0.91 AC DEVELOPMENT SITE

Meybohm COMMERCIAL

- Commercial Development Site
- Retail, Coffee, QSR, Medical
- 31,100 VPD On Ribaut Road



OFFERING MEMORANDUM | 1520 RIBAUT RD, PORT ROYAL, SC

OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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SECTION 01
PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS

PRICE
$540,825 | $594,313/Acre

LAND SIZE
0.91 acres

ZONING
T4 Neighborhood Center

TRAFFIC COUNTS
31,100 VPD

ACCESS
Full Motion Access

IDEAL USERS
Retail, Coffee, QSR, Medical

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1520 Ribaut Rd in Port Royal, South Carolina for sale. This ±0.91-acre commercial development site is strategically positioned along the Ribaut Road corridor within an established commercial node near CVS, Novant Health Urgent Care, and the US Naval Hospital. Zoned T4 Neighborhood Center, the property is well suited for neighborhood-serving retail, medical, coffee, QSR, or service-oriented commercial development. The site benefits from strong visibility and exposure with approximately 31,100 vehicles per day along Ribaut Road and 28,100 vehicles per day along Lady's Island Drive. The flat topography and commercial zoning provide flexibility for developers and owner-users seeking a highly visible location within the Port Royal and Beaufort market.

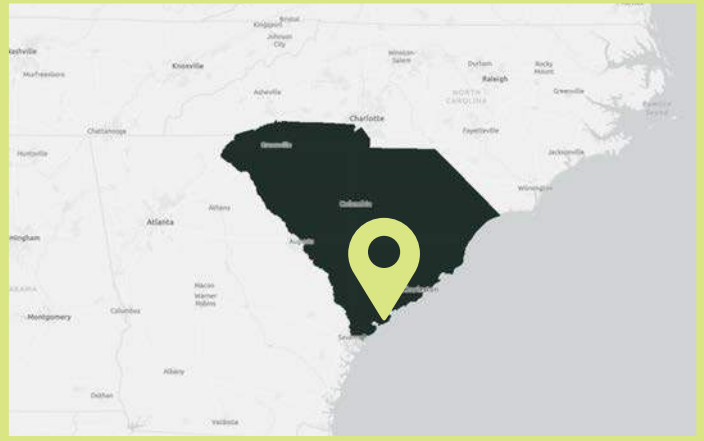
1520 Ribaut Rd is located within the established Ribaut Road commercial corridor in Port Royal, South Carolina, one of the primary connectors serving the Beaufort and Port Royal markets. The property is positioned near major daily-use anchors including CVS, Novant Health Urgent Care, and the US Naval Hospital, supporting consistent consumer traffic throughout the day. Ribaut Road and Lady's Island Drive provide direct connectivity to surrounding residential neighborhoods, downtown Beaufort, and key employment centers throughout the coastal region. The site's location within a growing commercial and medical corridor positions it well for neighborhood retail, medical office, restaurant, and service-commercial users seeking strong visibility and convenient regional access.

