



OFFERING MEMORANDUM

## 1556 SALEM ROAD

FOR SALE | PROPOSED MULTIFAMILY DEVELOPMENT | BEAUFORT, SC

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The background image is a high-angle aerial photograph of a coastal town. In the foreground, there's a marina with many boats docked at wooden piers. The town itself is built on a peninsula, with numerous houses and buildings of various styles. A large bridge spans a body of water in the background, connecting the town to the mainland. The water is a light blue-green color, and the sky is overcast with some clouds. The overall scene is a mix of natural beauty and human-made infrastructure.

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## PROJECT SUMMARY

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### **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

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### *Parcel Outline*



## PROJECT SUMMARY

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### *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

## Conceptual Masterplan



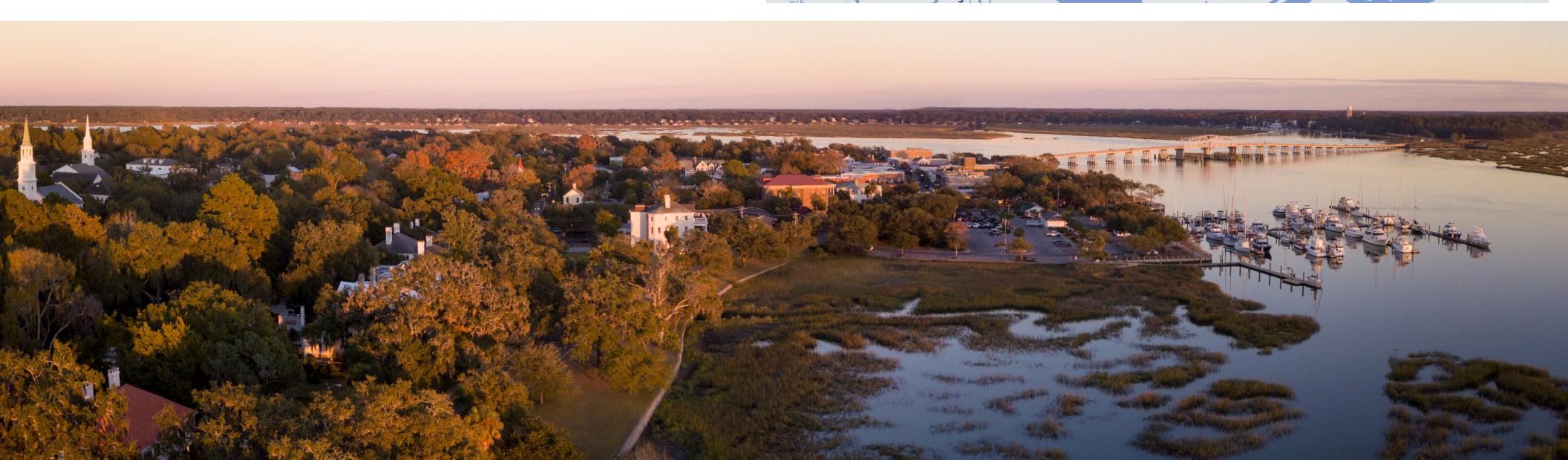
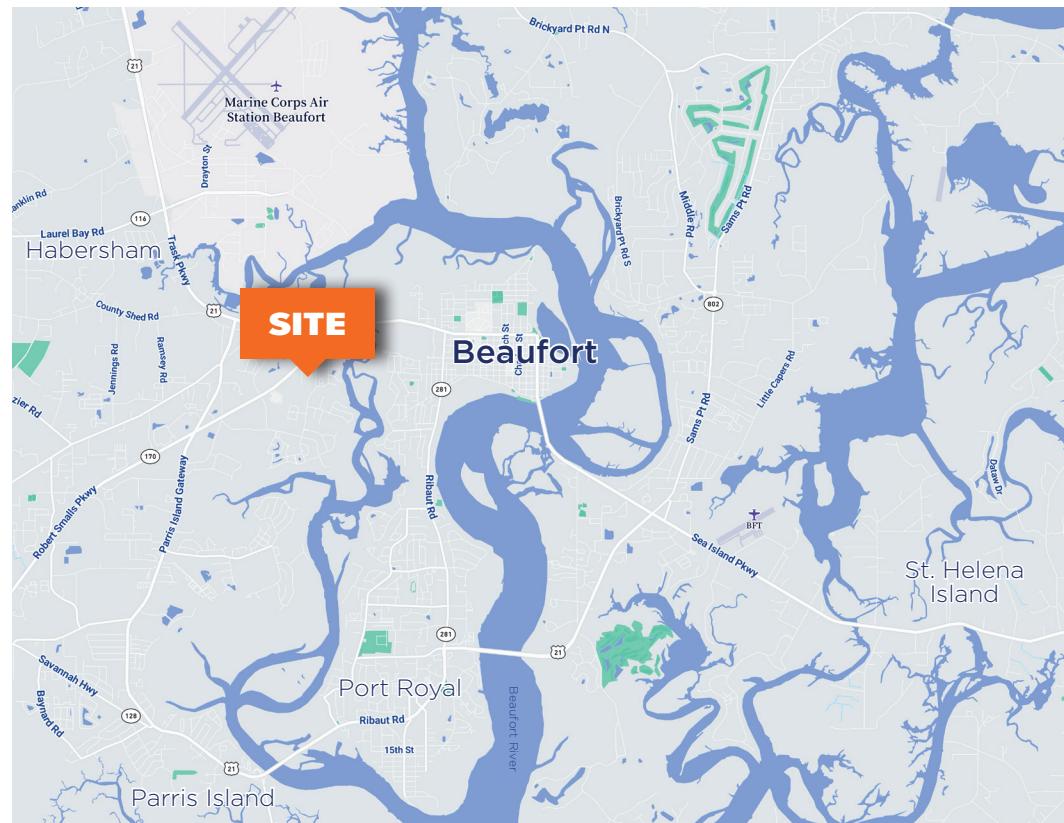
## LOCATION OVERVIEW

