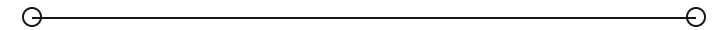


SALE

High Profile Parcels Zoned For Single Family, Multifamily, Townhome, and Commercial Uses

207 ROBERT SMALLS PKWY

Beaufort, SC 29906



PRESENTED BY:

TOM DEMINT, CCIM

O: 843.816.7191

tdemint@svn.com

SC #8142



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Western Tract - \$2,600,000 Southern Tract - \$4,200,000
LOT SIZE:	56.54 Acres
ZONING:	PUD
MARKET:	Beaufort

PROPERTY OVERVIEW

High profile parcels zoned for residential, multifamily, townhome, and commercial uses. The Western Tract (15.94 acres) has visibility on Robert Smalls Pkwy (Hwy 170) and The Southern Tract (40.63 acres) has direct marshfront/water views.

PROPERTY HIGHLIGHTS

- Two Residential/Commercial Parcels In The Heart of Beaufort's Shopping District
- Zoned for Commercial, Residential, Multifamily, and Townhome Uses.
- 40 Acre Tract Has Marsh and Water Views.
- 15.94 Acre Tract Has Visibility From Robert Smalls Pkwy (Hwy 170)

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ADDITIONAL PHOTOS



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ZONING INFORMATION:

T.M.S. R122 029 000 0490 0000 (T5-UC/RMX)
 T.M.S. R122 029 000 0255 0000 (T5-UC/RMX)
 T.M.S. R120 029 000 0108 0000 (T4-N)

CONTACT INFORMATION:
 CITY OF BEAUFORT: 843-525-7070
 1811 BOUNDARY STREET
 BEAUFORT, SC 29902

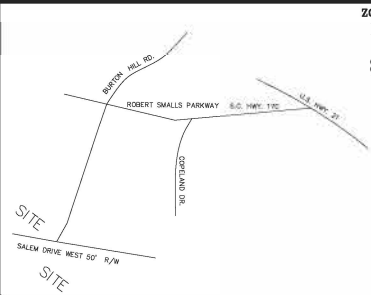
THERE IS NO EVIDENCE OF EARTH MOVEMENT OR BUILDING CONSTRUCTION IN RECENT MONTHS.
 SEWER, WATER, POWER, TELEPHONE AND GAS ARE PRESENT ON SITE. ONLY ABOVE GROUND APPEARANCES AND VISIBLE UTILITIES WERE LOCATED.

THERE IS NO EVIDENCE OF ANY CEANTARY OR BURIAL GROUND.
 THE LANDS SHOWN ON THIS SURVEY ARE THE SAME AS THE LANDS DESCRIBED IN THE CHICAGO TREE INSURANCE TITLE COMMITMENT NO. 3-32646(A) 3-32646(B) 3-32646(C)

NOTE: PARCEL BOUNDARY AND EDGE OF RIGHT OF WAY ARE CONTIGUOUS WHERE THEY MEET.