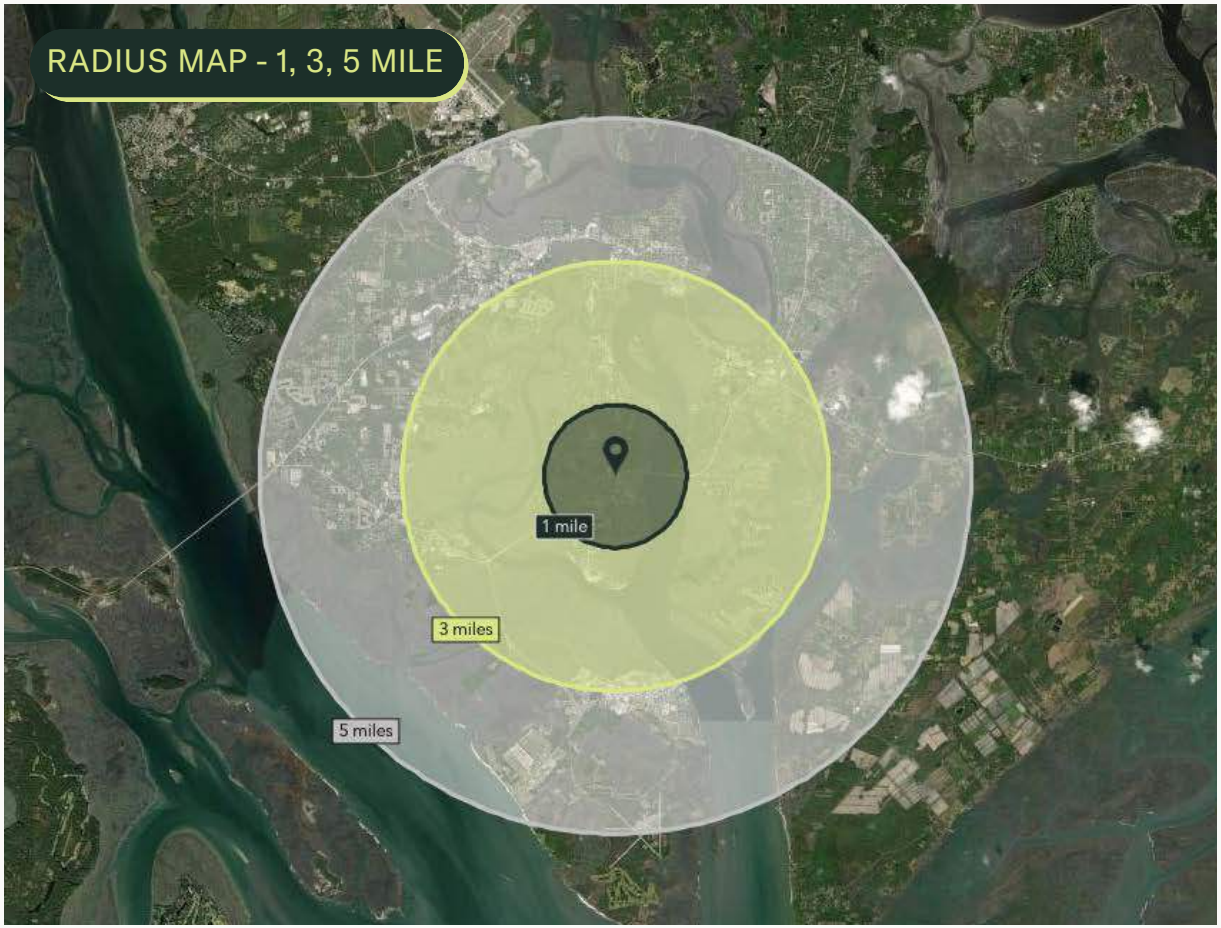
OFFERING MEMORANDUM

LOCATION OVERVIEW

NOTABLE FEATURES

Population	20K People
Median Household Income	$86,700
Navy Hospital	0.5 Miles
Beaufort Middle School	0.9 Miles
Lady's Island	1.4 Miles
Secession Golf Club	2.1 Miles
Boundary Street Retail Corridor	3.7 Miles
Marine Corps Air Station Beaufort	7.1 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	6,025	20,228	45,316
Median Household Income	$83,319	$86,700	$75,585
Households	2,871	8,488	17,070
Average Age	37.9	39.6	34.1
Population Growth %	3.2%	7.1%	6.7%

SECTION 02
AERIAL IMAGES




piggly wiggly
FRESENIUS KIDNEY CARE
CVS
NOVANT HEALTH
Lady's Island Drive
28,100 VPD
Advance Auto Parts
Ribaut Rd
31,100 VPD


