

2026

Beaufort, SC Market Analysis



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Bull Realty, Inc.

6/2/2026

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine an opportunity to convert a 48,288 SF Assisted Living Facility into a potential 72-unit Residential Drug Treatment Facility on **5.7 acres** in Beaufort, South Carolina with a 20-mile radius Primary Market Area (PMA), located at **1119 Pick Pocket Plantation Drive, Beaufort, SC 29902, Beaufort County**. The property is zoned Office & Institutional.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of two potential “target groups” who are likely users of residential substance abuse treatment services. Analysis of these target groups will provide four separate indications of demand for a successful conversion to a residential substance abuse treatment facility. We will then consider each of the two demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUPS

The next target group consists of the “age qualified” population that has adequate insurance for Substance Abuse Treatment. Research firms are now identifying **59.6%** of the population has insurance coverage for Substance Abuse Treatment. There are two primary age groups: 18-24, and 25-29 years of age. The focus of the analysis will be **residential substance abuse treatment by For-Profit Facilities**.

DEMAND ASSUMPTIONS

To determine the potential need for a substance abuse treatment program in this market, we make four assumptions:

1. The probable extent of the Primary Market Area (PMA) is assumed to be a **20-mile radius** in and around the facility site covering five counties.
2. In addition to the prospects, we expect to derive from the primary market itself, we will expect the facility to fill approximately **10%** of its beds from clients outside the PMA, primarily from **Beaufort County** and neighboring counties around **Colleton, Jasper, Chatham** (GA) and beyond. There are 47 residential Drug Treatment Residential **for-profit** facilities in the PMA.
3. Since the facility is currently being used as a personal care home as of 2026, we will make population projections for determining whether there will be sufficient demand.
4. “Qualified Households”. We include for consideration any prospects who have insurance coverage - **59.6%** of the population according to the **Kaiser Foundation**.

Incidence of Addiction (SAMHSA)

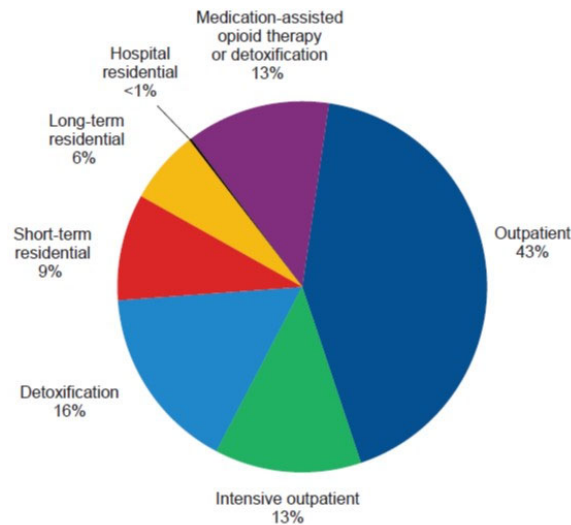
16.7% of persons aged 12 & older
39% of persons aged 18-24
34% of persons aged 25-29

Treatment (SAMHSA)

26% Receive Treatment
44% Receive Inpatient Treatment
45% are private pay

Note: According to **The National Center for Drug Abuse Statistics (NCDAS)**, rates range from **\$500 to \$650 ADR**. **Short-term** LOS which averaged **30-60 days**, and **long-term** which averaged a LOS of **79 days** (*TEDS Report HHS' Substance Abuse and Mental Health Services Administration.*) According to the same study, the % of all discharges, including outpatient, hospital, or residential was **6% for Long Term** and **9% for short term**.

Figure 13. Type of treatment service at discharge: 2019

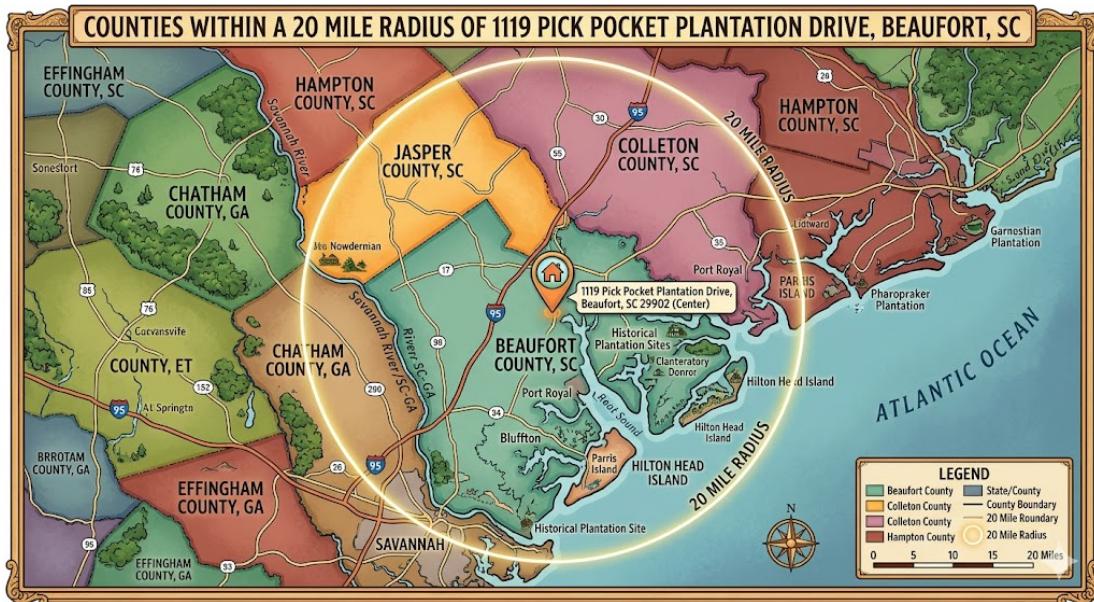


SOURCE: Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration, Treatment Episode Data Set (TEDS). Data received through 11.03.20.

DEMAND CALCULATION

The Model incorporates all the assumptions presented above to estimate the probable need for substance abuse treatment beds in the Atlanta 20-mile radius PMA, today and in 2030. The Model first starts by estimating the number of likely people suffering from drug addiction in the PMA.

The model then factors in the probable draw to yield the total bed need for the Tucker PMA. From the total prospect pool, an average occupancy rate of **80%** is applied, to yield the maximum number of competitive beds in the market within the PMA. After deducting the existing inventory provided by the Georgia Department of Community Health (DCH), we are left with the Unmet Demand for additional substance abuse beds.



There is a total of **134** residential for-profit substance abuse beds in the PMA (e.g., 20-mile radius) with **0** under construction.

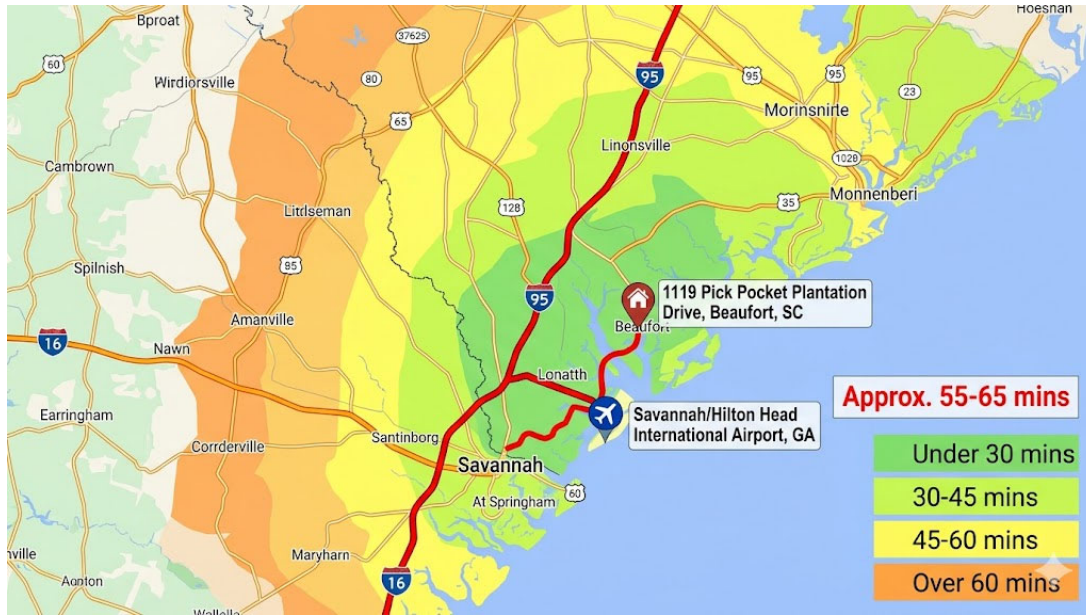
The model shows an Unmet Demand for residential substance abuse treatment beds will total **371 beds** today, growing to 396 beds in 2030.

20-MILE PMA DEMOGRAPHICS

Average HHI	\$122,910
Average Net Worth	\$2,183,834

Average home values: \$586,015.00

Property is 44.8 miles from the Savannah, GA International Airport.



DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any important information to you or another party should be independently confirmed within an applicable due diligence period.

Residential Drug Treatment Demand - 20 Mile Radius

% INSURED 59.600%

2026 Income-Qualified Households

Age	% Addiction	Population	#Draw from Qualified	Total
18-24	39.00%	19,105	4441	4441
25-29	34.0%	10,729	2174	2174
Total		29,834	6,615	6,615

2030 Income-Qualified Households Requiring Memory Care

Age	% Addiction	Population	#Draw from Qualified	Total
18-25	39.00%	20,169	4688	4688
26-29	34.0%	11,601	2351	2351
Total		31,770	7,039	7,039

Demand Calculation

		2026	2030
1.	Calculated Market Potential	6,615	7,039
2.	Estimated Competitive Beds in Market Area **	138	138
3.	Maximum Occupancy in Competitive Beds	80%	80%
4.	Adjusted Competitive Beds	110	110
5.	Available Prospects in Market Area (Line 1 – Line 4)	6,504	6,929
6.	Percent of Added Prospects from Outside the Market Area	0.1	0.1
7.	Prospects from Outside the Market Area (Line 1 * Line 6)	650	693
8.	Potential Market Area (Line 5 * Line 7)	7,155	7,621

Market Demand Computation

9.	Total Adjusted Market Potential [Line 8 - Line 4]	7,045	7,511
10.	Estimated Percent of Being Treated	26%	26%
11.	Estimated Percent Inpatient	44%	44%
12.	Estimated Percent Treated by For-Profit	46%	46%
	UNMET DEMAND	371	395

References:

* ESRI Demographics Data

** Georgia Department of Community Affairs

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Name of Facility	Location Street	Location City	Location State	ZIP Code	Medical Detox Beds	RTP Beds (PSAD)	Total Beds
SERENITY PLACE	6 DUNEAN ST	GREENVILLE	SC	29611-6089	0	16	16
LEXINGTON/RICHLAND ALCOHOL & DRUG ABUSE/DETOX UNIT	2711 COLONIAL DR	COLUMBIA	SC	29203-6818	8	8	16
PHOENIX CENTER DETOXIFICATION SERVICES	130 INDUSTRIAL DR	GREENVILLE	SC	29607-3241	10	0	10
CHRYSALIS CENTER	1430 S CASHUA DR	FLORENCE	SC	29501-6323	0	16	16
CHARLESTON CENTER NEW LIFE UNIT	3685 RIVER AVE STE 301	NORTH CHARLESTON	SC	29405	0	16	16
CHARLESTON CENTER SUBACUTE DETOXIFICATION PROGRAM	3685 RIVER AVE STE 301	NORTH CHARLESTON	SC	29405	16	0	16
SUMTER BEHAVIORAL HEALTH WOMEN'S RESIDENTIAL CENTER	525 N LAFAYETTE ST	SUMTER	SC	29150	0	13	13
KEYSTONE INPATIENT SERVICES	199 S HERLONG AVE	ROCK HILL	SC	29732-1186	10	4	14
CHARLESTON CENTER TRANSITIONAL CARE UNIT	3685 RIVERS AVE STE 301	NORTH CHARLESTON	SC	29405	0	16	16
WAYPOINT RECOVERY CENTER	499 WILD HEARTS RD	CAMERON	SC	29030	16	51	67
PALMETTO CENTER	1709 STOKES RD	FLORENCE	SC	29501		60	60
HAMMOCKS ON THE EDISTO	2137 HOPE PLANTATION	JACKSONBORO	SC	29452		15	15
SOUTH CAROLINA ADDICTION TREATMENT	1187 HOLLAND RD	SIMPSONVILLE	SC	29681	5	11	16
SUNSPIRE HEALTH HILTON HEAD BLUFFTON**	84 ULMER RD	BLUFFTON	SC	29910		16	16
RECOVERY CENTERS OF AMERICA AT GREENVILLE	47 FISHERMAN LN	GREENVILLE	SC	29615	33	84	117
SUNSPIRE HEALTH HILTON HEAD**	2200 MAIN ST	HILTON HEAD ISLAND	SC	29926	12	34	46
THE WAVE OF COLUMBIA	1403 GREENBRIER MOSSYDALE RD	WINNSBORO	SC	29180	12	16	28
AMERICAN DTC	405 W CHEROKEE ST	CHESNEE	SC	29323	18	6	24
COASTAL OAKS**	1251 LADYS ISLAND DR	PORT ROYAL	SC	29935-1106	22	50	72
SEA GROVE RECOVERY	676 WANDO PARK BLVD	MOUNT PLEASANT	SC	29464-7936	8	33	41

Note(s):

** For Profit

Detailed Age Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina, 29902
Ring: 20 mile radius

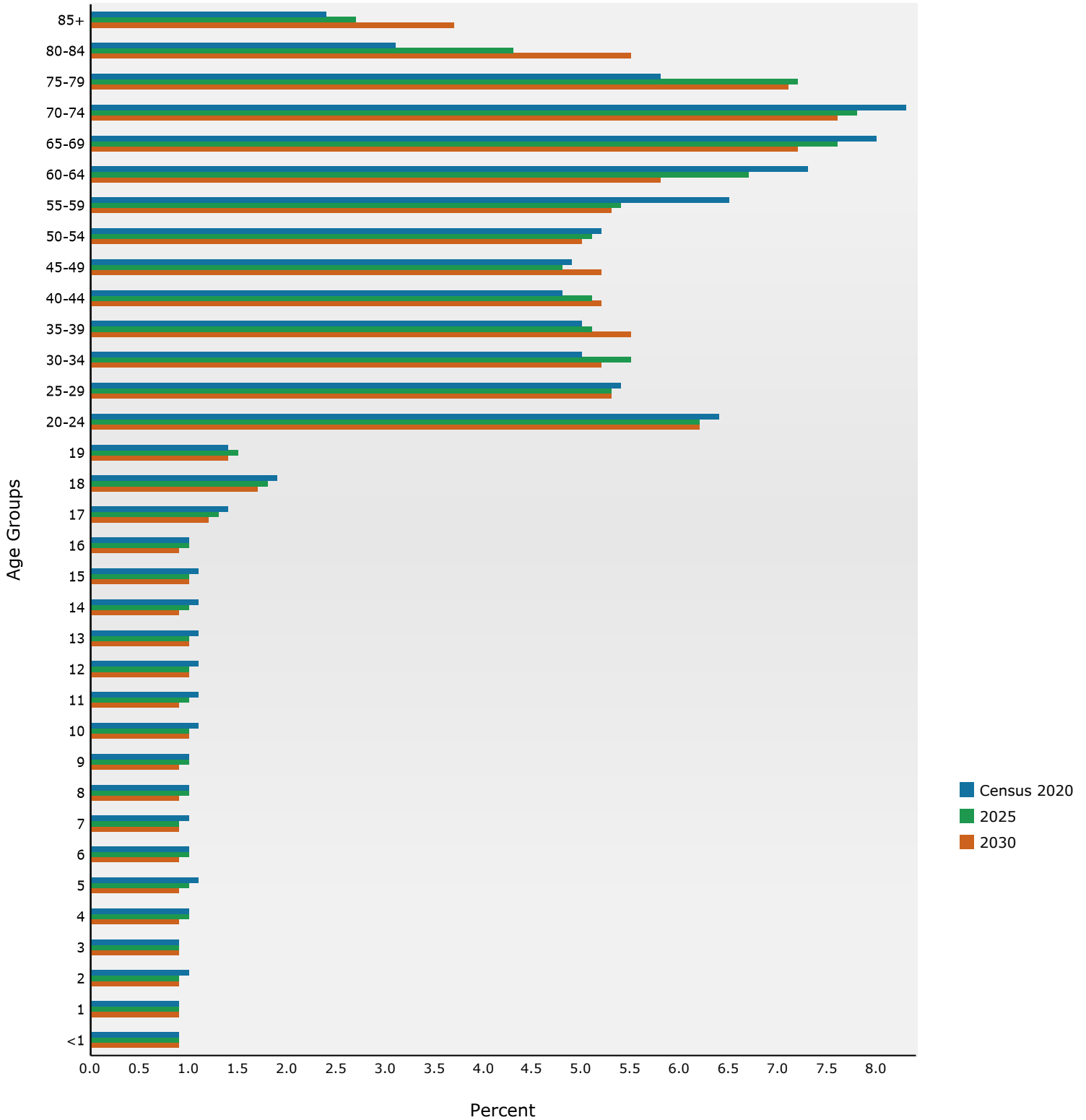
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Latitude: 32.43869
Longitude: -80.70188