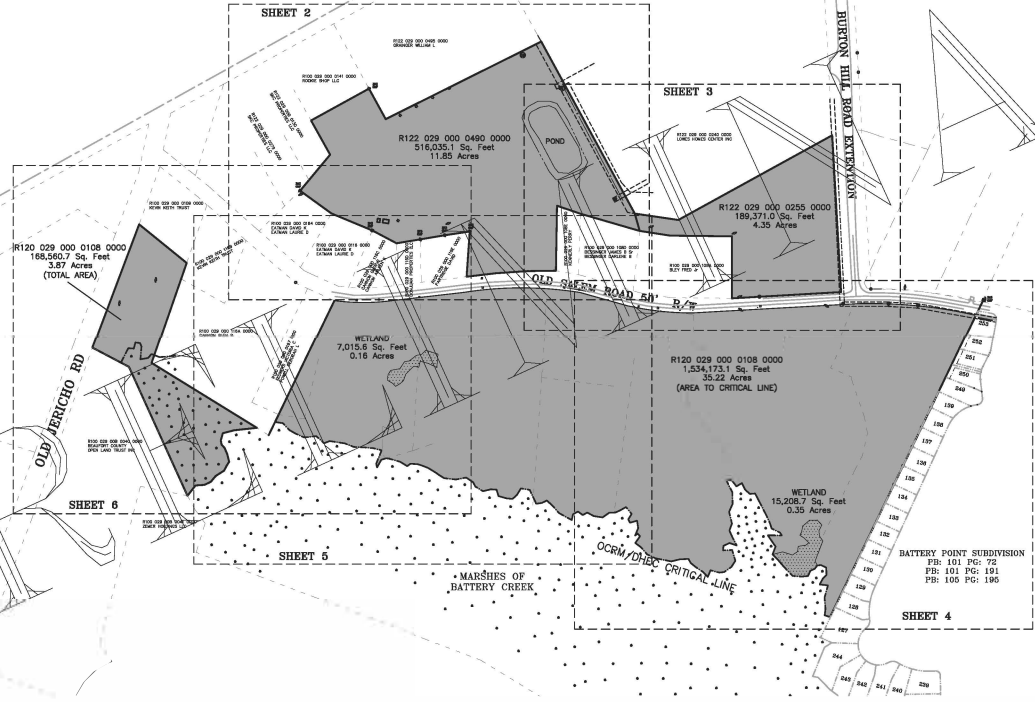
LEGEND OF SYMBOLS & ABBREVIATIONS

○ CO	FIRE HYDRANT	□ M/M	MAIN VALVE MONUMENT
○ PP	CLEAN OUT	○ MH	MANHOLE
○ TP	POWER POLE	□ GW	GUY WIRE
○ FO	TELEPHONE PEDESTAL	□ CB	CABLE BOX
○ WV	FIBER OPTIC STUB	— OE	OVERHEAD POWERLINE
○ VV	WATER VALVE	—	EDGE OF PAVEMENT
○ G	GAS VALVE	—	BACK OF CURB
○ W	WATER METER	○	LIGHTPOLE
○	1/2" ROD SET	—	GAS LINE
●	ELEVATION	—	CENTER LINE
●	ELEVATION	—	CONTOUR LINE



- NOTES:**
- 1.) THE BEARINGS SHOWN HEREIN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (SHADED & UNSHADED) AND "AE" (5.0) AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013001616 & 45013001626 DATED 3/22/2021

- REFERENCES:**
- 1.) T.M.S. R122 029 000 0490 0000 (CO.#3-02484A)
 - 2.) T.M.S. R122 029 000 0255 0000 (CO.#3-02484B)
 - 3.) T.M.S. R120 029 000 0108 0000 (CO.#3-02484C)
 - 4.) PLAT BY DAVID E. GASQUE DATED 12/15/99 PLAT BOOK 73, PAGE 83 BEAUFORT COUNTY R.M.C. OFFICE
 - 5.) PLAT BY R.D. TROODON JR DATED 7/28/75
 - 6.) PLAT BY DAVID E. GASQUE DATED 7/30/80 PLAT BOOK 39, PAGE 143 BEAUFORT COUNTY R.M.C. OFFICE
 - 7.) PLAT BY DAVID S. YOUNG DATED 4/13/2001 PLAT BOOK 80, PAGE 103 BEAUFORT COUNTY R.M.C. OFFICE
 - 8.) PLAT BY DAVID S. YOUNG DATED 10/10/2001 PLAT BOOK 85, PAGE 192 BEAUFORT COUNTY R.M.C. OFFICE
 - 9.) PLAT BY DAVID S. YOUNG DATED 11/15/2001 PLAT BOOK 84, PAGE 197 BEAUFORT COUNTY R.M.C. OFFICE
 - 10.) PLAT BY BP BARBER & ASSOCIATES DATED 7/1/2003 PLAT BOOK 100, PAGE 138 BEAUFORT COUNTY R.M.C. OFFICE
 - 11.) PLAT BY DAVID E. GASQUE DATED 6/25/2011 PLAT BOOK 141, PAGE 92 BEAUFORT COUNTY R.M.C. OFFICE



BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 24050-1587 BEARING AN EFFECTIVE DATE OF MAY 26, 2022.

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify that I have shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an approved seal.

Surveyor's Certification:
 To: ROTUNDA LAND & DEVELOPMENT GROUP, LLC and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6, 10(b), and 13 as listed in Annex A thereof. The field work was completed on 03/01/2022.

