

PROPERTY FACT SHEET

3041 Nye View

3041 Nye View Circle, Mount Pleasant, SC 29466

Approximately 4.57 acres with open ground, live oaks, cultivated plantings, a producing vineyard and established infrastructure in an unusually connected North Mount Pleasant setting.

PROPERTY ID / TMS 583-00-00-040	COUNTY PLAT ACREAGE 4.5700 acres	JURISDICTION Charleston County
ZONING S-3 Special Management	PLAT BOOK / PAGE M47-283	DEED BOOK / PAGE 0325-696
PHYSICAL ADDRESS 3041 Nye View Circle, Mount Pleasant, SC 29466	APPROX. CENTER 32.887663 N / 79.809464 W	OFFERING Price and terms upon request

SITE AND INFRASTRUCTURE

Water and wastewater Existing well and septic system reported. Capacity, condition, setbacks and suitability for any new use require inspection and agency review.	Power and connectivity Existing electrical service and active AT&T; Fiber internet service.
Road and access Private-road setting on Nye View Circle. Confirm recorded access, maintenance responsibilities, emergency access and upgrade standards.	Landscape Open ground, wooded areas, live oaks, established trees and shrubs, plus five approximately 75-foot rows of producing bronze muscadines.
Existing structure Older residential structure; property is positioned primarily for land and redevelopment value. Evaluate repair, replacement or removal independently.	Private services Household trash collection is available from multiple private providers.

PLANNING AND DUE DILIGENCE

Potential with important verification steps.

S-3 use categories Selected uses shown in the County table include single-family residential and crop production as allowed uses; certain animal or land-based uses subject to conditions; and selected community or service uses through special-exception review.	Subdivision and density Theoretical zoning density is not a lot-yield conclusion. A surveyor, engineer and land-use professional should test access, road, septic, setbacks, buffers, stormwater, trees and current historic-district/subdivision rules.
Annexation option The owner reports that the parcel touches Town limits. The Town describes voluntary petition procedures for contiguous property, but eligibility, resulting zoning, taxes, services and development standards require confirmation.	Environmental record A 2016 USACE AJD found no federally jurisdictional waters in the review area under then-applicable criteria. It also described three isolated wetland areas totaling 0.61 acre as non-jurisdictional. Obtain a current professional review.

SELECTED PROXIMITY

HARRIS TEETER Approx. 1.9 miles	LOWE'S FOODS Approx. 2.5 miles	WANDO RIVER / SHIPYARD Approx. 3.1-3.7 miles
PARK WEST / LAUREL HILL Approx. 3.9 miles	TOWNE CENTRE Approx. 5.5 miles	ISLE OF PALMS Approx. 9.3 miles

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.
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Information and tours: (843) 670-8281 | info@3041nyeview.com | https://3041nyeview.com

Prepared July 25, 2026. Sources include Charleston County property records and GIS, County ZLDR, Town annexation guidance, U.S. Census Bureau QuickFacts and the 2016 USACE AJD.

DEVELOPMENT UPDATE

Workforce housing incentives may materially expand the S-3 development envelope.

Charleston County's current ZLDR establishes a base S-3 maximum density of 3 principal dwelling units per acre and, for qualifying Affordable and/or Workforce Dwelling Unit developments in the Urban/Suburban Area, higher density tiers of 4, 5, or 7 principal dwelling units per acre.

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

Additional County advantages

Qualifying Affordable/Workforce projects may request waiver of certain zoning permit, site-plan, and subdivision-plat application fees and receive expedited/priority review under the current ZLDR.

Potential development capital and assistance

Tri-County Housing Futures Fund

\$100 million regional initiative targeting capital over five years; blended grants, loans and co-investment for housing creation and financing.

Housing Our Future Trust Fund

Charleston County/SCCLF below-market loans for acquisition, new construction, rehabilitation and predevelopment of qualifying affordable/workforce housing.

Affordable Housing Land Acquisition Grant

Charleston County program supporting qualifying real-property acquisition for long-term affordable/workforce rental and for-sale housing.

SC Housing programs

2026 Small Rental Development Program provides federal/state funding for qualifying 4-39 unit affordable rental projects; other state financing programs may also apply.

Verification required

All density incentives and financing programs are independently administered and subject to project eligibility, affordability restrictions, application cycles, funding availability, infrastructure, site design and governmental approvals.