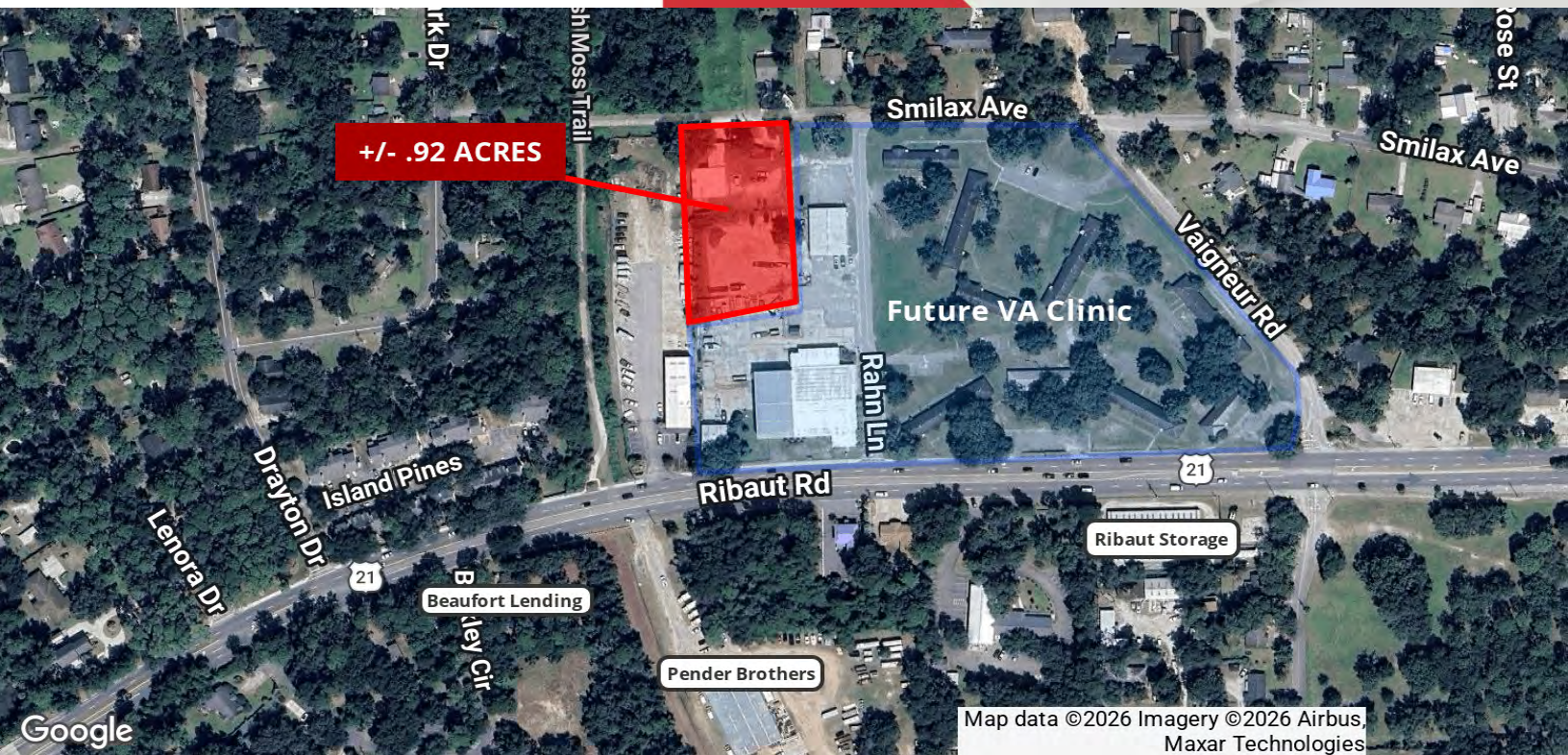




.92 Acres - Heart Of Port Royal

1809 Rahn Lane

Port Royal, South Carolina 29935

Property Highlights

- .92 Acres (2 Parcels)
- +/- 1,800 SF Office / Warehouse Building
- +/- .48 Fenced Yard
- At entrance to Spanish Moss Trail

