



OFFERING MEMORANDUM

1556 SALEM ROAD

FOR SALE | PROPOSED MULTIFAMILY DEVELOPMENT | BEAUFORT, SC

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An aerial photograph of a coastal town, likely in the Chesapeake Bay area. The town features numerous white and light-colored houses with dark roofs, interspersed with green trees. A large body of water, the harbor, is in the foreground, filled with many small boats and several larger yachts. A long pier extends into the water. In the background, a large bridge with multiple spans crosses the water. The sky is overcast with soft, grey clouds.

TABLE OF CONTENTS

- 1 PROJECT SUMMARY
- 2 LOCATION OVERVIEW
- 3 DEMOGRAPHICS

PROJECT SUMMARY

PRIME DEVELOPMENT OPPORTUNITY IN BEAUFORT'S TIMELESS COMMUNITY

Exceptional site situated in the sought-after Beaufort market. This is a great opportunity for a developer to take over this project *shovel ready* for a 154 unit Multi-family development. Beaufort embodies timeless appeal and presents an outstanding investment opportunity for this project. The site is perfectly positioned to capitalize on the growing demand for real estate in the Beaufort area. Make this property a cornerstone of your development portfolio in this thriving lowcountry community.

Property Address	1556 Salem Road
City, State	Beaufort, SC, 29902
Market	Beaufort County
County	Hilton Head Island-Bluffton-Beaufort, SC
Lot Size	4.3 acres
Zoning	T4-N (Neighborhood)
TMS #	R122 029 000 0625 0000
Sale price	\$3.25 million



PROJECT SUMMARY

Parcel Outline



TMS# R122 029 000 0625 0000

PROJECT SUMMARY

Documents in hand

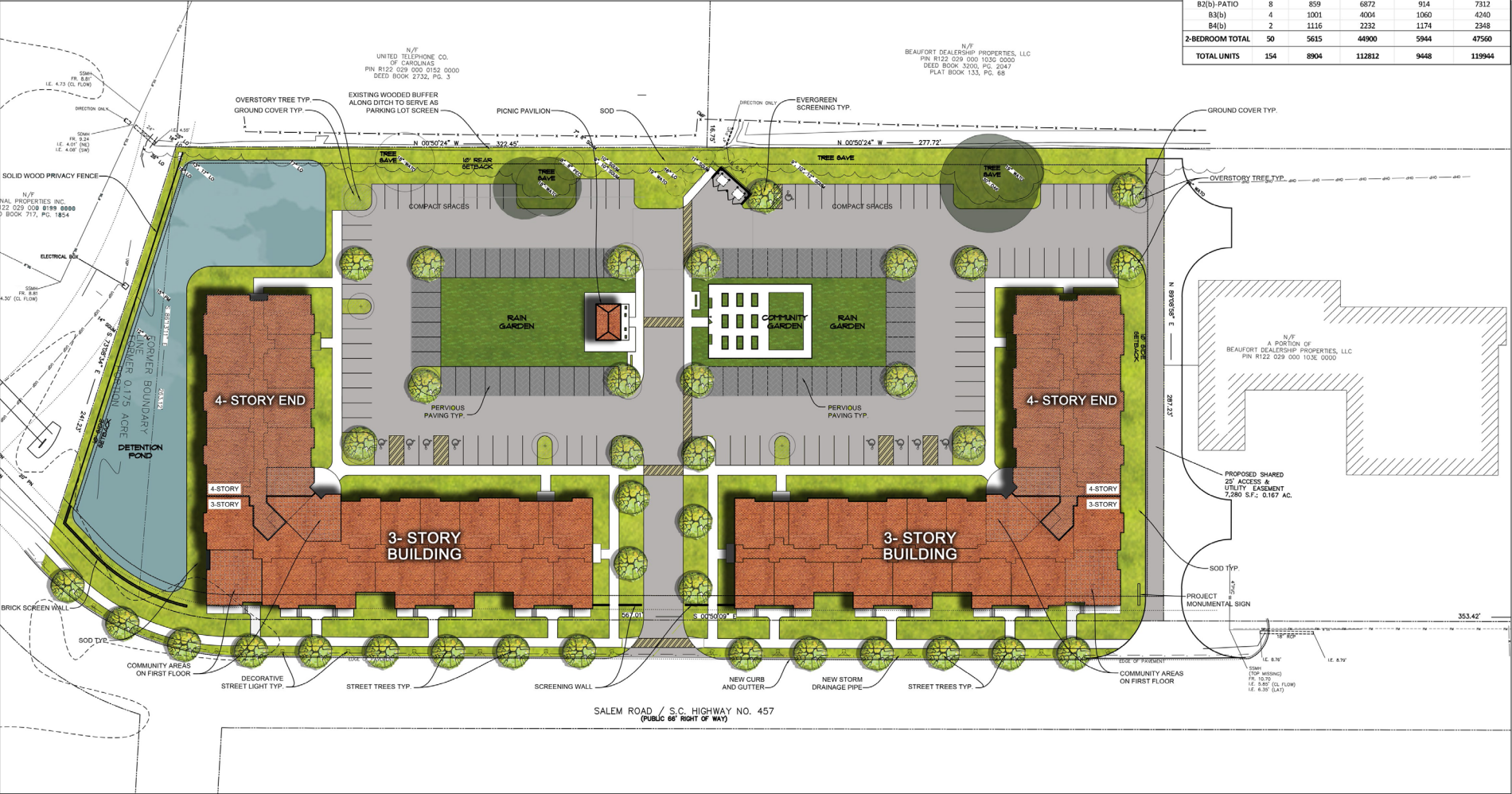
- Conceptual Master Planning – Completed
- Subdivision & Recombination - Completed
- Survey – Completed
- Topographical Survey – Completed
- Tree Survey – Completed
- Engineering Design – AND DRB Design Revisions – Completed
- Landscape Design – Completed
- Site Permit – Completed
- SCDOT Permit – Completed
- DRB Permit Revisions – Completed
- “Will Serve” Letter from BJW&S 6-24-24 – Completed
- Clarification – BJW&S confirms NO extraordinary fees required for Sewer Service upgrades - Completed
- 2013 Whitaker Labs Phase 1 Environmental Report - Completed
- 2020 Whitaker Labs Reinspection- Completed
- 2023 Whitaker Labs Geo Technical with Soil Borings Tests & Report - Completed
- 2024 Beaufort Zoning Confirmation Letter
- RPRG Preliminary Market Assessment & Product Recommendations – Beaufort Senior Apts 2021
- RPRG Market Feasibility Analysis – Beaufort Senior Apartments – Sept. 2023
- South Carolina Dept of Archives History Project Review Letter 12.1.23
- Zoning Confirmation Letter



