

Duncan Chapel Road @ Harts Road

Bowman, South Carolina 29018



SALES PRICE: \$1,100,000



Property Features

- ±48.39 Acres
- Asking Price: \$22,732/Acre
- ±1,077' of frontage on I-95 offering excellent visibility
- Balance of the property consists of hardwood and mixed timber
- ±20.24 acres of productive farmland
- ±1,030' of frontage on Harts Road
- 1,115' of frontage on Duncan Chapel Road
- Strong regional connectivity with direct proximity to a major interstate corridor
- Located approximately an hour from CBD Charleston, SC and an hour from Columbia
- Suitable for a variety of uses including agricultural, recreational, investment, or potential development (subject to zoning)

Property Distance

| | DISTANCE |
|---------------|-----------|
| INTERSTATE 95 | 0.5 Miles |
| INTERSTATE 26 | 2.7 Miles |
| CHARLESTON | 47 Miles |
| COLUMBIA | 68 Miles |



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Property Description

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±48.39 Acres with Exceptional I-95 Frontage | Prime Lowcountry Opportunity



Positioned along one of the Southeast's most heavily traveled corridors, this 48.39-acre tract offers a rare combination of visibility, accessibility, and versatility. With approximately 1,077 feet of frontage on I-95, the property delivers outstanding exposure along a major interstate artery connecting Charleston and Columbia.

The land features ±20.24 acres of productive farmland, ideal for continued agricultural use or future conversion, complemented by a beautiful balance of hardwood and mixed timber that enhances both privacy and recreational appeal. Additional access includes ±1,030 feet of frontage on Harts Road and ±1,115 feet along Duncan Chapel Road, providing multiple points of entry and flexible layout options.

Strategically located approximately one hour from Charleston's CBD and one hour from Columbia, this property benefits from strong regional connectivity while maintaining the character and space of a rural setting.

Offered at \$22,732 per acre, this tract is well-suited for a variety of uses including agricultural operations, recreational enjoyment, long-term investment hold, or potential development (subject to zoning).

Properties offering this level of interstate frontage, accessibility, and scale are increasingly limited—making this an exceptional opportunity in a high-visibility growth corridor.

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The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

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