



44 & 50 Miller Dr E, Beaufort, SC 29907

For Sale

PREPARED BY:

Charter One Realty | Commercial

1 Promenade St, Suite 101

Bluffton, SC 29910

(843) 815-0055

Michael Mark
 843-812-6023
 MMark@ccim.net



PROPERTY OVERVIEW

THE PROPERTY

44 & 50 Miller Dr E
Beaufort, SC 29907

PROPERTY SPECIFICATIONS

Property Type:	Land
Acreage	20 Acres
Lots	2
Location	Ladys Island - Marsh and Tidal Creek

PRICE

Sale Price: \$1,650,000

Property Description

Sunrise Point is one of the last opportunities to own a large tract of waterfront property on Lady's Island. This 20 acre property boasts over 650 feet of deep-water limited access and marsh views and contains a 5 acre fish pond surrounded by old growth camellias and moss draped live oaks. Just minutes from the downtown historic district, this gives opportunities to someone who wants to use the favorable zoning for development or allows for a magnificent family compound.

PROPERTY SPECIFICATIONS

Marsh Frontage:	840 +/- ft
House:	1424 sqft
Zoning:	T3-Hamlet Neighborhood
Zoning Entity:	Beaufort County



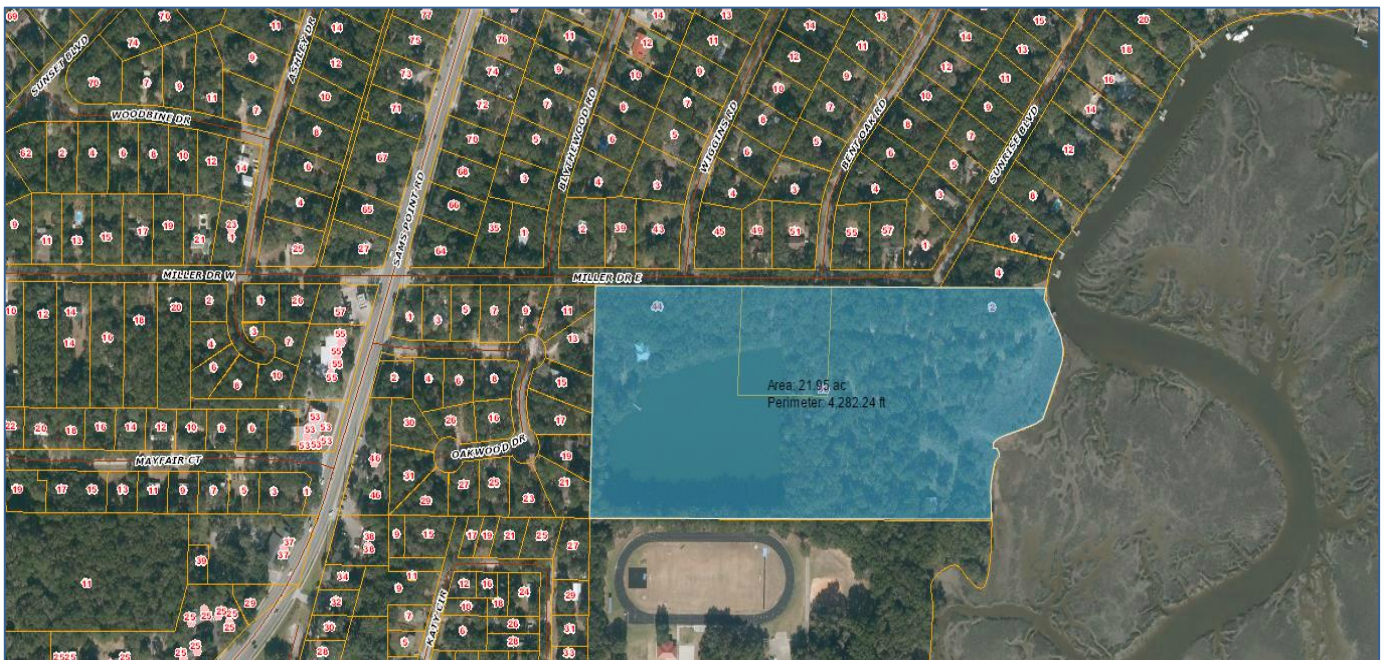
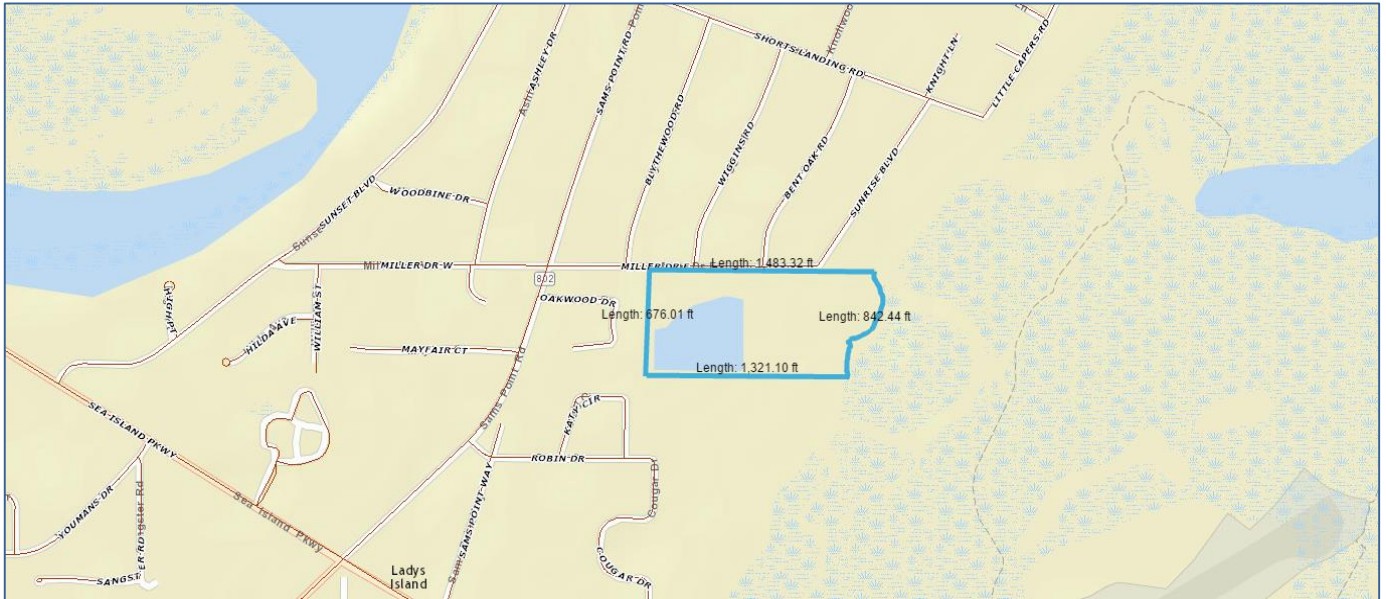
PROPERTY OVERVIEW