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	189,179	200,820	218,172	17,352	1.67%
Households	76,420	83,973	93,219	9,246	2.11%
Average Household Size	2.35	2.28	2.24	-0.04	-0.35%

Total Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	189,179	100.0%	200,820	100.0%	218,169	100.0%
<1	1,702	0.9%	1,855	0.9%	2,053	0.9%
1	1,682	0.9%	1,794	0.9%	1,950	0.9%
2	1,837	1.0%	1,861	0.9%	2,006	0.9%
3	1,794	0.9%	1,853	0.9%	1,989	0.9%
4	1,865	1.0%	1,923	1.0%	2,050	0.9%
5	2,046	1.1%	1,935	1.0%	1,992	0.9%
6	1,899	1.0%	1,954	1.0%	2,017	0.9%
7	1,923	1.0%	1,905	0.9%	1,943	0.9%
8	1,913	1.0%	1,946	1.0%	1,987	0.9%
9	1,968	1.0%	1,960	1.0%	2,017	0.9%
10	2,046	1.1%	2,022	1.0%	2,076	1.0%
11	2,013	1.1%	2,000	1.0%	2,056	0.9%
12	2,080	1.1%	2,064	1.0%	2,113	1.0%
13	2,166	1.1%	2,069	1.0%	2,134	1.0%
14	2,001	1.1%	2,002	1.0%	2,068	0.9%
15	2,070	1.1%	2,102	1.0%	2,110	1.0%
16	1,968	1.0%	2,047	1.0%	2,053	0.9%
17	2,618	1.4%	2,665	1.3%	2,678	1.2%
18	3,515	1.9%	3,645	1.8%	3,644	1.7%
19	2,624	1.4%	2,925	1.5%	2,975	1.4%
20 - 24	12,183	6.4%	12,535	6.2%	13,550	6.2%
25 - 29	10,133	5.4%	10,729	5.3%	11,601	5.3%
30 - 34	9,534	5.0%	10,997	5.5%	11,408	5.2%
35 - 39	9,386	5.0%	10,258	5.1%	12,042	5.5%
40 - 44	9,009	4.8%	10,258	5.1%	11,443	5.2%
45 - 49	9,183	4.9%	9,645	4.8%	11,250	5.2%
50 - 54	9,882	5.2%	10,223	5.1%	10,802	5.0%
55 - 59	12,267	6.5%	10,926	5.4%	11,576	5.3%
60 - 64	13,743	7.3%	13,457	6.7%	12,659	5.8%
65 - 69	15,172	8.0%	15,193	7.6%	15,735	7.2%
70 - 74	15,654	8.3%	15,572	7.8%	16,589	7.6%
75 - 79	10,887	5.8%	14,475	7.2%	15,468	7.1%
80 - 84	5,816	3.1%	8,598	4.3%	12,034	5.5%
85+	4,601	2.4%	5,427	2.7%	8,101	3.7%
<18	35,590	18.8%	35,958	17.9%	37,294	17.1%
18+	153,589	81.2%	164,863	82.1%	180,878	82.9%
21+	144,583	76.4%	155,326	77.3%	171,102	78.4%
Median Age	46.4		46.6		47.3	

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Total Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Detailed Age Profile

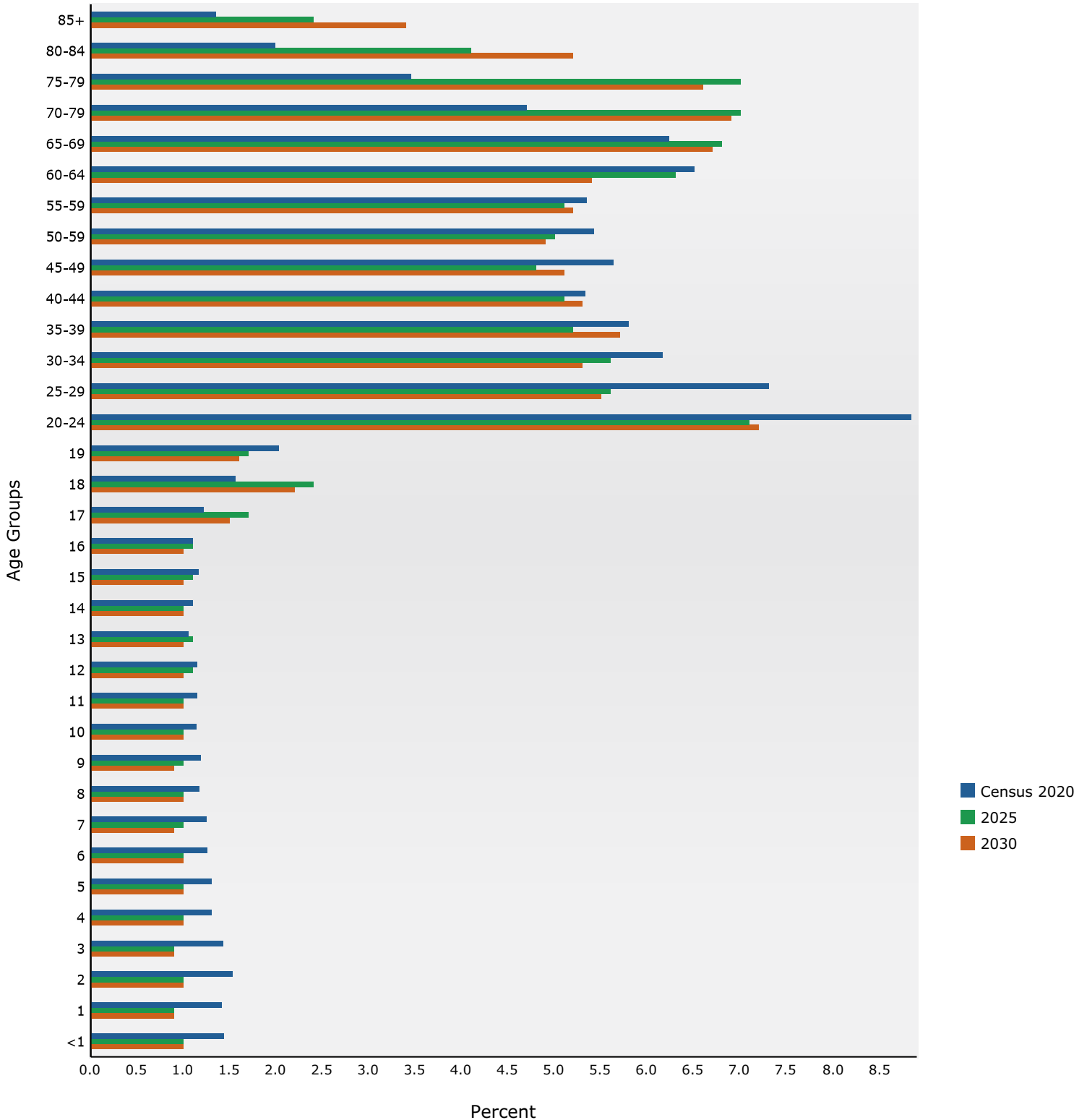
1119 Pick Pocket Plantation Dr, Beaufort, South Carolina, 29902
Ring: 20 mile radius

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

Male Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	93,000	100.0%	99,609	100.0%	107,826	100.0%
<1	860	0.9%	957	1.0%	1,051	1.0%
1	861	0.9%	939	0.9%	1,023	0.9%
2	946	1.0%	955	1.0%	1,028	1.0%
3	903	1.0%	924	0.9%	986	0.9%
4	936	1.0%	972	1.0%	1,038	1.0%
5	1,034	1.1%	1,006	1.0%	1,035	1.0%
6	956	1.0%	1,010	1.0%	1,040	1.0%
7	981	1.1%	965	1.0%	982	0.9%
8	988	1.1%	1,012	1.0%	1,033	1.0%
9	976	1.0%	966	1.0%	998	0.9%
10	1,043	1.1%	1,033	1.0%	1,054	1.0%
11	1,044	1.1%	1,009	1.0%	1,044	1.0%
12	1,072	1.2%	1,046	1.1%	1,080	1.0%
13	1,148	1.2%	1,079	1.1%	1,119	1.0%
14	1,012	1.1%	1,023	1.0%	1,052	1.0%
15	1,028	1.1%	1,079	1.1%	1,066	1.0%
16	1,018	1.1%	1,097	1.1%	1,087	1.0%
17	1,579	1.7%	1,656	1.7%	1,644	1.5%
18	2,274	2.4%	2,379	2.4%	2,363	2.2%
19	1,512	1.6%	1,697	1.7%	1,707	1.6%
20 - 24	6,913	7.4%	7,057	7.1%	7,751	7.2%
25 - 29	5,265	5.7%	5,553	5.6%	5,945	5.5%
30 - 34	4,709	5.1%	5,605	5.6%	5,714	5.3%
35 - 39	4,590	4.9%	5,157	5.2%	6,099	5.7%
40 - 44	4,391	4.7%	5,076	5.1%	5,675	5.3%
45 - 49	4,471	4.8%	4,750	4.8%	5,506	5.1%
50 - 54	4,561	4.9%	5,029	5.0%	5,256	4.9%
55 - 59	5,612	6.0%	5,082	5.1%	5,596	5.2%
60 - 64	6,060	6.5%	6,235	6.3%	5,857	5.4%
65 - 69	6,710	7.2%	6,778	6.8%	7,218	6.7%
70 - 74	7,393	7.9%	6,982	7.0%	7,439	6.9%
75 - 79	5,302	5.7%	6,980	7.0%	7,072	6.6%
80 - 84	2,850	3.1%	4,093	4.1%	5,646	5.2%
85+	2,005	2.2%	2,428	2.4%	3,622	3.4%
<18	18,383	19.8%	18,729	18.8%	19,360	18.0%
18+	74,617	80.2%	80,880	81.2%	88,464	82.0%
21+	69,232	74.4%	75,166	75.5%	82,639	76.6%
Median Age	43.3		43.6		44.4	

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Male Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Detailed Age Profile

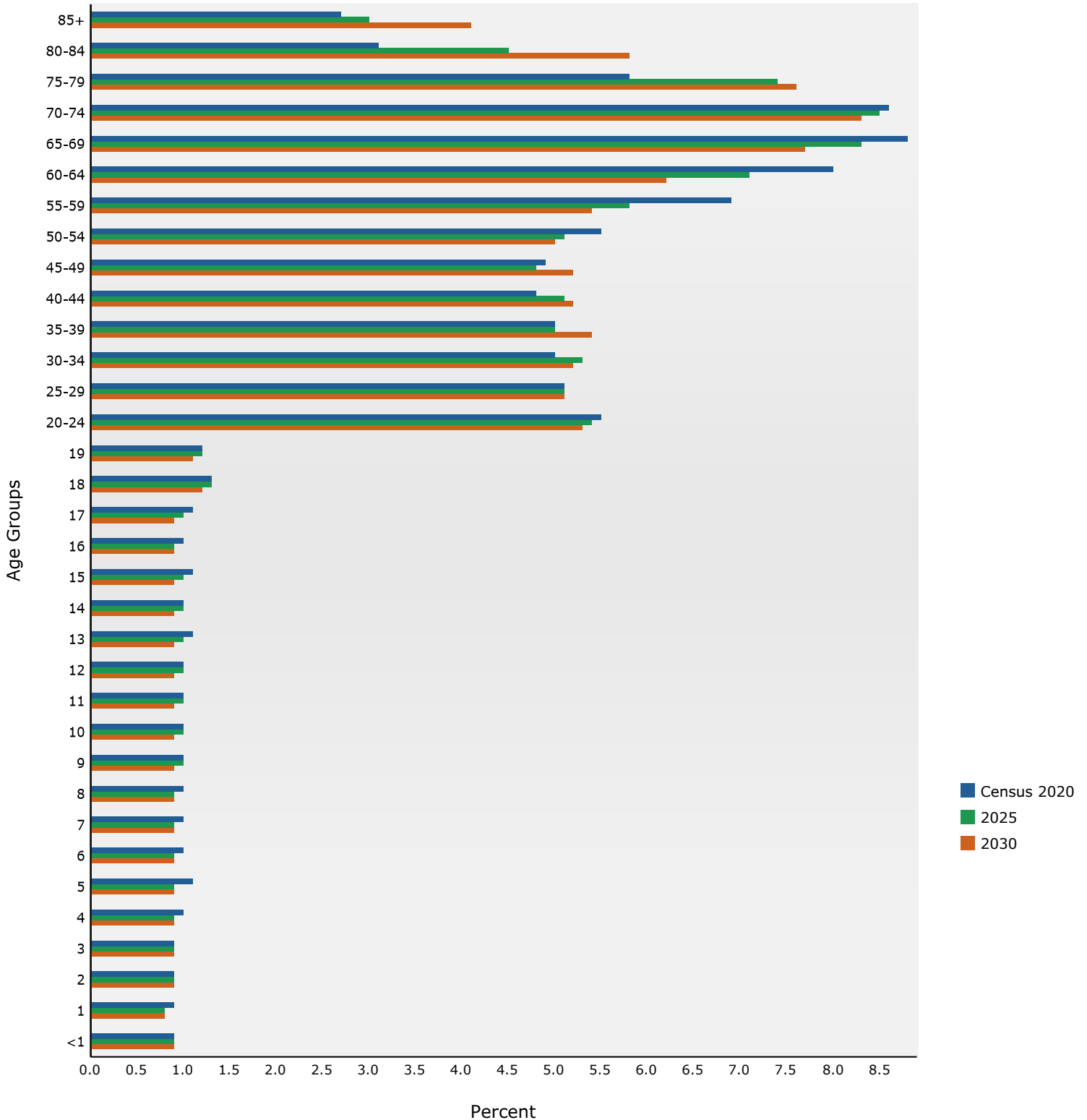
1119 Pick Pocket Plantation Dr, Beaufort, South Carolina, 29902
Ring: 20 mile radius

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

Female Population by Detailed Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	96,179	100.0%	101,214	100.0%	110,351	100.0%
<1	842	0.9%	898	0.9%	1,002	0.9%
1	821	0.9%	855	0.8%	928	0.8%
2	890	0.9%	906	0.9%	979	0.9%
3	891	0.9%	928	0.9%	1,003	0.9%
4	929	1.0%	951	0.9%	1,012	0.9%
5	1,012	1.1%	929	0.9%	957	0.9%
6	943	1.0%	944	0.9%	978	0.9%
7	943	1.0%	940	0.9%	961	0.9%
8	924	1.0%	934	0.9%	954	0.9%
9	993	1.0%	994	1.0%	1,019	0.9%
10	1,003	1.0%	990	1.0%	1,022	0.9%
11	970	1.0%	991	1.0%	1,012	0.9%
12	1,009	1.0%	1,018	1.0%	1,033	0.9%
13	1,018	1.1%	990	1.0%	1,016	0.9%
14	988	1.0%	979	1.0%	1,015	0.9%
15	1,041	1.1%	1,023	1.0%	1,044	0.9%
16	950	1.0%	950	0.9%	966	0.9%
17	1,039	1.1%	1,009	1.0%	1,035	0.9%
18	1,241	1.3%	1,266	1.3%	1,282	1.2%
19	1,112	1.2%	1,228	1.2%	1,268	1.1%
20 - 24	5,270	5.5%	5,478	5.4%	5,800	5.3%
25 - 29	4,868	5.1%	5,176	5.1%	5,656	5.1%
30 - 34	4,825	5.0%	5,393	5.3%	5,694	5.2%
35 - 39	4,796	5.0%	5,101	5.0%	5,944	5.4%
40 - 44	4,618	4.8%	5,183	5.1%	5,767	5.2%
45 - 49	4,713	4.9%	4,896	4.8%	5,744	5.2%
50 - 54	5,321	5.5%	5,194	5.1%	5,546	5.0%
55 - 59	6,655	6.9%	5,844	5.8%	5,979	5.4%
60 - 64	7,683	8.0%	7,222	7.1%	6,803	6.2%
65 - 69	8,463	8.8%	8,415	8.3%	8,517	7.7%
70 - 74	8,261	8.6%	8,590	8.5%	9,150	8.3%
75 - 79	5,586	5.8%	7,495	7.4%	8,397	7.6%
80 - 84	2,966	3.1%	4,505	4.5%	6,389	5.8%
85+	2,596	2.7%	2,999	3.0%	4,479	4.1%
<18	17,206	17.9%	17,229	17.0%	17,935	16.3%
18+	78,973	82.1%	83,983	83.0%	92,414	83.7%
21+	75,351	78.3%	80,164	79.2%	88,466	80.2%
Median Age	49.4		49.6		50.1	

