



**Master Plan**

**Hub of Beaufort County  
Okatie Hwy (US 170)  
Beaufort County, Okatie Township**

<b>Acres</b>	<b>119.26</b>
<b>Price</b>	<b>\$16,675,000</b>
<b>Price per acre</b>	<b>\$ 139,850</b>

**Cross streets- Pritcher Point Rd. & Tax Parcel 600-13-0006  
Malphus Rd.**  
**Market- Beaufort County, SC Okatie Township Zip 29909**

**Two signalized intersections 33,600 daily trips projected by 2015**

## Property Description

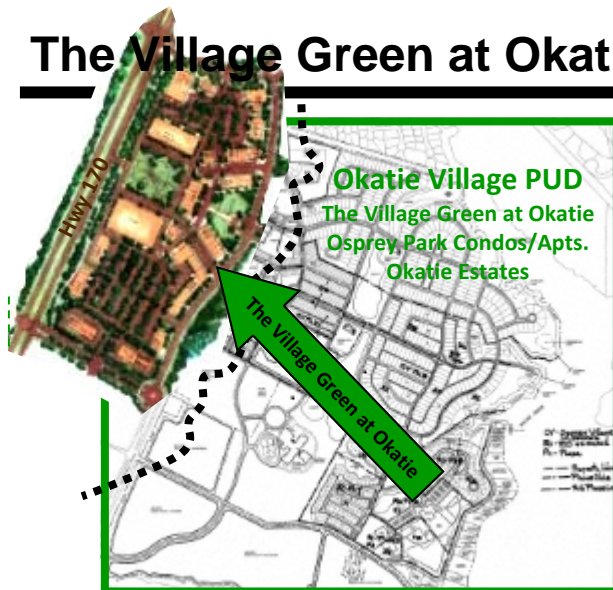
**Property** Osprey Point at Okatie is a unique approach for Beaufort County combining residential communities (multi-family and single family) with medical and business offices and with Village Main Street shopping. Townhomes or condos within the property provide a walkable mixed use experience. The proposed Colony Regional Mall is two miles to the South, Okatie Elementary School is immediately adjacent to the site, the USC-B New River and the Technical College Campuses are about 3 miles away. Within a 4 mile radius there are 8000+ homes and expansion expected to 18000+ homes.  
The property enjoys 1500' of visibility from Hwy 170 "a 4 lane major highway," which connects the Northern and Southern population centers of the county. The property stretches eastward for approximately 3/4's of a mile and has 1200 feet of shoreline overlooking the Okatie River basin.

**Area** The location is approximately 13 miles from Hilton Head Island, 12 miles from Beaufort (County Seat), and 29 miles from the Savannah/Hilton Head International Airport. The site is part of a larger PUD that stretches from the east of the site to the Okatie River. The community is part of an environmentally sensitive community, Osprey Point. Osprey Point is connected to The Village Green by roads, sidewalks, leisure trails, and bike paths.

**Zoning** Current approved zoning allows for: Out-parcels, Retail, Banks, Sit-down Restaurants, Hotel, Offices, Grocery, Pharmacy, In-line Retail Stores, Convenience Store. 207,700 SF; 204 Single Family Homes & 323 multifamily

**Utilities** Water, Sewer, Power, Gas and Communications on site

**Parcels** The 25 acre front parcel of the 119.26 acre PUD is offered for sale with this listing. It is also listed separately.  
The remainder of the property is also available.



**Hub of Beaufort County  
Okatie Hwy (US 170)  
Beaufort County, Okatie Township**

<b>Acres</b>	<b>25+/-</b>
<b>Price</b>	<b>\$9,445,160</b>
<b>Price per acre</b>	<b>\$ 377,806</b>

**Cross streets- Pritcher Point Rd. & Tax Parcel 600-13-0006  
Malphus Rd.**  
**Market- Beaufort County, SC Okatie Township Zip 29909**

**Two signalized intersections 33,600 daily trips projected by 2015**

## Property Description

**Property** The Village Green at Okatie is a unique approach for Beaufort County combining offices (medical and business) with Village Street shopping. Townhouses or condos within the property provide a walkable mixed use experience, nestled adjacent to the Village Green.