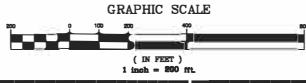
David E. Gasque
 Registration No. 19390
 in the State of South Carolina
 Date of Expiration: 06/20/2022
 Date of Last Renewal: 06/20/2022

Survey Performed By:
 Gasque & Associates, Inc.
 28 Professional Street, Suite
 Beaufort, SC 29906
 Phone: (843) 522-1798

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HEREON.

ALTA/NSPS SURVEY
 R122 029 000 0490 0000
 R122 029 000 0255 0000
 R120 029 000 0108 0000
 PREPARED FOR
 CITY OF BEAUFORT
 BEAUFORT COUNTY-SOUTH CAROLINA

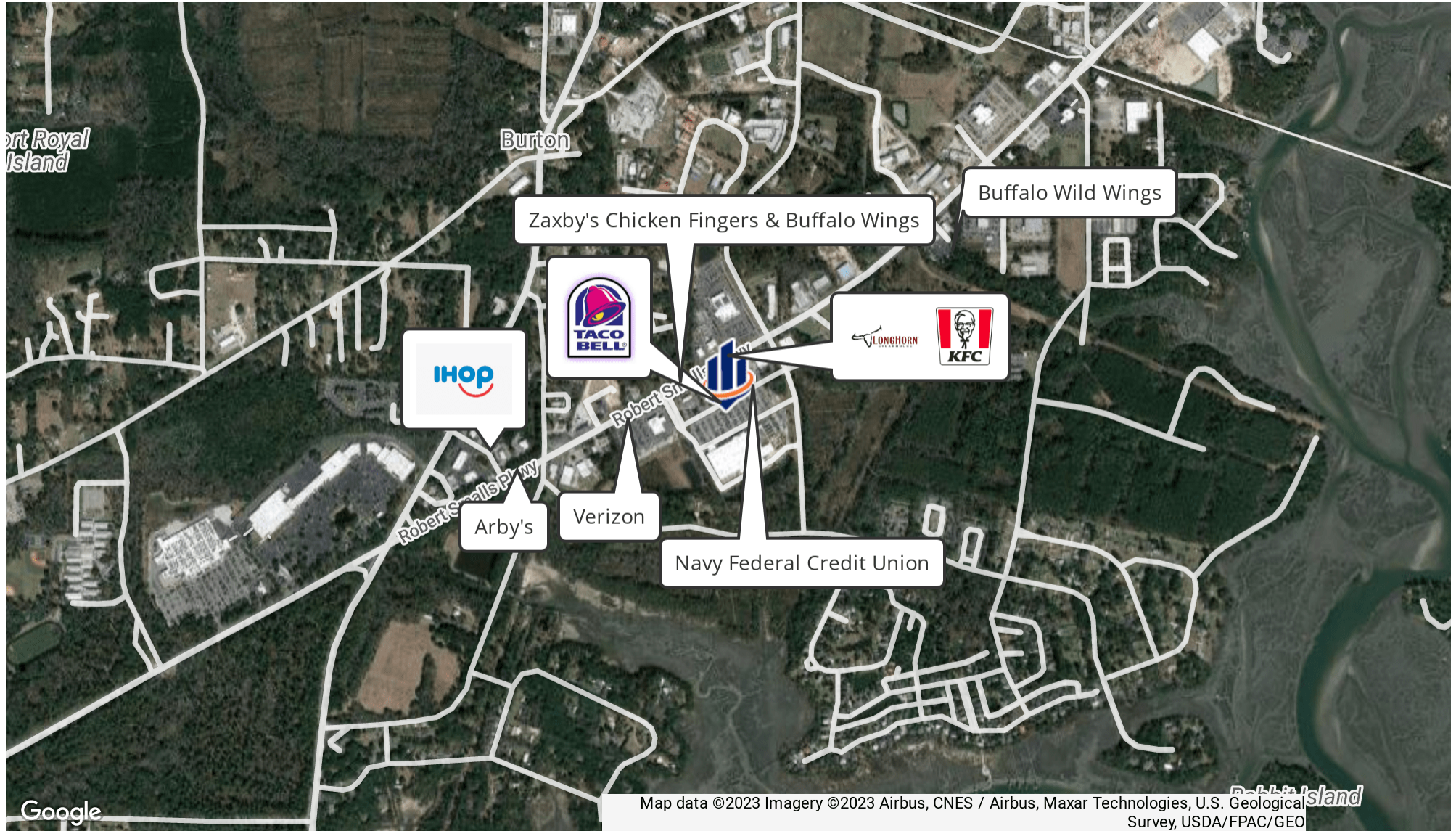


DATE 6/14/2022 SCALE 1"=200'

