowell Creek Village, and benefits from a growing Clements Ferry corridor that now includes a four-lane Clements Ferry Road to SC 41, the 80,000-square-foot MUSC Clements Ferry Pavilion, and a Publix-anchored center at Point Hope Commons. Berkeley County, one of the fastest-growing counties in the nation, added 3.3% to its population in the most recent census year.

A FULLY ENTITLED ISLAND WITH FIVE YEARS OF APPROVALS IN HAND

Between December 2021 and July 2026, ownership assembled a comprehensive approval file that includes a federal Section 404 wetlands permit issued by the U.S. Army Corps of Engineers, a state coastal permit from the South Carolina Department of Environmental Services, a City of Charleston Board of Zoning Appeals site design approval for 422 units, and a Charleston Water System will-serve letter. A buyer inherits all of it on day one, eliminating years of risk, expense, and uncertainty.

PERMITTED, PRICED, AND ENGINEERED PATH TO THE ISLAND

A private timber bridge of 880 linear feet, designed to an HS20 load rating, has been permitted at the federal and state levels, approved by the Fire Marshal as the community's single means of access, and priced by York Bridge Concepts at $4,469,309. The project's civil engineer, SeamonWhiteside, has further estimated full-island sitework, including the bridge, roads, utilities, and grading, at approximately $14.3 million, or roughly $34,000 per unit at the approved 422-unit program. Together with a BZA-approved site plan, a Charleston Water System will-serve letter, and completed traffic, protected species, and cultural resource studies, a buyer can underwrite with confidence.

SURROUNDING DEVELOPMENT ACTIVITY



THE ISLAND IN NUMBERS

A PRIVATE ISLAND WITH ITS FEDERAL PERMIT ALREADY IN HAND

67
ACRES OF PRIVATE ISLAND, HIGH GROUND AT THE CORE

OCT 2029
PERMIT DEADLINE TO START CONSTRUCTION

2
WATER STRUCTURES PERMITTED: A COMMUNITY BOAT DOCK AND A KAYAK LAUNCH

~200
FOR-SALE HOMES IN THE ALTERNATIVE PLAN, 50 OF THEM WATERFRONT

OCT 2024
FEDERAL WETLAND PERMIT ISSUED (ARMY CORPS OF ENGINEERS)

