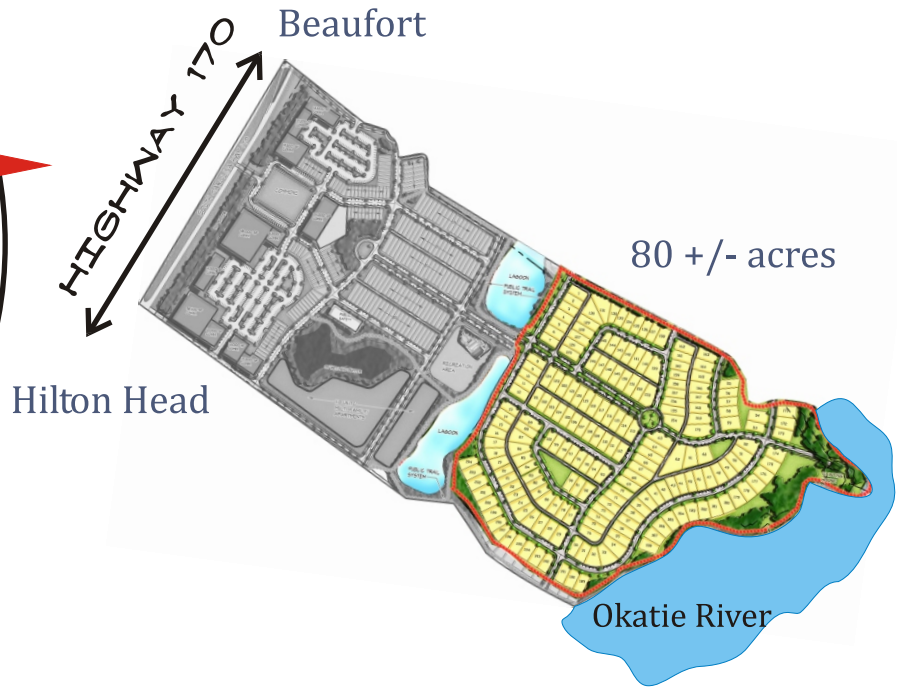
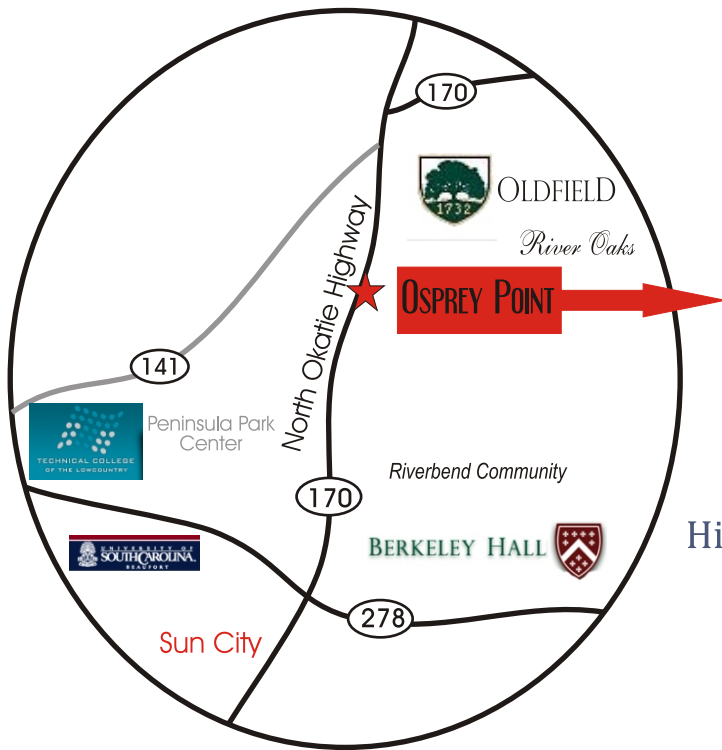


**AVAILABLE FOR SALE**  
**SINGLE FAMILY**

**OSPREY POINT**  
Beaufort County, SC



- Less than one mile north of Sun City
- 12 minutes from Beaufort (County Seat)
- 20 minutes from Hilton Head Island
- 30 minutes from Savannah Airport

Site map is not actual. To be used for representation purposes only.

For more information:

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**Emerson Commercial Properties, LLC**  
819 N. Elm Street Greensboro, NC 27401  
office: (336) 478-4441 fax: (336) 478-4442  
www.emersonprop.com

- Currently zoned 204 single family home units
- 80 +/- acres
- Part of a 120-acre PUD
- Property is adjacent to a 25-acre park to create an environmentally sensitive community
- Owner will consider staying in project as JV partner
- \$3,500,000