PROPERTY PHOTOS





TAX MAPS & AERIALS





Plat



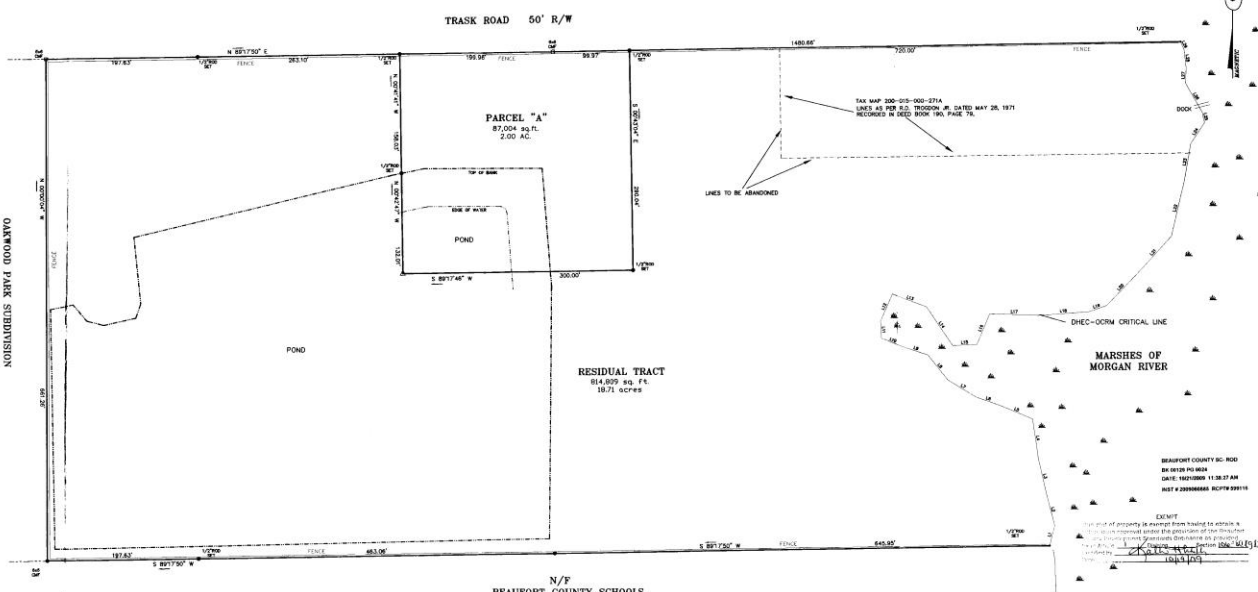
LOCATION MAP (N.T.S.)

