



FOR SALE

**TBD BOUNDARY STREET
BEAUFORT, SC 29906**



**PRINCIPAL
ADVISORS**
COMMERCIAL REAL ESTATE



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ACREAGE

**± 3
ACRES**

ZONING

**C5-
RCMU**

PRICE

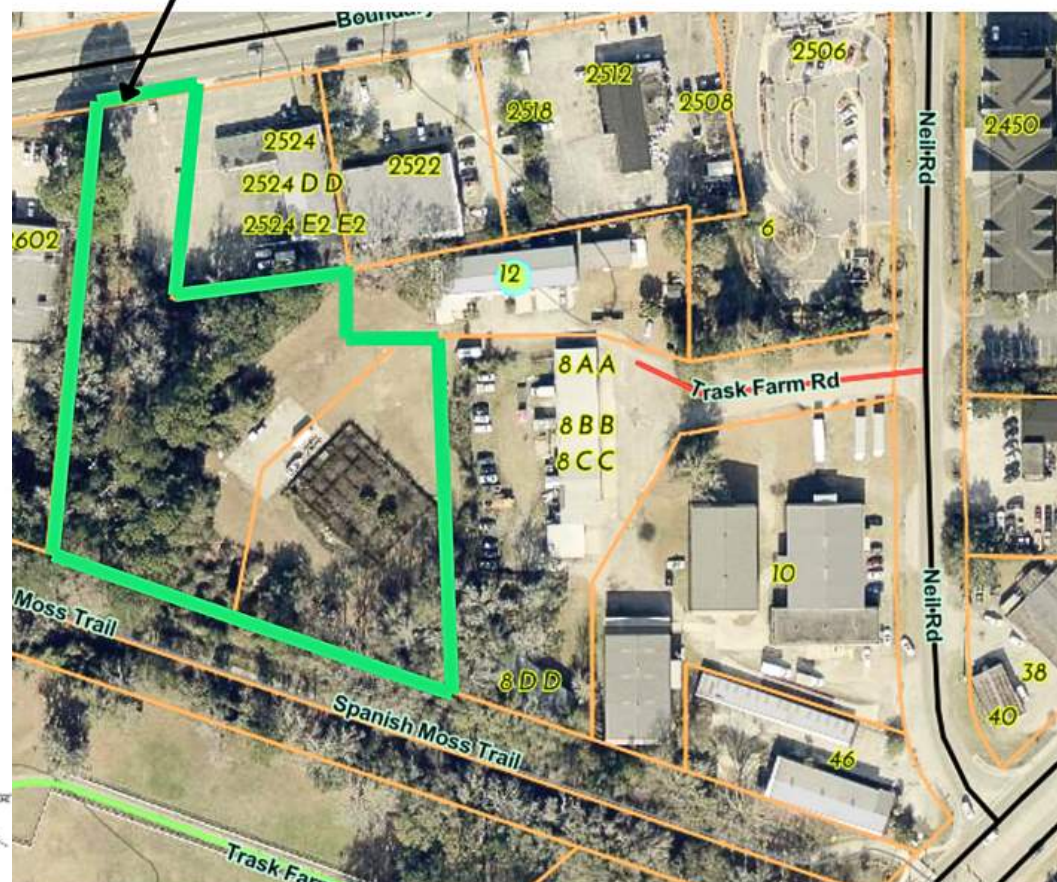
\$1,500,000

PROPOSED CONFIGURATION



EXISTING TWO LANE CURBCUT
FROM HWY-21 W/ SURFACE LOT

— = PROPERTY LINE
 PROPERTY LINES ARE APPROXIMATE



CONCEPTUAL PLANS

RETAIL SITE PLAN

~10,000 RSF



SITE DATA

ZONING: CS-RCMU
TOTAL ACREAGE: +/- 3 ACRES
PROPOSED USE: RETAIL / COMMERCIAL
BUILDING AREA: ~10,000 RSF

PARKING SUMMARY

STANDARD SPACES: 66
ADA SPACES: 2
TOTAL SPACES: 68

PARKING RATIO

10,000 SF / 300 SF PER SPACE
= 33.3 SPACES REQUIRED

✓ COMPLIES

NOTES

- EXISTING TWO-LANE CURB CUT FROM BOUNDARY STREET (US 21)
- INGRESS AND EGRESS LANES MERGE AT THE CURB CUT PER EXISTING CONDITION
- ALL INTERNAL DRIVES ONE-WAY COUNTERCLOCKWISE
- NO VEHICULAR ACCESS FROM BOTTOM OF PARCEL
- SIDEWALKS PROVIDED ALONG ALL DRIVES AND BUILDING FRONT
- PEDESTRIAN CONNECTION TO SPANISH MOSS TRAIL PROVIDED
- TRASH ENCLOSURE SCREENED WITH MASONRY WALL AND LANDSCAPING
- LANDSCAPING AND STORMWATER FACILITY DESIGNED TO MEET COUNTY STANDARDS



NORTH

*FOR CONCEPTUAL PURPOSES ONLY.
SUBJECT TO ENGINEERING AND
BEAUFORT COUNTY APPROVAL.

MULTIFAMILY SITE PLAN

72 UNITS TOTAL
(24 UNITS PER BUILDING)



SITE DATA

ZONING: CS-RCMU
TOTAL ACREAGE: +/- 3 ACRES
PROPOSED USE: MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT: 3 STORIES (MAX 45')
UNITS (EST.): 72 UNITS TOTAL
(24 UNITS PER BUILDING)

PARKING SUMMARY

STANDARD SPACES: 103
ADA SPACES: 6
TOTAL SPACES: 109

PARKING RATIO

1.58 SPACES PER UNIT
(109 SPACES / 72 UNITS)

✓ COMPLIES

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ZONING ANALYSIS

BEAUFORT COUNTY, SC

C5-RCMU REGIONAL CENTER MIXED USE DISTRICT

KEY DEVELOPMENT STANDARDS & METRICS

Information below is taken directly from the Beaufort County Community Development Code.