The Colony Regional Mall is two miles to the South; Okatie Elementary School is immediately adjacent to the site; the USC-B New River and the Technical College campuses are about 3 miles away. Within a 4 mile radius there are 8,000+ homes and expansion expected to 18,000+ homes.

The property enjoys 1500' of visibility from Hwy 170 a 4-lane major highway which connects the Northern and Southern population centers of the county.

**Area** The location is approximately 13 miles from Hilton Head Island, 12 miles from Beaufort (County Seat), and 29 miles from the Savannah/Hilton Head International Airport. The site is part of a larger PUD that stretches from the east of the site to the Okatie River. The community is part of an environmentally sensitive community, Osprey Point. Osprey Point is connected to The Village Green by roads, sidewalks, leisure trails, and bike paths.

**Zoning** Current approved zoning allows for: Out-parcels, Retail, Banks, Sit-down Restaurants, Hotel, Offices, Grocery, Pharmacy, In-line Retail Stores, Convenience Store.

**Utilities** Water, Sewer, Power, Gas and Communications on site

**Parcels** **25+/- acre front parcel** zoned for outparcels to include: retail, banks, sit-down restaurants, hotel, offices, grocery, pharmacy, convenience store, in-line retail stores  
**24 acre multi-family parcel**  
**total PUD of 119 acres**

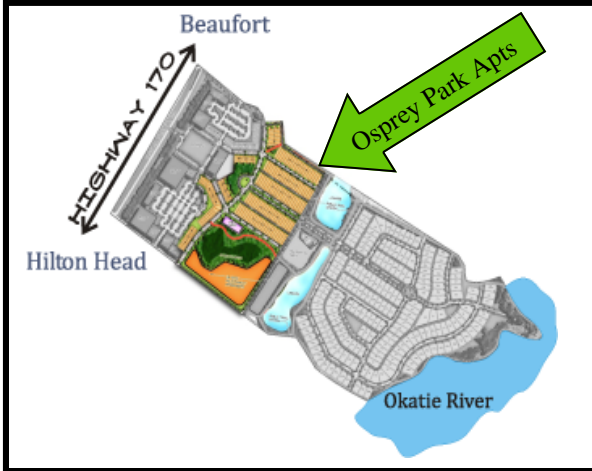
*Appraisal available; JV considered*

*\*\*\*In my opinion, Okatie Village sits in the best piece of developable land in all of Beaufort County.*  
Tony Criscitiello, Beaufort County Planning Dir.

Algie M. Grubbs, CCIM  
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# Osprey Park Condos/Apartments

# Executive Summary



**Hub of Beaufort County  
Okatie Hwy (US 170)  
Beaufort County, Okatie Township**

**Acres (approximately) 24**  
**Price \$3,005,278**  
**Price per acre \$ 125,220**

**Cross streets- Pritcher Point Rd. & Malphus Rd.**

**Tax Parcel 600-13-0006**

**Market- Beaufort County, SC Okatie Township Zip 29909**

**Two signalized intersections**

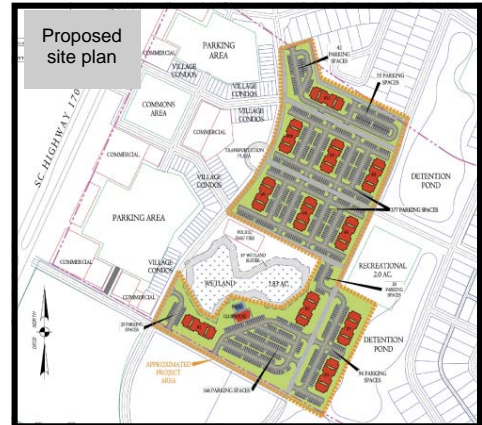
**33,600 daily trips projected by 2015**

## Property Description

### Property

This 24 acre parcel is part of a 119 acre Smart Growth PUD in southern Beaufort County, the fastest growing county in SC (confirmed by a 40% population increase in the past decade). The multi-family units will have the convenience of being interconnected by streets and pedestrian paths to the commercial/retail area along Hwy 170 (also offered for sale). The residents will have access to the planned 25 acre park and Okatie River Estuary.