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Female Population by Detailed Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

Population Summary	
2010 Total Population	166,790
2020 Total Population	189,179
2020 Group Quarters	9,339
2025 Total Population	200,820
2025 Group Quarters	9,173
2030 Total Population	218,172
2025-2030 Annual Rate	1.67%
2025 Total Daytime Population	204,377
Workers	94,095
Residents	110,282
Household Summary	
2010 Households	64,899
2010 Average Household Size	2.47
2020 Total Households	76,420
2020 Average Household Size	2.35
2025 Households	83,973
2025 Average Household Size	2.28
2030 Households	93,219
2030 Average Household Size	2.24
2025-2030 Annual Rate	2.11%
2010 Families	45,541
2010 Average Family Size	2.89
2025 Families	56,705
2025 Average Family Size	2.77
2030 Families	62,407
2030 Average Family Size	2.73
2025-2030 Annual Rate	1.93%
Housing Unit Summary	
2000 Housing Units	56,765
Owner Occupied Housing Units	58.7%
Renter Occupied Housing Units	21.5%
Vacant Housing Units	19.7%
2010 Housing Units	86,451
Owner Occupied Housing Units	52.3%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	24.9%
2020 Housing Units	93,896
Owner Occupied Housing Units	59.7%
Renter Occupied Housing Units	21.7%
Vacant Housing Units	18.3%
2025 Housing Units	102,138
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	20.5%
Vacant Housing Units	17.8%
2030 Housing Units	112,083
Owner Occupied Housing Units	63.2%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	16.8%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025



Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

2025 Households by Income

Household Income Base	83,965
<\$15,000	6.3%
\$15,000 - \$24,999	4.2%
\$25,000 - \$34,999	5.6%
\$35,000 - \$49,999	10.4%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	19.4%
\$150,000 - \$199,999	8.4%
\$200,000+	15.1%
Average Household Income	\$122,910

2030 Households by Income

Household Income Base	93,211
<\$15,000	5.4%
\$15,000 - \$24,999	3.2%
\$25,000 - \$34,999	4.4%
\$35,000 - \$49,999	9.1%
\$50,000 - \$74,999	16.2%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	20.6%
\$150,000 - \$199,999	9.9%
\$200,000+	18.7%
Average Household Income	\$138,426

2025 Owner Occupied Housing Units by Value

Total	63,056
<\$50,000	4.7%
\$50,000 - \$99,999	2.2%
\$100,000 - \$149,999	3.8%
\$150,000 - \$199,999	3.9%
\$200,000 - \$249,999	3.5%
\$250,000 - \$299,999	5.5%
\$300,000 - \$399,999	15.4%
\$400,000 - \$499,999	15.6%
\$500,000 - \$749,999	21.0%
\$750,000 - \$999,999	12.4%
\$1,000,000 - \$1,499,999	7.3%
\$1,500,000 - \$1,999,999	2.4%
\$2,000,000 +	2.3%
Average Home Value	\$586,015

2030 Owner Occupied Housing Units by Value

Total	70,792
<\$50,000	2.6%
\$50,000 - \$99,999	1.0%
\$100,000 - \$149,999	1.5%
\$150,000 - \$199,999	1.8%
\$200,000 - \$249,999	2.1%
\$250,000 - \$299,999	4.0%
\$300,000 - \$399,999	13.7%
\$400,000 - \$499,999	17.3%
\$500,000 - \$749,999	24.0%
\$750,000 - \$999,999	17.4%
\$1,000,000 - \$1,499,999	9.4%
\$1,500,000 - \$1,999,999	2.7%
\$2,000,000 +	2.5%
Average Home Value	\$671,030

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025



Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

Median Household Income	
2025	\$84,698
2030	\$98,109
Median Home Value	
2025	\$470,393
2030	\$562,846
Per Capita Income	
2025	\$51,544
2030	\$59,287
Median Age	
2010	39.1
2020	46.4
2025	46.6
2030	47.3
2020 Population by Age	
Total	189,179
0 - 4	4.7%
5 - 9	5.2%
10 - 14	5.4%
15 - 24	13.2%
25 - 34	10.4%
35 - 44	9.7%
45 - 54	10.1%
55 - 64	13.7%
65 - 74	16.3%
75 - 84	8.8%
85 +	2.4%
18 +	81.2%
2025 Population by Age	
Total	200,820
0 - 4	4.6%
5 - 9	4.8%
10 - 14	5.1%
15 - 24	12.9%
25 - 34	10.8%
35 - 44	10.2%
45 - 54	9.9%
55 - 64	12.1%
65 - 74	15.3%
75 - 84	11.5%
85 +	2.7%
18 +	82.1%
2030 Population by Age	
Total	218,172
0 - 4	4.6%
5 - 9	4.6%
10 - 14	4.8%
15 - 24	12.4%
25 - 34	10.5%
35 - 44	10.8%
45 - 54	10.1%
55 - 64	11.1%
65 - 74	14.8%
75 - 84	12.6%
85 +	3.7%
18 +	82.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025

20 miles

2020 Population by Sex	
Males	93,000
Females	96,179
2025 Population by Sex	
Males	99,609
Females	101,211
2030 Population by Sex	
Males	107,823
Females	110,350
2010 Population by Race/Ethnicity	
Total	166,789
White Alone	68.3%
Black Alone	22.7%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.4%
Two or More Races	2.0%
Hispanic Origin	12.0%
Diversity Index	58.9
2020 Population by Race/Ethnicity	
Total	189,179
White Alone	67.1%
Black Alone	17.7%
American Indian Alone	0.4%
Asian Alone	1.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.1%
Two or More Races	7.5%
Hispanic Origin	12.8%
Diversity Index	61.8
2025 Population by Race/Ethnicity	
Total	200,819
White Alone	68.1%
Black Alone	16.6%
American Indian Alone	0.4%
Asian Alone	1.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.1%
Two or More Races	7.5%
Hispanic Origin	12.6%
Diversity Index	61.0
2030 Population by Race/Ethnicity	
Total	218,172
White Alone	66.9%
Black Alone	16.9%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.3%
Two or More Races	8.0%
Hispanic Origin	13.2%
Diversity Index	62.4

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

20 miles

2020 Population by Relationship and Household Type

Total	189,179
In Households	95.1%
Householder	40.5%
Opposite-Sex Spouse	21.6%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.0%
Same-Sex Unmarried Partner	0.1%
Biological Child	21.4%
Adopted Child	0.5%
Stepchild	0.9%
Grandchild	2.2%
Brother or Sister	0.9%
Parent	0.9%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.3%
Other Relatives	1.1%
Foster Child	0.1%
Other Nonrelatives	2.4%
In Group Quarters	4.9%
Institutionalized	0.8%
Noninstitutionalized	4.1%

2025 Population 25+ by Educational Attainment

Total	145,757
Less than 9th Grade	1.9%
9th - 12th Grade, No Diploma	3.5%
High School Graduate	21.4%
GED/Alternative Credential	2.6%
Some College, No Degree	17.4%
Associate Degree	8.6%
Bachelor's Degree	26.6%
Graduate/Professional Degree	18.0%

2025 Population 15+ by Marital Status

Total	171,677
Never Married	27.1%
Married	58.7%
Widowed	6.1%
Divorced	8.1%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	86,970
Population 16+ Employed	96.1%
Population 16+ Unemployment rate	3.9%
Population 16-24 Employed	14.4%
Population 16-24 Unemployment rate	8.5%
Population 25-54 Employed	54.5%
Population 25-54 Unemployment rate	2.7%
Population 55-64 Employed	16.5%
Population 55-64 Unemployment rate	4.8%
Population 65+ Employed	14.5%
Population 65+ Unemployment rate	2.7%



Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

2025 Employed Population 16+ by Industry

Total	83,541
Agriculture/Mining	1.1%
Construction	8.4%
Manufacturing	5.7%
Wholesale Trade	1.0%
Retail Trade	14.1%
Transportation/Utilities	3.6%
Information	1.7%
Finance/Insurance/Real Estate	6.1%
Services	54.0%
Public Administration	4.4%

2025 Employed Population 16+ by Occupation

Total	83,542
White Collar	59.8%
Management/Business/Financial	17.1%
Professional	22.5%
Sales	11.2%
Administrative Support	9.0%
Services	21.0%
Blue Collar	19.1%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	6.4%
Installation/Maintenance/Repair	2.9%
Production	4.1%
Transportation/Material Moving	5.5%

2020 Households by Type

Total	76,420
Married Couple Households	53.7%
With Own Children <18	13.5%
Without Own Children <18	40.2%
Cohabiting Couple Households	5.1%
With Own Children <18	1.5%
Without Own Children <18	3.6%
Male Householder, No Spouse/Partner	14.6%
Living Alone	10.1%
65 Years and over	4.1%
With Own Children <18	1.4%
Without Own Children <18, With Relatives	2.0%
No Relatives Present	1.2%
Female Householder, No Spouse/Partner	26.6%
Living Alone	15.6%
65 Years and over	9.3%
With Own Children <18	4.8%
Without Own Children <18, With Relatives	5.3%
No Relatives Present	0.8%

2020 Households by Size

Total	76,420
1 Person Household	25.7%
2 Person Household	43.6%
3 Person Household	13.1%
4 Person Household	10.0%
5 Person Household	4.7%
6 Person Household	1.8%
7 + Person Household	1.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025

Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

2020 Households by Tenure and Mortgage Status

Total	76,420
Owner Occupied	73.3%
Owned with a Mortgage/Loan	46.3%
Owned Free and Clear	27.0%
Renter Occupied	26.7%

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	69
Percent of Income for Mortgage	34.8%
Wealth Index	139

2020 Housing Units By Urban/ Rural Status

Total	93,896
Urban Housing Units	73.7%
Rural Housing Units	26.3%

2020 Population By Urban/ Rural Status

Total	189,179
Urban Population	74.9%
Rural Population	25.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025



Community Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

20 miles

Top 3 Tapestry Segments

1. Silver and Gold (J4)
2. Moderate Metros (C6)
3. Flourishing Families (H1)

2025 Consumer Spending

Apparel & Services: Total \$	\$213,477,911
Average Spent	\$2,542.22
Spending Potential Index	104
Education: Total \$	\$143,348,579
Average Spent	\$1,707.08
Spending Potential Index	96
Entertainment/Recreation: Total \$	\$367,643,999
Average Spent	\$4,378.12
Spending Potential Index	107
Food at Home: Total \$	\$662,167,557
Average Spent	\$7,885.48
Spending Potential Index	106
Food Away from Home: Total \$	\$358,010,860
Average Spent	\$4,263.40
Spending Potential Index	103
Health Care: Total \$	\$736,604,460
Average Spent	\$8,771.92
Spending Potential Index	113
HH Furnishings & Equipment: Total \$	\$263,924,345
Average Spent	\$3,142.97
Spending Potential Index	108
Personal Care Products & Services: Total \$	\$95,876,408
Average Spent	\$1,141.75
Spending Potential Index	109
Shelter: Total \$	\$2,345,704,780
Average Spent	\$27,934.04
Spending Potential Index	105
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$342,288,765
Average Spent	\$4,076.18
Spending Potential Index	123
Travel: Total \$	\$325,029,293
Average Spent	\$3,870.64
Spending Potential Index	107
Vehicle Maintenance & Repairs: Total \$	\$124,577,262
Average Spent	\$1,483.54
Spending Potential Index	110

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 18, 2025



Net Worth Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Ring: 10 mile radius

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	70,561	74,861	80,453	5,592	1.45%
Median Age	35.1	36.2	37.6	1.4	0.76%
Households	26,289	29,076	31,983	2,907	1.92%
Average Household Size	2.43	2.35	2.31	-0.04	-0.34%

2025 Households by Net Worth	Number	Percent
Total	29,068	100.0%
<\$15,000	4,834	16.6%
\$15,000-\$34,999	1,855	6.4%
\$35,000-\$49,999	751	2.6%
\$50,000-\$74,999	1,248	4.3%
\$75,000-\$99,999	1,299	4.5%
\$100,000-\$149,999	1,957	6.7%
\$150,000-\$249,999	3,028	10.4%
\$250,000-\$499,999	4,262	14.7%
\$500,000-\$999,999	3,523	12.1%
\$1,000,000-\$1,499,999	1,797	6.2%
\$1,500,000-\$1,999,999	715	2.5%
\$2,000,000+	3,800	13.1%

Median Net Worth	\$230,724
Average Net Worth	\$1,466,689

Wealth Index	104
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2025 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	1,389	4,454	4,501	3,998	4,766	5,689	4,271
<\$15,000	769	1,394	990	531	514	425	213
\$15,000-\$34,999	189	514	516	270	178	135	52
\$35,000-\$49,999	49	215	173	139	65	85	25
\$50,000-\$74,999	35	304	280	225	126	166	110
\$75,000-\$99,999	38	391	267	180	163	135	126
\$100,000-\$149,999	50	478	356	309	336	242	185
\$150,000-\$249,999	96	481	520	557	413	557	403
\$250,000-\$499,999	156	352	612	710	893	847	692
\$500,000-\$999,999	4	264	364	442	595	993	861
\$1000000+	3	60	424	635	1,483	2,104	1,603
Median Net Worth	\$13,547	\$57,043	\$102,668	\$202,429	\$383,395	\$582,363	\$629,977
Average Net Worth	\$76,425	\$140,155	\$533,862	\$920,793	\$1,925,794	\$2,702,051	\$2,638,440

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Net Worth Profile

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Ring: 20 mile radius

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	189,179	200,820	218,172	17,352	1.67%
Median Age	46.4	46.6	47.3	0.7	0.30%
Households	76,420	83,973	93,219	9,246	2.11%
Average Household Size	2.35	2.28	2.24	-0.04	-0.35%

2025 Households by Net Worth	Number	Percent
Total	83,965	100.0%
<\$15,000	10,351	12.3%
\$15,000-\$34,999	3,766	4.5%
\$35,000-\$49,999	1,512	1.8%
\$50,000-\$74,999	2,771	3.3%
\$75,000-\$99,999	2,925	3.5%
\$100,000-\$149,999	4,751	5.7%
\$150,000-\$249,999	7,465	8.9%
\$250,000-\$499,999	12,071	14.4%
\$500,000-\$999,999	12,505	14.9%
\$1,000,000-\$1,499,999	6,987	8.3%
\$1,500,000-\$1,999,999	2,770	3.3%
\$2,000,000+	16,091	19.2%
Median Net Worth	\$397,647	
Average Net Worth	\$2,183,834	
Wealth Index	139	

2025 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	2,523	9,365	10,774	10,903	14,047	18,473	17,879
<\$15,000	1,196	2,773	2,184	1,352	1,314	951	582
\$15,000-\$34,999	342	882	1,049	651	386	309	147
\$35,000-\$49,999	114	372	335	290	164	182	57
\$50,000-\$74,999	83	684	557	500	276	370	302
\$75,000-\$99,999	75	800	575	418	386	306	365
\$100,000-\$149,999	110	998	854	772	761	644	612
\$150,000-\$249,999	214	1,029	1,149	1,449	1,072	1,274	1,278
\$250,000-\$499,999	369	964	1,579	1,873	2,215	2,391	2,678
\$500,000-\$999,999	14	640	1,073	1,486	1,781	3,403	4,108
\$1000000+	6	224	1,422	2,111	5,692	8,643	7,750
Median Net Worth	\$17,322	\$73,682	\$137,981	\$251,443	\$585,553	\$870,520	\$792,386
Average Net Worth	\$96,841	\$171,442	\$770,208	\$1,172,557	\$2,501,540	\$3,588,545	\$3,300,116