INTENT OF THE DISTRICT

The purpose of the C5 – Regional Center Mixed Use (RCMU) District is to accommodate a wide range of commercial, office, residential, and mixed-use developments at moderate to high intensities in established activity centers and along major corridors.

§ 3.3.50(A)

PERMITTED USES (§ 3.3.50(B))

Permitted uses include, but are not limited to:

- Multifamily dwellings
- Retail sales and services
- Offices and business services
- Hotels and motels
- Restaurants
- Civic, cultural, and institutional uses
- Parks and recreation
- Mixed-use buildings

All uses shall comply with Article 4: Use Standards.

SETBACKS (§ 3.3.50(C))

Front Setback (from ROW)	25 feet minimum
Side Setback	10 feet minimum
Rear Setback	10 feet minimum

Setbacks shall be increased as required by Article 6: Buffers and Screening.

APPLICABLE OVERLAY & GENERAL DEVELOPMENT STANDARDS

- Resource Protection Standards – Article 7
- Stormwater Management – Division 5.12
- Buffers and Screening – Article 6
- Landscaping – Article 8
- Signs – Article 9
- Parking, Loading, and Access – Article 2.9

All development in the C5-RCMU District shall comply with the general standards set forth in these provisions.

DEVELOPMENT INTENSITY STANDARDS (§ 3.3.50(D))

	Floor Area Ratio (FAR)	0.37 maximum for nonresidential buildings.
	Building Height	3 stories maximum (not including roof).
	Multifamily Density	There is no maximum dwelling-unit count per acre for multifamily development in the C5-RCMU district.

Actual developable square footage is constrained by compliance with applicable standards for parking, setbacks, stormwater, landscaping, buffers, access, open space, and all other site development requirements.

OPEN SPACE (§ 2.8.40(A))

A minimum of 10% of the Base Site Area shall be provided as open space.

Open space may be in the form of active or passive recreational areas, natural areas, plazas, squares, or other similar areas as approved by the Zoning Administrator.

