

FOR SALE

PROPOSED MULIFAMILY
DEVELOPMENT



1556 SALEM RD, BEAUFORT, SC 29902

Harbor
COMMERCIAL PARTNERS

1556 Salem Rd, Beaufort, SC 29902



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 SUMMERY

1556 Salem Rd, Beaufort, SC 29902

- 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



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DEVELOPMENT MAP

BOUNDARY ST

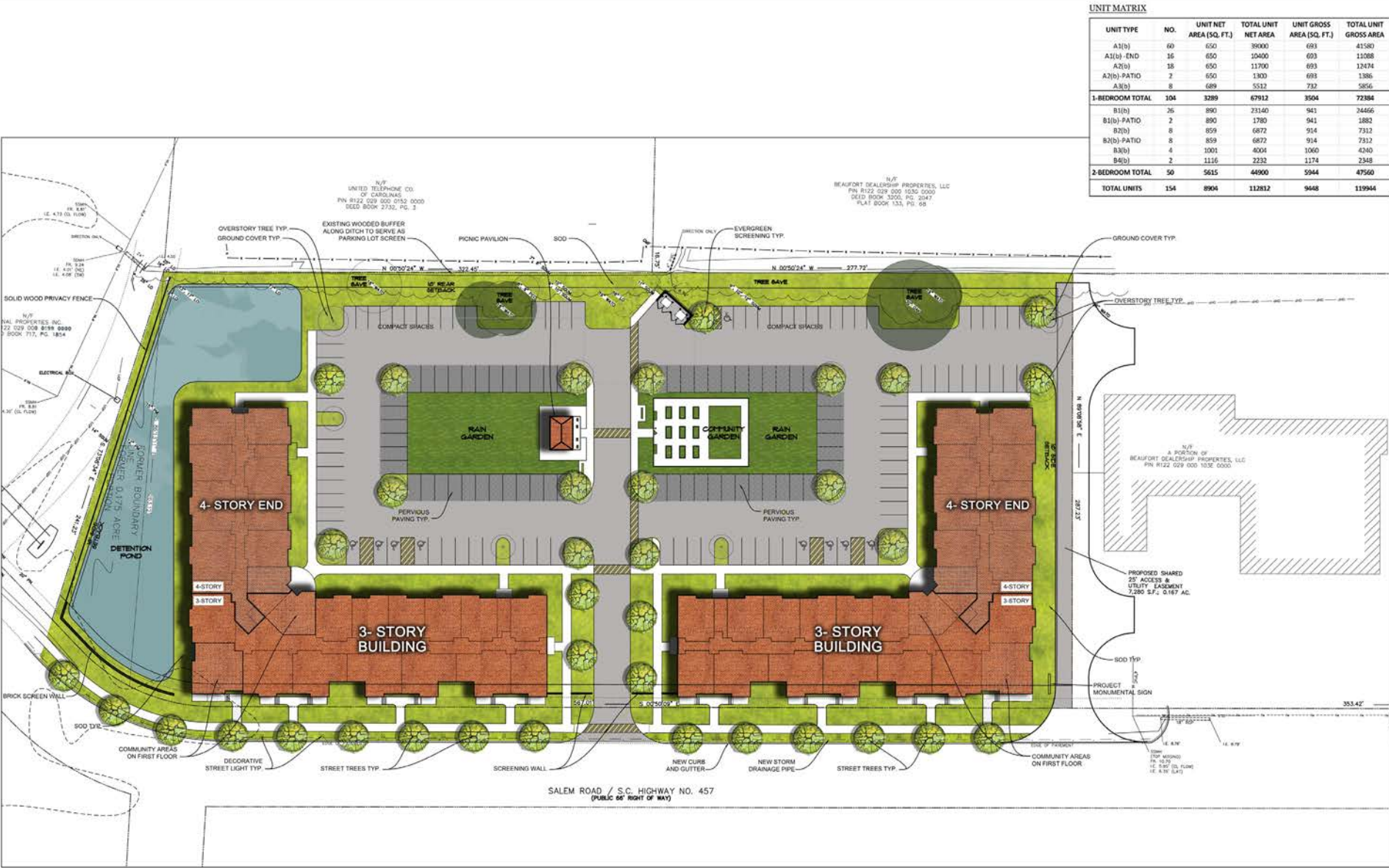
ROBERT SMALLS PKWY

SALEM RD



CONCEPTUAL MASTER PLAN

1556 Salem Rd, Beaufort, SC 29902





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