



**PRINCIPAL  
ADVISORS**

COMMERCIAL REAL ESTATE

**PRICE**

**\$1,400,000**

**ZONING**

**T5-UC/  
RMX**

**ACREAGE**

**±5.14  
ACRES**



**25 OLD JERICHO ROAD  
BEAUFORT, SC 29906**



**843-380-2530, EXT 700**

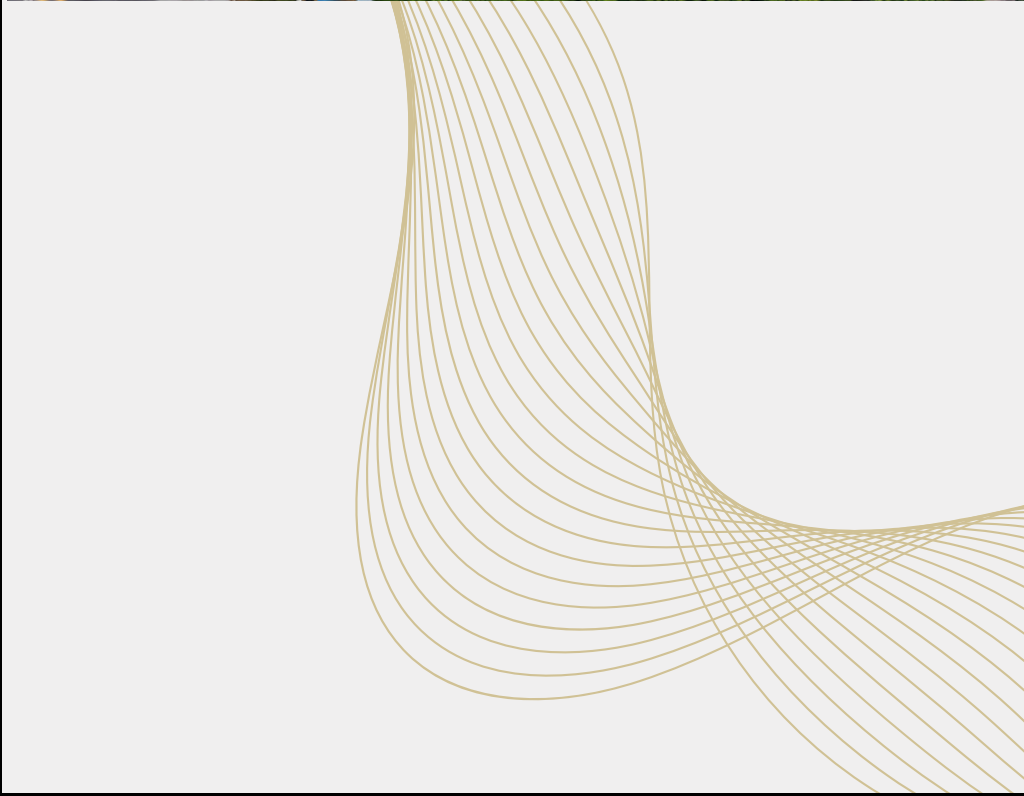


**[www.principalrem.com](http://www.principalrem.com)**



**[rrobinson@principalrem.com](mailto:rrobinson@principalrem.com)**

# FOOTPRINT 5-PARCEL ASSEMBLADGE



# FOOTPRINT 5-PARCEL ASSEMBLADGE

R120 028 00A 0410 0000  
+/- .86 ACRES

R120 028 00A 0409 0000  
+/- .79 ACRES

R120 028 00A 0411 0000  
+/- .70 ACRES

R120 028 00A 0412 0000  
+/- 1.15 ACRES

R120 028 00A 0413 0000  
+/- 1.64 ACRES



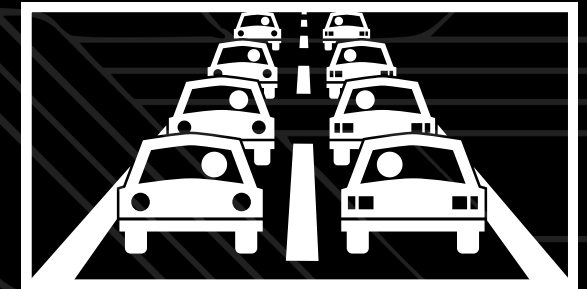
## PROPERTY DESCRIPTION

Strategic ±5.137-acre redevelopment opportunity zoned T5-UC/RMX within the City of Beaufort, positioned between US-21 and Highway 170 on Old Jericho Rd. This five-parcel assemblage's zoning allows for a broad range of permitted uses including multifamily, single-family, retail, office, and other commercial concepts. Light industrial or manufacturing are offered as conditional uses and multiple adjacent parcels with matching zoning are currently being used as such. Property was preliminary approved for an affordable housing tax credit development; full set of plans in hand. Parcels currently contain multiple single family houses and mobile homes, which are in month-to-month leases. Water, sewer, electricity, and gas are already on-site, and topography is relatively level. At the current asking price, the property offers a compelling value proposition.