LINE	LENGTH	BEARING
L1	27.18	N89°23'42"W
L2	41.21	N42°24'34"E
L3	48.12	N72°20'42"E
L4	33.52	N68°24'42"E
L5	37.12	N62°20'42"E
L6	31.52	N72°20'42"E
L7	27.18	N89°23'42"W
L8	41.21	N42°24'34"E
L9	48.12	N72°20'42"E
L10	33.52	N68°24'42"E
L11	37.12	N62°20'42"E
L12	31.52	N72°20'42"E
L13	27.18	N89°23'42"W
L14	41.21	N42°24'34"E
L15	48.12	N72°20'42"E
L16	33.52	N68°24'42"E
L17	37.12	N62°20'42"E
L18	31.52	N72°20'42"E
L19	27.18	N89°23'42"W
L20	41.21	N42°24'34"E
L21	48.12	N72°20'42"E
L22	33.52	N68°24'42"E
L23	37.12	N62°20'42"E
L24	31.52	N72°20'42"E
L25	27.18	N89°23'42"W
L26	41.21	N42°24'34"E
L27	48.12	N72°20'42"E
L28	33.52	N68°24'42"E
L29	37.12	N62°20'42"E
L30	31.52	N72°20'42"E
L31	27.18	N89°23'42"W
L32	41.21	N42°24'34"E
L33	48.12	N72°20'42"E
L34	33.52	N68°24'42"E
L35	37.12	N62°20'42"E
L36	31.52	N72°20'42"E
L37	27.18	N89°23'42"W
L38	41.21	N42°24'34"E
L39	48.12	N72°20'42"E
L40	33.52	N68°24'42"E
L41	37.12	N62°20'42"E
L42	31.52	N72°20'42"E
L43	27.18	N89°23'42"W
L44	41.21	N42°24'34"E
L45	48.12	N72°20'42"E
L46	33.52	N68°24'42"E
L47	37.12	N62°20'42"E
L48	31.52	N72°20'42"E
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L50	41.21	N42°24'34"E
L51	48.12	N72°20'42"E
L52	33.52	N68°24'42"E
L53	37.12	N62°20'42"E
L54	31.52	N72°20'42"E
L55	27.18	N89°23'42"W
L56	41.21	N42°24'34"E
L57	48.12	N72°20'42"E
L58	33.52	N68°24'42"E
L59	37.12	N62°20'42"E
L60	31.52	N72°20'42"E
L61	27.18	N89°23'42"W
L62	41.21	N42°24'34"E
L63	48.12	N72°20'42"E
L64	33.52	N68°24'42"E
L65	37.12	N62°20'42"E
L66	31.52	N72°20'42"E
L67	27.18	N89°23'42"W
L68	41.21	N42°24'34"E
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L70	33.52	N68°24'42"E
L71	37.12	N62°20'42"E
L72	31.52	N72°20'42"E
L73	27.18	N89°23'42"W
L74	41.21	N42°24'34"E
L75	48.12	N72°20'42"E
L76	33.52	N68°24'42"E
L77	37.12	N62°20'42"E
L78	31.52	N72°20'42"E
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L82	33.52	N68°24'42"E
L83	37.12	N62°20'42"E
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L85	27.18	N89°23'42"W
L86	41.21	N42°24'34"E
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L88	33.52	N68°24'42"E
L89	37.12	N62°20'42"E
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L109	27.18	N89°23'42"W
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L112	33.52	N68°24'42"E
L113	37.12	N62°20'42"E
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L116	41.21	N42°24'34"E
L117	48.12	N72°20'42"E
L118	33.52	N68°24'42"E
L119	37.12	N62°20'42"E
L120	31.52	N72°20'42"E
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L123	48.12	N72°20'42"E
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L133	27.18	N89°23'42"W
L134	41.21	N42°24'34"E
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L136	33.52	N68°24'42"E
L137	37.12	N62°20'42"E
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L142	33.52	N68°24'42"E
L143	37.12	N62°20'42"E
L144	31.52	N72°20'42"E
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L146	41.21	N42°24'34"E
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L148	33.52	N68°24'42"E
L149	37.12	N62°20'42"E
L150	31.52	N72°20'42"E
L151	27.18	N89°23'42"W
L152	41.21	N42°24'34"E
L153	48.12	N72°20'42"E
L154	33.52	N68°24'42"E
L155	37.12	N62°20'42"E
L156	31.52	N72°20'42"E
L157	27.18	N89°23'42"W
L158	41.21	N42°24'34"E
L159	48.12	N72°20'42"E
L160	33.52	N68°24'42"E
L161	37.12	N62°20'42"E
L162	31.52	N72°20'42"E
L163	27.18	N89°23'42"W
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L166	33.52	N68°24'42"E
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L169	27.18	N89°23'42"W
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L172	33.52	N68°24'42"E
L173	37.12	N62°20'42"E
L174	31.52	N72°20'42"E
L175	27.18	N89°23'42"W
L176	41.21	N42°24'34"E
L177	48.12	N72°20'42"E
L178	33.52	N68°24'42"E
L179	37.12	N62°20'42"E
L180	31.52	N72°20'42"E
L181	27.18	N89°23'42"W
L182	41.21	N42°24'34"E
L183	48.12	N72°20'42"E
L184	33.52	N68°24'42"E
L185	37.12	N62°20'42"E
L186	31.52	N72°20'42"E
L187	27.18	N89°23'42"W
L188	41.21	N42°24'34"E
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L190	33.52	N68°24'42"E
L191	37.12	N62°20'42"E
L192	31.52	N72°20'42"E
L193	27.18	N89°23'42"W
L194	41.21	N42°24'34"E
L195	48.12	N72°20'42"E
L196	33.52	N68°24'42"E
L197	37.12	N62°20'42"E
L198	31.52	N72°20'42"E
L199	27.18	N89°23'42"W
L200	41.21	N42°24'34"E

DHEC-CORM CRITICAL LINE
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE CONTINGENT AND SUBJECT TO CHANGE. PLATES MUST BE RECALCULATED THE PERMIT AUTHORITY OF THE GOVERNMENT, AND DEPARTMENT IS NOT WAIVING THE RIGHT TO ACCEPT PERMIT AMENDMENTS AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, BECAUSE NONE EXIST ON THIS PLAT.

