

## 152 Baynard Road, Port Royal, SC 29906

### For Sale

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#### PREPARED BY:

**Charter One Realty | Commercial**

1 Promenade St, Suite 101

Bluffton, SC 29910

(843) 815-0055

**Michael Mark**  
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## PROPERTY OVERVIEW

### THE PROPERTY

152 Baynard Road  
Port Royal, SC 29906

### PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land
<b>Acreage</b>	17.2 Acres
<b>Lots</b>	2
<b>Location</b>	On the banks of the Broad River

### PRICE

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**Sale Price:** \$950,000

### Property Description

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Waterfront development opportunity. Over 17 acres in Port Royal with favorable zoning for development. Located on the marshes of the Broad River. The owners went through the permitting process but never finalized. Includes R112 031 000 091H 000 in the sale.

### PROPERTY SPECIFICATIONS

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<b>Frontage:</b>	660 ft
<b>Distance to Main Rd:</b>	0.6 miles from Hwy 128
<b>Zoning:</b>	PUD
<b>Zoning Entity:</b>	Port Royal



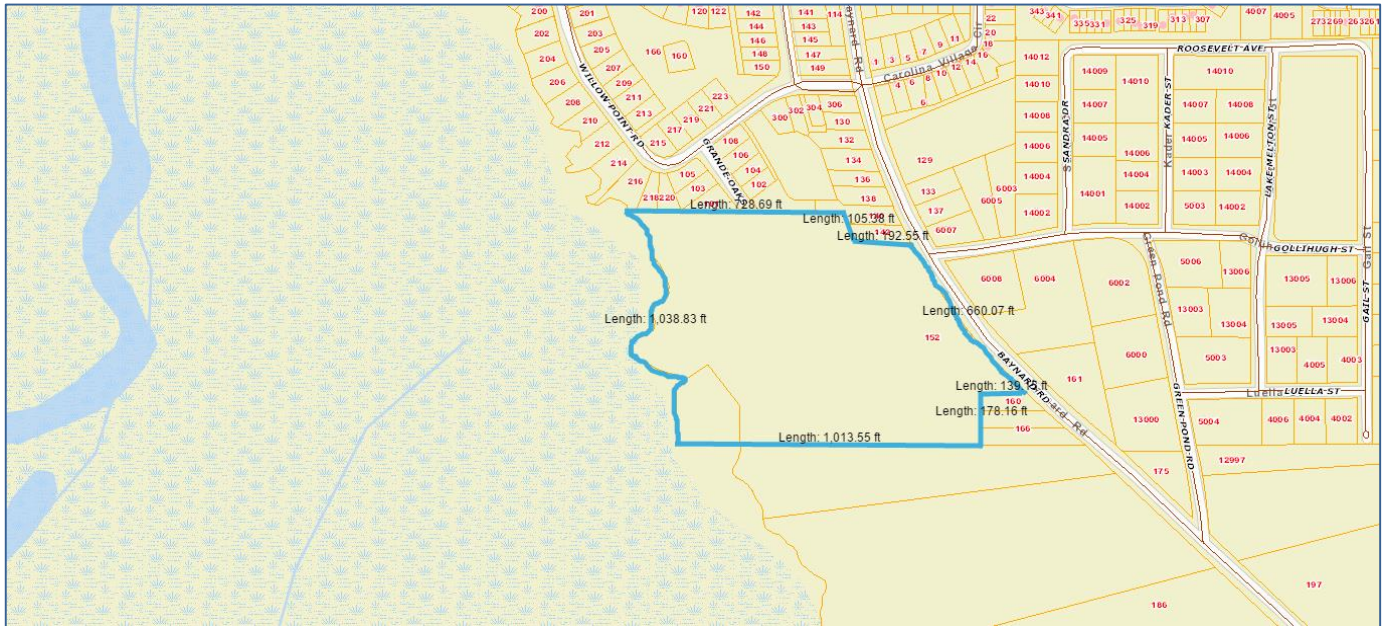
## PROPERTY OVERVIEW

### PROPERTY PHOTOS



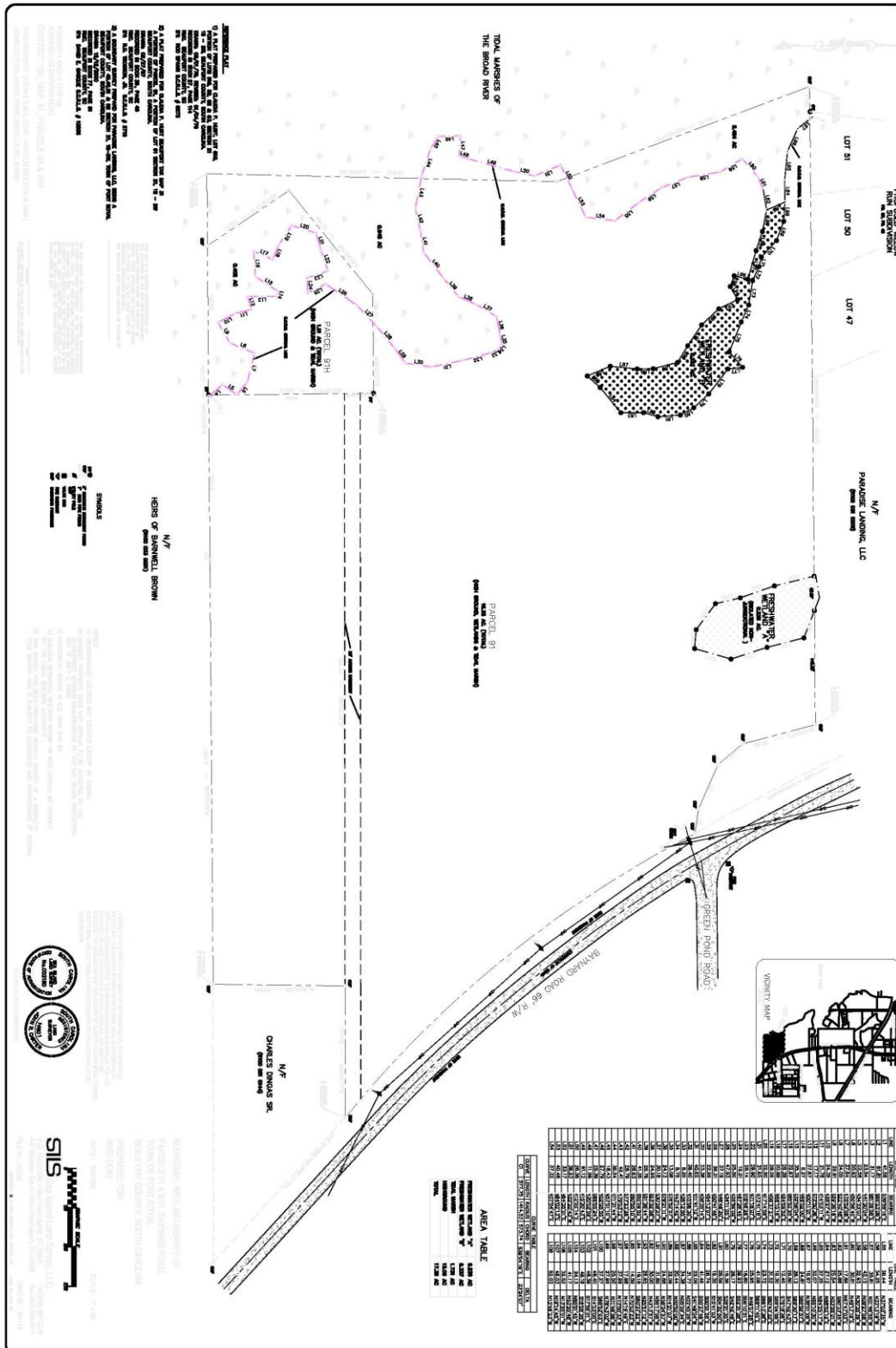


## TAX MAPS & AERIALS





## Shelbourne Landing Survey

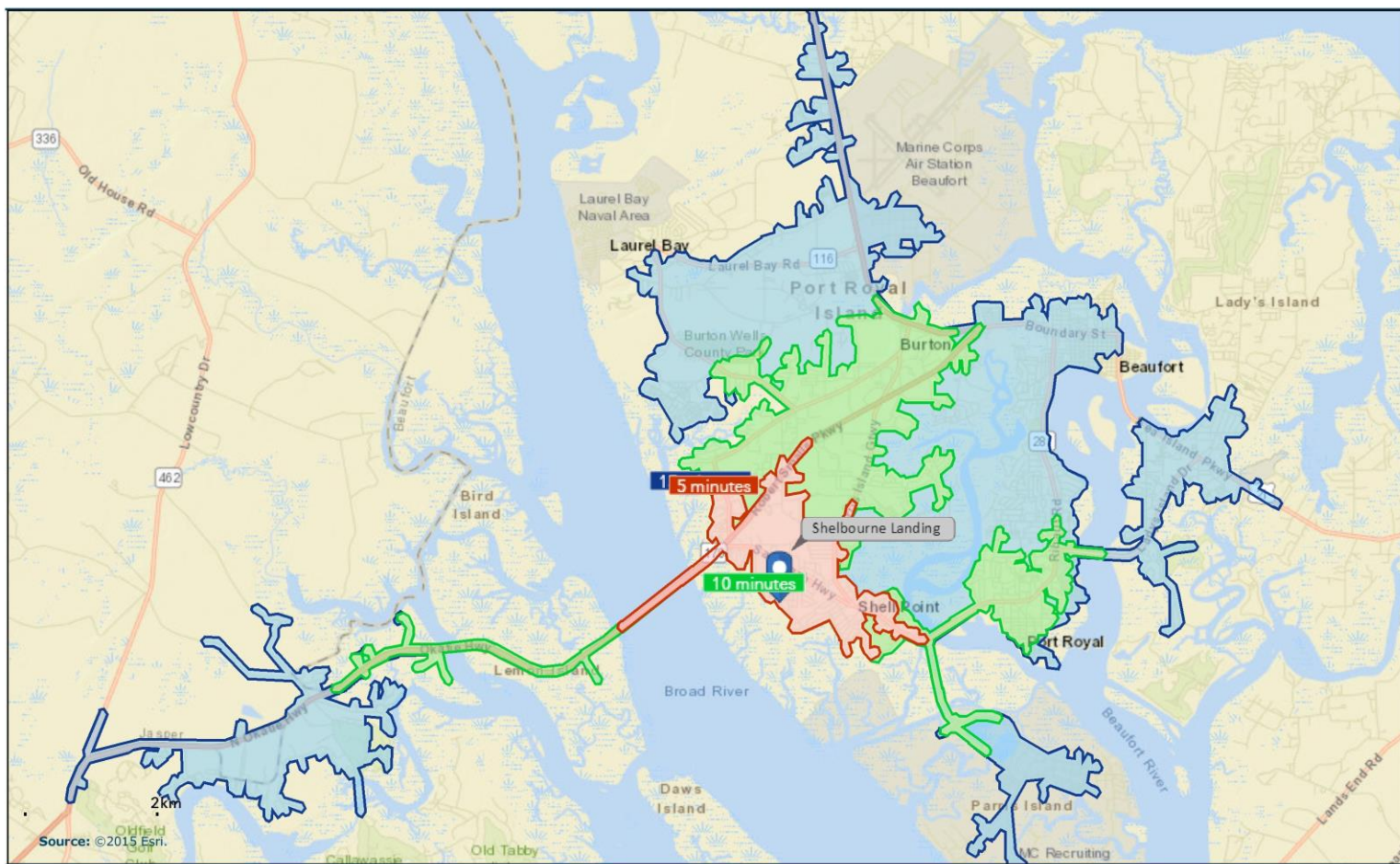




## Drive Times:

152 Baynard Road

Drive Times



May 18, 2017

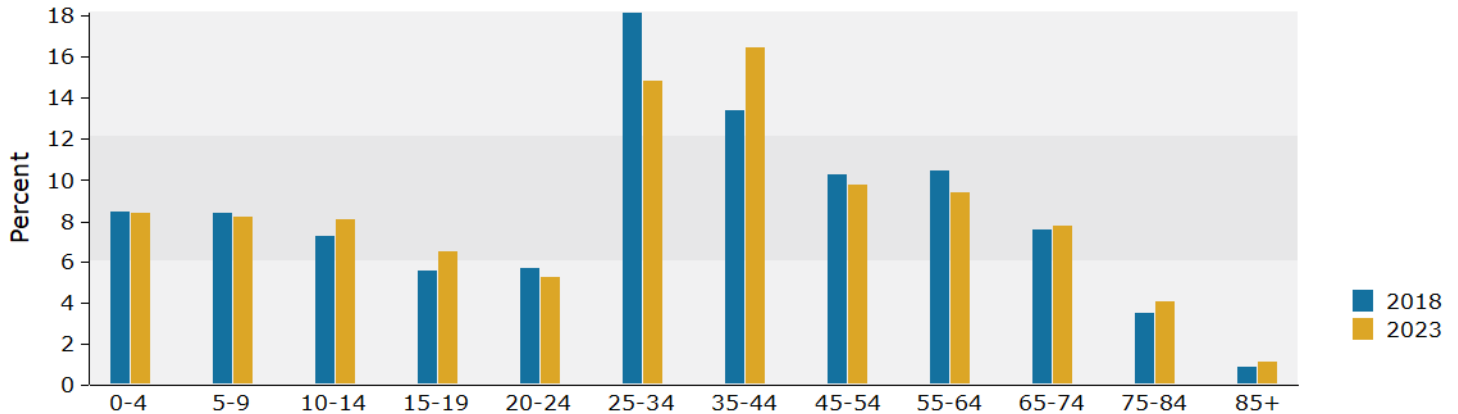


Shelbourne Landing		Prepared by Esri
152 Baynard Rd, Beaufort, South Carolina, 29906		Latitude: 32.38356
Drive Time: 5 minute radius		Longitude: -80.75334