## LOCATION DESCRIPTION

25 Old Jericho is exceptionally well positioned at the intersection of Hwy-170 and US-21, placing it in the middle of Northern Beaufort County's strongest growth corridors. The unique positioning of this specific property offers convenient access from two major highways by way of a quarter-mile secondary road, creating an ideal setup for users who benefit from proximity to major high-traffic roads while maintaining a sense of privacy and separation from direct frontage. 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 Apartment. The rear of the property faces Fresenius Kidney Care and Aspen Dental, further reinforcing its location within an established and growing commercial node. The site was originally planned as an affordable housing complex, highlighting its potential for residential or mixed-use development concepts, subject to applicable approvals.

### TRAFFIC COUNTS



**US-21**

**23,700 EST. AADT**

**HWY-170**

**35,000 EST. AADT**

**REF. 2025 SCDOT**



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# ZONING & USES

## ZONING



**T5-UC/RMX**

**MUNICIPALITY**



**CITY OF BEAUFORT**

## PERMITTED USES

2-3 UNIT DWELLING

**INDOOR/OUTDOOR  
ENTERTAINMENT**

ROW HOME

BED AND BREAKFAST

**MULTIFAMILY DWELLING**

**HOTEL/MOTEL**

HOME OCCUPATION  
(MINOR/MAJOR)