[Signature] 10/15/09
 DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR ONE YEAR FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CUSTOMER SIGNATURE ABOVE.



- NOTES:**
- 1) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL METHODS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 - 3) PUBLIC WATER & SEWER
 - 4) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 5) THIS PROPERTY LIES IN FLOOD ZONING-9 (EL. 13.00) AS DETERMINED BY FEMA (FIRM NUMBER: 15A01-0001-0001) NUMBER: 80002 (D01) (DATE: 06/29/98) (ORDER DATED: 1/04/92).

REFERENCES:

- 1) LADY'S ISLAND TAX MAP 200-015-000-0107 (PORTION)
- 2) PLAT BY GORRIST F. BAUGHMAN, DATED: 05/01/98, REVISED: 06/05/98.
- 3) LADY'S ISLAND TAX MAP 200-015-000-0271A, DATED: MAY 28, 1991, RECORDED IN DEED BOOK 180, PAGE 79, BEAUFORT COUNTY, S.C. OFFICE.

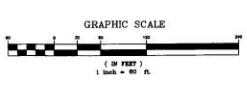
GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
 703 BLADEN STREET, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (803) 522-1798



I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to the accuracy of the above shown bearings and areas in accordance with the requirements of the minimum standards required for the practice of land surveying in South Carolina, and intend to accept the responsibility for a class of survey as required therein, upon which are the measurements or projections used hereon. This agrees to the requirements of Article 1001, Section 1001-1001, Chapter 1001, Title 1001, of the South Carolina Code of Laws. This agrees to the requirements of Article 1001, Section 1001-1001, Chapter 1001, Title 1001, of the South Carolina Code of Laws.

[Signature] 10/15/09
 DATE

David E. Gasque, P.L.S.
 Registration Number: 10008



LOT CONSOLIDATION AND BOUNDARY SURVEY
PORTION OF PARCEL 200-015-000-0107
 PREPARED FOR:
THE FAMILY OF ELIZABETH L. BROWN
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: 11/17/98
 DATE: 09/07/09
 DATE: 10/15/09 LOT CONSOLIDATION

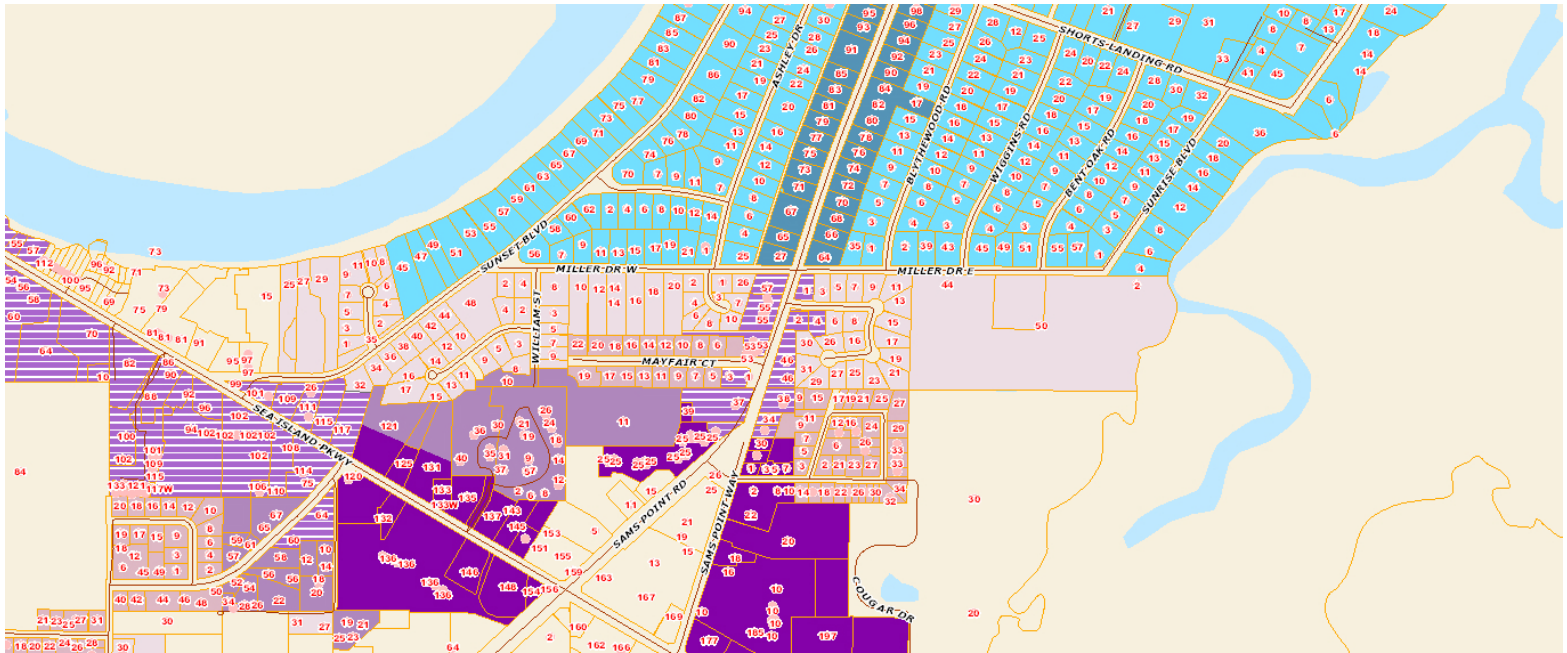
SCALE: 1" = 60'