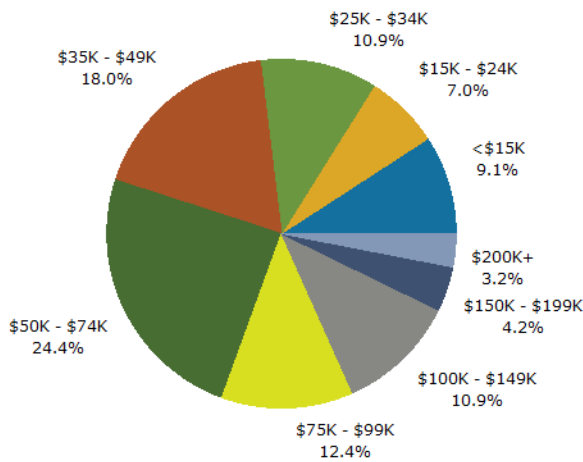
Population		Households	
2010 Total Population	4,174	2018 Median Household Income	\$53,434
2018 Total Population	5,184	2023 Median Household Income	\$58,478
2023 Total Population	5,888	2018-2023 Annual Rate	1.82%
2018-2023 Annual Rate	2.58%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,871	100.0%	2,305	100.0%	2,603	100.0%
Occupied	1,702	91.0%	2,138	92.8%	2,434	93.5%
Owner	1,015	54.2%	1,285	55.7%	1,495	57.4%
Renter	687	36.7%	853	37.0%	939	36.1%
Vacant	169	9.0%	167	7.2%	169	6.5%