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

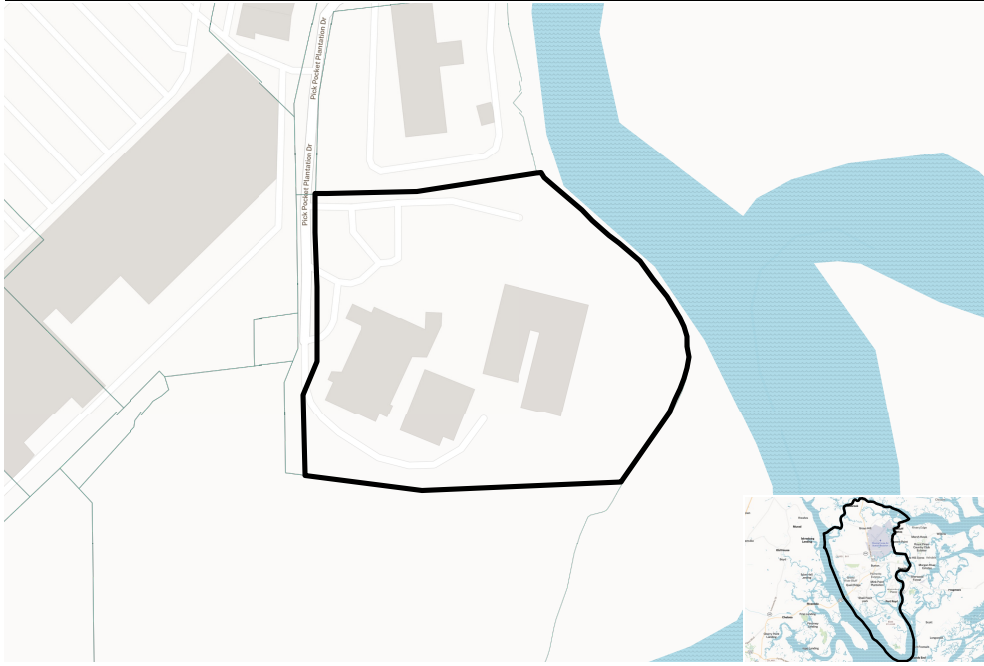
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

1119 Pick Pocket Plantation Dr, Beaufort-Port Royal, SC

<https://app.regrid.com/us/sc/beaufort/beaufort-port-royal/11898>

Regrid

By Loveland Technologies · Dec 15, 2025



In: 29902, Census Tract 7, Beaufort-Port Royal, Beaufort County, South Carolina

Lat/Long: 32.43825, -80.70164

Parcel Data Fields

Parcel ID:	R122 029 000 0222 0000	Total Parcel Value:	6625300.0
Owner Name:	SNH SE PROPERTIES TRUST	Last Sale Price:	0.0
Parcel Address:	1119 PICK POCKET PLANTATION DR	Last Sale Date:	2018-03-08
Parcel Address City:	BEAUFORT	Mailing Address:	100 OLIVER ST S
Parcel Address Zip Code:	29902-3771	Mailing Address City:	BOSTON
First Alternative Parcel ID:	08468749	Mailing Address State:	MA
Parcel Use Code:	1025129	Mailing Address ZIP Code:	02110
Parcel Use Description:	ComImp Serv HospNursRetireHome	Original Mailing Address:	{"mailadd":"100 1840","mail_city
Zoning Type:	Mixed	5 Digit Parcel Zip Code:	29902
Zoning Subtype:	Mixed Use	Primary Address Source:	county,census_p
Zoning Code Link:	https://library.municode.com/sc/beaufort/codes/the_beaufort_development_code?nodeId=n2MADI	Legal Description:	PARCEL A POR O
Zoning Area ID:	16961742	Book:	3068
Regrid Calculated Total Address Count:	1	Page:	1449
FEMA Flood Zone:	X	Subdivision:	BEAUFORT WEST1
FEMA Flood Zone Subtype:	AREA OF MINIMAL FLOOD HAZARD	Latitude:	32.438250
FEMA Flood Zone Raw Data:	[{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":92}, {"zone":"X","subtype":"0.2 PCT ANNUAL CHANCE FLOOD HAZARD","percent":1}, {"zone":"AE","subtype":null,"percent":7}]	Longitude:	-80.701637
FEMA Flood Date:	2023-10-17	Census 2020 Tract:	45013000700
		Census 2020 Block:	4501300070010
		Census 2020 Blockgroup:	450130007001

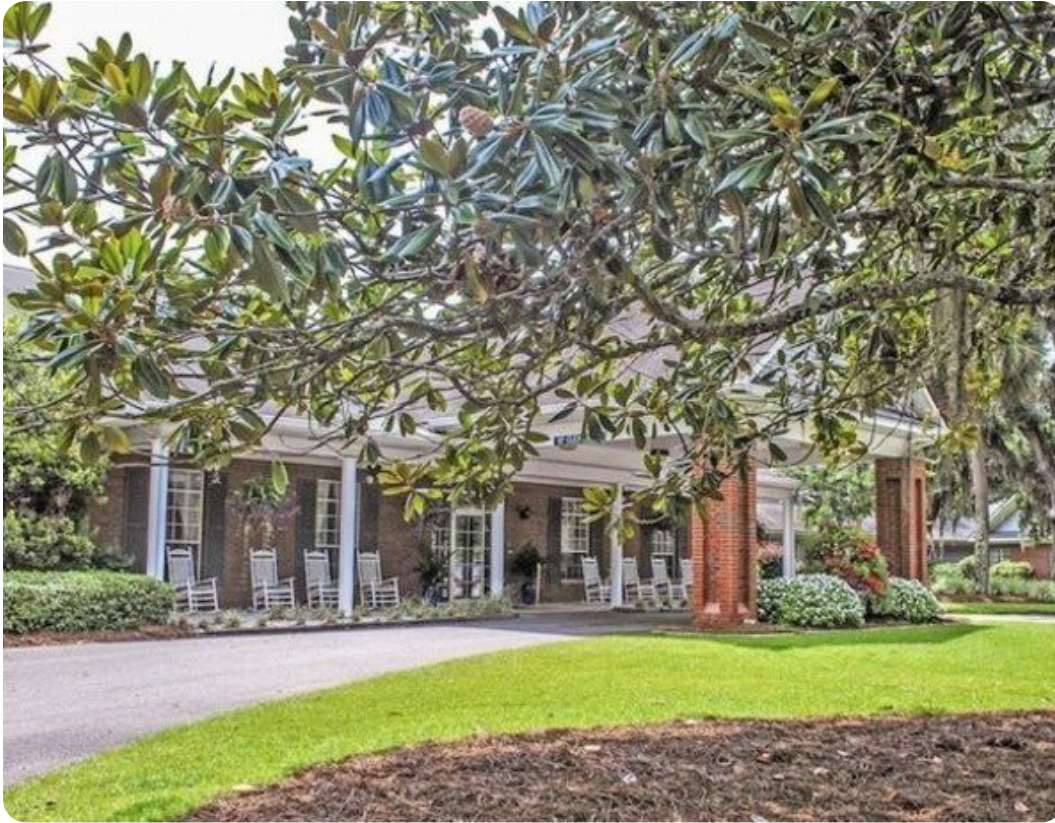
Zone Data
Date:
FEMA NRI Risk Rating: Very High
Census Provided Unified School District: Beaufort County School District
Regrid Calculated Building Footprint Square Feet: 58630
Regrid Calculated Building Count: 4
Precisely ID: P0000KPWMIK4
Placekey: 222@8gd-kdb-x5z
USPS Delivery Point Validation: V
Delivery Point Validation Codes: YNNNN
Delivery Point Validation Notes: AABB
Delivery Point Match Type: S
CASS Error Codes: A1
Residential Delivery Indicator: N
USPS Vacancy Indicator: N
USPS Vacancy Indicator Date: 2025-12-01
Land Use Code: 1200.0
Ownership: Private trusts
Description:
Ownership:
Housing Affordability Index: 137.0
Population Density: 1537.0
Population Growth (CAGR) past 5 years: 1.08
Population Growth (CAGR) next 5 years: 0.81

Housing Units Growth (CAGR) past 5 years: 0.71
Housing Units Growth (CAGR) next 5 years: 0.85
Median: 3.5

Census Zip Code: 29902
Tabulation Area:
Total Square Footage of Structures: 0
County-Provided Acres: 5.77720722
County-Provided Parcel Square Feet: 251654.139683
Pin : R122 029 000 0
Calca: 0.0
Pin: R122 029 000 0
Ain: 8468749
Status: A
Tag: 120
Area Code: 180
Record Date: 2011-06-30
Event Type: 430025
Event Type Description: Change of Owne
Eventdate: 7/6/2011
Acres: 5.7
Comsquaref: 48288
Minyrbuilt: 1999
Capped Value: 6625300.0
Assessed Value: 397520.0
Exemption Value: 0.0
Taxable Value: 397520.0
Key Number: 08468749
Geo Feature: 0000013822
Effective Tax Year: 0
District: 122
Regrid UUID: d70567f9-15e1-4
Calculated Acres: 6.09176
Building Area: 14143
Area Building Definition: TOTAL AREA
Last Ownership Transfer Date: 2018-03-08
Calculated Parcel Sq Ft: 265363
Federal Qualified Opportunity Zone: No
Year Built Effective Date: 2008

**Household
Income
Growth
(CAGR) next 5
years:** 48233.0
**Median
Household
Income
(current
year):**
**Distance to
Transmission
line:** 137.0
**Roughness
Rating:** 1.0
**Highest
Parcel
Elevation:** 4.87
**Lowest Parcel
Elevation:** 0.21
InSite Score: Low
Zoning Code: T5-UC
**Zoning
Description:** Transect Urban Corridor
**Number of
Structures on
Parcel:** 4
**Structure
Year Built:** 2008
**Parcel Value
Type:** APPRAISED
**Improvement
Value:** 5402600.0
Land Value: 1222700.0

1119 Pick Pocket Plantation Dr Beaufort, SC 29902



Ernie Anaya, MBA

Pres., Senior Housing & Behavioral Health Group

Georgia Real Estate License #356482

South Carolina Real Estate License #93244

☎ Work (800) 804-2855 x130 | ☎ Mobile (678) 283-0136

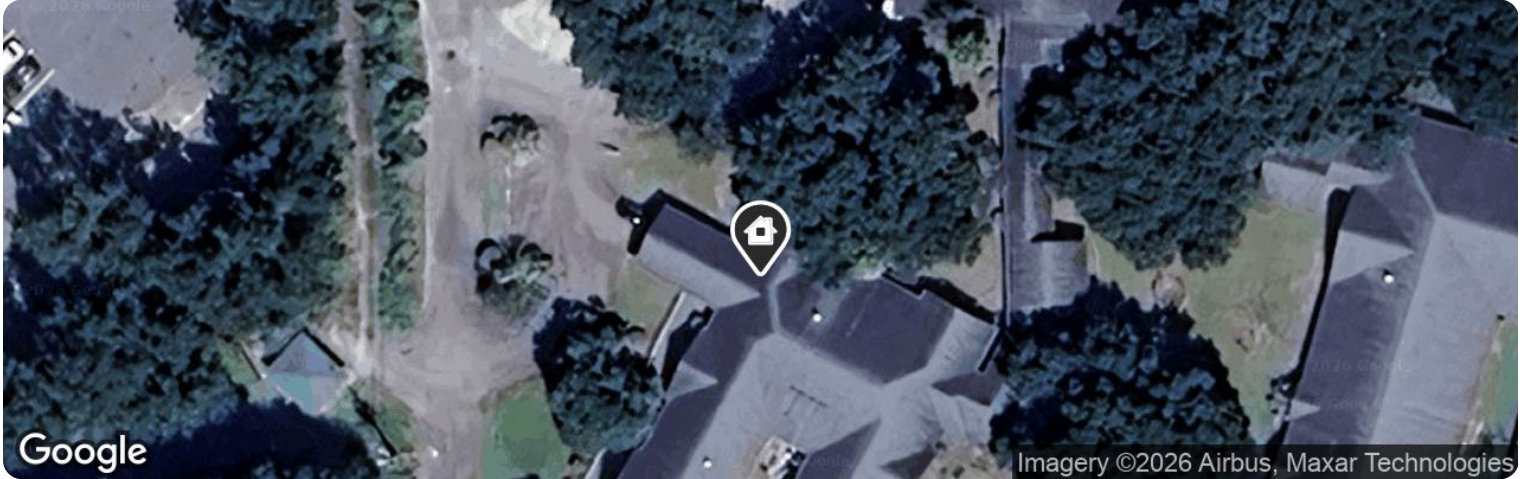
📅 (404) 876-7073

✉ eanaya@bullrealty.com

🌐 <https://www.bullrealty.com>




1119 Pick Pocket Plantation Dr, Beaufort, SC 29902



Off Market / Public Record • Sold Date: 6/30/2011, Public Record

Closed Price
\$12,009,600
 Closed Date 6/30/2011

 **Special Purpose**
 Type

 **48,288**
 Sq Ft

Basic Facts

Type
 Special Purpose

Multi Parcel
 No

Subtype
 Miscellaneous

APN/TaxID
 R122 029 000 0222 0000

Year Built
 1999

Previously sold
 for \$12,009,600 on 6/30/2011

Land Use
 Institutional (General)

This market analysis or price opinion may not be used for the purposes of obtaining financing in a federally related transaction.

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1119 Pick Pocket Plantation Dr, Beaufort, SC 29902

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Special Purpose	17
Property Subtype	Institutional (General)	Assisted Living
Number of Buildings	–	–
Number of Units	0	72
Number of Stories	–	1
Building Area (sq ft)	48,288	–
Lot Size	5.7 acres	–
Lot Dimensions	5.700 AC	–
Year Built	1999	–
Garage (spaces)	0	–

Property Features

PUBLIC

Lot Size Sqft	248,292 sq ft	Lot Size Acres	5.70 acres
Building Sqft	48,288 sq ft		

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	R122 029 000 0222 0000	County	Beaufort County
Census Tract	450130007.001003	Carrier Route	C012
Abbreviated Description	DIST:122 SUBD:BEAUFORT WEST COMM & NEW TOWN PARCEL A POR OF TRACT A PB65 P129 PB111 P120 -	Current Use	Institutional (General)

1119 Pick Pocket Plantation Dr, Beaufort, SC 29902

Owner Facts

Owner Name (Public)	SNH SE PROPERTIES TRUST	Time Owned	10-15 Yrs
Mailing Address	100 Oliver St # 1840 Boston MA 02110	Vesting	Trust/Trustee/Conservator

Public Record History

Deed

Contract Date	2/16/2018	6/7/2011
Recording Date	3/8/2018	6/30/2011
Document Type	Quit Claim Deed (non-arm's length)	Limited Warranty Deed
Buyer ID	Company or Corporation	Company or Corporation
Price Code Description	Document states price as 0, None, No Consideration.	From recorded Affidavit of Value or Verified.
Seller Name	PICKPOCKET PLANTATION OWNERS ASSN	SUMMIT PLACE OF BEAUFORT PROPERTY LLC
Seller ID	Company or Corporation	Company or Corporation
Buyer Mailing Address	1911 BOUNDARY ST, BEAUFORT, SC 29902	2 NEWTON PL, NEWTON, MA 02458
Document #	2018012214	2011032873
Recorder's Book #	3649	3068
Recorder's Page #	2659	1449
Title Company Name	NONE AVAILABLE	-
Multi-APN Flag	More than 9 APNs OR exact number cannot be determined.	-
Sale Price	-	\$12,009,600
Buyer Vesting	-	Trust
City Transfer Tax	-	\$31,223
County Transfer Tax	-	\$13,210
Buyer Care Of Name	-	SENIOR HOUSING PROPERTIES TRUST

