



# Possible Conversion to Behavioral With Special Use Permit

±48,288 SF | Vacant

1119 Pick Pocket Plantation Drive, Beaufort, SC 29902



# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

# Table Of Contents

04	PROPERTY OVERVIEW
05	PROPERTY INFORMATION
06	PHOTOS
07	RECENTLY SOLD COMPARABLES
08	AERIAL
10	DEMOGRAPHICS
11	ABOUT THE AREA
12	ABOUT BULL REALTY
13	CONFIDENTIALITY AGREEMENT

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# Property Overview

This property offers numerous amenities designed for comfortable community living, including activity areas, family dining and library space, a large-screen TV room, dedicated activities room, and a professional kitchen. In addition to its current use, the property may be converted to an independent living facility under existing zoning or to a behavioral health facility with a Special Use Permit.

Located in historic Beaufort, South Carolina, the property benefits from a strong and growing market. Known as the “Queen of the Carolina Sea Islands,” Beaufort attracts more than two million visitors annually and is supported by major employers including Marine Corps Air Station Beaufort, Marine Corps Recruit Depot Parris Island, and the U.S. Naval Hospital Beaufort. Continued growth in nearby Hilton Head Island and Bluffton has made Beaufort County one of the fastest-growing areas in the Southeast.

The market features affluent demographics, with residents age 75 and older having an average net worth of approximately \$2.66 million and average household income of \$92,335. Average home values exceed \$500,000, providing strong support for senior housing and healthcare-related uses.

Currently vacant, the property offers an attractive value opportunity. Comparable senior housing properties in the Southeast have sold for an average of \$292/SF, while the subject property is offered at approximately \$114.62/SF. Nationally, comparable facilities average \$307/SF and a 6.5% cap rate. The 2025 Weitz replacement cost estimate of \$353/SF further highlights the opportunity to acquire the asset at a substantial discount to both replacement cost and market comparables.



## Facility Amenities

- Community living room and activity areas
- Family dining and library
- Large-screen TV room
- Dedicated activities room
- Professional Kitchen

# Property Information

ADDRESS:	1119 Pick Pocket Plantation Drive Beaufort, SC 29902
COUNTY:	Beaufort
SUBMARKET:	Hilton Head/Beaufort
SITE SIZE:	±5.7 AC
BUILDING SIZE:	±48,288 SF
YEAR BUILT:	1999
NUMBER OF BUILDINGS:	3
NO. OF SUITES:	72
CURRENT OCCUPANCY:	Vacant
PARCEL ID:	R122 029 000 0222 0000
PARKING:	Surface spaces



**\$** Sale Price | **\$6,000,000**

# Photos



# Possible Conversion to Behavioral With Special Use Permit

## Market Comparable Transactions Supporting Value

### 2026 COMPARABLE SALES OVERVIEW

-  13 Assisted Living Properties Sold in South Carolina
-  Sale prices ranged from \$2.7M to \$32.8M
-  Facilities built between 1998 and 2023
-  Most properties were Class B communities
-  Average sale price of approximately **\$263.80/SF**
-  Transactions included individual assets and portfolio sales
-  Strong investor demand for senior housing assets statewide

### SELECTED COMPARABLE SALES

	LOCATION	BUILDING SIZE	SALE PRICE	PRICE/SF
1	Little River, SC	58,883 SF	\$32.62M	\$553.98
2	Summerville, SC	57,684 SF	\$32.78M	\$568.23
3	Boiling Springs, SC	62,000 SF	\$17.53M	\$282.66
4	Greenville, SC	36,296 SF	\$9.00M	\$247.96
5	Charleston, SC	78,655 SF	\$10.00M	\$127.14
6	Mount Pleasant, SC	23,373 SF	\$2.70M	\$115.52
7	Anderson, SC	44,000 SF	\$13.32M	\$302.67
8	Aiken, SC	69,230 SF	\$12.50M	\$180.56
9	Greenville, SC	86,768 SF	\$16.68M	\$192.20
10	Lexington, SC	58,086 SF	\$13.89M	\$239.13
11	Little River, SC	60,000 SF	\$10.17M	\$169.42
12	Easley, SC	33,217 SF	\$7.82M	\$235.27
13	Gaffney, SC	40,722 SF	\$8.74M	\$214.69