REVISIONS:
 1.- ADDED PARCEL B, 04/20/99 BY DESIGN 4.
 2.- UPDATED DHEC-CORM LINE 4/7/09

JOB # 200599 F.B. #297 DRAWN BY: DESIGN 7



Zoning – T3 Hamlet Neighborhood – Beaufort County



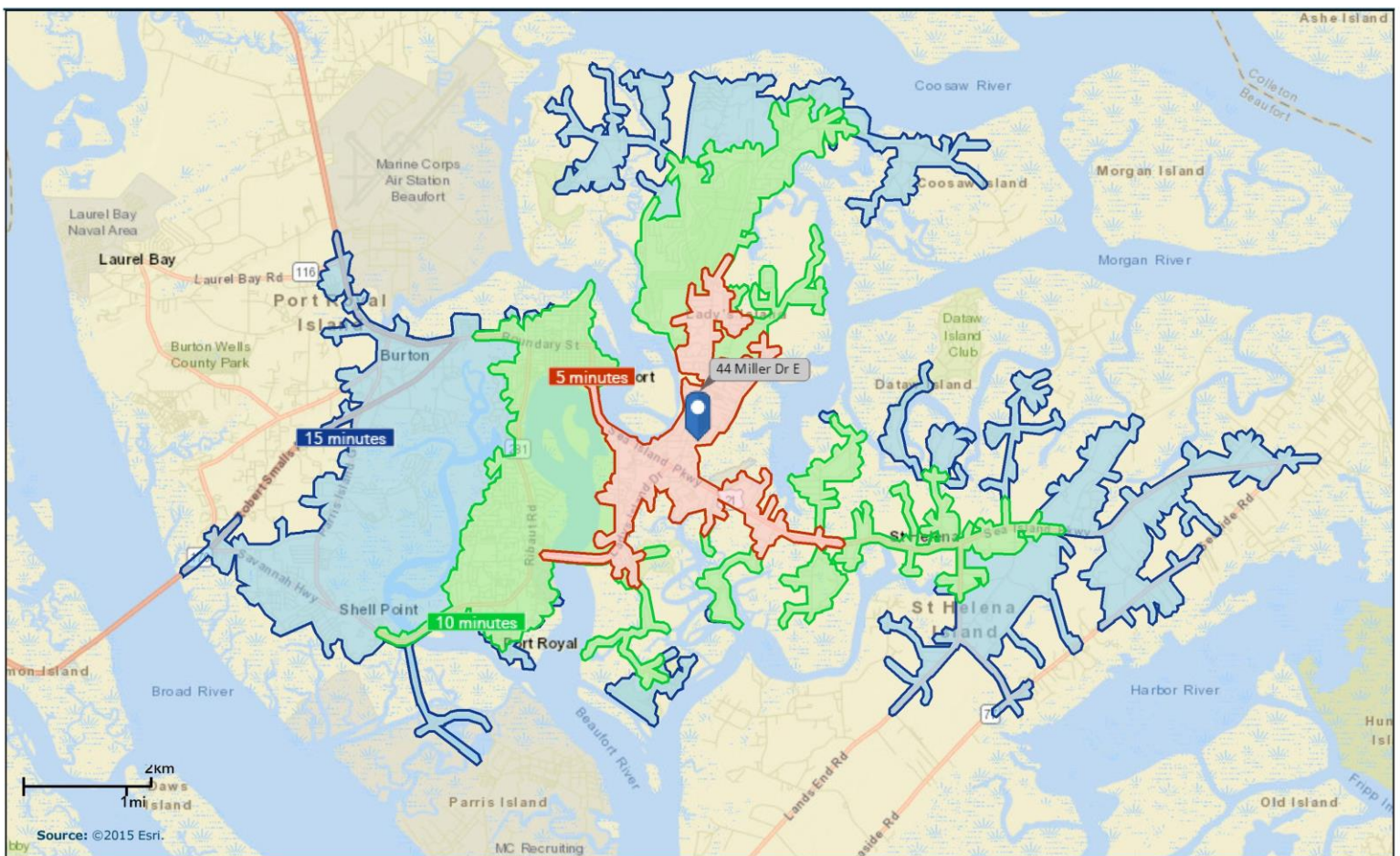
The Hamlet Neighborhood (T3HN) Zone is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas. The T3 Hamlet Neighborhood Zone implements the Comprehensive Plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.