1119 Pick Pocket Plantation Dr, Beaufort, SC 29902

Public Record History

Tax

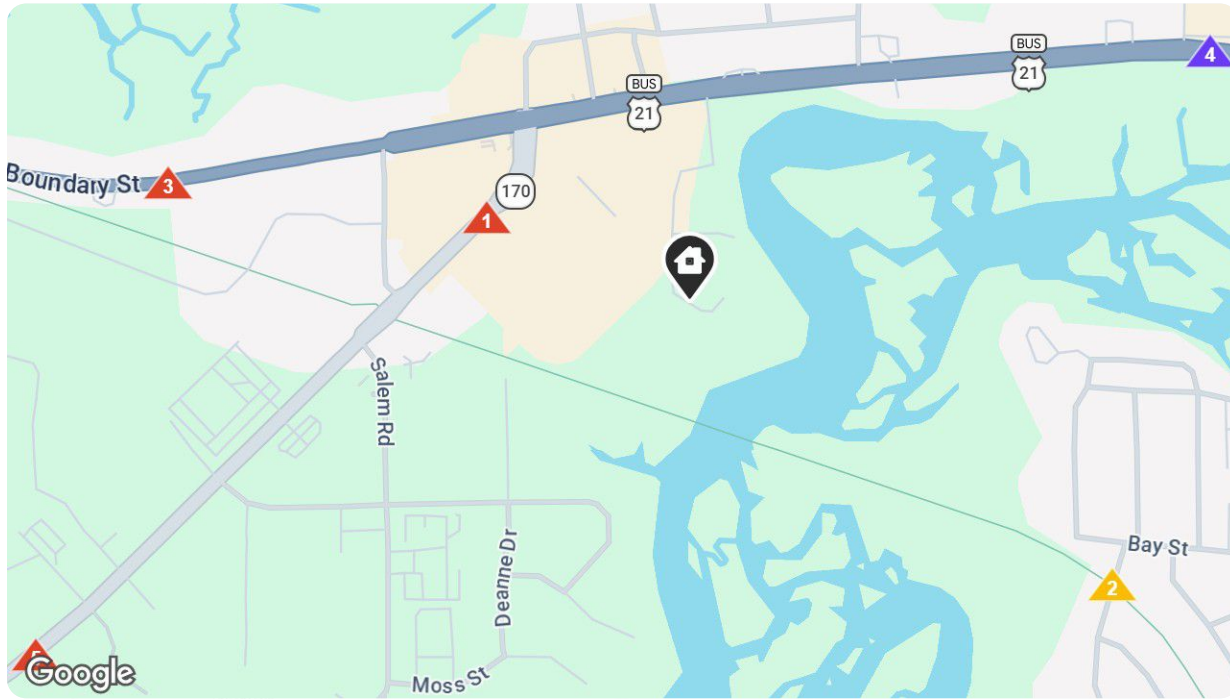
Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$397,520	\$397,520	\$397,520	\$370,570	\$370,570
Assessor Market Value Year	2023	2024	2023	2022	2021
Assessor Market Value - Land	\$1,222,700	\$1,222,700	\$1,222,700	\$1,310,800	\$1,310,800
Assessor Market Value - Improvements	\$5,402,600	\$5,402,600	\$5,402,600	\$4,865,300	\$4,865,300
Total Assessor Market Value	\$6,625,300	\$6,625,300	\$6,625,300	\$6,176,100	\$6,176,100
Tax Rate Code Area	120	120	120	120	120
Total Tax Amount	\$120,127	\$115,877	\$115,877	\$115,327	\$113,823
Tax Exemption Code	Tax Exempt/General Exemption	Tax Exempt/General Exemption	Tax Exempt/General Exemption	Tax Exempt/General Exemption	Tax Exempt/General Exemption
Assessed Value - Land	-	-	-	-	-
Assessed Value - Improvements	-	-	-	-	-

Maps

Aerial



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **19,006**

Robert Smalls Parkway

2025 Est. daily traffic counts

Cross: Neil Rd
Cross Dir: SW
Distance: 0.16 miles

Historical counts

Year	▲	Count	Type
2024	▲	19,900	AADT
2023	▲	19,900	AADT
2022	▲	17,100	AADT
2021	▲	16,900	AADT
2019	▲	17,700	AADT

▲ **269**

North Hermitage Road

2025 Est. daily traffic counts

Cross: D/w
Cross Dir: S
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2024	▲	275	AADT
2023	▲	275	AADT
2022	▲	250	AADT
2021	▲	250	AADT
2019	▲	225	AADT

▲ **21,317**

Boundary Street

2025 Est. daily traffic counts

Cross: Broad River Blvd
Cross Dir: W
Distance: 0.16 miles

Historical counts

Year	▲	Count	Type
2024	▲	21,100	AADT
2023	▲	21,100	AADT
2022	▲	20,300	AADT
2021	▲	20,100	AADT
2019	▲	22,700	AADT

▲ **36,050**

Boundary Street

2025 Est. daily traffic counts

Cross: Greenlawn Dr
Cross Dir: E
Distance: 0.21 miles

Historical counts

Year	▲	Count	Type
2024	▲	38,100	AADT
2023	▲	38,100	AADT
2022	▲	31,800	AADT
2021	▲	31,400	AADT
2019	▲	33,700	AADT

▲ **21,181**

Robert Smalls Pkwy

2025 Est. daily traffic counts

Cross: Hanover St
Cross Dir: NE
Distance: 0.07 miles

Historical counts

Year	▲	Count	Type
2005	▲	20,800	AADT
1999	▲	20,100	AADT
1998	▲	17,900	AADT
1997	▲	19,600	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



Photos

My Photos



About RPR

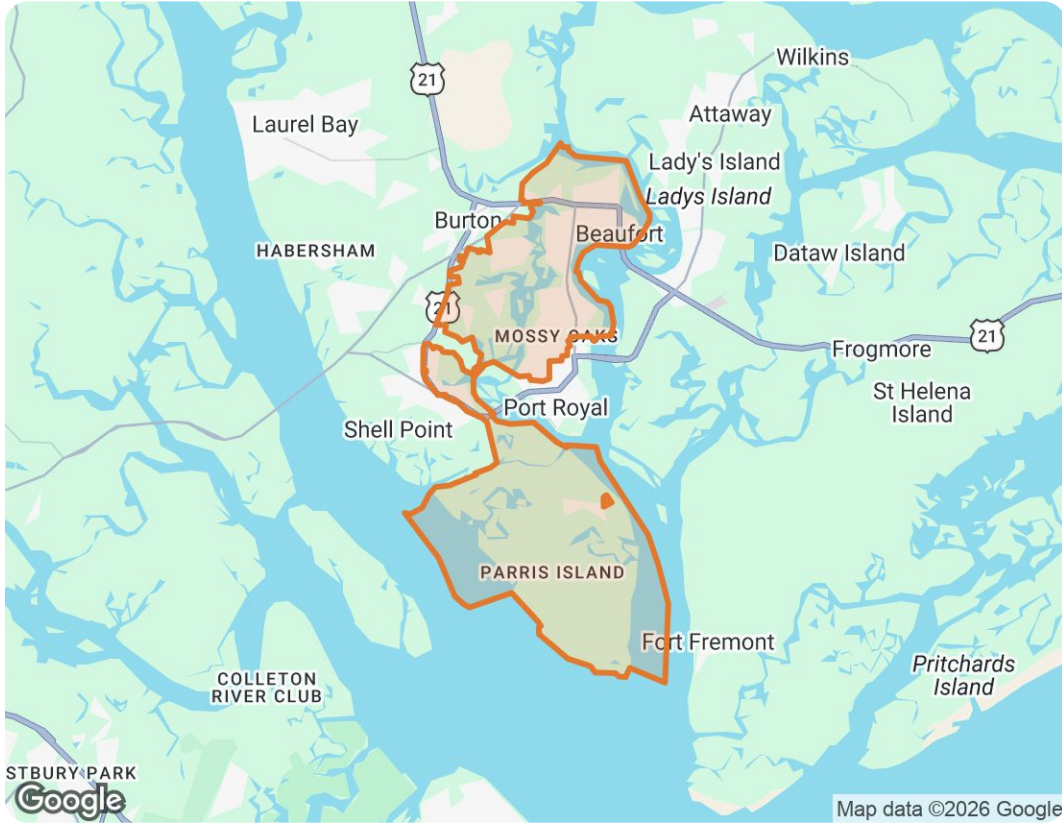
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Beaufort, SC 29902



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🌐 <https://www.bullrealty.com>



Bull Realty, Inc.

50 Glenlake Pkwy NE

Suite 600

Atlanta, GA 30328



Beaufort, SC 29902

Trade Area Summary

Attribute Summary for Beaufort, SC 29902

Median Household Income

\$80,357

Source: 2025/2029 Income (Esri)

Median Age

33.5

Source: 2025/2029 Age: 5 Year Increments (Esri)

Total Population

19,296

Source: 2025 Age: 1 Year Increments (Esri)

1st Dominant Segment

Room to Roam

Source: 2025 Tapestry Market Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Room to Roam	Middle Ground	Legacy Hills	City Greens	Dreambelt
% of Households	1,457 (20.7%)	992 (14.1%)	837 (11.9%)	825 (11.7%)	786 (11.2%)
Life Stage Group	Mature and Retired Living	Mature and Retired Living	Mature and Retired Living	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Suburban Shine	Suburban Shine	Suburban Shine	Suburban Shine	Suburban Shine
Urbanicity Group(s)	Suburb Metro Landscape	Suburb	Urban Core Suburb	Urban Vicinity Suburb	Suburb
Residence Type	Single Family	Single Family	Single Family, Multi-Units	Single Family	Single Family
Household Type	Married Couples w/No Kids	Married Couples, Singles Living Alone	Singles Living Alone, Married Couples w/No Kids	Married Couples, Singles Living Alone	Married Couples
Average Household Size	2.52	2.33	2	2.2	2.62
Median Age	46.2	38.8	45.6	41.4	41.5
Diversity Index	35.4	55.6	58.9	54.4	69
Median Household Income	\$99,689	\$69,074	\$55,927	\$97,516	\$94,802
Median Net Worth	\$506,754	\$168,044	\$87,823	\$301,867	\$339,974
Homeownership	89%	67%	49%	66%	76%
Rent Burdened Households	22%	31%	40%	33%	40%
Labor Force Participation Rate	63%	69%	56%	71%	65%
Unemployment Rate	3%	4%	4%	3%	4%
% with Bachelor's Degree or Higher	34%	27%	31%	54%	34%
Lifestyle Patterns	Consumers tend to use coupons and shop at department stores. Residents purchase tools for home and yard maintenance, such as lawn mowers, trimmers, electric drills, and saws.	Residents tend to shop at discount grocery chains and frequent fast-food restaurants. Consumers tend to finance their vehicles with loans.	They tend to shop locally, especially for toys and games. Residents have insurance and regular access to medical providers.	Residents tend to bank and shop online, and they typically buy groceries in person. Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.	Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty. They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.

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Beaufort, SC 29902

Consumer Segment Details

About this segment

Room to Roam

Ranked

1st

dominant segment
for this area

In this area

20.7%

of households fall
into this segment

In the United States

3.9%

of households fall
into this segment

Who Are They?

These communities are mainly found within metropolitan areas but tend not to be in the mega metropolises. The highest concentrations are found in the Midwest and South. More than half of household heads are aged 55 and older, and one in five individuals are aged 65 and above. Married couples, often without children, form most households, while nonfamily households represent a quarter of the total households. Self-employment is notable, and employment tends to be in manufacturing, health care, and retail. Most housing in this market consists of owner-occupied, single-family homes rather than rentals, with housing built primarily between 1970 and 2000 and generally priced lower than the national average. Owning multiple vehicles is typical, with driving alone as the primary means of commuting.

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Metro Landscape
- **Median home value:** \$344,056
- **Homeownership rate:** 89.0%
- **Rent burdened households (American Community Survey 2019-2023):** 22.4%
- **Labor force participation rate:** 62.5%
- **Unemployment rate:** 3.0%

Key Statistics

- **Median age:** 46.2
- **Median household size:** 2.52
- **Predominant household structure (Census 2020):** Married couples with no kids
- **Median household income:** \$99,689
- **Median net worth:** \$506,754
- **Percentage of individuals with completion of a bachelor's degree or higher:** 34.0%

Lifestyle Patterns

- Consumers tend to use coupons and shop at department stores.
- Residents purchase tools for home and yard maintenance, such as lawn mowers, trimmers, electric drills, and saws.
- Radio remains a staple, with commuters subscribing to satellite and streaming channels. Television is widely used for news, entertainment, and major sports.
- When traveling, domestic trips are common. Residents cook, bake, read, and walk their dogs. Residents tend to vote, and recycling is a routine practice.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Beaufort, SC 29902

Consumer Segment Details

About this segment

Middle Ground

Ranked

2nd

dominant segment
for this area

In this area

14.1%

of households fall
into this segment

In the United States

2.3%

of households fall
into this segment

Who Are They?

Predominantly found in the Midwest, followed by the South, these suburban neighborhoods are especially common in states such as Missouri, Michigan, Nebraska, Ohio, and Wisconsin. These neighborhoods are slightly younger than the U.S. average, and households tend to consist of married couples, cohabiting couples, and single-person households. Labor force participation is high, with many families having two or more workers. Employment tends to be in the manufacturing, health care, and retail sectors, with a higher-than-average presence of skilled trade workers. Housing is more affordable than the national average for both renters and homeowners. A significant percentage of homes are valued between \$100,000 and \$200,000, and most residences are single-family detached houses built between 1950 and 1990.

Key Statistics

- **Median age:** 38.8
- **Median household size:** 2.33
- **Predominant household structure (Census 2020):** Married couples; singles living alone
- **Median household income:** \$69,074
- **Median net worth:** \$168,044
- **Percentage of individuals with completion of a bachelor's degree or higher:** 26.9%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$174,311
- **Homeownership rate:** 67.3%
- **Rent burdened households (American Community Survey 2019-2023):** 30.8%
- **Labor force participation rate:** 69.2%
- **Unemployment rate:** 3.7%

Lifestyle Patterns

- Residents tend to shop at discount grocery chains and frequent fast-food restaurants.
- Consumers tend to finance their vehicles with loans.
- These individuals use social media as well as newspapers and magazines. Recreational interests often include professional and college sports, fishing, and gardening.
- Vacations are typically taken to nearby states, especially those offering beaches or sightseeing opportunities.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Beaufort, SC 29902

Consumer Segment Details

About this segment

Legacy Hills

Ranked

3rd

dominant segment
for this area

In this area

11.9%

of households fall
into this segment

In the United States

1.7%

of households fall
into this segment

Who Are They?

These neighborhoods are scattered nationwide, with above-average concentrations in the Midwest and South. Residents live in suburbs near metro areas with populations of 500,000 or more. Most residents are aged 45 and above, and a notable portion are either widowed or divorced, contributing to a high number of single-person households and smaller average household sizes. There is also a notable presence of this segment in small and remote towns and micropolitan areas, and many residents, particularly renters, have moved into these neighborhoods more recently. There are a higher-than-average number of workers in social service occupations. Homes are valued between \$150,000 and \$300,000. Half of the homes are single-family units, many constructed between 1950 and 1990, and the rest are a mix of low-rise and high-rise apartment complexes.

Key Statistics

- **Median age:** 45.6
- **Median household size:** 2.00
- **Predominant household structure (Census 2020):** Singles living alone; married couples with no kids
- **Median household income:** \$55,927
- **Median net worth:** \$87,823
- **Percentage of individuals with completion of a bachelor's degree or higher:** 30.7%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Core
- **Median home value:** \$254,916
- **Homeownership rate:** 49.4%
- **Rent burdened households (American Community Survey 2019-2023):** 39.9%
- **Labor force participation rate:** 55.9%
- **Unemployment rate:** 4.4%

Lifestyle Patterns

- They tend to shop locally, especially for toys and games.
- Residents have insurance and regular access to medical providers.
- Residents listen to the radio and read magazines. Popular TV subjects include travel, bowling, and golf. While cell phone use is common, many have a landline.
- These individuals have a less prominent online presence compared to other segments.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Beaufort, SC 29902

Consumer Segment Details

About this segment

City Greens

Ranked

4th

dominant segment
for this area

In this area

11.7%

of households fall
into this segment

In the United States

2.6%

of households fall
into this segment

Who Are They?

Most residents in this segment live in metropolitan areas with populations exceeding 500,000. More than half of residents aged 25 and older hold a bachelor's or graduate degree. Married couples are predominant, though a significant proportion of households are nonfamily, including singles, households with no relatives, and cohabiting couples without children. More than half of households have dual incomes, with health care, education, and retail trade being key sectors. Homeownership rates are slightly above the national average, and most homes are valued between \$200,000 and \$500,000. Even with rents slightly higher than the national average, vacancy rates are relatively low. The housing stock is older, with many homes constructed before 1970. While single-family detached homes are common, there is also a higher-than-average presence of single-family attached units such as row houses, duplexes, and townhomes.