SHEET 1 OF 6

JOB#264493/LJ/A F.B.#1109/AS DRWHN ETC. 05/20

RETAILER MAP



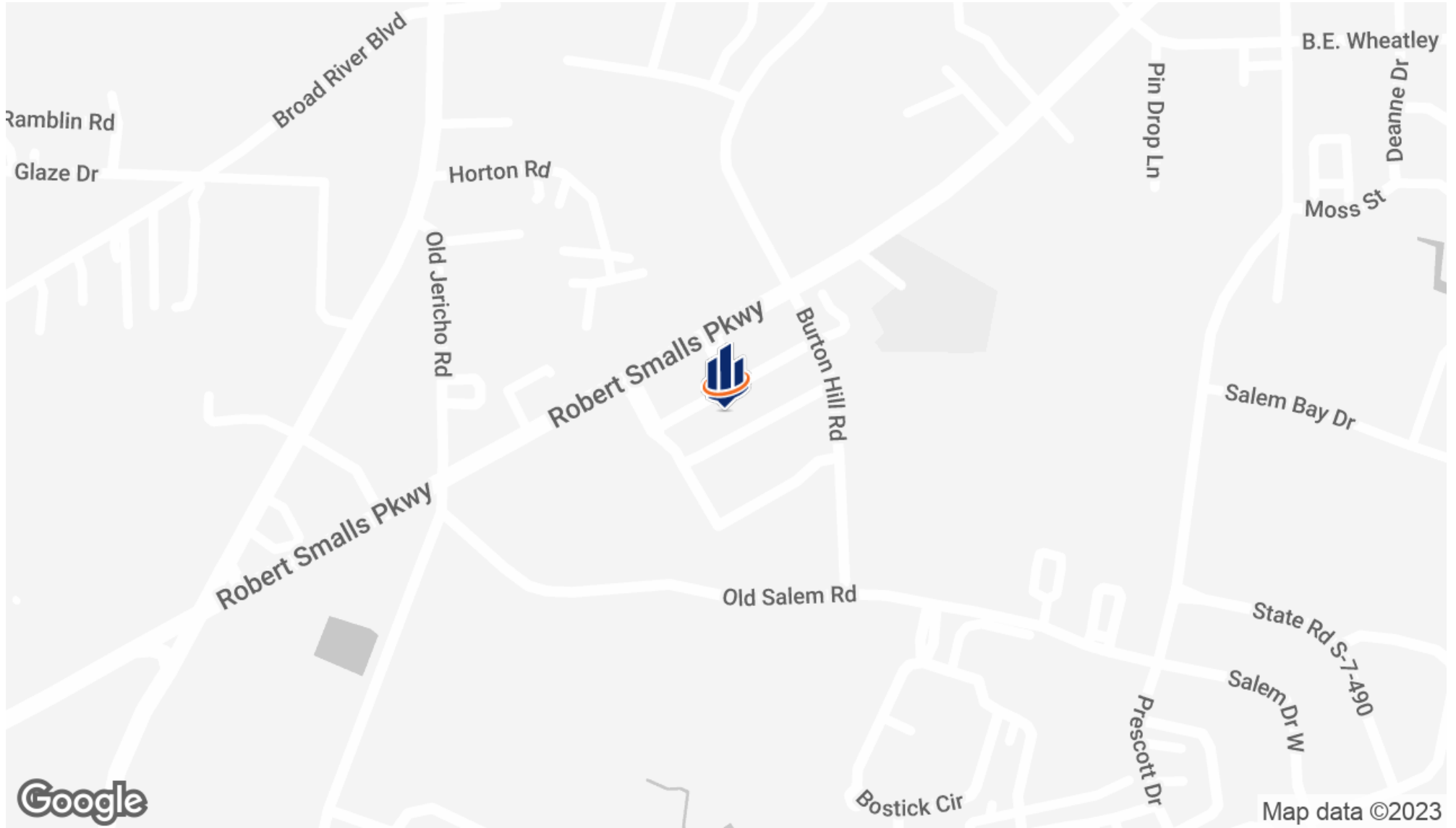
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