PROJECT SUMMARY

Conseptual Masterplan

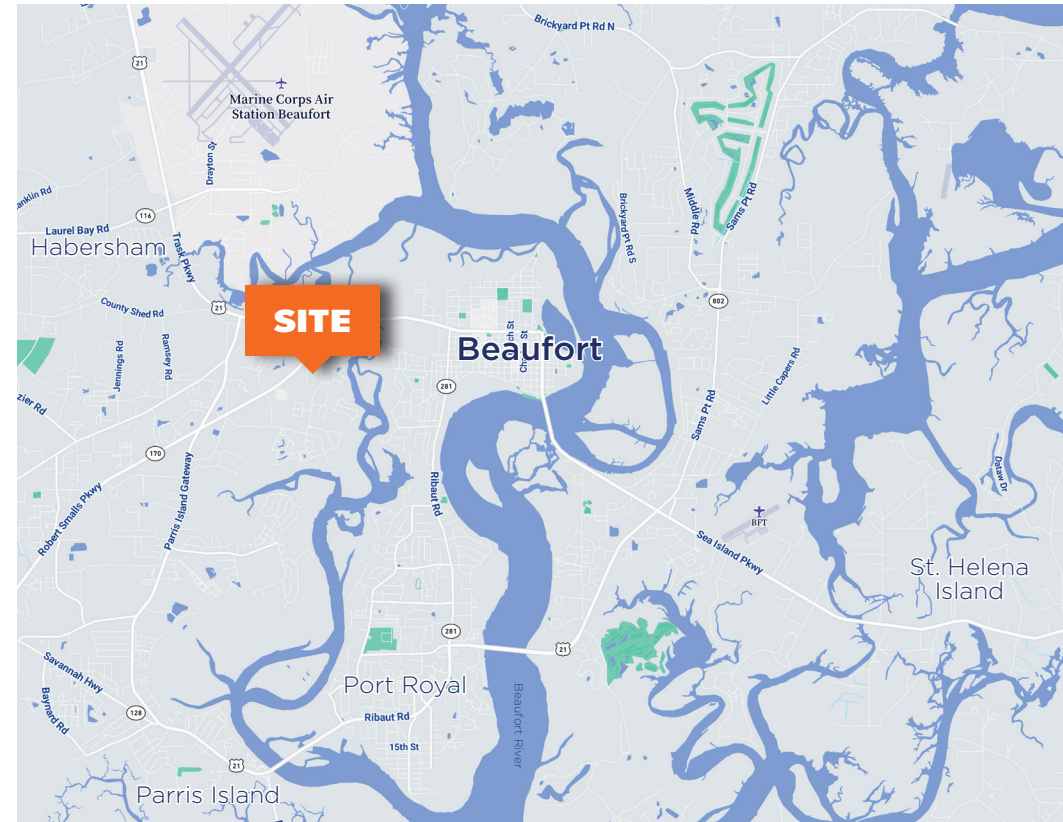
UNIT MATRIX					
UNIT TYPE	NO.	UNIT NET AREA (SQ. FT.)	TOTAL UNIT NET AREA	UNIT GROSS AREA (SQ. FT.)	TOTAL UNIT GROSS AREA
A1(b)	60	650	39000	693	41580
A1(b)-END	16	650	10400	693	11088
A2(b)	18	650	11700	693	12474
A2(b)-PATIO	2	650	1300	693	1386
A3(b)	8	689	5512	732	5856
1-BEDROOM TOTAL	104	3289	67912	3504	72384
B1(b)	26	890	23140	941	24466
B1(b)-PATIO	2	890	1780	941	1882
B2(b)	8	859	6872	914	7312
B2(b)-PATIO	8	859	6872	914	7312
B3(b)	4	1001	4004	1060	4240
B4(b)	2	1116	2232	1174	2348
2-BEDROOM TOTAL	50	5615	44900	5944	47560
TOTAL UNITS	154	8904	112812	9448	119944