Key Statistics

- **Median age:** 41.4
- **Median household size:** 2.20
- **Predominant household structure (Census 2020):** Married couples; singles living alone
- **Median household income:** \$97,516
- **Median net worth:** \$301,867
- **Percentage of individuals with completion of a bachelor's degree or higher:** 54.1%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Vicinity
- **Median home value:** \$395,657
- **Homeownership rate:** 65.9%
- **Rent burdened households (American Community Survey 2019-2023):** 33.1%
- **Labor force participation rate:** 71.4%
- **Unemployment rate:** 3.0%

Lifestyle Patterns

- Residents tend to bank and shop online, and they typically buy groceries in person.
- Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.
- They often pay for high-speed internet for streaming. Alongside online news consumption, public radio and television are popular.
- Residents tend to engage with a variety of causes. They vote regularly, participate in environmental groups, and recycle, and they often spend time outdoors.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Beaufort, SC 29902

Consumer Segment Details

About this segment

Dreambelt

Ranked

5th

dominant segment
for this area

In this area

11.2%

of households fall
into this segment

In the United States

3.0%

of households fall
into this segment

Who Are They?

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

Key Statistics

- **Median age:** 41.5
- **Median household size:** 2.62
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** \$94,802
- **Median net worth:** \$339,974
- **Percentage of individuals with completion of a bachelor's degree or higher:** 33.9%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$451,221
- **Homeownership rate:** 75.8%
- **Rent burdened households (American Community Survey 2019-2023):** 39.6%
- **Labor force participation rate:** 64.9%
- **Unemployment rate:** 4.4%

Lifestyle Patterns

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Beaufort, SC 29902

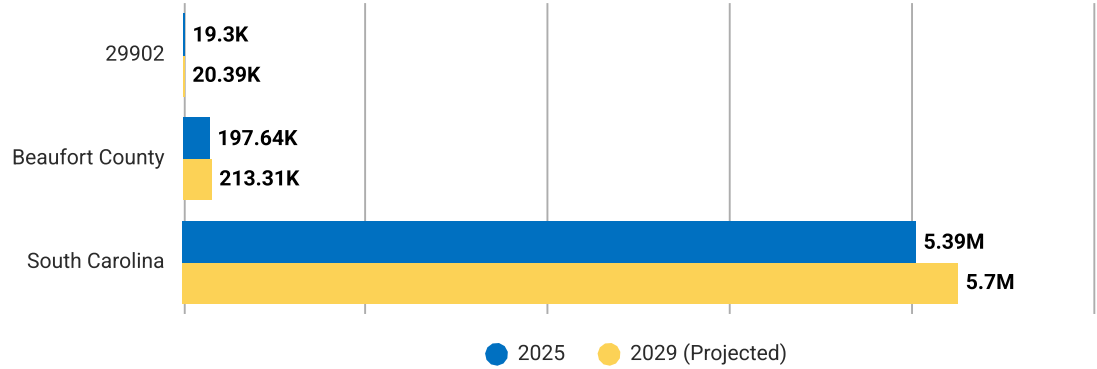
Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

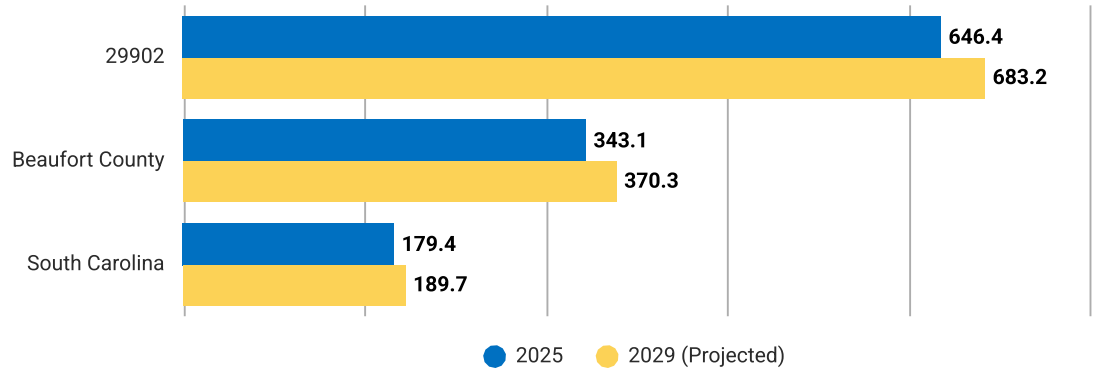
Total Population

This chart shows the total population in an area, compared with other geographies.



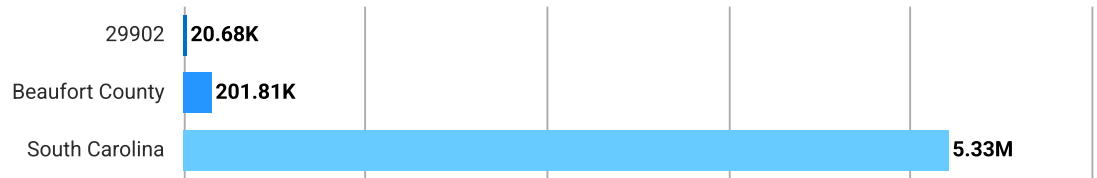
Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

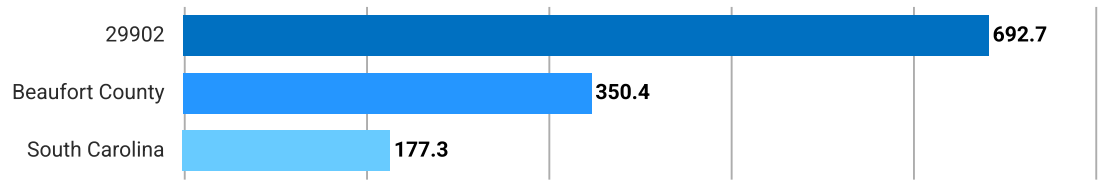
This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Beaufort, SC 29902

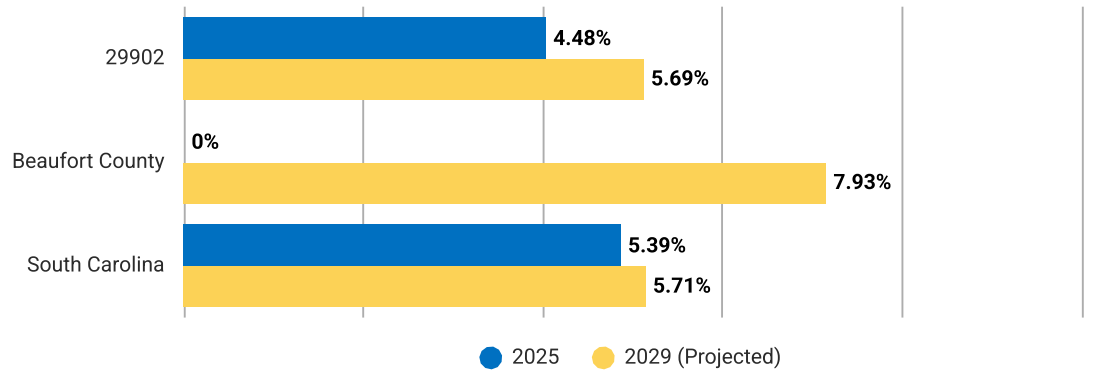
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



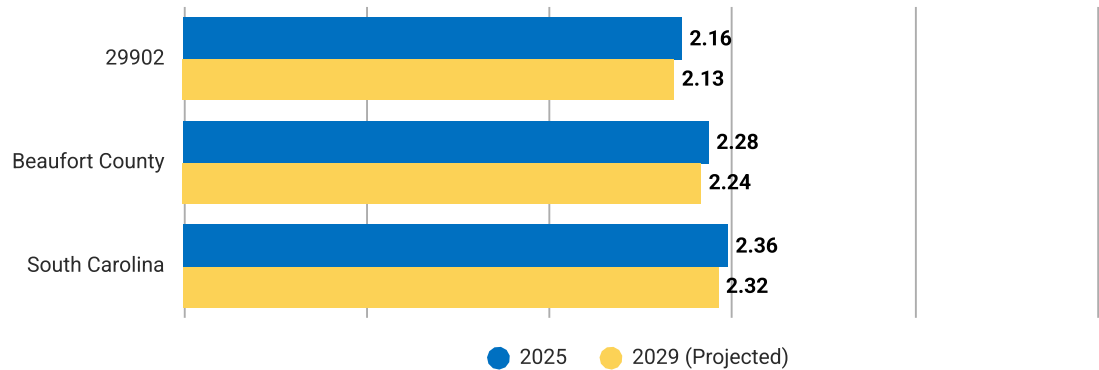
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2025, compared with other geographies.



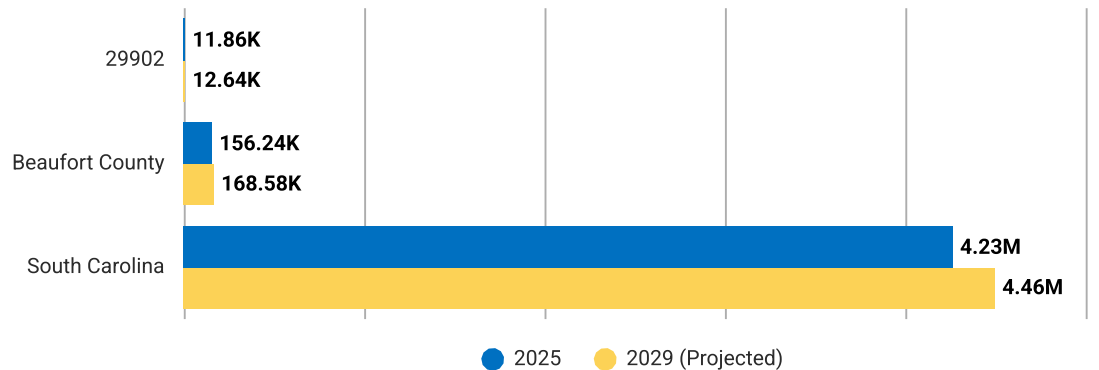
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



Population Living in Family Households

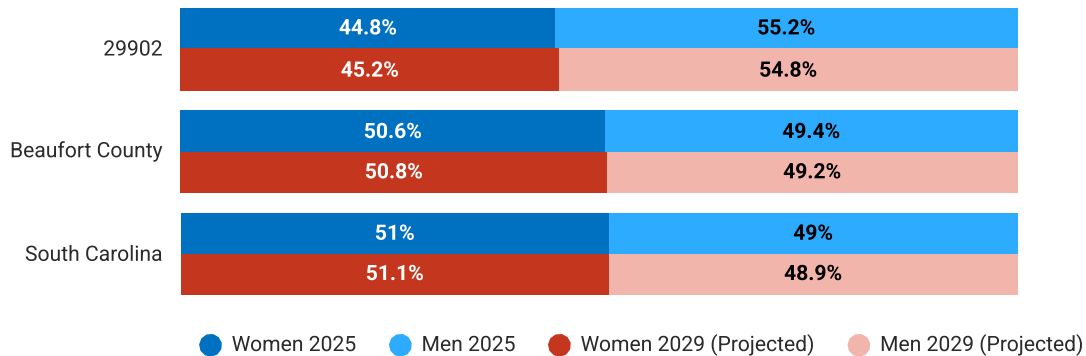
This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Beaufort, SC 29902

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



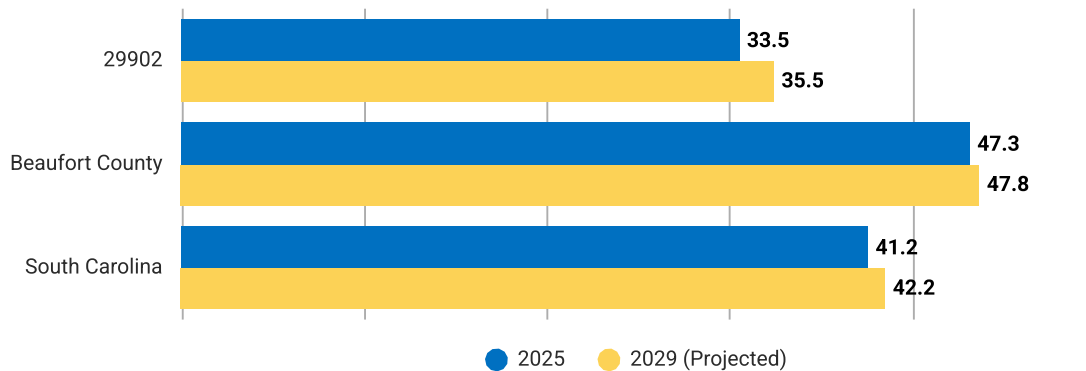
Age

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Median Age

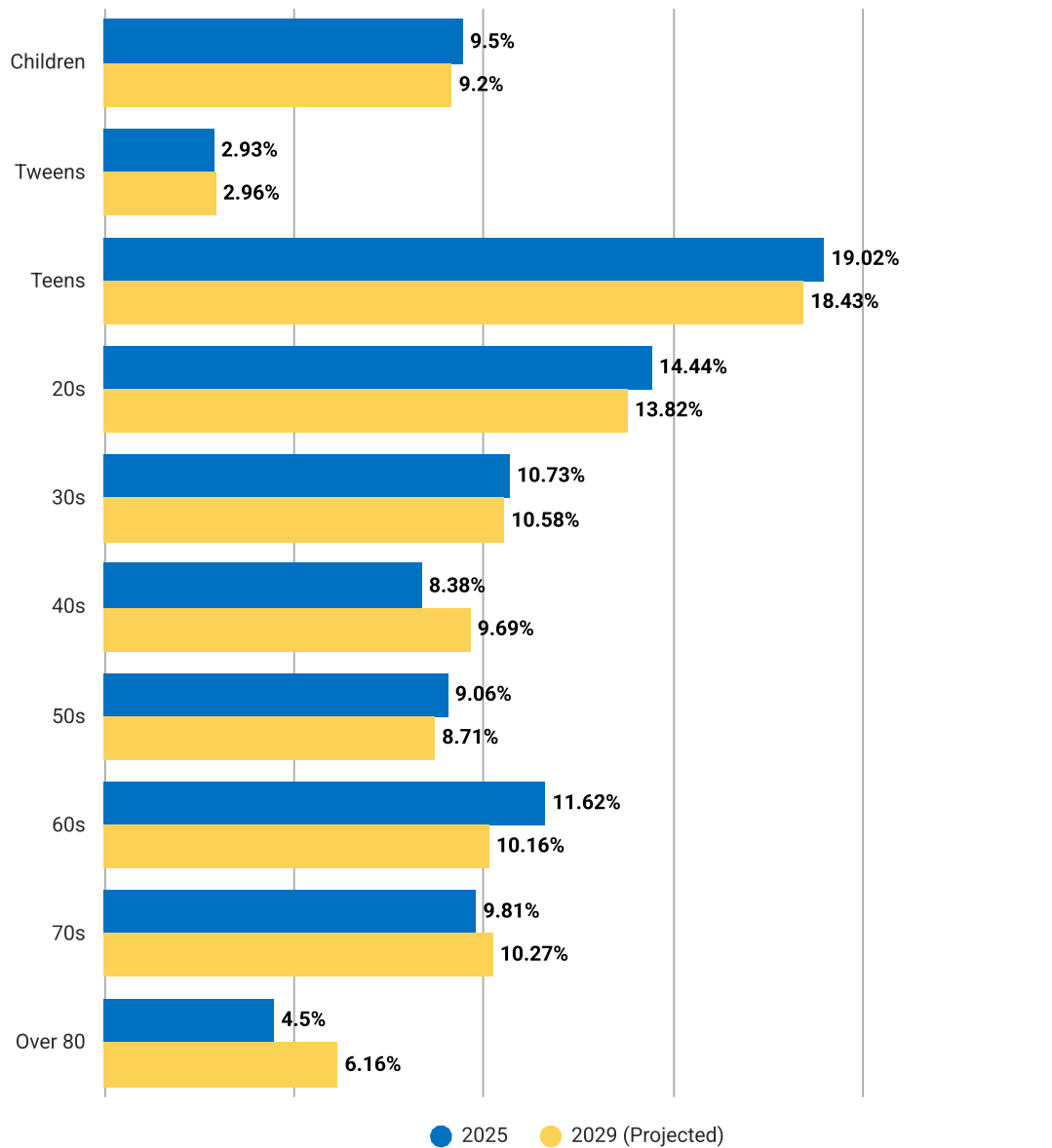
This chart shows the median age in an area, compared with other geographies.



Beaufort, SC 29902

Population by Age

This chart breaks down the population of an area by age group.