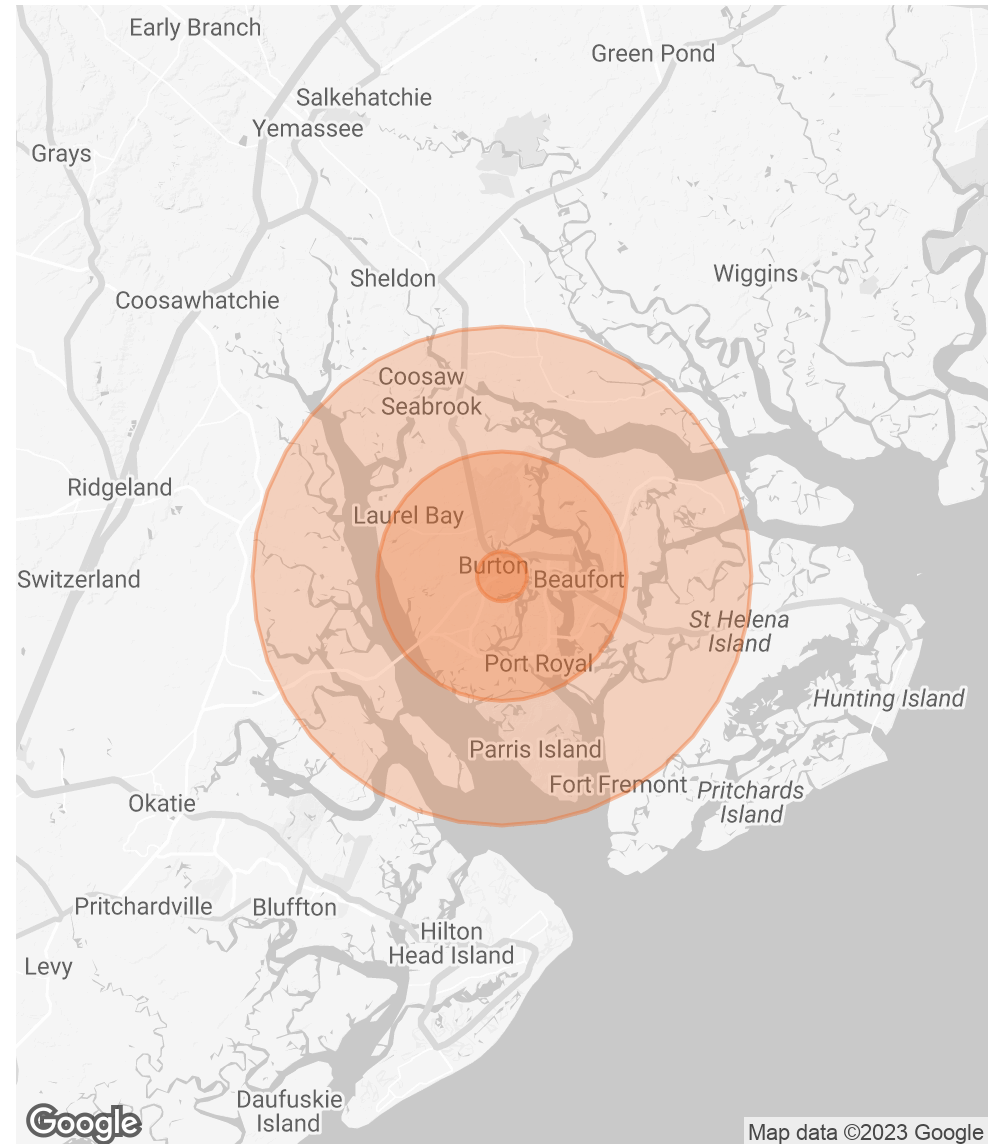
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,984	39,098	73,789
AVERAGE AGE	30.8	33.4	33.5
AVERAGE AGE (MALE)	28.8	32.1	32.7
AVERAGE AGE (FEMALE)	32.3	34.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	795	15,334	26,807
# OF PERSONS PER HH	2.5	2.5	2.8
AVERAGE HH INCOME	\$58,446	\$61,878	\$63,939
AVERAGE HOUSE VALUE	\$242,778	\$267,436	\$266,188

* Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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