 **AVERAGE COMPARABLE SALE PRICE: \$263.80/SF**



### SUBJECT PROPERTY

**1119 PICK POCKET PLANTATION DRIVE  
BEAUFORT, SOUTH CAROLINA**

- ±48,288 SF Assisted Living Facility
- Built in 1999
- Situated on ±5.70 Acres
- Zoned T5-UC
- Established healthcare location
- Positioned to benefit from continued investor interest in the senior housing sector

# Aerial



Second  
Gethsemane Baptist



White Hall Wimbee Boat Landing



MCAS Beaufort Cabin

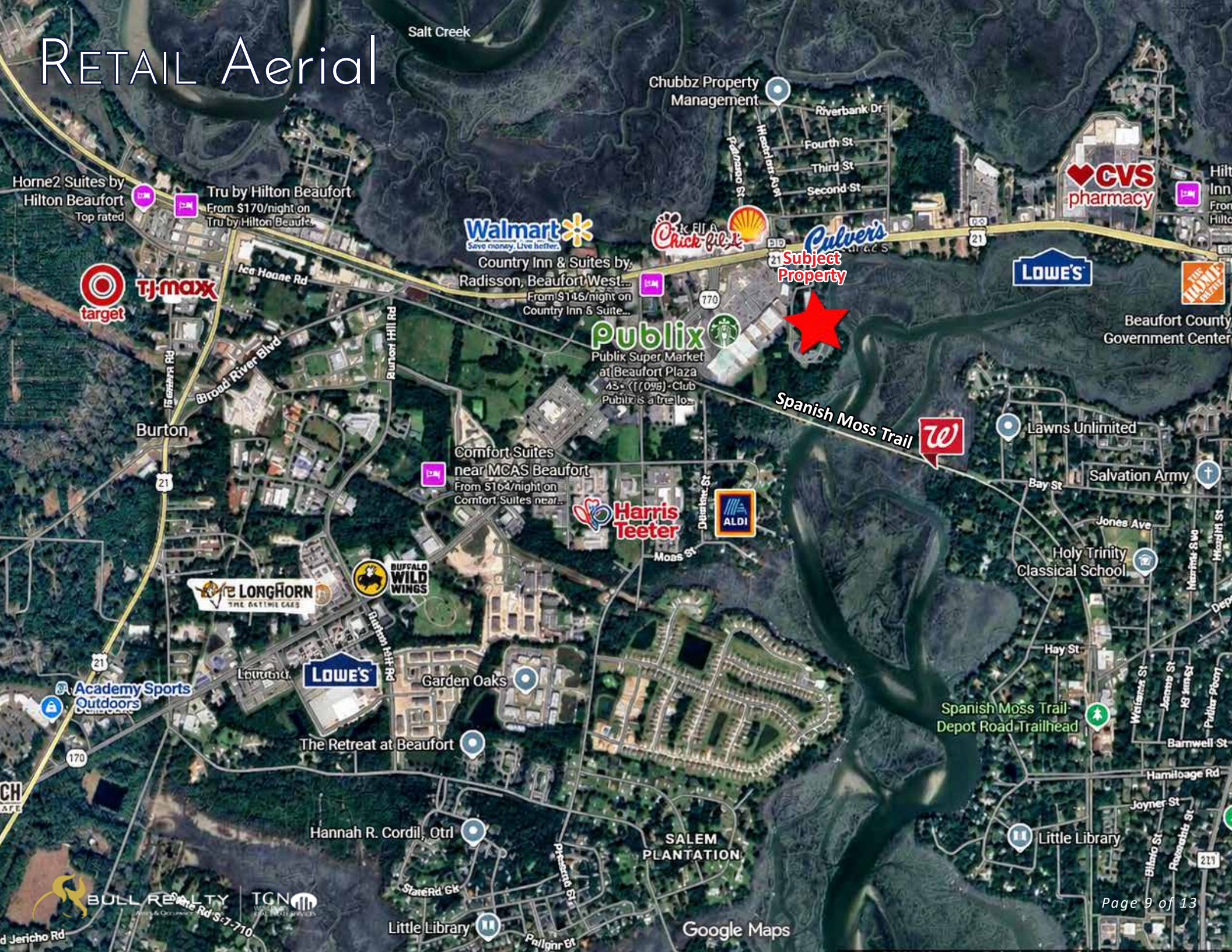


Subject  
Property



Spanish Moss Trail

# RETAIL Aerial



Salt Creek

Chubbz Property Management

Riverbank Dr

Fourth St

Third St

Second St

CVS pharmacy

Hilton  
Inn  
From  
Hilton

Horne2 Suites by  
Hilton Beaufort  
Top rated

Tru by Hilton Beaufort  
From \$170/night on  
Tru by Hilton Beaufort

Walmart  
Save money. Live better.

Chick-fil-A

Pulver's

Subject  
Property

LOWE'S

THE HOME DEPOT

Country Inn & Suites by  
Radisson, Beaufort West...  
From \$146/night on  
Country Inn & Suite...

Publix  
Publix Super Market  
at Beaufort Plaza  
45 • (1098) • Club  
Publix is a treasure

Beaufort County  
Government Center

target

TJ-maxx

Ice House Rd

Broad River Blvd

Burton Hill Rd

Burton

21

Comfort Suites  
near MCAS Beaufort  
From \$164/night on  
Comfort Suites near...