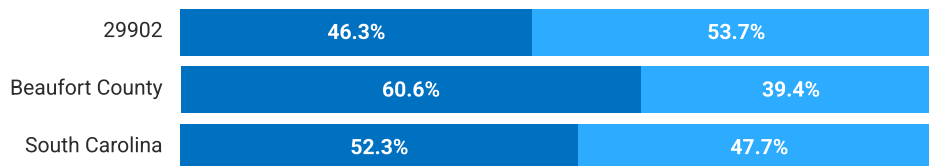
Married

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Married / Unmarried Adults Ratio

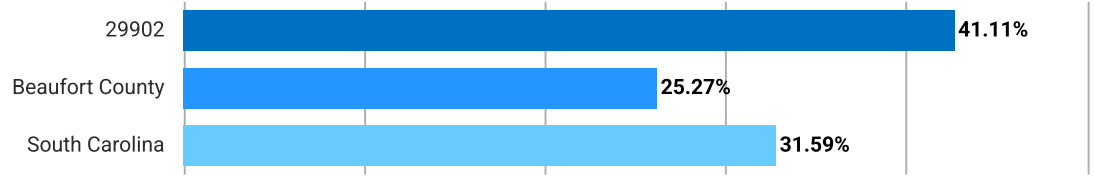
This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Beaufort, SC 29902

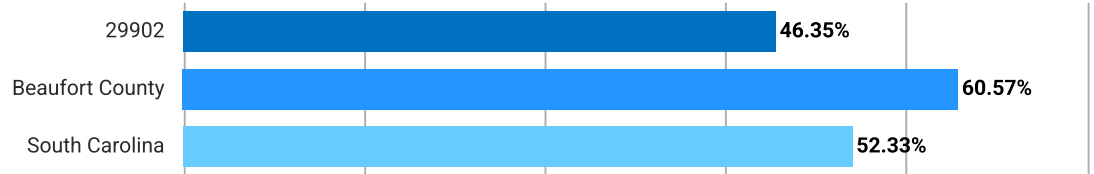
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



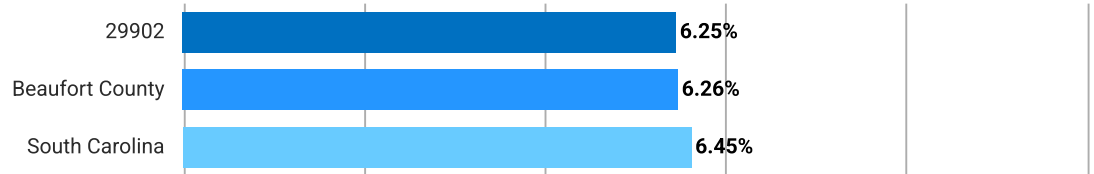
Married

This chart shows the number of people in an area who are married, compared with other geographies.



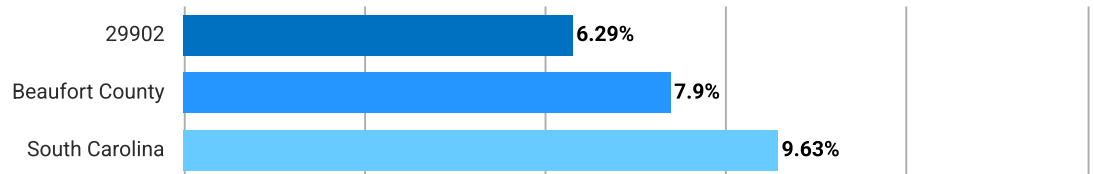
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



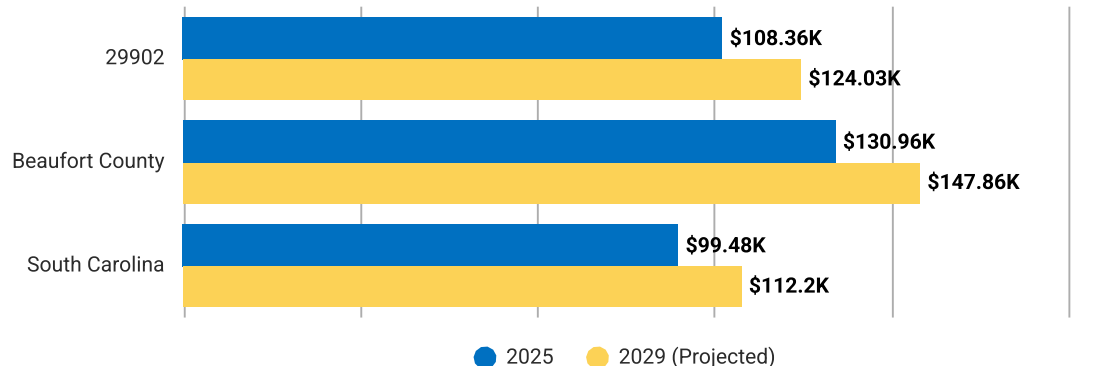
Income

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Average Household Income

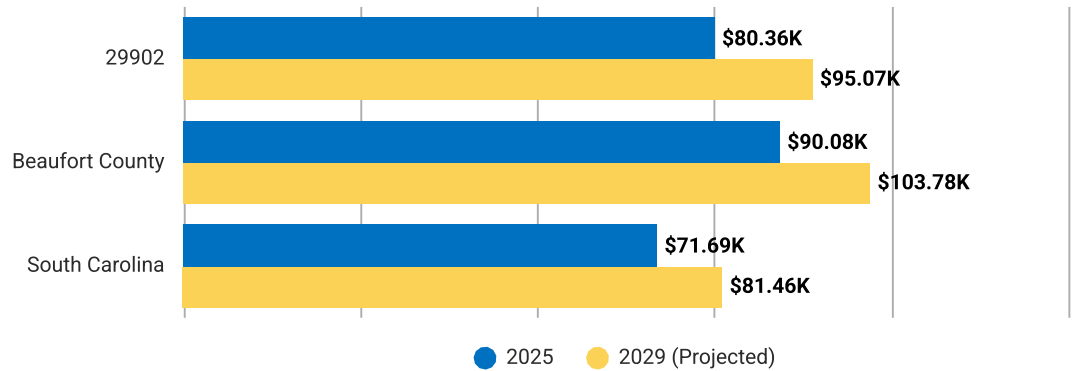
This chart shows the average household income in an area, compared with other geographies.



Beaufort, SC 29902

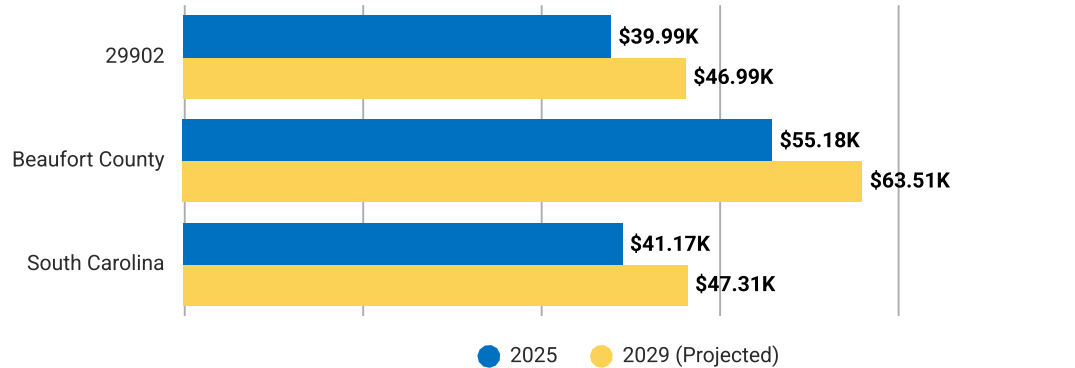
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



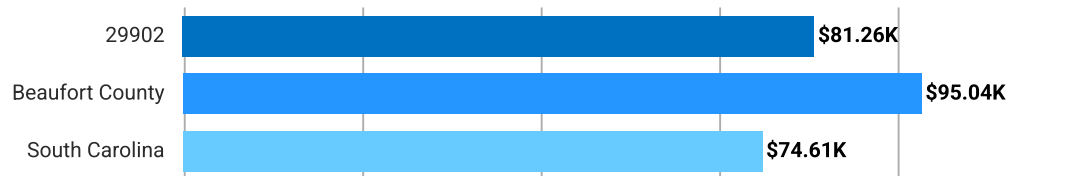
Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



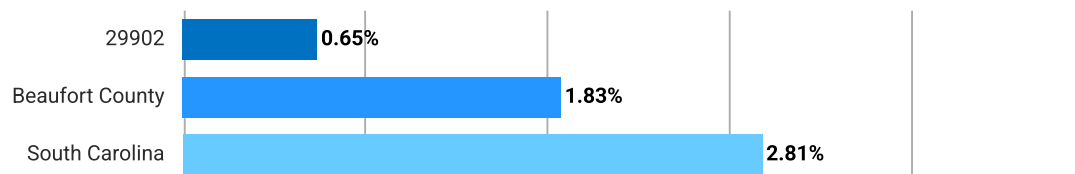
Education

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

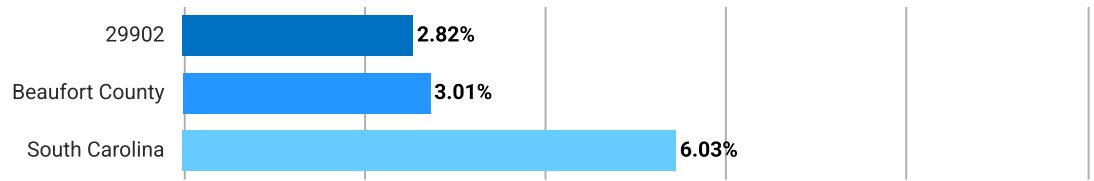
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Beaufort, SC 29902

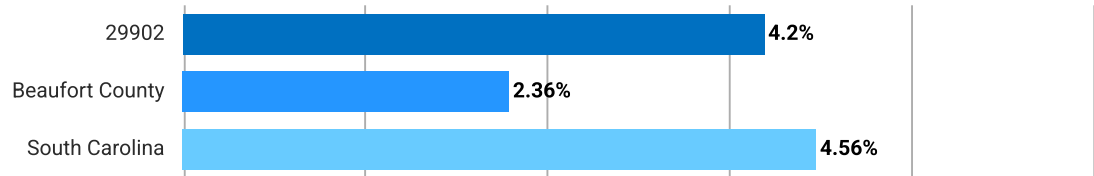
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



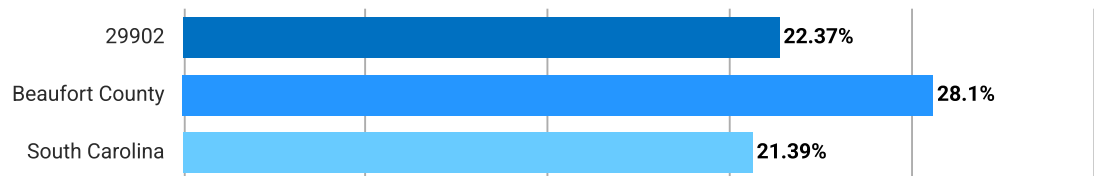
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

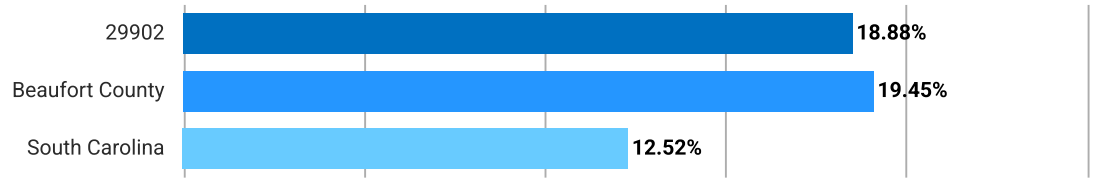
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Beaufort, SC 29902

