

FOR SALE

PROPOSED MULTIFAMILY
DEVELOPMENT



1556 SALEM RD, BEAUFORT, SC 29902

Harbor
COMMERCIAL PARTNERS



PROPERTY DESCRIPTION

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 SPECS

LISTING PRICE	\$3,250,000
LOT SIZE	4.3 AC
TAX ID/APN	R122-029-000-0625-0000
COUNTY	Beaufort
ZONING	T4-N (Neighborhood)

PROJECT SUMMARY

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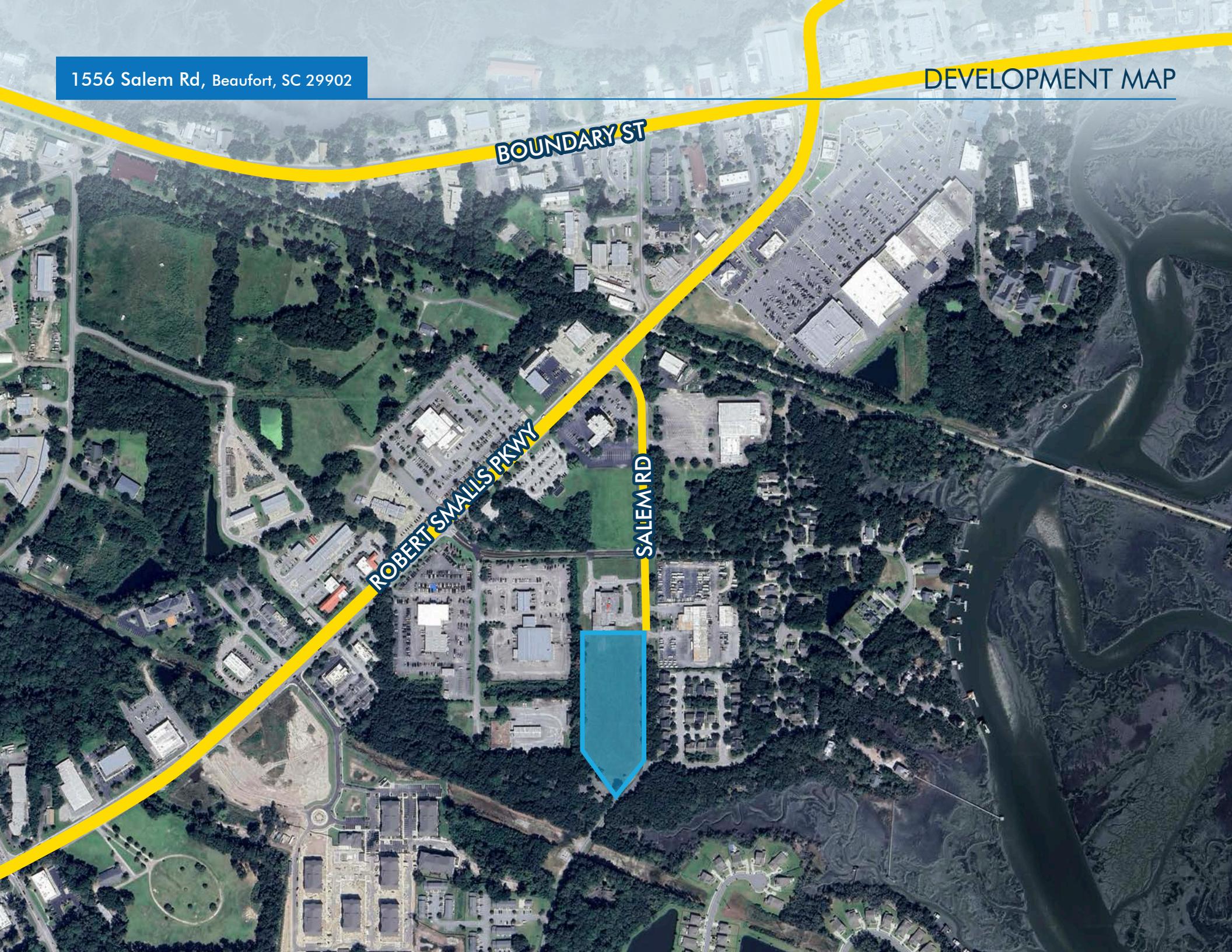
- Conceptual Master Planning – *Completed*
- Subdivision & Recombination - *Completed*
- Survey – *Completed*
- Topographical Survey – *Completed*
- Tree Survey – *Completed*
- Engineering Design – AND DRB Design Revisions – *Completed*
- Landscape Design – *Completed*
- Site Permit – *Completed*
- SC DOT 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



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DEVELOPMENT MAP



CONCEPTUAL MASTER PLAN

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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	737	5856
1-BEDROOM TOTAL	104	3289	67912	3504	73284
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	46900	5944	47560
TOTAL UNITS	154	8904	112812	9468	119944



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