

3599 TRASK PKWY
BEAUFORT, SC 29906



COMMERCIAL LAND FOR SALE
OPPORTUNITY ZONE

Harbor
COMMERCIAL PARTNERS

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ASKING PRICE

\$1,500,000

PROPERTY INFORMATION

TAX MAP ID	R1200260000153000
COUNTY	BEAUFORT
MUNICIPALITY	CITY OF BEAUFORT
ZONING	T5-UC/RMX
TOTAL SITE ACREAGE	3.865 ACRES
NUMBER OF BUILDINGS	2
BLDG 1 SF	6,120 SF
BLDG 2 SF	1,320 SF (MOBILE OFFICE)
TRAFFIC COUNTS	23,000 VPD

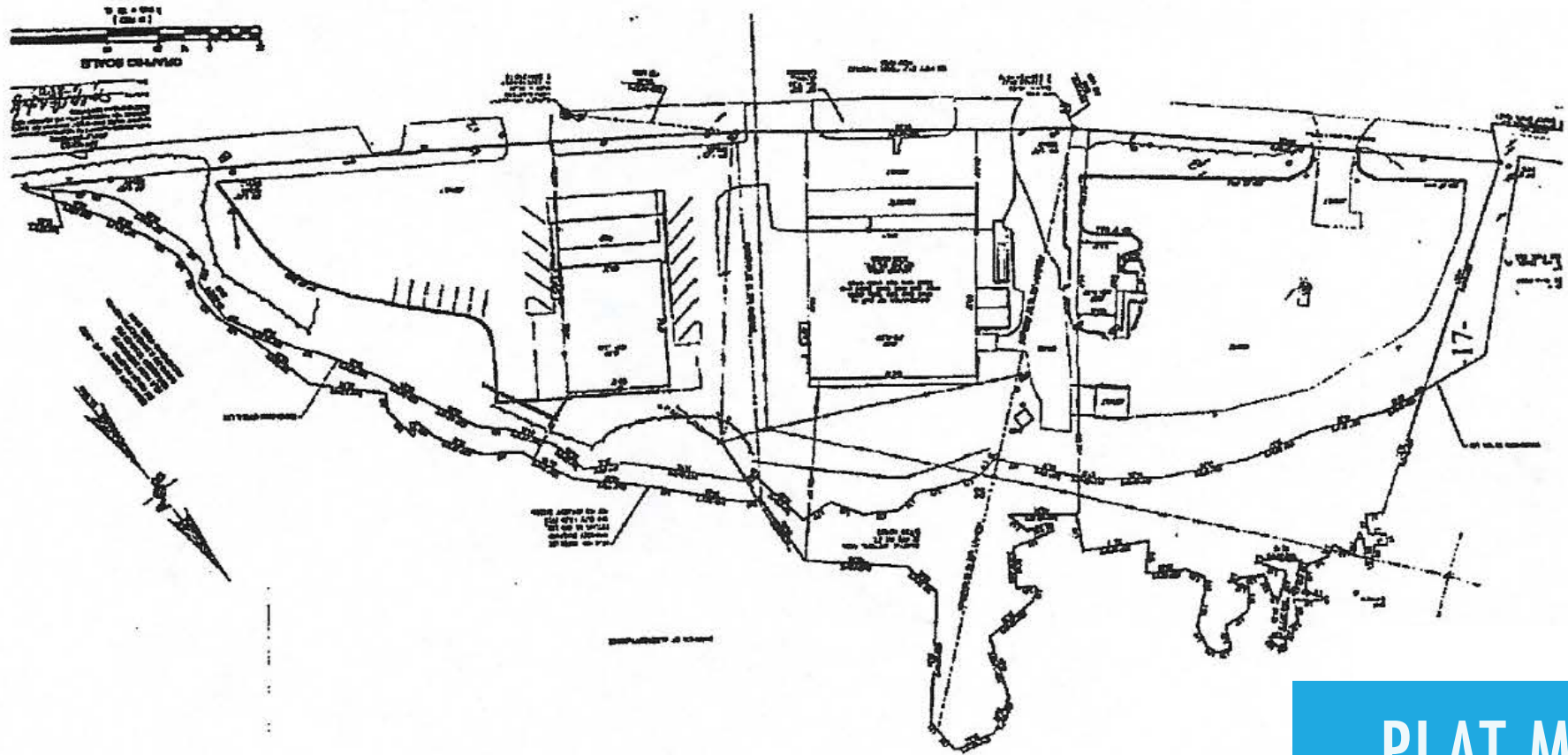
HIGHLIGHTS

This 3.865-acre tract is located on US-21/Trask Parkway. The property is waterfront commercial land improved with two buildings and site improvements. There are 3.161 acres of upland. Property is located in an Opportunity Zone west of the historic district in downtown Beaufort along Robert Smalls Parkway. This is also known as Highway 170 and is a major thoroughfare connecting Beaufort with Bluffton with many national tenants.