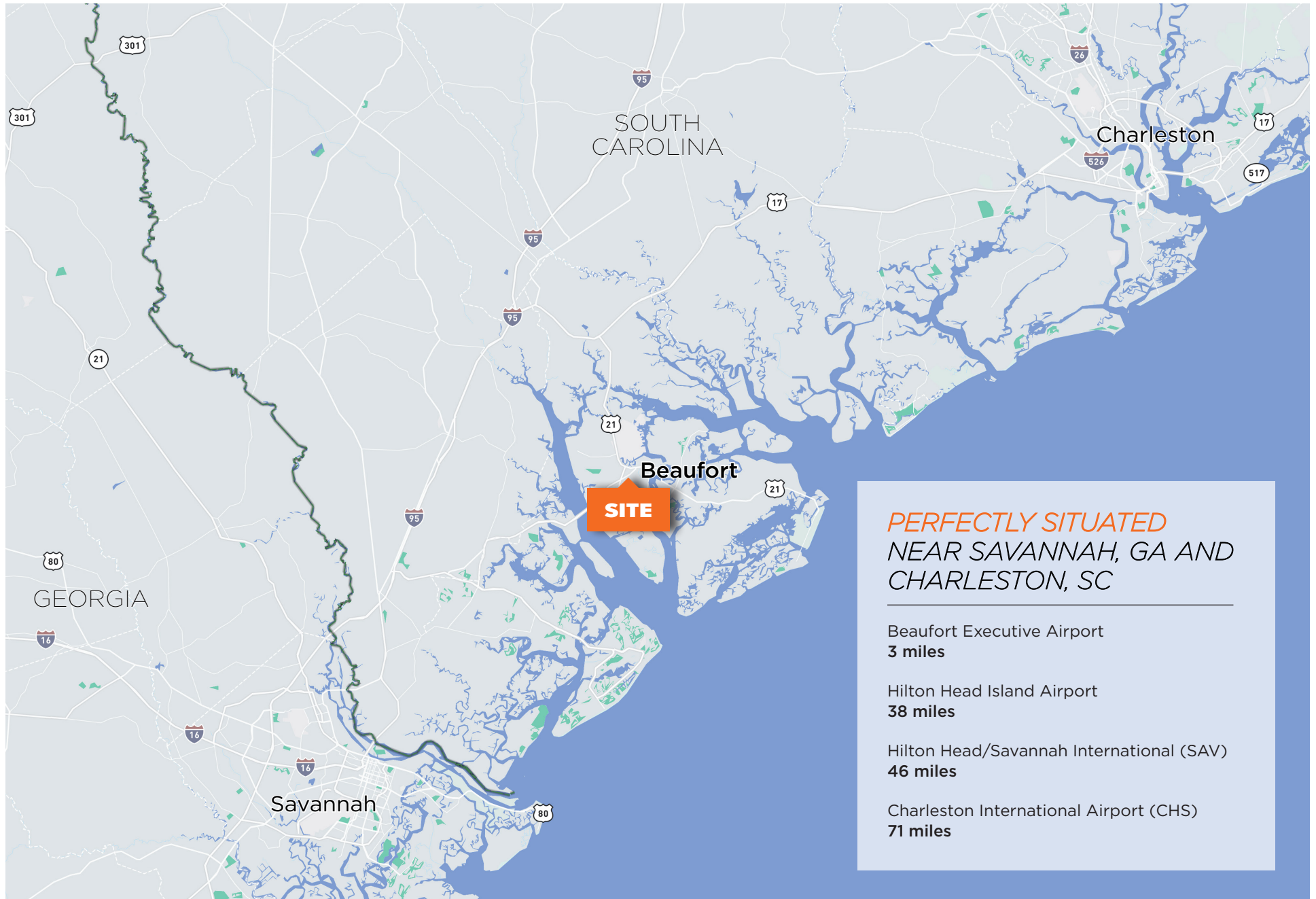
LOCATION OVERVIEW

Beaufort, South Carolina

Discover Beaufort, the second oldest city in South Carolina, and an inviting southern town that offers a perfect blend of history, natural beauty, and charm. The area is known for its picturesque waterfront views, historic architecture, and vibrant cultural scene. Beaufort's regional economy thrives with diverse manufacturers, including medical and hospitality. It hosts a growing community of entrepreneurs, small businesses, defense contractors, and sectors like aerospace and automotive. With a strong sense of community and a range of lifestyle amenities