



River Oaks Phases 1 & 2

Continuing Care Retirement Community
Okatie Hwy (US 170)
Beaufort County, Okatie Township

Phase I	
Acres	43.54
Price	\$13,080,000
Price per acre	\$300,413

Based on current MAI appraised value

Street:	Cherry Point Rd.	Tax Parcel 600-13-0049
Market:	Beaufort County, SC	Okatie Township
PMA Zips:	29902, 29906, 29909, 29910, 29926, 29927, 29928, 29935, 29936	
	33,600 daily trips projected by 2015	

Property Description

Property River Oaks is a Senior Living Facility planned to offer multiple levels of care including independent living, assisted living, memory care and nursing care. Zoning in place allows for up to 330 independent living and/or assisted living units, a SNIF of 60 and may be phased or the parcel may be subdivided. The planned 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. The area has one of the fastest growing senior populations in the country. The property enjoys access to a twenty five acre adjacent park and touches the Okatie River tributary Malind Creek.

Phase I & II Phase I
Phase I includes 168 Independent Living (IL) units and 30 Senior Nursing Inpatient Facility (SNIF) beds. Phase 1 also includes 34 Assisted Living Beds and a 15 Bed Memory Care Unit. In addition, the first Phase includes activity rooms, dining rooms and kitchen, wellness center and rehabilitation facility.
Phase II (available for purchase at additional cost)
Phase II includes 162 Independent Living Units and an additional 30 SNIF beds as well as minor additional support space.

Area The site is less than 3/4's of a mile north of Sun City-Hilton Head and 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 community that stretches from Hwy 170 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: up to 330 independent living and/or assisted living units, 60 skilled nursing beds and 87,000 s.f. support facilities to include a wellness center, dining, kitchen, admin., activity rooms, medical, rehab, hospice, memory care and other support uses.

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

Parcels **The 63.54 acre site is adjacent to a 119.26 acre PUD that is offered for sale by another listing. The 63.54 acres is for both Phase 1 and Phase 2.**