Harris Teeter

ALDI

Spanish Moss Trail

W

Lawns Unlimited

Salvation Army

Jones Ave

Holy Trinity  
Classical School

THE LONGHORN  
THE ACTIVE GAMES

BUFFALO  
WILD WINGS

LOWE'S

Garden Oaks

Academy Sports  
Outdoors

Louise

The Retreat at Beaufort

Spanish Moss Trail  
Depot Road Trailhead

Hay St

Welford St

Jaenab St

18 Jun St

Publix Pkwy

Barnwell St

Hamilboage Rd

Joyner St

Little Library

Bilimo St

Rosemunda St

21

Hannah R. Cordil, Otrl

SALEM  
PLANTATION

Little Library

Presental St

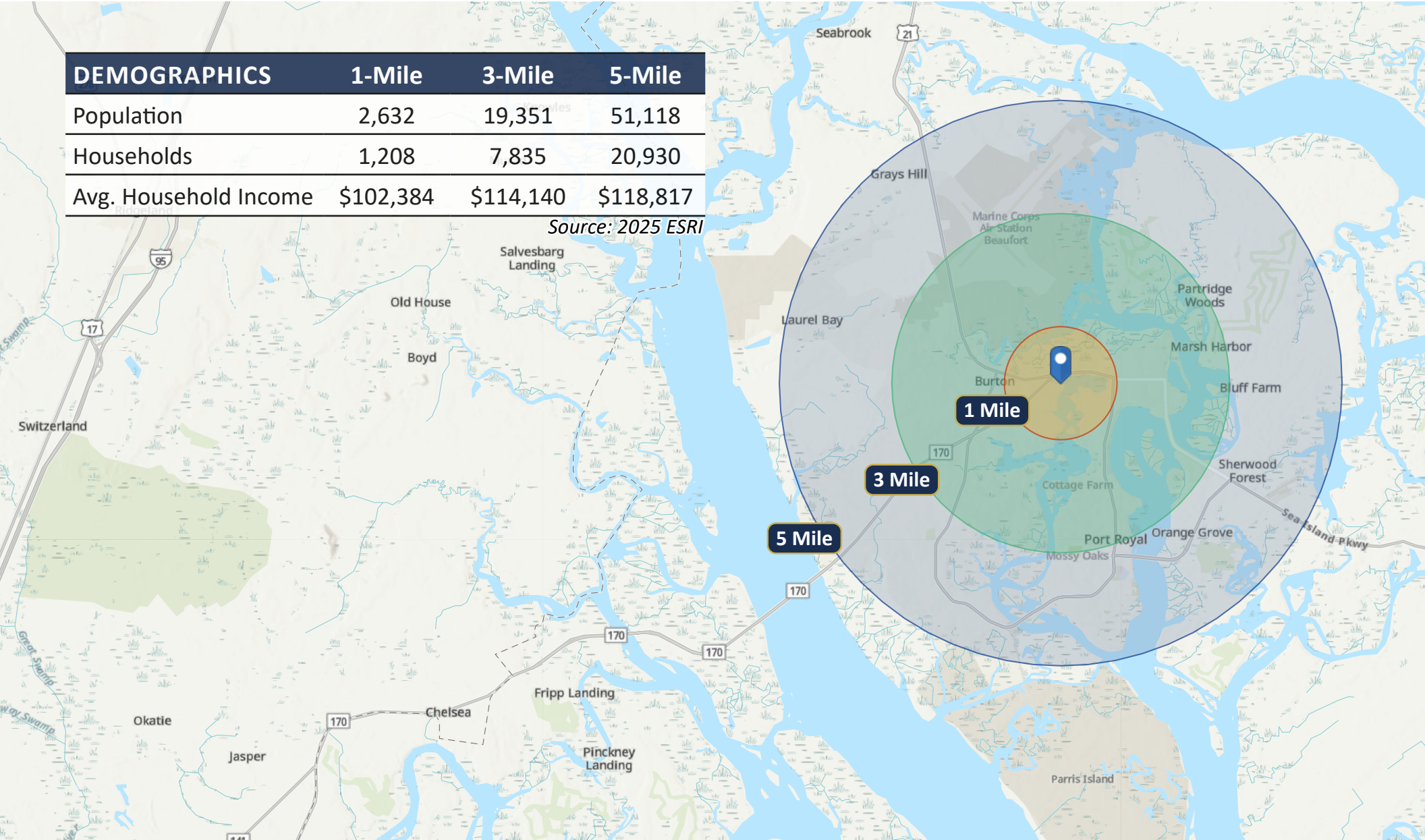
Pallant St

Google Maps

# Demographic Overview

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	2,632	19,351	51,118
Households	1,208	7,835	20,930
Avg. Household Income	\$102,384	\$114,140	\$118,817

Source: 2025 ESRI



# ABOUT THE AREA



## BEAUFORT, SOUTH CAROLINA 29902

Founded in 1711, Beaufort is the second-oldest city in South Carolina and the county seat of Beaufort County. Steeped in history and Southern charm, Beaufort offers a unique blend of antebellum architecture, scenic waterfront views, and a relaxed coastal lifestyle that make it one of the Lowcountry's most desirable places to live, work, and visit.

Beaufort's economy is fueled by tourism, retail, healthcare, government services and a strong military presence. Marine Corps Air Station Beaufort and Parris Island are major economic drivers, supporting thousands of jobs and generating billions in annual impact for the region.