Drive Times:

44 Miller Dr E

Drive Times



May 18, 2017

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Page 1 of 1

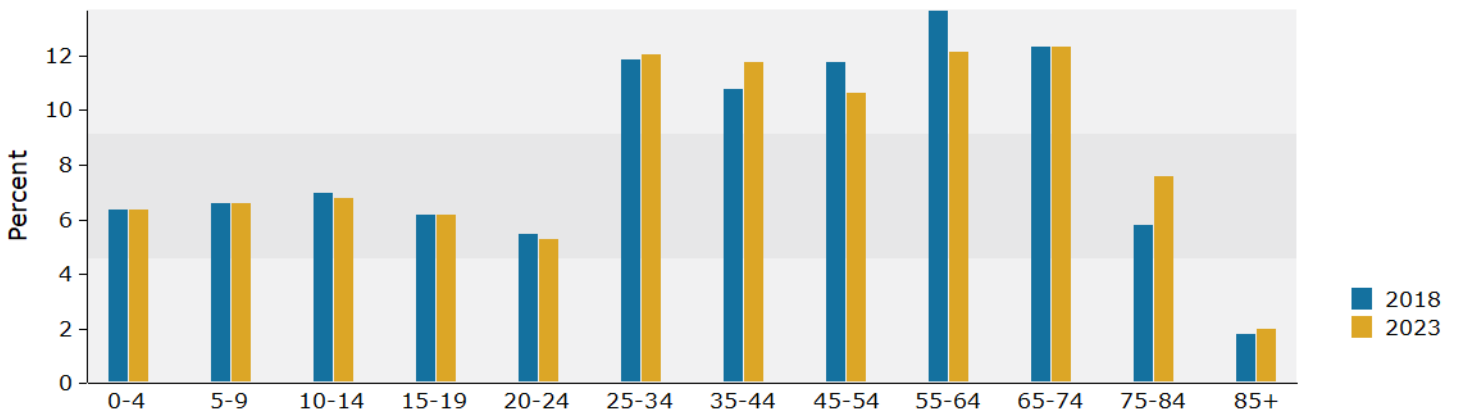


44 Miller Dr E	Prepared by Esri
44 Miller Dr E, Beaufort, South Carolina, 29907	Latitude: 32.41889
Drive Time: 5 minute radius	Longitude: -80.64292

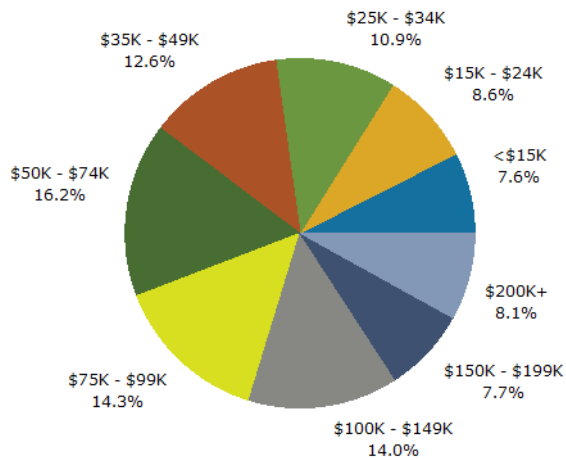
Population		Households	
2010 Total Population	2,601	2018 Median Household Income	\$63,733
2018 Total Population	3,055	2023 Median Household Income	\$74,353
2023 Total Population	3,364	2018-2023 Annual Rate	3.13%
2018-2023 Annual Rate	1.95%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,181	100.0%	1,358	100.0%	1,495	100.0%
Occupied	1,031	87.3%	1,228	90.4%	1,355	90.6%
Owner	710	60.1%	912	67.2%	1,017	68.0%
Renter	321	27.2%	316	23.3%	338	22.6%
Vacant	150	12.7%	130	9.6%	140	9.4%