Property Overview

+/- .92 Acres, consisting of two parcels, with +/- 1,800 SF building and +/- .48 Acres fenced in Port Royal, SC. Located on just off of Ribaut Road, on Smilax Avenue at an entrance to the Spanish Moss Trail. In the Heart of Port Royal and accessible to Beaufort, Lady's Island, St. Helena, Marine Corps - Parris Island and surrounding areas.

Offering Summary

Sale Price:	\$629,000
Lot Size:	+/- .92 Acres
Zoning:	T-4 Neighborhood Center Open

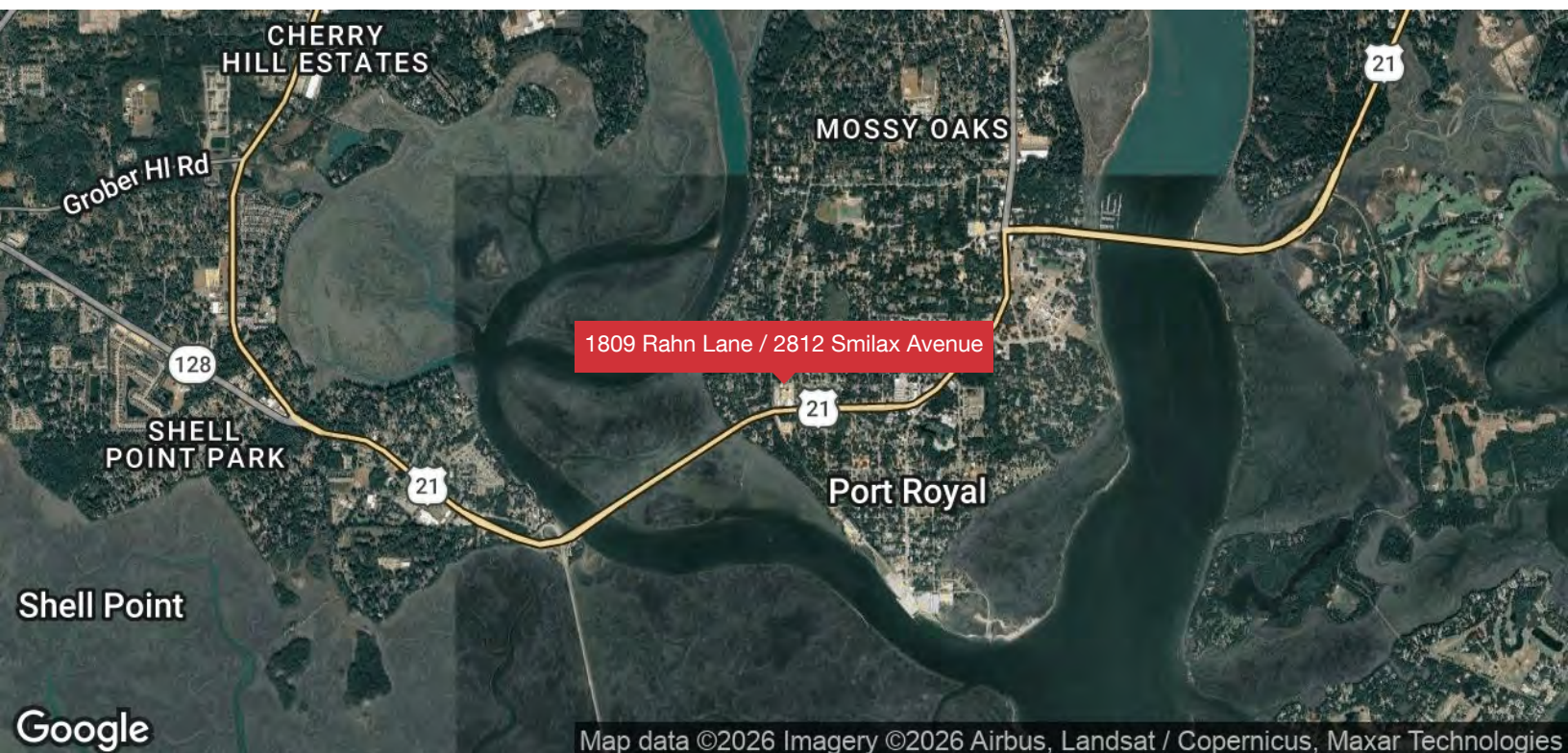
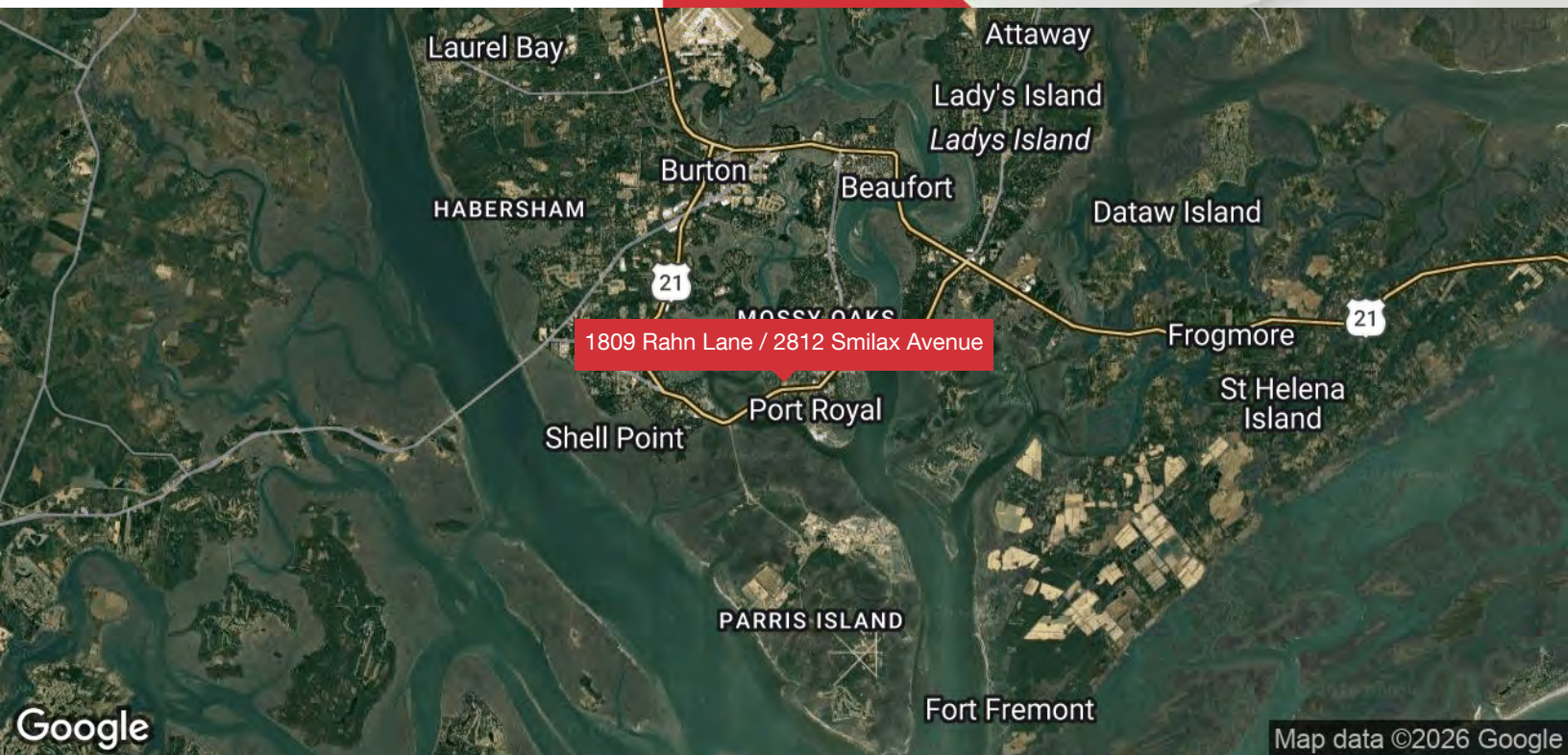
For More Information