Visitors are drawn to Beaufort's historic downtown, waterfront park, award-winning restaurants, boutique shopping and year-round events. The area's natural beauty, cultural heritage and proximity to Hilton Head Island, Savannah and Charleston continue to make Beaufort one of the Southeast's premier coastal destinations.

The Boundary Street (US-21) and Robert Smalls Parkway (SC-170) corridors serve as the primary retail and commercial hubs for the region, offering a strong mix of national retailers, restaurants, hotels, medical services and professionals offices. Ongoing population growth and continued investment in the area position Beaufort for long-term economic strength and opportunity.



**FOUNDED IN 1711**  
Second-oldest city in South Carolina



**NEARLY 2 MILLION**  
Annual visitors to Beaufort County



**STRONG MILITARY PRESENCE**  
MCAS Beaufort & Parris Island



**GROWING RETAIL CORRIDORS**  
Boundary St. & Robert Smalls Pkwy



**COASTAL LIFESTYLE & NATURAL BEAUTY**  
Waterways, parks, boating & more



# ABOUT *BULL REALTY*

## **MISSION**

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## **SERVICES**

Disposition, acquisition, project leasing, tenant representation and consulting services.

## **SECTORS OF FOCUS**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## **GLOBAL ALLIANCE**

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.



**28**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES



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# Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **1119 Pick Pocket Plantation Drive Beaufort, SC 29902**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

[CLICK HERE TO SIGN CA AND ACCESS SECURE DOCUMENTS](#)

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