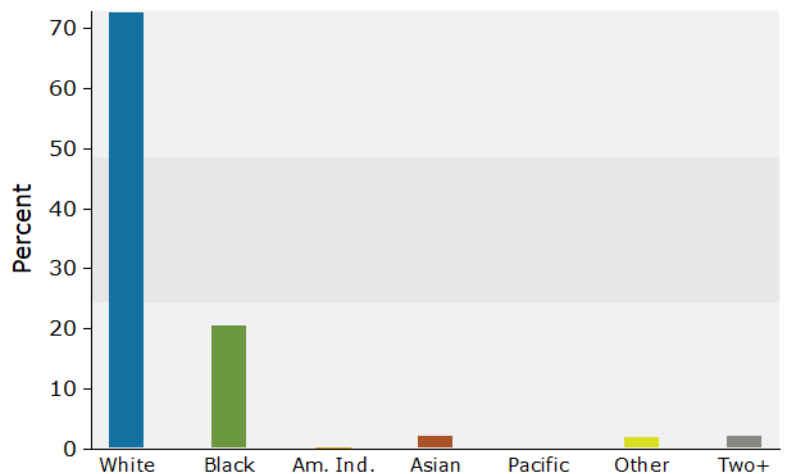
Population by Age



2018 Household Income



2018 Population by Race



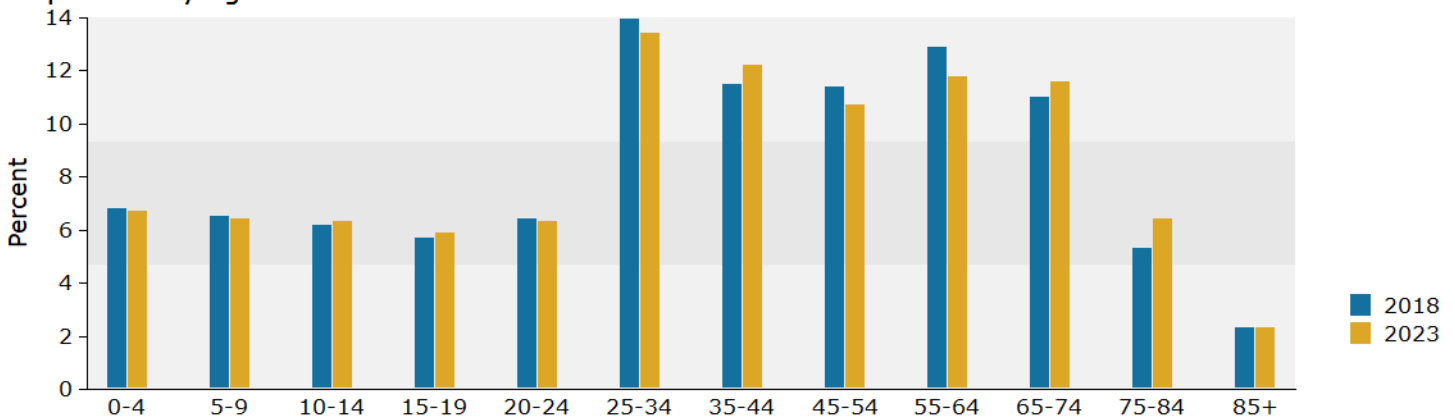


44 Miller Dr E	Prepared by Esri
44 Miller Dr E, Beaufort, South Carolina, 29907	Latitude: 32.41889
Drive Time: 10 minute radius	Longitude: -80.64292

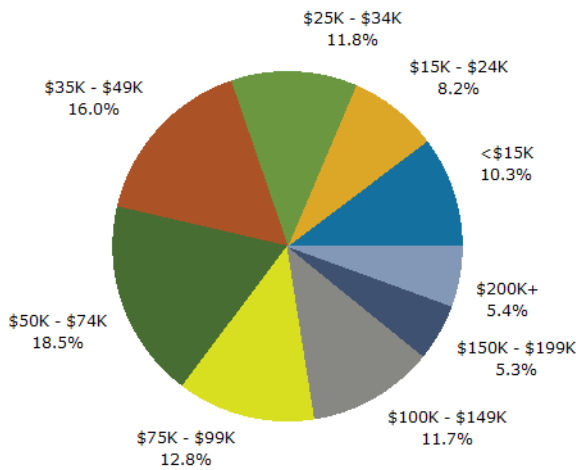
Population		Households	
2010 Total Population	19,460	2018 Median Household Income	\$53,597
2018 Total Population	21,454	2023 Median Household Income	\$60,359
2023 Total Population	23,106	2018-2023 Annual Rate	2.40%
2018-2023 Annual Rate	1.49%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	9,280	100.0%	10,235	100.0%	11,059	100.0%
Occupied	8,049	86.7%	8,982	87.8%	9,708	87.8%
Owner	4,762	51.3%	5,773	56.4%	6,348	57.4%
Renter	3,287	35.4%	3,209	31.4%	3,360	30.4%
Vacant	1,231	13.3%	1,253	12.2%	1,351	12.2%