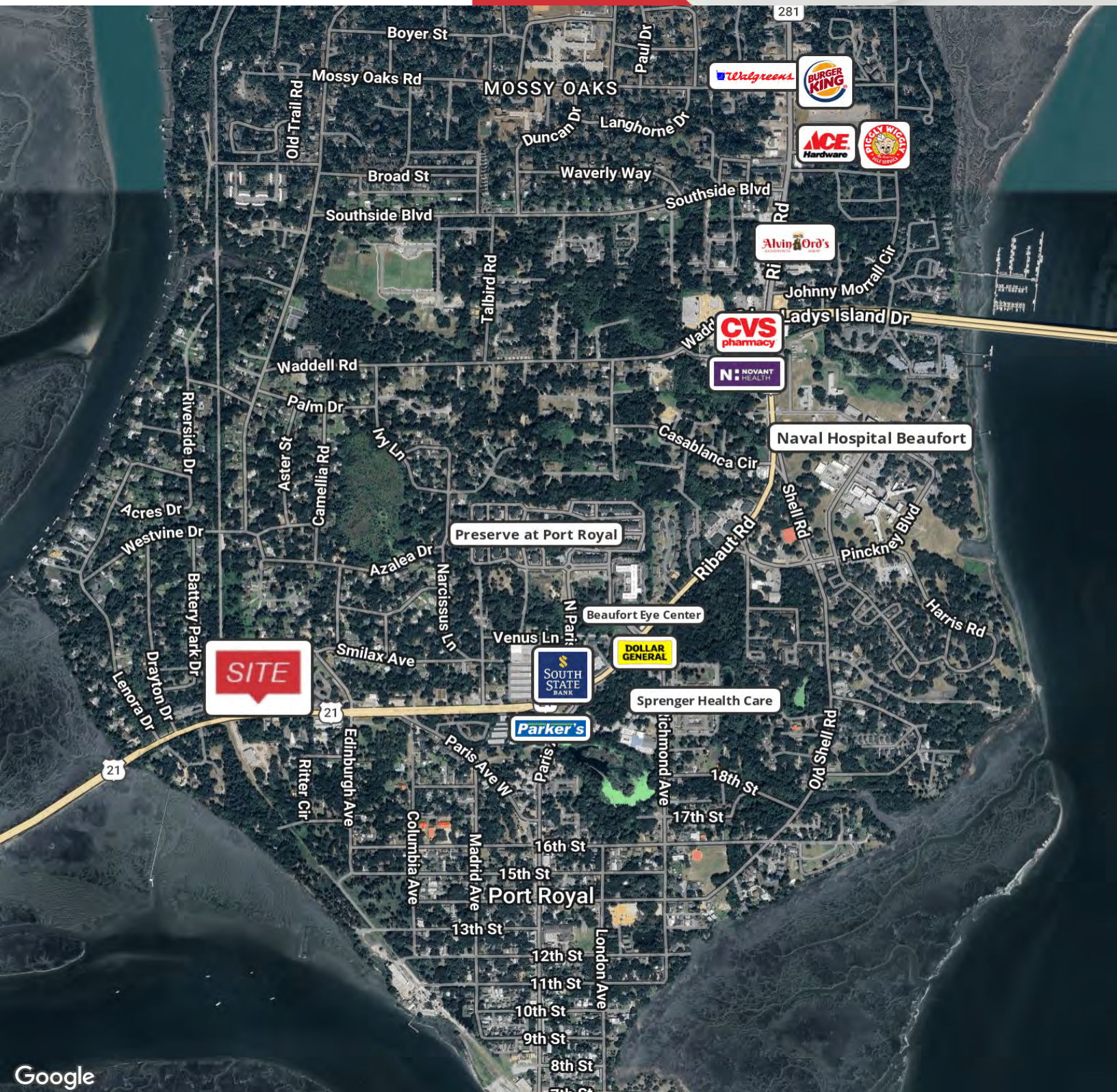
Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