1
PRIVATE BRIDGE, PERMITTED, ABOUT 900 FEET

APR 2026
CITY BOARD OF ZONING APPEALS (BZA) APPROVAL EXTENDED BY UNANIMOUS VOTE

422
UNITS IN THE APPROVED SITE DESIGN, WITH A 2026 WATER AND SEWER WILL-SERVE LETTER

THE APPROVAL RECORD

FIVE YEARS OF APPROVALS, IN HAND AT CONTRACT

DEC 2021
Marsh boundary verified
Critical line, state coastal office

MAR 2022
Traffic study complete
Bihl Engineering

AUG 2022
First City submittal
BZA site design

2024
BZA site design approved
City of Charleston

JUL 2024
Single access approved
Fire Marshal

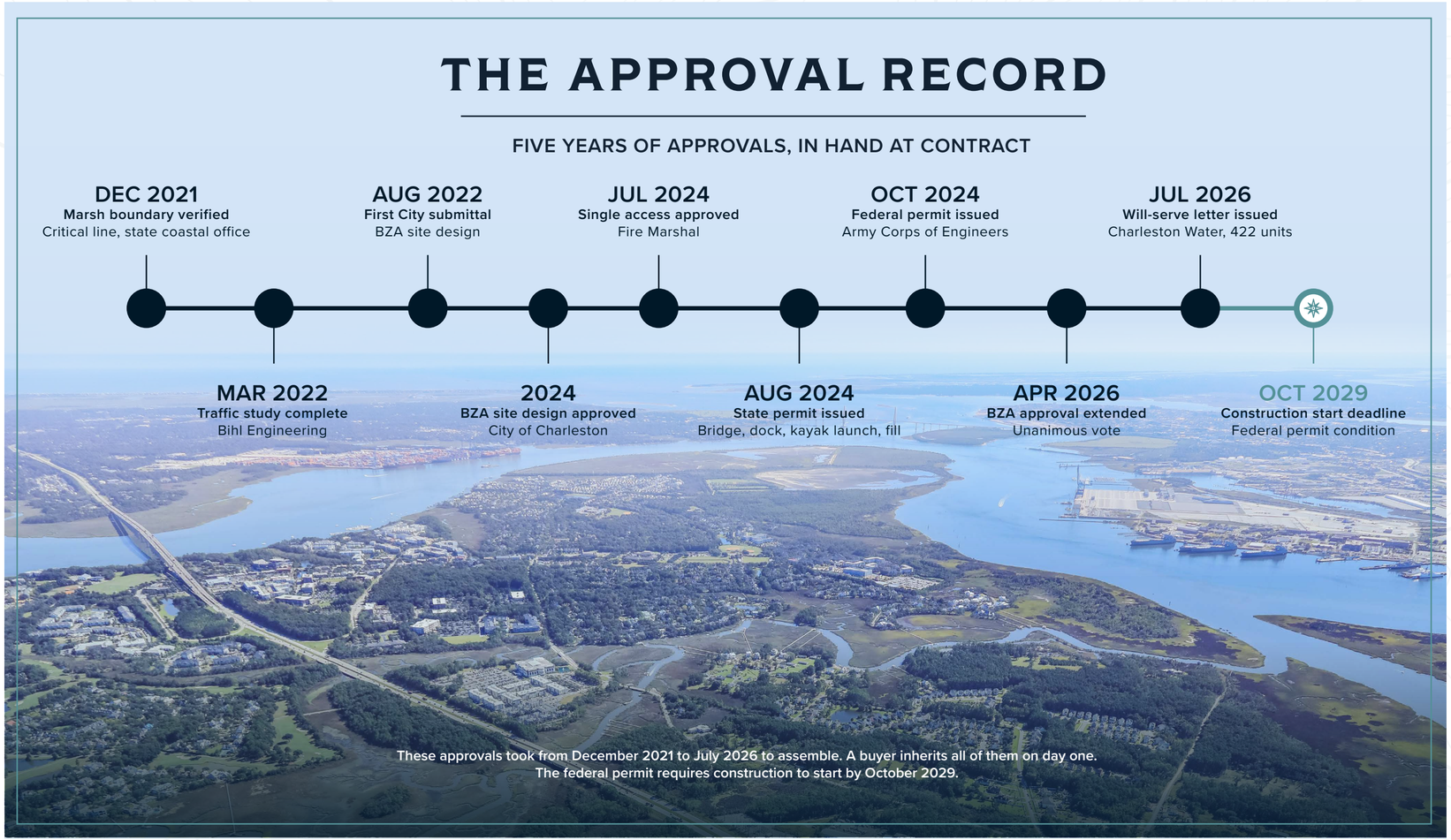
AUG 2024
State permit issued
Bridge, dock, kayak launch, fill

OCT 2024
Federal permit issued
Army Corps of Engineers

APR 2026
BZA approval extended
Unanimous vote

JUL 2026
Will-serve letter issued
Charleston Water, 422 units

OCT 2029
Construction start deadline
Federal permit condition



These approvals took from December 2021 to July 2026 to assemble. A buyer inherits all of them on day one. The federal permit requires construction to start by October 2029.

PREMIER RESIDENTIAL LOCATION

Nowell Creek Island occupies a position among the most affluent and highly educated communities in the Southeast, offering a rare convergence of location, demographics, and scale. With nearly 28 upland acres of developable land, the opportunity to deliver a project of true consequence in this setting is unmatched.