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually

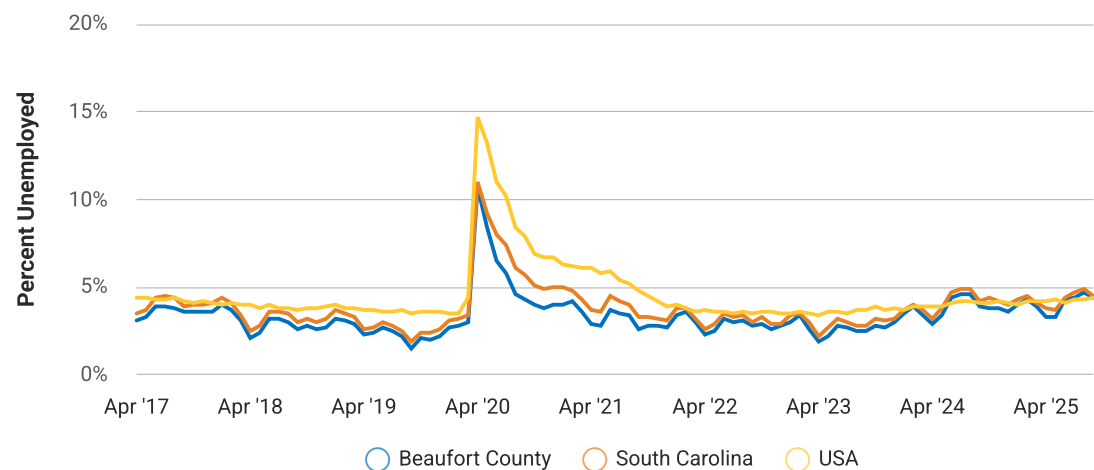


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



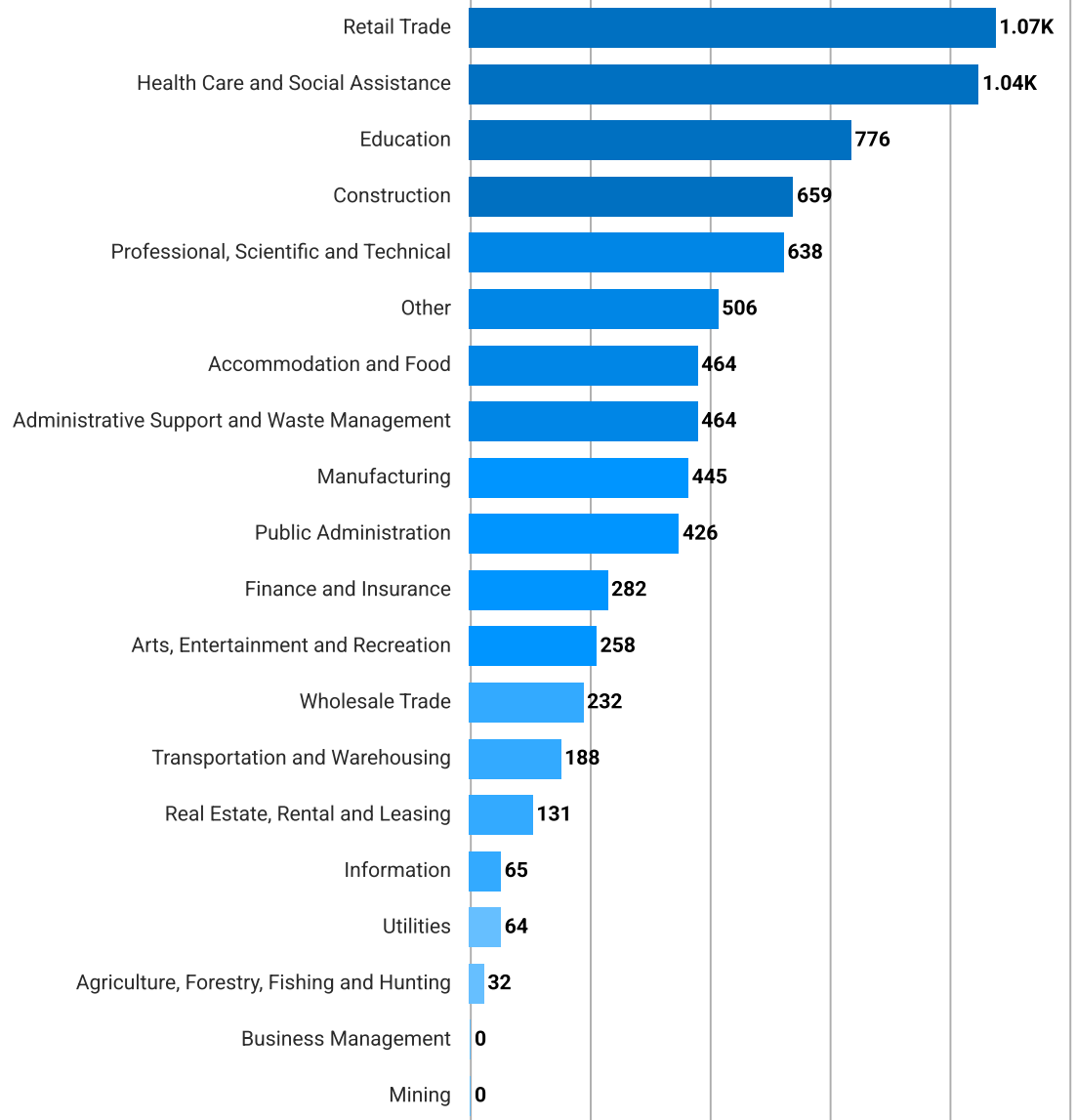
Beaufort, SC 29902

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



Beaufort, SC 29902

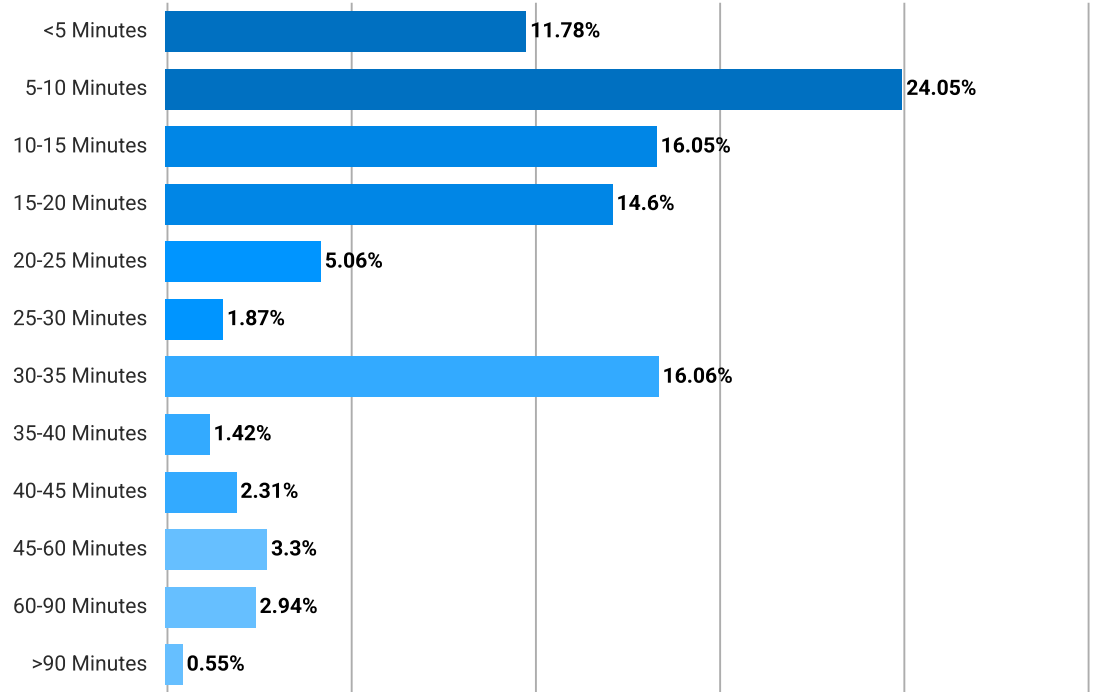
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

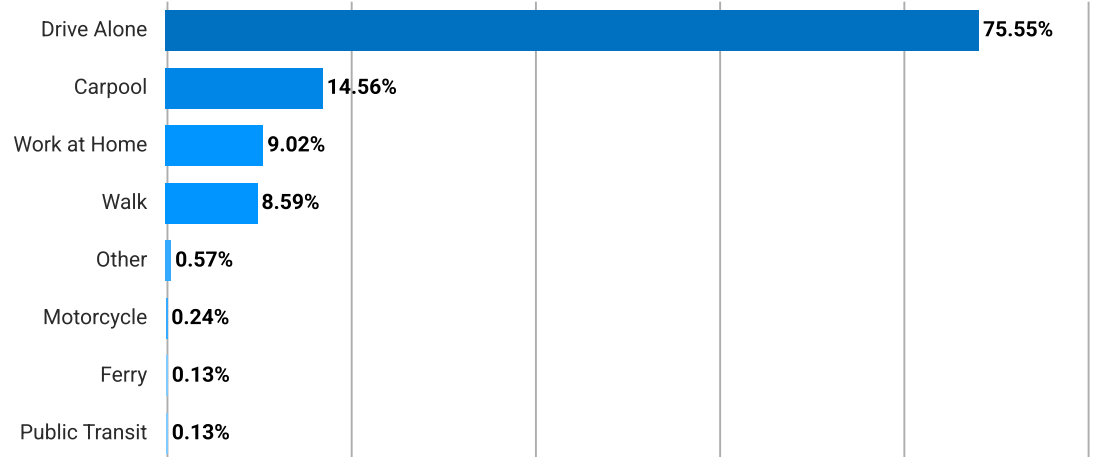


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually



Beaufort, SC 29902

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.



Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.



Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.



Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

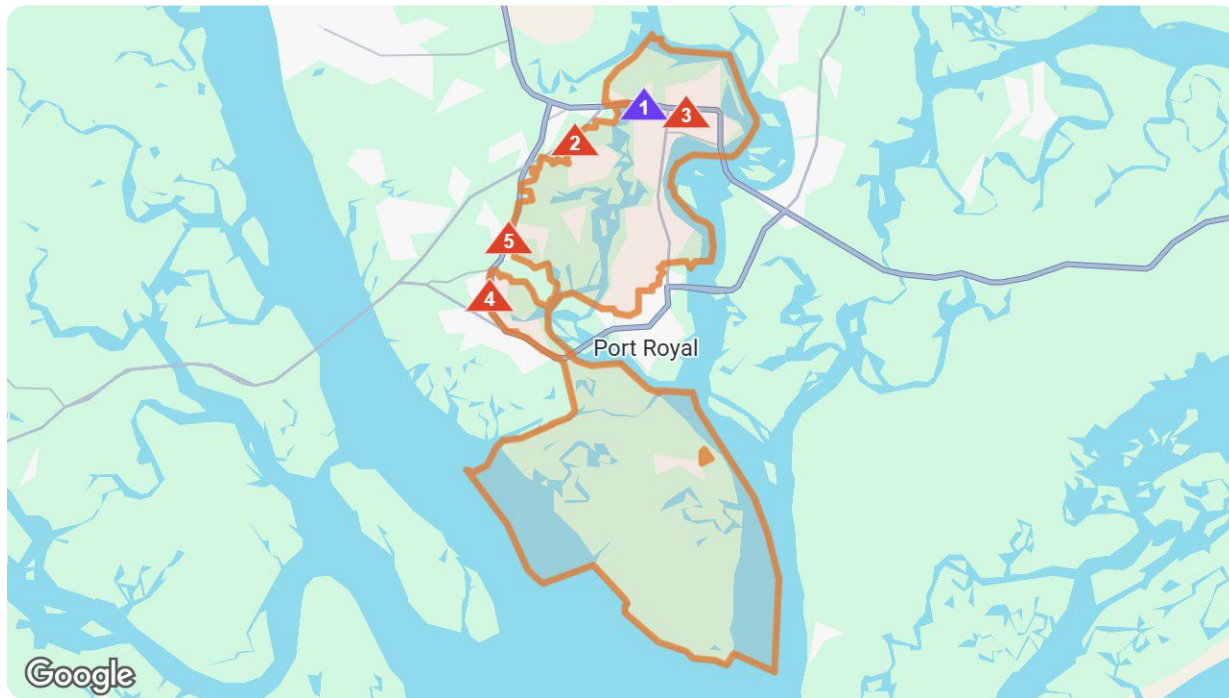
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.



Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ **1 36,050**

Boundary Street

2025 Est. daily traffic counts

Cross: Greenlawn Dr
Cross Dir: E
Distance: 0.21 miles

Historical counts

Year	▲	Count	Type
2024	▲	38,100	AADT
2023	▲	38,100	AADT
2022	▲	31,800	AADT
2021	▲	31,400	AADT
2019	▲	33,700	AADT

▲ **2 21,181**

Robert Smalls Pkwy

2025 Est. daily traffic counts

Cross: Hanover St
Cross Dir: NE
Distance: 0.07 miles

Historical counts

Year	▲	Count	Type
2005	▲	20,800	AADT
1999	▲	20,100	AADT
1998	▲	17,900	AADT
1997	▲	19,600	AADT

▲ **3 19,781**

Boundary Street

2025 Est. daily traffic counts

Cross: Adventure St
Cross Dir: W
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2024	▲	20,600	AADT
2023	▲	20,600	AADT
2022	▲	17,700	AADT
2021	▲	17,500	AADT
2019	▲	19,000	AADT

▲ **4 19,712**

Parris Island Gateway

2025 Est. daily traffic counts

Cross: Bonaire Cir S
Cross Dir: N
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2024	▲	20,100	AADT
2023	▲	20,100	AADT
2022	▲	19,400	AADT
2021	▲	19,200	AADT
2019	▲	19,500	AADT

▲ **5 18,839**

Parris Island Gtwy

2025 Est. daily traffic counts

Cross: Hiland Dr
Cross Dir: N
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2005	▲	18,500	AADT
1999	▲	12,000	AADT
1998	▲	12,000	AADT
1997	▲	10,800	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

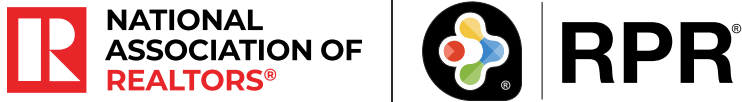
Beaufort, SC 29902

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

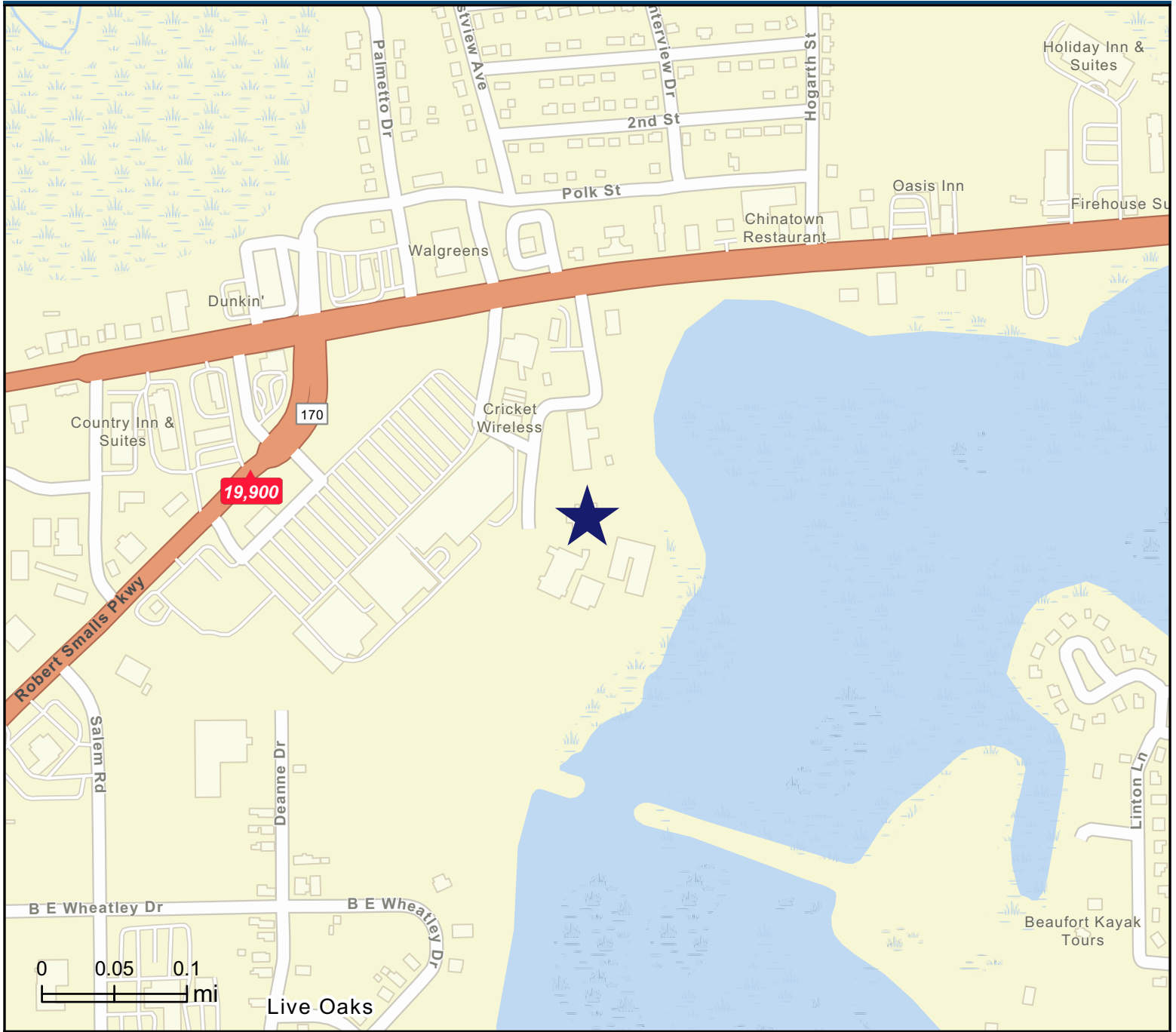
For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



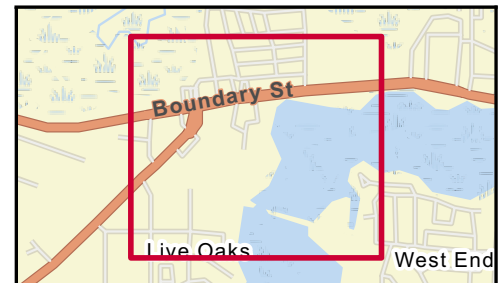
Traffic Count Map - Close Up

1119 Pick Pocket Plantation Dr, Beaufort, South Carolina,
Rings: 10, 20 mile radii

Prepared by Esri
Latitude: 32.43869
Longitude: -80.70188



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 18, 2025



ERNIE ANAYA, MBA

BROKER PROFILE



Ernie Anaya is President, Senior Housing & Behavioral Health at Bull Realty focusing in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Behavioral Health sectors. *2020, 2021, 2022, 2023, 2025, and 2026 Million Dollar Club*, Investment Properties, Atlanta Commercial Board of Realtors. **Fellow, Royal Anthropological Institute of Great Britain and Ireland** focusing on the anthropology of aging for senior housing.

Member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Assisted Living Association of Georgia, Registered Professional Member, National Association of Real Estate Appraisers, Academic Member, National Association of Appraisers, and National Investment Center for Senior Housing (NIC). Licensed in Georgia and South Carolina.

Over 20 years of experience in Sales Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes **Abbott Laboratories** - Diagnostics Division, **GE Medical Systems**, **Cardinal Health**, and **Xerox Corporation**. Ernie created the Senior Housing Practice at Bull Realty in 2016.

Consulting experience includes **Client Solutions Director** with **EMC Corporation** covering Department of the Army in US and Germany (**Top Secret Clearance**), and **Principal, Healthcare Sector** with **SunGard Consulting Services** covering the *US and Latin America*. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management and Business Continuity for Healthcare institutions in Baton Rouge, Seattle, Mexico City, and Santo Domingo.

BA in **Astrophysics** from **Ole Miss** and an MBA from **Michigan State University**, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at **Massachusetts Institute of Technology**. Diploma in Architecture & the Environment focusing on Senior Housing from **Universidad de Salamanca**, Spain. Graduated prep school from St. John's Military.

Past professional designations include Certified in Risk and Information Systems Control (CRISC), Certified Information Security Systems Professional (CISSP), National Security Agency InfoSec Assessment Methodology (IAM) and InfoSec Evaluation Methodology (IEM), Certified Business Continuity Professional (CBCP), ASTL Certified in Transportation & Logistics, AAFM's Master Financial Manager (MFM), and Certified Foreign Investor Specialist.

In addition, he is a former Army Officer with the 1st Cavalry Division (**Top Secret Clearance**), Honorable Order of St. Barbara (US Field Artillery), Military Order of Foreign Wars, Life Member of the 7th Cavalry Regiment Association, Order of Daedalians for Military Aviators, Life Member Royal Artillery Association (UK), and Strathmore's Who's Who Worldwide. Also a member of the Army & Navy Club in Washington, D.C.

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