### *Beaufort, South Carolina*

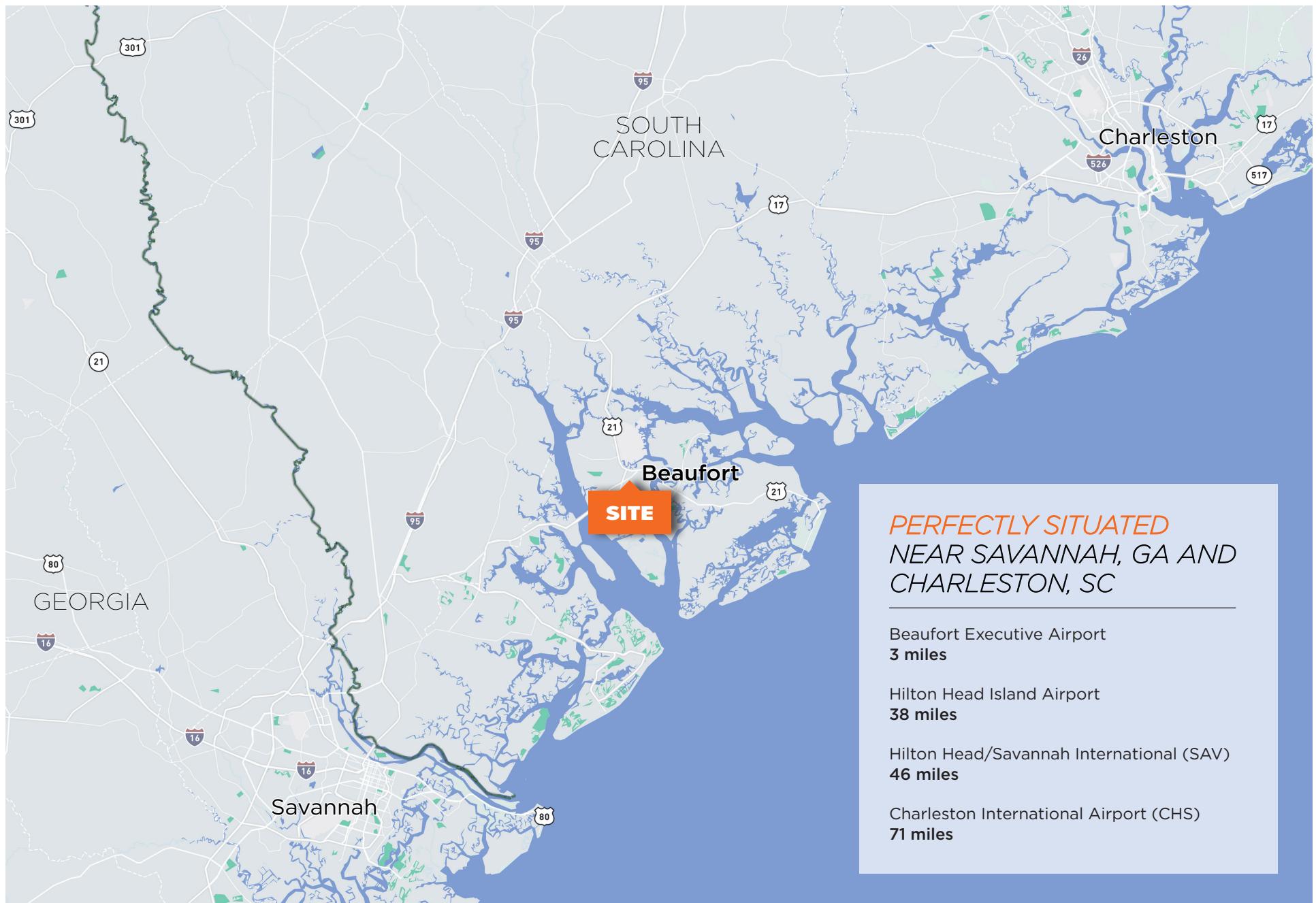
Discover Beaufort, the second oldest city in South Carolina, and an inviting southern town that offers a perfect blend of history, natural beauty, and charm.