ADDITIONAL DEVELOPMENT PROVISIONS

- All uses and structures shall comply with Article 4: Use Standards.
- Architectural standards for nonresidential and mixed-use buildings apply as set forth in § 3.1.20.
- Mixed-use buildings are encouraged.
- Parking areas shall be located to the side or rear of buildings to the maximum extent practicable. (§ 2.9.30(B))
- Drive-thru facilities are permitted subject to § 4.2.90.

PARKING REQUIREMENTS (§ 3.3.50(E))

USE	MINIMUM PARKING REQUIREMENT
 Retail, offices, and services	1 space per 300 gross square feet (GSF) of floor area
 Restaurants	1 space per 300 gross square feet (GSF) of floor area
 Multifamily dwellings	1.25 spaces per dwelling unit
 Hotels and motels	1 space per guest room, plus 1 space per employee on largest shift
 Warehouses and flex space	1 space per 1,000 gross square feet (GSF) of floor area

Shared parking and reductions may be approved in accordance with § 2.9.20.

LOADING (§ 3.3.50(F))

Off-street loading spaces shall be required in accordance with § 2.9.40: Off-Street Loading and Unloading.

CODE REFERENCES

§ 3.3.50	Regional Center Mixed Use (C5) Zone Standards
§ 2.8.40	Open Space Requirements
§ 2.9.20	Shared Parking
§ 2.9.30	Parking Location and Design
§ 2.9.40	Off-Street Loading and Unloading
§ 4.2.90	Drive-Thru Facilities

Hwy-170 / Hwy-21 Intersection Retail Snapshot

Beaufort Plaza | Beaufort, SC

Publix
SUPER MARKETS

BAM!
BOOKS & MILLION

burkes
outlet

FIVE GUYS
BURGERS & FRIES



Staples

Ameris Bank

South Atlantic
Bank

AT&T



SPANISH MOSS TRAIL

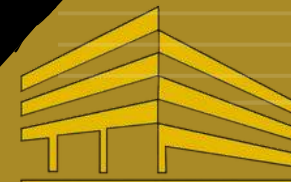


PROPERTY DESCRIPTION

TBD Boundary Street offers an exceptional development opportunity at one of Northern Beaufort County's most dynamic convergences. The offering consists of a to-be-recorded ± 3 -acre parcel featuring approximately 100 feet of frontage along Hwy 21/Boundary Street, an existing curb cut, surface lot, and substantial frontage along the Spanish Moss Trail. Positioned along one of Beaufort's primary commercial corridors, Boundary Street/US 21 serves $\pm 40,000$ VPD, providing exceptional exposure. Zoned C5-RCMU, the property presents compelling potential for retail, multifamily, and mixed-use, concepts. Sellers are currently coordinating the survey, subdivision, and formation of the parcel, which will be formally subdivided and recorded at closing. With existing infrastructure, flexible mixed-use zoning, strong traffic exposure, and the unique combination of Hwy 21 and Spanish Moss Trail frontage, the property offers developers an increasingly difficult-to-replicate infill opportunity in the heart of the Beaufort market.

LOCATION DESCRIPTION

TBD Boundary Street is well positioned near the intersection of Hwy 170 and Hwy 21/Boundary Street, placing the property at the convergence of two of Northern Beaufort County's primary commercial and residential growth corridors. Along Hwy 170, the site benefits from proximity to the redeveloped Beaufort Plaza shopping center, the newly opened Beaufort Station shopping center, Tri Pointe Homes' new townhome development, and the 328-unit Pointe Grand Apartments, all contributing additional residential density, consumer traffic, and retail momentum to the immediate area. Along Hwy 21, the property is positioned near Home2 Suites, Wendy's, Cook Out, and numerous established commercial destinations, while Beaufort Commerce Park is located within approximately three miles. The property also fronts the Spanish Moss Trail, a major recreational and pedestrian amenity connecting communities throughout the Beaufort and Port Royal area.



PRINCIPAL
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AERIAL PHOTOS





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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**