Walter Wilkins

O: 843 837 4460 x3
walter@naicarolinacharter.com

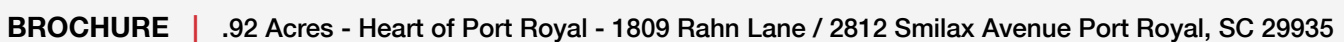






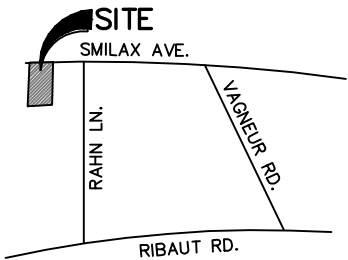
BROCHURE | .92 Acres - Heart of Port Royal 1809 Rahn Lane / 2812 Smilax Avenue Port Royal, SC 29935

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VICINITY MAP - N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1(TIE)	N00°12'05"W	38.31'
L2(TIE)	N17°16'49"E	36.67'
L3(TIE)	S89°48'08"E	161.04'
L4(TIE)	S88°06'22"E	145.40'
L5	N00°00'22"E	138.63

N/F
DUPRIEST CONSTRUCTION

N/F
COCA COLA COMPANY



REFERENCE(S):

1. PLAT BOOK 91, PAGE 112
2. PLAT BOOK 76, PAGE 77
3. SURVEY OF COCA COLA
BY: GASQUE & ASSOCIATES, INC.
DATED: 08.20.03
4. DEED BOOK 2925, PAGE 389

LEGEND:

CMF CONCRETE MONUMENT FOUND
RBF REBAR PIPE/PIN FOUND
PP POWER POLE
LP LAMP POLE



GRAPHIC SCALE

TMS R110 008 000 0116 0000 &
TAX PARCEL NO: TMS R110 008 000 116A 0000

PREPARED FOR: **F&D, LLC**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REVISION(S):

1. 12.21.09 UPDATED TITLE OF PLAT AND TMS NUMBERS
2. 12.22.09 UPDATED TMS NUMBERS
3. 03.07.19 ADDED SITE IMPROVEMENT LOCATIONS

NOTE(S):

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE C, (EL. N/A), PER FIRM PANEL NO. 5-D, COMMUNITY NO. 450028, DATED 09.28.86 AS PER REFERENCE 1.
2. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.
3. THIS PLAT RECONFIGURES PARCELS 116 & 116A AT THE PROPERTY OWNER'S (JAMES C. HARRISON) REQUEST.

DONALD R. COOK, JR.
S.C.P.L.S. NO. 19010
NOT VALID UNLESS CRIMPED WITH SEAL

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23 Trotting Hill Lane, Bluffton, SC 29910
p: 843.247.1311 e: cooklandsurvey@hargray.com



AN ASBUILT SURVEY OF

0.92 Ac.
SMILAX AVENUE

TOWN OF PORT ROYAL
BEAUFORT COUNTY, SOUTH CAROLINA

DRAWN BY: DRC

DATE: 12.10.09
SCALE: 1"=50'

PROJECT NO: **09120003**

PROJECT NAME: 09120003
FILE: 09120003SD rev3 030719.dwg