Okatie Elementary School is immediately adjacent to the site, the USC-B New River and the Technical College campuses are about 3 miles away. Multiple "active" communities provide feeder markets for this development and the neighboring CCRC parcel.



### Area

The location is approximately 13 miles from Hilton Head Island, 12 miles from Beaufort (County Seat), and 29 miles from the Savannah/Hilton Head International Airport.

### Zoning

Current approved zoning allows for 323 condos/apartments.

### Utilities

Water, Sewer, Power, Gas and Communications on site

### Parcels

**25 acre front parcel** zoned for outparcels to include: retail, banks, sit-down restaurants, hotel, offices, grocery, pharmacy, convenience store, in-line retail stores

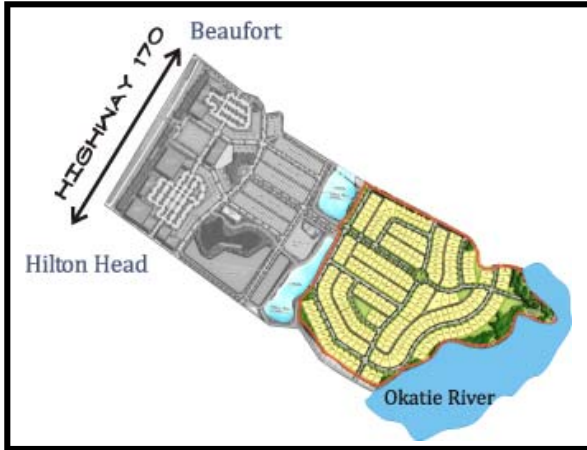
**24 acre multi-family parcel** (featured in this flyer)

**total PUD of 119 acres**

*Appraisal available; JV considered*

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## Hub of Beaufort County Okatie Hwy (US 170) Beaufort County, Okatie Township

Acres	42
Price	\$4,224,562
Price per acre	\$ \$100,585

**Cross streets-** Pritcher Point Rd. & Malphus Rd. **Tax Parcel** 600-13-0006  
**Market-** Beaufort County, SC Okatie Township Zip 29909

Two signalized intersections 33,600 daily trips projected by 2015

## Property Description

### Property

Okatie Estates is the *single family* parcel of Osprey Point at Okatie, a Smart Growth PUD of 119 acres. This eco-friendly community will enjoy a system of interconnected streets leading to the Village Retail Center reducing vehicle miles traveled by 25-30% to result in less congestion and pollution. The open space plan creates public places to gather and “relax,” helping to generate a real sense of community. A 25 acre park along the Okatie River will provide residents access to water and trails. The plan includes an Environmental Education Center that will provide ecological activities and training to children, teens, and adults.

Okatie Estates is conveniently situated in southern Beaufort County, an area whose population is estimated to double in size over the next 15 to 20 years.\* The county ranks #1 in SC in terms of education level attained. The percentage of citizenry who have completed high school is comparable to the percentages found in Atlanta and Charlotte. Okatie Elementary School is immediately adjacent to the site, the USC-B New River and the Technical College campuses are about 3 miles away.

### Area

The location is 13 miles from Hilton Head Island, 12 miles from Beaufort (County Seat), and 29 miles from the Savannah/Hilton Head International Airport. The site is part of a larger PUD that stretches from the east of the site to the Okatie River.

### Zoning

Current approved zoning allows for 204 single family lots (40+ with river frontage).

### Utilities

Water, Sewer, Power, Gas and Communications on site

### Parcels

**25 acre front parcel** zoned for outparcels to include: retail, banks, sit-down restaurants, hotel, offices, grocery, pharmacy, convenience store, in-line retail stores  
**24 acre multi-family parcel**  
**total PUD of 119 acres**

*Appraisal available; JV considered*

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