



# DONNELLY LANE

CHARLESTON COUNTY, SC  
4.74 +/- ACRES  
\$397,000



## PROPERTY DESCRIPTION

Located just off Bohicket Road on Johns Island, this 4.74-acre property offers a balanced blend of privacy, convenience, and versatility. Less than 10 miles from Kiawah and Seabrook Islands and only 14 miles from downtown Charleston, the location provides easy access to the Lowcountry's most sought-after destinations while preserving a quiet, secluded setting.

A concrete driveway and pad lead directly into the center of the tract, where a 10,000-square-foot area has been cleared and prepared for a custom home, barn, shop, or other improvements. With no wetlands present and outside the FEMA flood zone, the land is well positioned for development. The absence of an HOA further enhances flexibility, eliminating architectural restrictions or limitations.

Adding to its appeal, the property sits less than 3 miles from the famed Angel Oak, the largest live oak east of the Mississippi, and just 10 miles from Beachwalker Park, a fantastic public beach on Kiawah. These nearby landmarks highlight the balance of natural history and coastal recreation this area provides. Set within Johns Island's historic equestrian district, the property is ideal for a private residence, hobby farm, or equine use. City water and power are available, adding convenience for future construction.

Whether you're envisioning a serene family estate, an equestrian retreat, or a weekend getaway close to Charleston, this property offers a rare opportunity to create your own vision in one of the Lowcountry's most desirable areas.

***"A comprehensive Geotechnical Engineering Study has been completed, addressing site preparation, soil durability, road construction, suitability of soils for cut and backfill, percolation drainage design, and pavement layer thickness. This report is available for review through the listing agent."***

## PROPERTY FEATURES:

- No Restrictions or Limitations
- 10,000 Sqft Cleared Homesite
- Concrete Driveway & Pad in Place
- No Wetlands/ Located Outside FEMA Flood Zone
- Ideal Homesite with City Water & Power Available
- 10 miles to Kiawah/Seabrook & 14 miles to Charleston

## DIRECTIONS:

From downtown Charleston take James Island Expressway. Exit to Folly Rd and immediately turn onto Maybank Hwy toward Johns Island. Cross the Stono River onto Johns Island and Stay on Maybank Hwy. At River Rd, turn left. Follow River Rd to Bohicket Rd and turn toward Kiawah/Seabrook. Continue on Bohicket Rd a few miles then turn left onto Donnelly Ln. The property is located on the right at the end of the road.

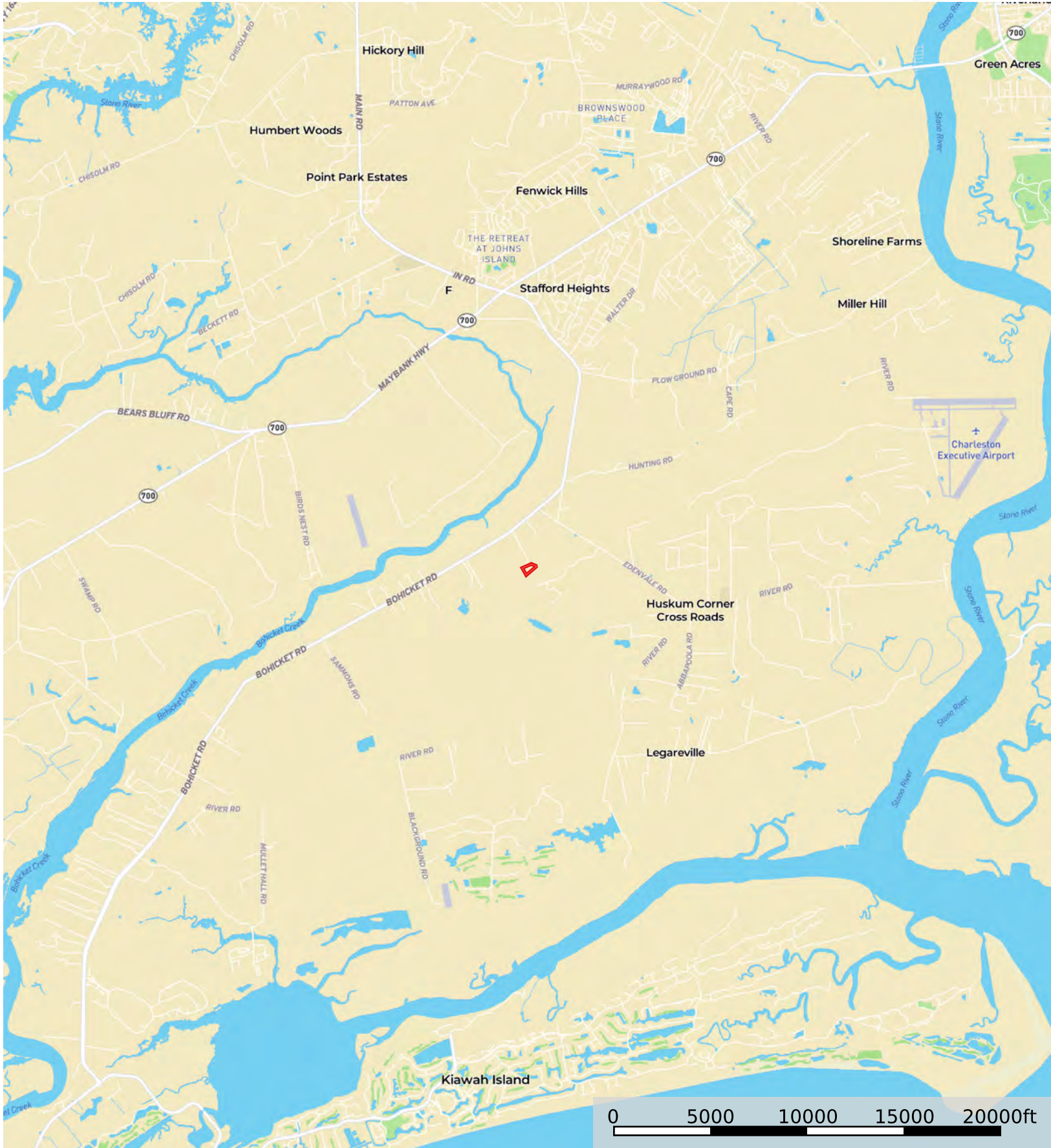
## CONTACT

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Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Donnelly Lane  
Charleston County, South Carolina, 4.74 AC +/-



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