close by, this location presents an excellent opportunity for land or multifamily investment.



LOCATION OVERVIEW



DEMOGRAPHICS

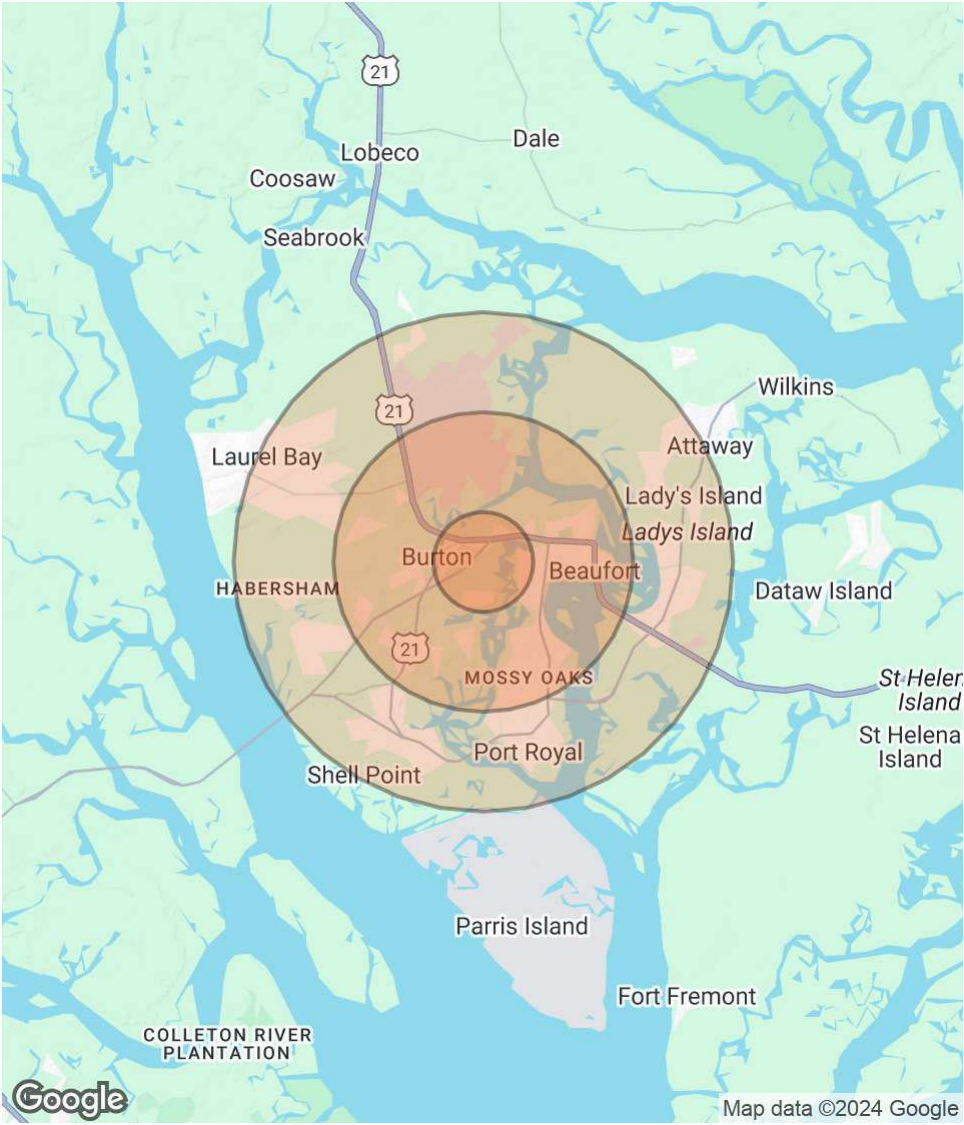
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,401	21,810	46,896
Average Age	40	40	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,039	8,955	18,847
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,009	\$84,817	\$89,399
Average House Value	\$375,923	\$388,214	\$398,335

Demographics data derived from AlphaMap



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FOR MORE INFORMATION, CONTACT:

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