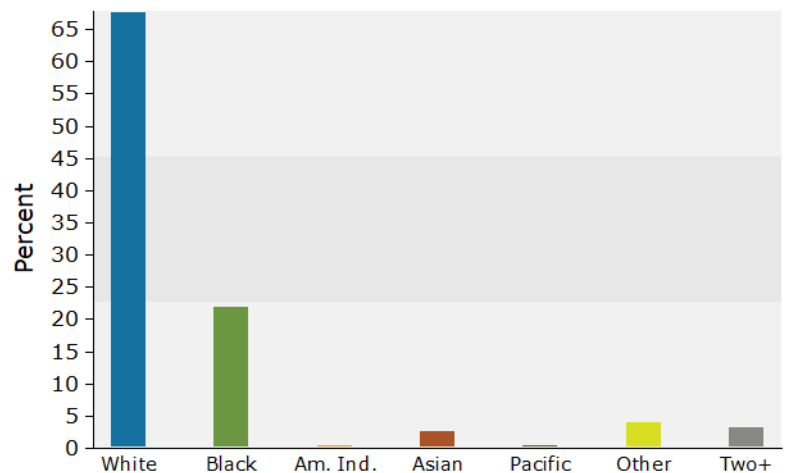
Population by Age



2018 Household Income



2018 Population by Race





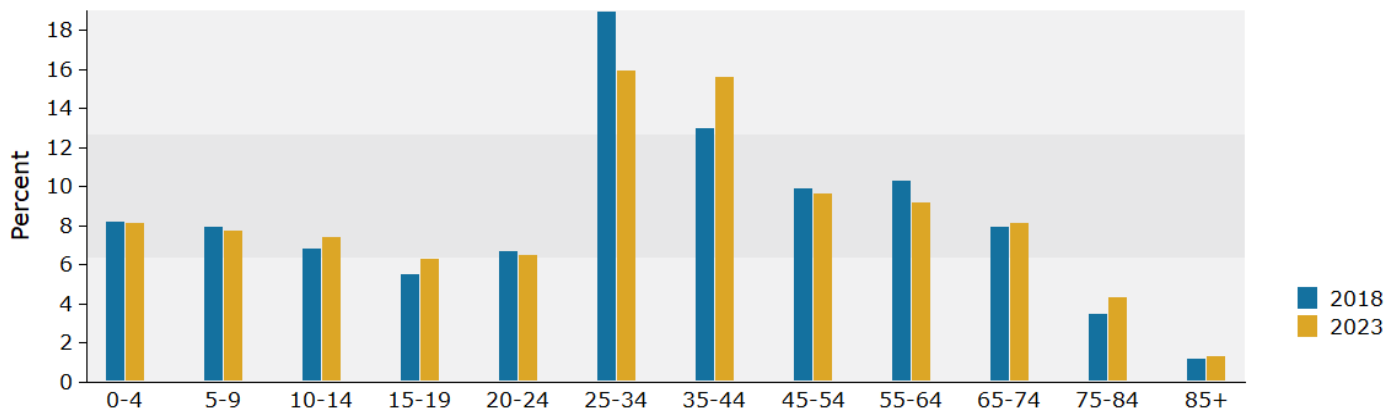
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152 Baynard Rd, Beaufort, South Carolina, 29906	Latitude: 32.38356
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Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		1,015	100.0%
Owned with a Mortgage/Loan		732	72.1%
Owned Free and Clear		283	27.9%

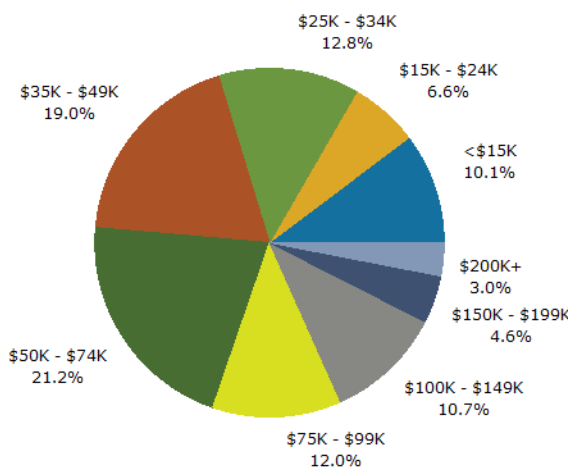
  

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		209	100.0%
For Rent		73	34.9%
Rented- Not Occupied		5	2.4%
For Sale Only		52	24.9%
Sold - Not Occupied		4	1.9%
Seasonal/Recreational/Occasional Use		32	15.3%
For Migrant Workers		0	0.0%
Other Vacant		43	20.6%