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PLAT MAP

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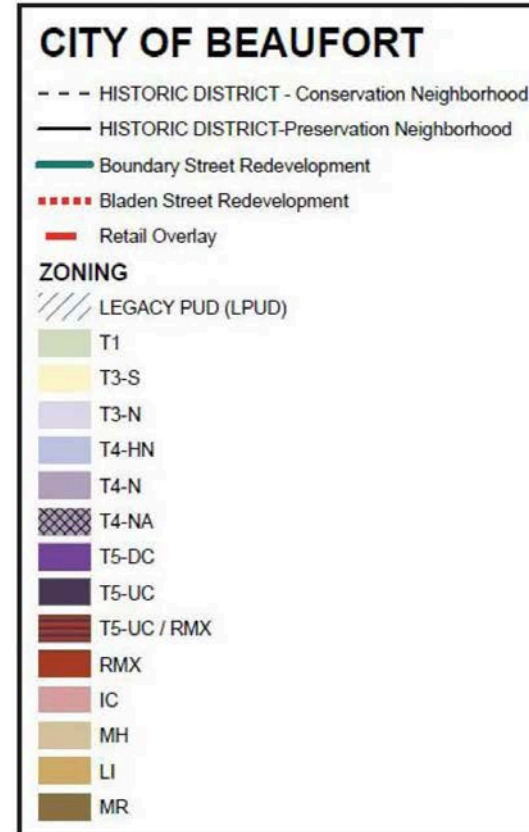
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LOCATION

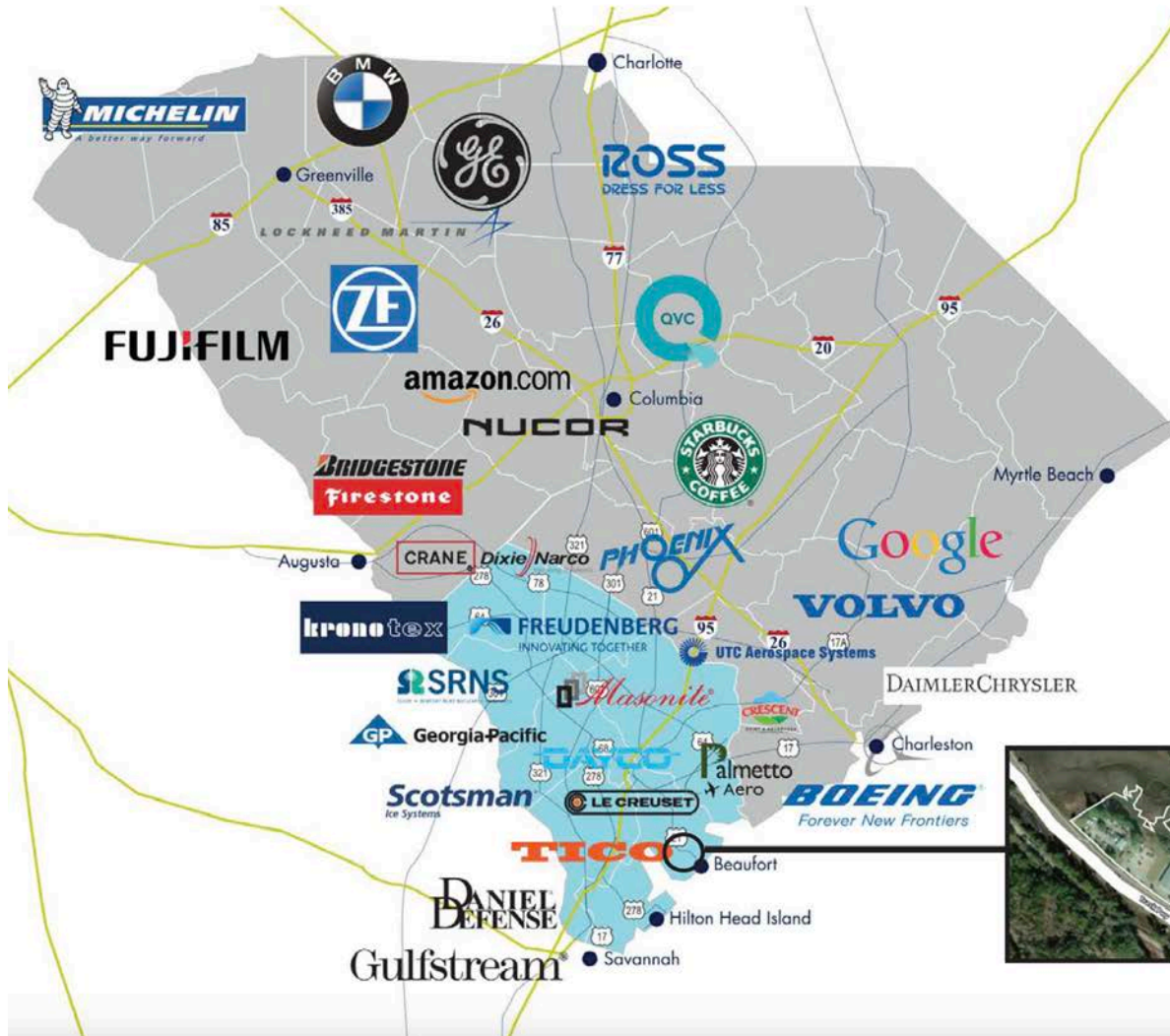


Zoned T-5-UC, RMX by the City of Beaufort. The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. The RMX districts intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.

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ECONOMIC DRIVERS



Bullish on Beaufort
 Companies from around the world are moving to Beaufort County. Here's a quick glimpse at the growth over just the past 3 years.

43 new projects **1,137** jobs created & retained

\$232 million in new capital investment **\$13.5** million in incentives & site development grants

<http://thrivebeaufort.org/why-beaufort-county/>



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PHOTOS



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DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
 POPULATION	1,121	16,873	50,965
 TOTAL BUSINESSES	160	1,147	2,552
 MEDIAN AGE	36.1	37.7	37.7
 AVG HOUSEHOLD INCOME	\$68,017	\$75,039	\$80,318

Contact:



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