



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE



FOR SALE

**12 NEIL ROAD
BEAUFORT, SC 29906**

ACREAGE

**±2.69
ACRES**

ZONING

**C5-
RCMU**

PRICE

\$2,495,000



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PROPERTY DESCRIPTION

12 Neil Road offers an exceptionally rare redevelopment opportunity at one of Northern Beaufort County's most dynamic convergences. The ±2.69-acre mixed-use site is improved with approximately ±6,500 RSF across two buildings, including a ±5,500 SF live/work building and a ±1,000 SF modular building. What truly separates this offering is the opportunity to create a future development that draws from multiple demand drivers at once—prominent visibility and access from two major thoroughfares, coupled with frontage along one of Beaufort County's most popular and rapidly growing recreational corridors. With approximately 100 feet of frontage along Hwy 21 and an existing curb cut already in place, the property presents a highly uncommon blend of vehicular exposure, accessibility, and trail-oriented appeal that is rarely replicated in a single site. Buyers are encouraged to inquire about the availability of adjacent parcels that could further expand the scale and potential of a future project.

LOCATION DESCRIPTION

12 Neil Road is exceptionally well positioned at the intersection of Hwy 170 and Hwy 21, placing it in the middle of Northern Beaufort County's strongest growth corridors. Along Hwy 170, the site benefits from proximity to the newly developed Beaufort Station shopping center, the newly redeveloped Beaufort Plaza shopping center, the brand new 50-unit townhome complex from Tri Pointe Homes, and the 328-unit Pointe Grand Apartments, all of which continue to add retail momentum and residential density to the area. Along Hwy 21, the property is near Home2 Suites, the newly opened Wendy's and Cook Out, and within a 3-mile radius Beaufort Commerce Park, further strengthening the corridor's commercial draw. The site also fronts the Spanish Moss Trail, a major recreational amenity that has continued expanding toward Port Royal, adding another layer of visibility, connectivity, and long-term appeal. Altogether, this location offers a rare combination of access, exposure, surrounding growth, and trail frontage that makes it especially attractive for future redevelopment.



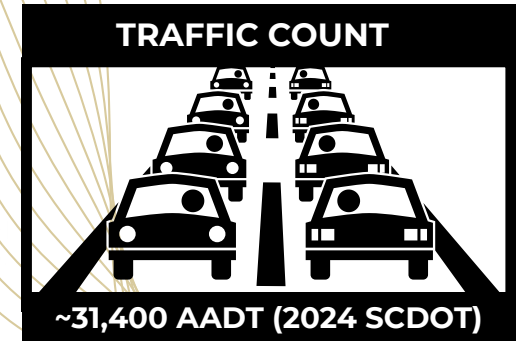
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DEMOGRAPHICS & TRAFFIC COUNT



RADIUS FROM SITE	POPULATION +/-	Median HH Income	EST. 5-YEAR GROWTH
1 MILE	2,291	\$44,484	+10.69%
3 MILE	17,293	\$54,118	+10.40%
5 MILE	46,321	\$59,767	+10.46%



NOTABLE USES UNDER C5RCMU

PERMITTED			CONDITIONAL	
	Hotel/Inn/Motel	Medical Service: Clinics/Offices		Vehicle Services
Transportation Terminal	Recreation Facility: Commercial Indoor	Parking Facility: Public or Commercial	Wholesaling and Distribution	Restaurant w/ Drive- through
Agricultural Support Services	Live/Work	Restaurant, Café, Coffee Shop	Warehousing	Retail w/ Drive-through
Forestry	General Retail 50,000 SF or Less	General Offices & Services: greater than 50,000 SF	Outdoor Maintenance/Storage Yard	Vehicle Sales & Rental
Dwelling Single Family Detached	Bar, Tavern, Nightclub	Animal Services: Clinic/Hospital	Residential Storage Facility	Affordable Housing
Dwelling: Multi-Family	Open Air Retail	Short-Term Housing Rental (STHR)	Manufacturing, Processing, and Packaging	Day Care

Hwy-170 / Hwy-21 Intersection Retail Snapshot

Beaufort Plaza | Beaufort, SC

Publix SUPER MARKETS | BAM! BOOKS & MILLION | burkes outlet
FIVE GUYS BURGERS & FRIES | EMPORIUM | Staples
Ameris Bank | South Atlantic Bank | AT&T

SPANISH MOSS TRAIL

W

Chick-fil-A

McDonald's

COOK OUT
FRESH HAMBURGERS

COUNTRY
INN & SUITES
BY RADISSON

REGIONS

Advance
Auto Parts

Wendy's

O'Reilly
AUTO PARTS

SITE

SLEEP
INN & SUITES



AutoZone



INDUSTRIAL KEY REDEVELOPMENT METRICS

FLOOR AREA RATIO:
.37

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

PARKING REQUIREMENTS:
Flex: 1 space per 500 GSF
Warehousing: 1/2,000 GSF



RETAIL KEY REDEVELOPMENT METRICS

FLOOR AREA RATIO:
.37

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

PARKING REQUIREMENTS:
1 space per 250 GSF



MIXED-USE KEY REDEVELOPMENT METRICS

RESIDENTIAL CAP: 15
DU/ACRE

PROJECTED MAX
DWELLING COUNT:
+/-40

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

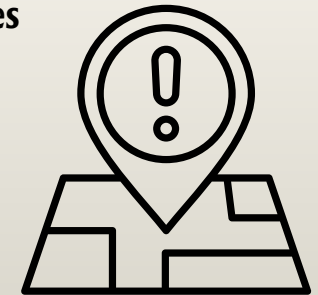
PARKING REQUIREMENTS:
1.25 space per Dwelling
1 space per 300 SF of Retail

REDEVELOPMENT METRICS & FEATURES

C5RCMU BUILDING METRICS

BUILDING HEIGHT:
Up to 3 stories

SETBACKS:
Front: 25'
Side: 15'
Rear: 10'



**Ref. Beaufort County Development Code, Article 3; Article 3, Sec. 3.3.50; Article 4, Div. 4.1; Article 5*

12 NEIL ROAD EXISTING FEATURES

- Access w/ curb cut from Hwy-21
- Access w/ curb cut from Neil Road
- Spanish Moss Trail Frontage
- +/- 100' of Hwy-21 Frontage
- Camper parking/full utility hook-ups
- Private well & septic in place
- Water/sewer tie-ins available
- Gas lines stubbed out on site

Main Building

- +/- 5,500 SF
- One 1,200 SF Residential Dwelling
- One 3,600 SF Warehouse
- 300 Amp; 3-Phase Power
- 2 Three Ton HVAC Units

Modular Building

- +/- 1,000 SF

AERIAL PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





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PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**