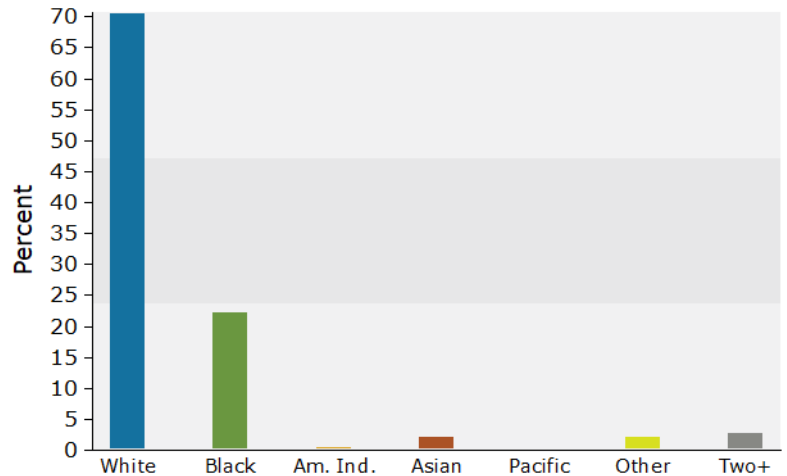
Population by Age



2018 Household Income



2018 Population by Race



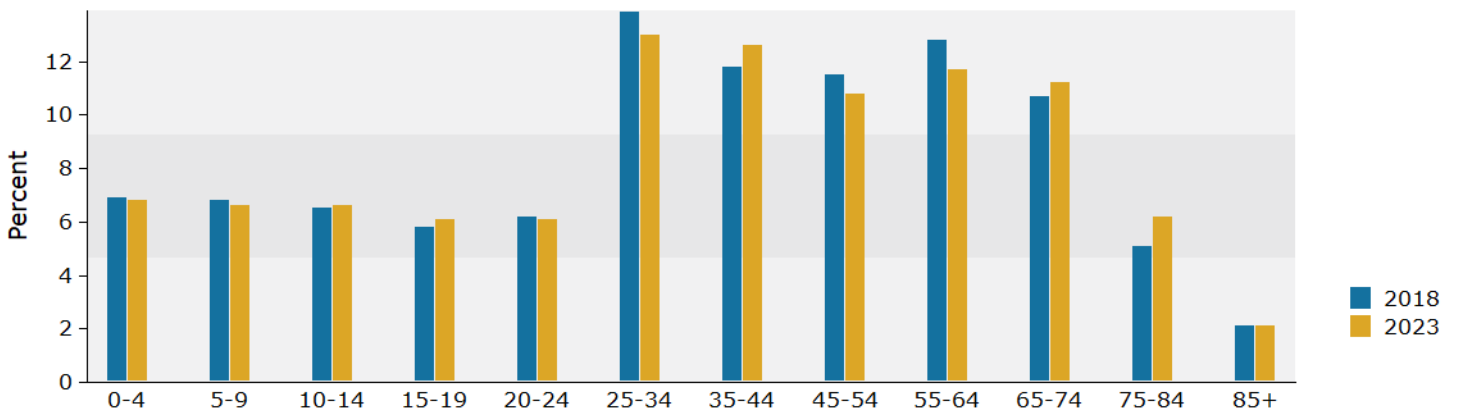


44 Miller Dr E	Prepared by Esri
44 Miller Dr E, Beaufort, South Carolina, 29907	Latitude: 32.41889
Drive Time: 15 minute radius	Longitude: -80.64292

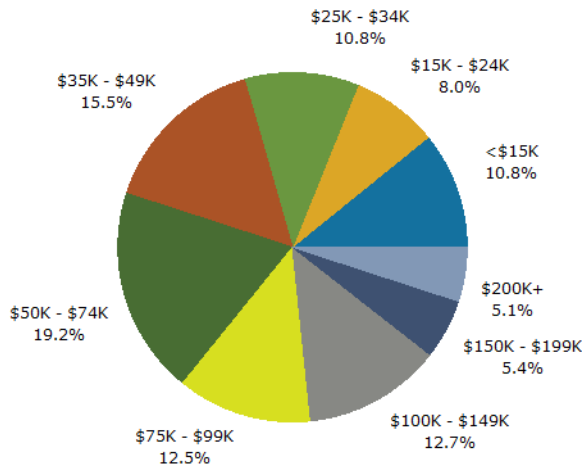
Population		Households	
2010 Total Population	32,072	2018 Median Household Income	\$54,634
2018 Total Population	36,690	2023 Median Household Income	\$61,275
2023 Total Population	40,048	2018-2023 Annual Rate	2.32%
2018-2023 Annual Rate	1.77%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	15,105	100.0%	17,178	100.0%	18,787	100.0%
Occupied	13,027	86.2%	15,080	87.8%	16,507	87.9%
Owner	8,101	53.6%	10,020	58.3%	11,155	59.4%
Renter	4,926	32.6%	5,060	29.5%	5,352	28.5%
Vacant	2,078	13.8%	2,098	12.2%	2,280	12.1%

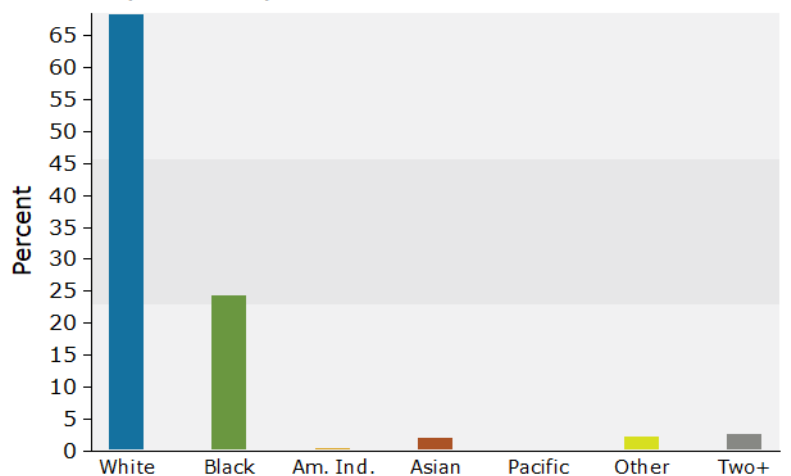
Population by Age



2018 Household Income



2018 Population by Race





CHARTER ONE
REALTY

COMMERCIAL

CONTACT INFORMATION

For more information, please contact:



Michael Mark CCIM

CHARTER ONE REALTY | COMMERCIAL

1 Promenade St, Suite 101

Bluffton, SC 29910

Phone: (843) 815-0055

Mobile: (843) 812-6023

MMark@ccim.net