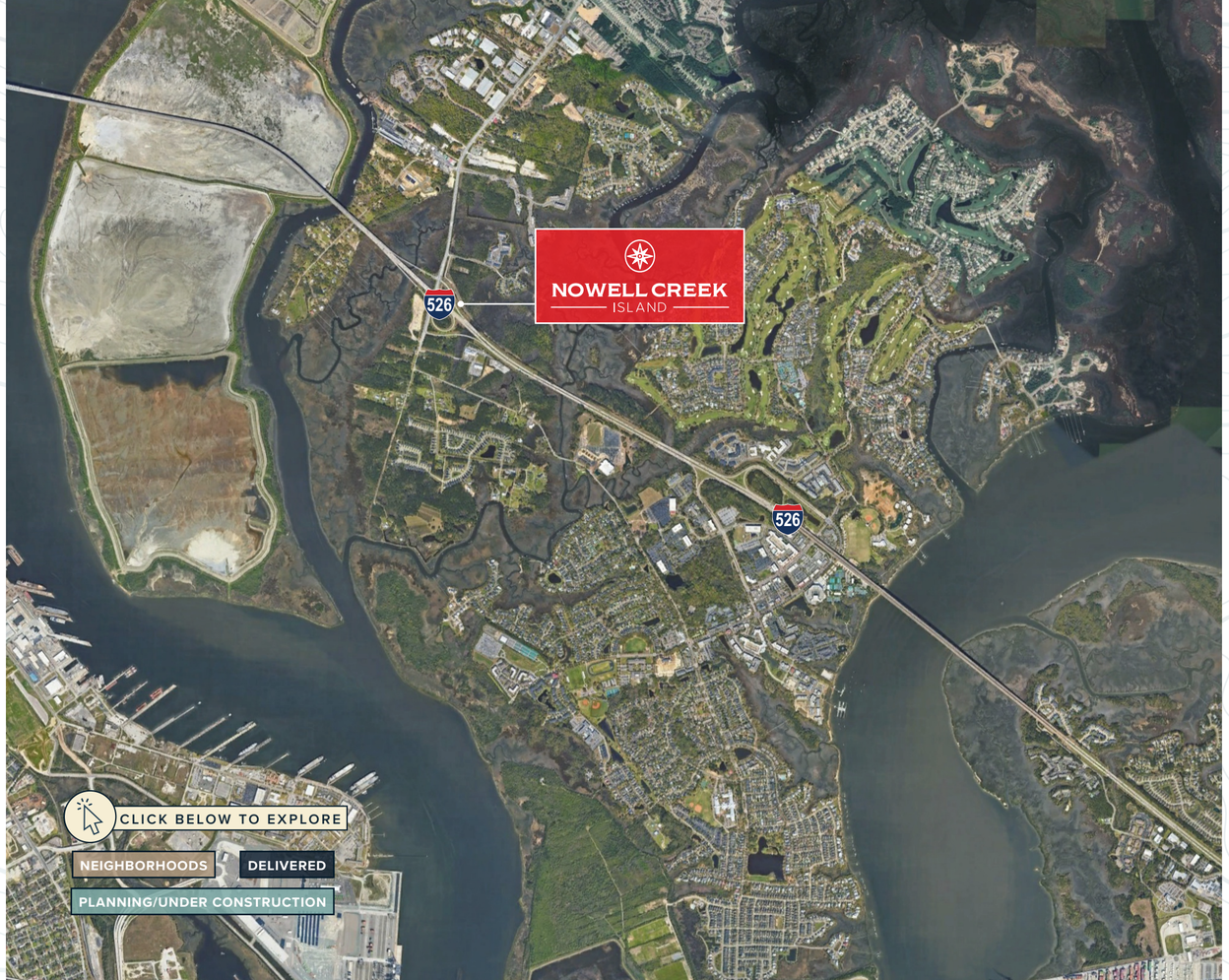
Although situated on Daniel Island, the property falls under the jurisdiction of the City of Charleston and carries Gathering Place (GP) zoning, among the most flexible and versatile designations available in the city. Together, the site's premier location, exceptional demographic profile, and considerable acreage position it to support virtually every luxury vertical.



1 MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

$191,444 AVERAGE HOUSEHOLD INCOME	**295.6%** POPULATION GROWTH (2010 - 2026)
$1.37M ESTIMATED AVERAGE HOUSEHOLD NET WORTH	**60.8%** COLLEGE DEGREE

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION			
2031 Projection	3,985	24,903	72,485
2026 Estimate	3,260	21,861	67,079
2020 Census	2,202	17,852	62,961
2010 Census	824	9,825	50,389
Growth 2010-2026	295.6%	122.5%	33.1%
HOUSEHOLDS			
2031 Projection	1,894	11,282	31,582
2026 Estimate	1,526	9,802	29,242
2020 Census	873	7,493	25,678
2010 Census	327	4,018	19,780
Growth 2010-2026	366.7%	144.0%	47.8%
Growth 2010-2025	32.7%	29.5%	18.9%
AVERAGE HOUSEHOLD INCOME			
2031 Projection	$185,083	$189,286	$136,704
2026 Estimate	$191,444	$190,711	$136,351
2010 Census	$100,743	$91,202	$59,645
Growth 2010-2026	90.0%	109.1%	128.6%
Estimated Average Household Net Worth (2026)	$1.37M	$1.63M	$1.16M
EDUCATION			
College Degree	60.8%	59.2%	46.9%
Unemployment Rate	0.8%	2.6%	3.0%
White Collar Workers	78.4%	74.9%	66.6%
Median Age	36.3	39.0	38.1



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