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

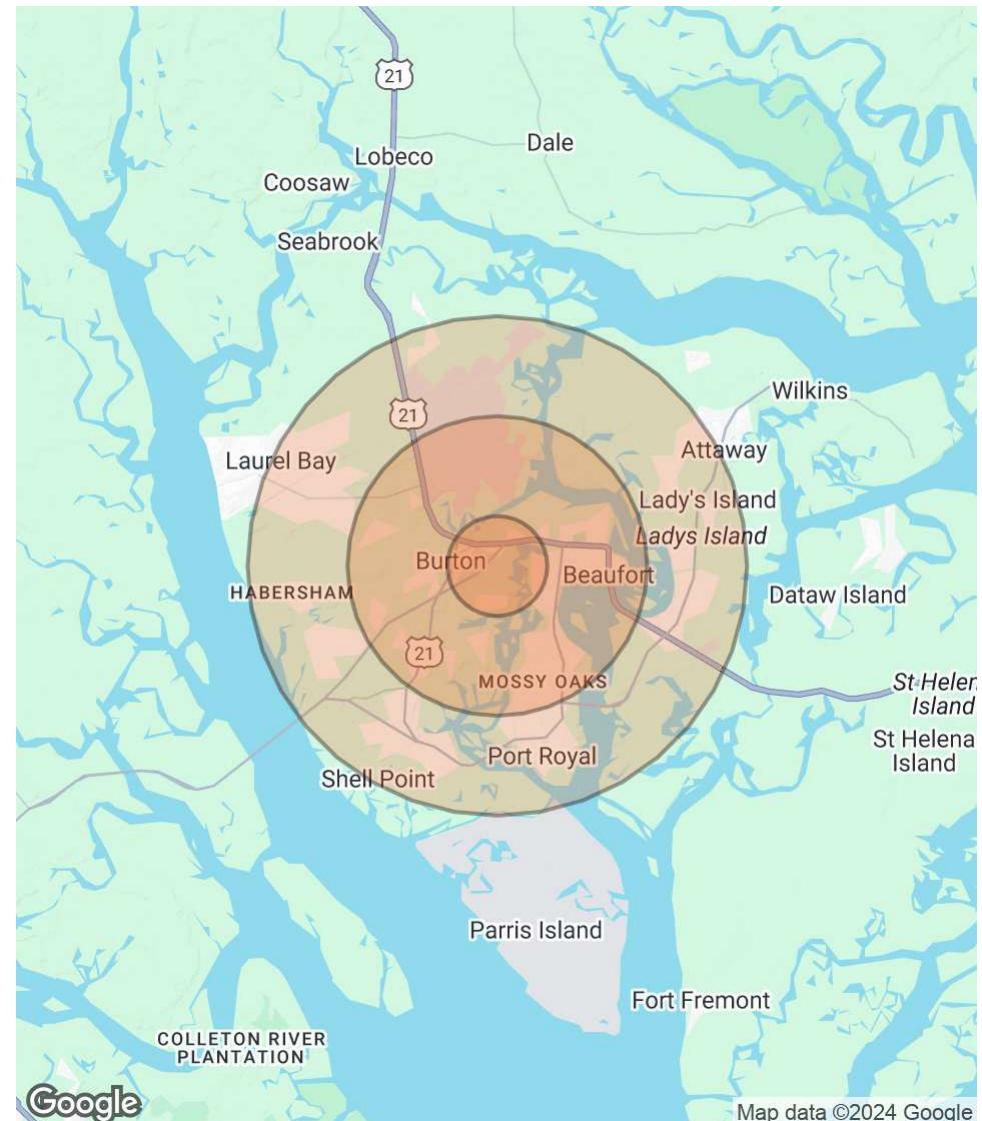


# DEMOGRAPHICS

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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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