

3041

NYE VIEW

PROPERTY BROCHURE

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Private acreage. Exceptional opportunity.

3041 Nye View Circle, Mount Pleasant, SC 29466



Approximately 4.57 acres of usable ground, wooded privacy and established infrastructure in a rare North Mount Pleasant setting surrounded by Dunes West and Park West area development.

Offering price and terms available upon request.

Prepared July 25, 2026 | Parcel 583-00-00-040 | County plat acreage 4.5700 acres

PROPERTY PROFILE

Land, infrastructure and flexibility in one established setting.

The property combines open ground, live oaks, cultivated plantings and a producing bronze-muscadine vineyard with an existing residential footprint and utility infrastructure. The value proposition is the land, location and range of future possibilities - each subject to professional planning and governmental review.

COUNTY PLAT ACREAGE 4.5700 acres	JURISDICTION Unincorporated Charleston County	ZONING Charleston County S-3
PARCEL ID 583-00-00-040	RECORDED REFERENCES Plat M47-283 / Deed 0325-696	PUBLIC CONTACT (843) 670-8281 info@3041nyeview.com

Existing infrastructure Well, septic, electrical service and active AT&T; Fiber are reported in place. Private household trash collection is available from multiple providers.	Established landscape Live oaks, mature trees and shrubs, open ground, and approximately five 75-foot rows of producing bronze muscadines commonly called scuppernongs.
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Private-road setting The property is served from Nye View Circle. Recorded access rights, maintenance duties, road status and any improvement requirements must be verified.	Existing residential footprint An older dwelling and utility history provide an established residential context. Renovation, foundation reuse, replacement or demolition require professional and permit review.
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Positioned for a selective next chapter Potential concepts include a private estate, family compound, hobby or equestrian property, selective lot creation, or another use identified in the S-3 use table. No subdivision, density, accessory dwelling unit, commercial use, annexation or utility expansion is represented as approved.

LOCATION AND MARKET

Acreage surrounded by established Mount Pleasant communities.

The parcel sits in a County pocket amid the Dunes West and Park West area, with public sidewalks, bicycle paths, trails, parks, shopping, dining, boating and recreation nearby. This is not a remote acreage setting; it is a private tract embedded within one of Mount Pleasant's most established growth corridors.

\$124,755 MEDIAN HOUSEHOLD INCOME	\$748,500 MEDIAN OWNER-OCCUPIED HOME VALUE	73.6% OWNER-OCCUPIED HOUSING RATE	68.4% BACHELOR'S DEGREE OR HIGHER, AGE 25+
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Town-wide U.S. Census Bureau QuickFacts, 2020-2024. These indicators describe Mount Pleasant generally and are not property-specific projections.

Daily shopping Harris Teeter at Rivertowne Place: about 1.9 miles. Lowe's Foods on Highway 41: about 2.5 miles.	River and sports Wando River Marina & Grill and Shipyard Park: approximately 3.1-3.7 miles.
Parks and trails Park West Recreation Complex and Laurel Hill County Park: approximately 3.9 miles.	Golf and history Dunes West Golf & River Club: about 4.2 miles. Boone Hall Plantation & Gardens: about 4.7-5.6 miles.
Retail and dining Mount Pleasant Towne Centre: approximately 5.5 miles, with additional Highway 17 shopping and dining nearby.	Coast and Charleston Isle of Palms County Park: about 9.3 miles. Historic downtown Charleston: about 14.4 miles.

Mileage and drive-time estimates vary with route, traffic, construction and private-road conditions.

OPPORTUNITY AND NEXT STEPS

A credible starting point for buyers, builders and advisors.

County path Continue within unincorporated Charleston County under the existing S-3 zoning, County permitting and private-service framework.	Annexation path The owner reports that the parcel touches Town limits. Mount Pleasant describes a voluntary petition process for contiguous property, with resulting zoning and services subject to Town review.
S-3 use context The County use table identifies residential, agricultural, animal-related, institutional and community-oriented paths under allowed, conditional or special-exception review categories.	Development diligence A concept plan should be tested against access, road standards, septic capacity, setbacks, buffers, stormwater, tree protection, historic-district rules and current subdivision procedures.

Request the complete information package.

Visit <https://3041nyeview.com>, email info@3041nyeview.com, or call (843) 670-8281 to request documents, discuss pricing and terms, or arrange a private tour.

Important notice

This material is preliminary marketing and due-diligence information, not a survey, title opinion, appraisal, environmental report, legal opinion, zoning determination, engineering study or offer of guaranteed entitlements. A prospective buyer must independently verify boundaries, title, access, utilities, zoning, density, historic-district requirements, environmental conditions, septic capacity, taxes, insurance, annexation eligibility and every proposed use.

Selected public sources

- Charleston County property record:** <https://sc-charleston.publicaccessnow.com/RealPropertyRecordSearch/RealPropertyInfo.aspx?p=5830000040>
- Charleston County GIS:** https://gisccweb.charlestoncounty.gov/Public_Search/
- Charleston County ZLDR:** <https://online.encodeplus.com/regs/charlestoncounty-zldr/doc-viewer.aspx?secid=471>
- Mount Pleasant annexation information:** <https://www.tompsec.com/552/Annexation>
- U.S. Census Bureau QuickFacts:** <https://www.census.gov/quickfacts/fact/table/mountpleasanttownsouthcarolina/PST040224>

DEVELOPER OPPORTUNITY

S-3 workforce housing incentives create another path worth testing.

For a developer evaluating 3041 Nye View, the current Charleston County Affordable/Workforce Dwelling Unit provisions may create a substantially different density and capital strategy than conventional base-density S-3 development.

BASE S-3 3 DU / ACRE ~13.71 gross equivalent*	25% QUALIFYING 4 DU / ACRE ~18.28 gross equivalent*	50% QUALIFYING 5 DU / ACRE ~22.85 gross equivalent*	100% QUALIFYING 7 DU / ACRE ~31.99 gross equivalent*
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*Mathematical gross-density equivalents based on approximately 4.57 acres. Not an approved unit count or guaranteed yield.

County process incentives

Current rules also provide qualifying Affordable/Workforce developments with certain application-fee waivers and expedited/priority review.

A growing capital ecosystem

Developers may also investigate multiple independently administered funding channels, including:

Tri-County Housing Futures Fund

New regional initiative targeting \$100 million over five years, using grants, loans and co-investment to support housing.

Housing Our Future Trust Fund

Below-market financing for qualifying affordable/workforce acquisition, new construction, rehabilitation and predevelopment in Charleston County.

Land Acquisition Grant

Charleston County assistance for qualifying acquisition of property for long-term affordable/workforce rental and for-sale housing.

SC Housing

State and federal development resources, including the 2026 Small Rental Development Program for qualifying 4-39 unit affordable rental projects.

Programs are subject to independent eligibility, competitive funding, affordability periods, underwriting, and other requirements. No funding or density approval is represented for this property.