VEHICLE SALES

**LIVE/WORK**

COMMERCIAL PARKING

GROUP DWELLING

MARINE ORIENTED  
FACILITY

**CIVIC/GOVT. FACILITY**

**RETAIL & RESTAURANTS**

EDUCATIONAL FACILITY

**OFFICE**

DAY CARE

**TREATMENT FACILITY**

**HEALTH CARE FACILITY**

RELIGIOUS INSTITUTION

## CONDITIONAL USES

DRIVE-THRU FACILITY

FUEL SALES

CAR WASH

LIGHT INDUSTRIAL

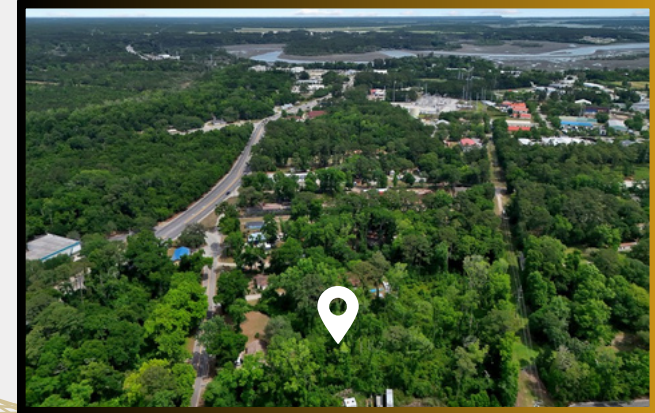
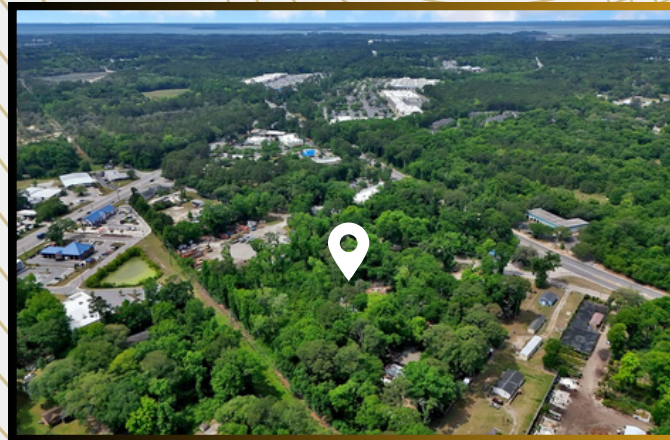
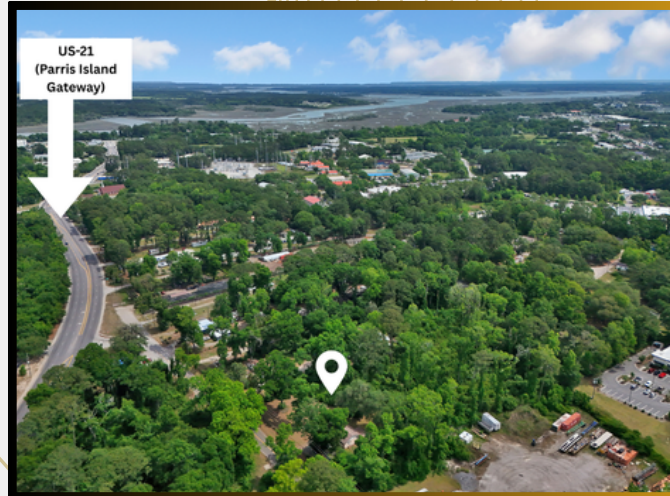
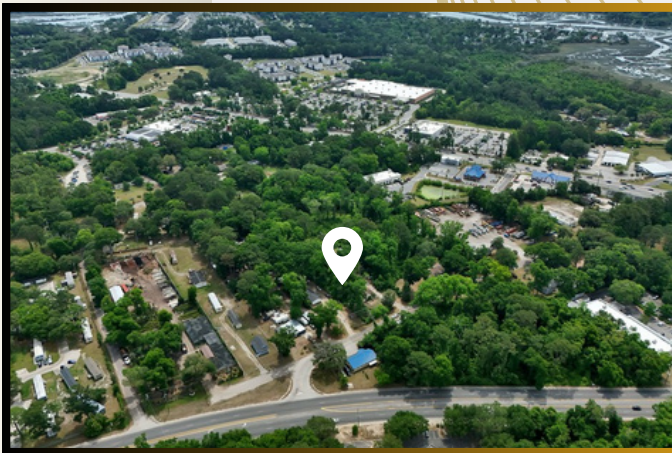
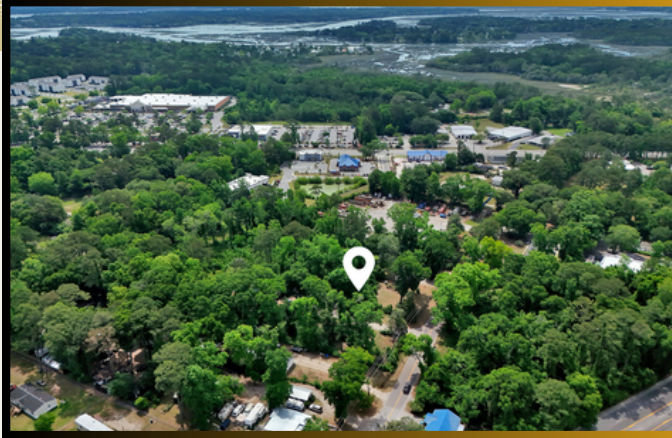
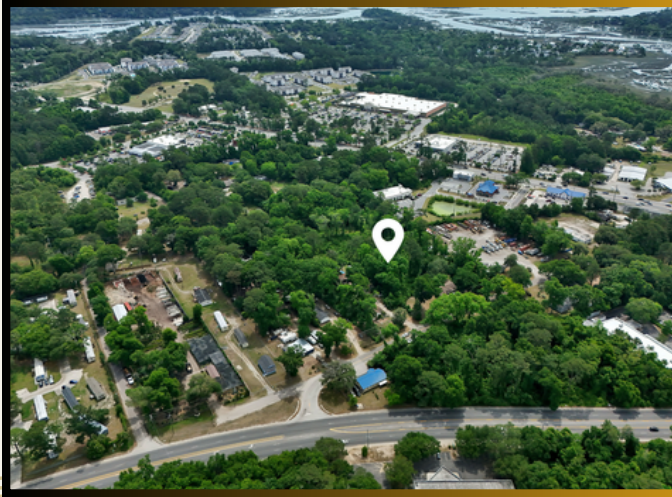
VEHICLE SERVICE & REPAIR

MANUFACTURING

MINOR INFRASTRUCTURE

AGRICULTURE

# AERIAL IMAGERY





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## **REYNOLDS ROBINSON**

PHONE : 843-380-2530 ext. 700

EMAIL : [rrobinson@principalrem.com](mailto:rrobinson@principalrem.com)

WEBSITE : [www.principalrem.com](http://www.principalrem.com)

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