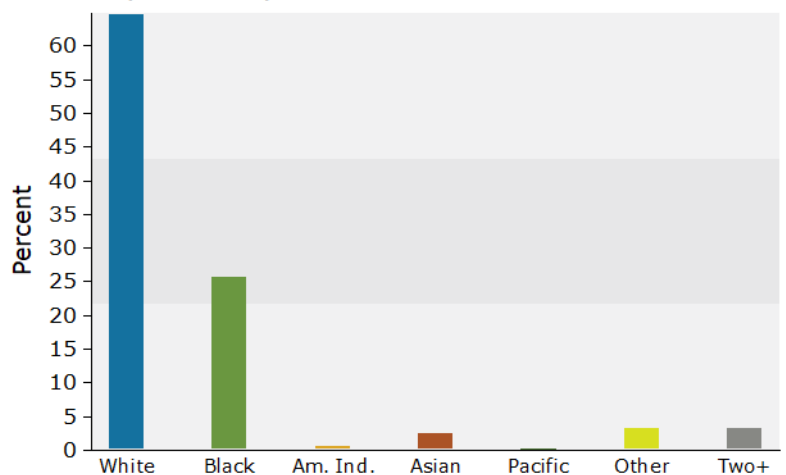
Population by Age



2018 Household Income



2018 Population by Race





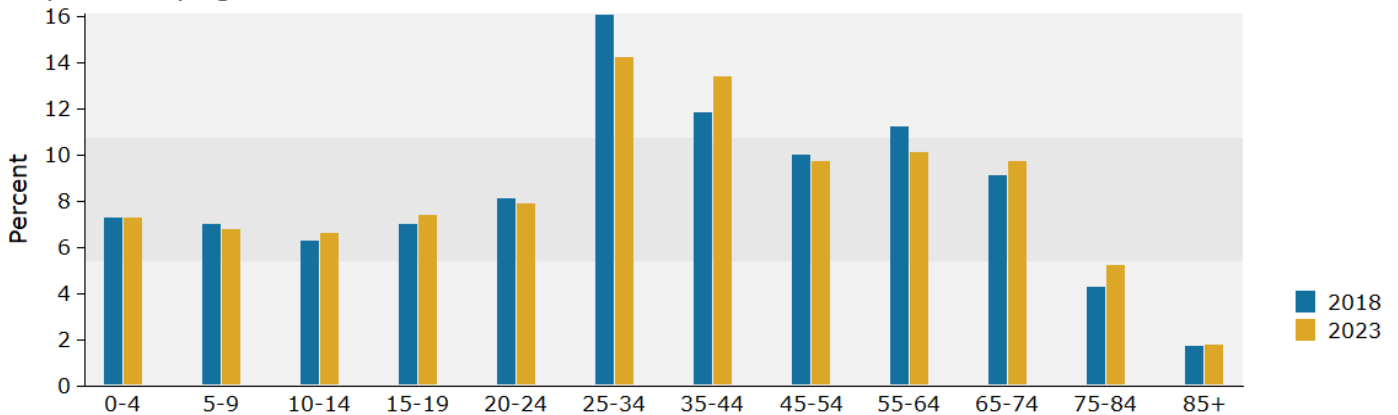


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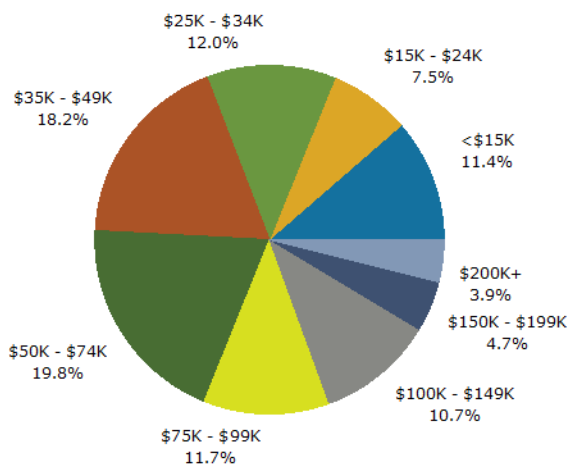
Population		Households	
2010 Total Population	13,516	2018 Median Household Income	\$51,083
2018 Total Population	16,039	2023 Median Household Income	\$56,487
2023 Total Population	17,783	2018-2023 Annual Rate	2.03%
2018-2023 Annual Rate	2.09%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,441	100.0%	7,488	100.0%	8,238	100.0%
Occupied	5,601	87.0%	6,701	89.5%	7,441	90.3%
Owner	2,895	44.9%	3,748	50.1%	4,268	51.8%
Renter	2,706	42.0%	2,953	39.4%	3,173	38.5%
Vacant	840	13.0%	787	10.5%	797	9.7%

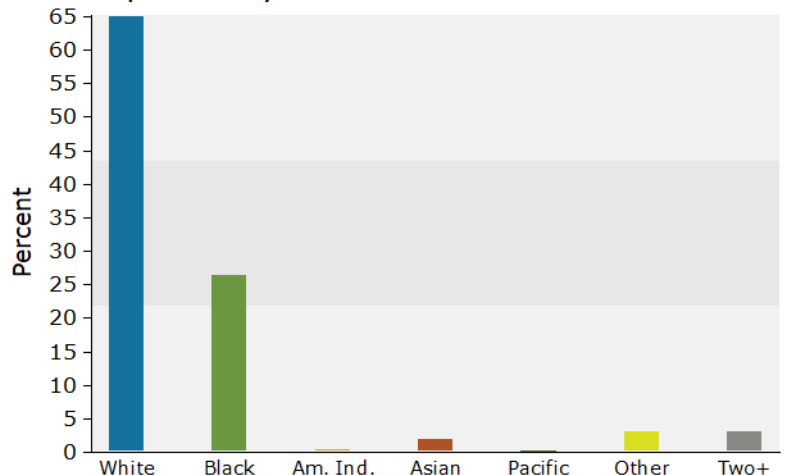
Population by Age



2018 Household Income



2018 Population by Race





**CHARTER ONE**  
REALTY

**COMMERCIAL**

## **CONTACT INFORMATION**

**For more information, please contact:**



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