Downtown Port Royal
NAVAL HOSPITAL
BEAUFORT, SOUTH CAROLINA
Ribaut Rd
31,100 VPD

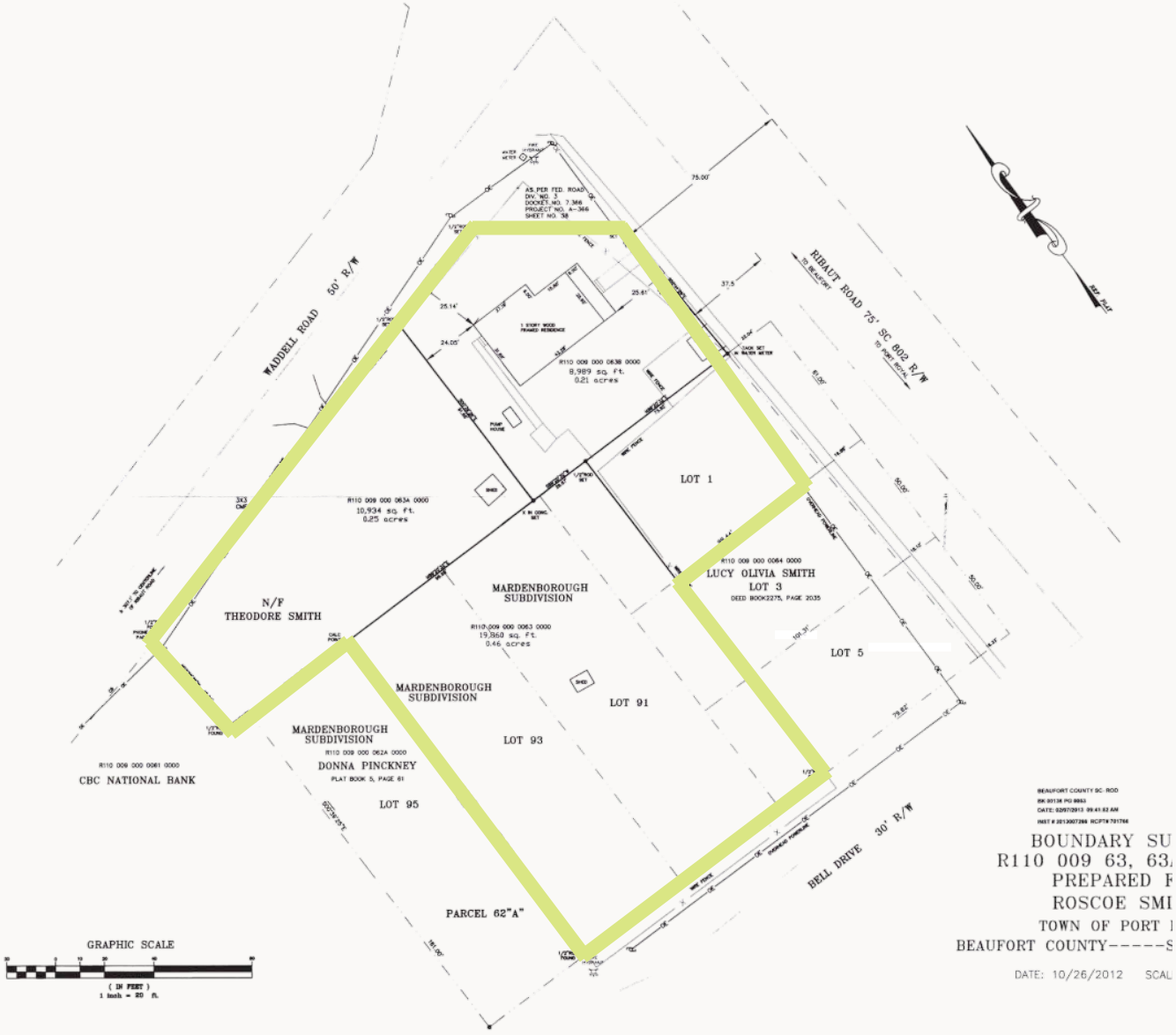

NOVANT HEALTH
CVS
Ribaut Rd
31,100 VPD


MCTEER BRIDGE
Port Royal Oral Surgery
Lady's Island Drive
28,100 VPD
Advance Auto Parts
Ribaut Rd
31,100 VPD
CVS
NOVANT HEALTH


DG
PHYSICIANS FOOTCARE
Resorts at Beaufort
bp
Gibbs Island
MUSC Health
Medical University of South Carolina
Beaufort Middle School
Walgreens
BURGER KING
19,800 VPD
Hardee's
Super 8
SITE
Safe Harbor Port Royal Landing
ACE Hardware
Southside Park
CVS
LADYS ISLAND DR
28,100 VPD
TOWARDS GIBBS ISLAND
SECESSION GOLF CLUB
NOVANT HEALTH
RIBAUT RD
Advance Auto Parts
The Preserve at Port Royal
Navy Hospital Beaufort
Port Royal Medical Pavilion
30,500 VPD
Port Royal Dentistry
Beaufort Eye Center
BEAUFORT RIVER
TOWARDS SHELL POINT
the
Port Royal Community Center
BATTERY CREEK
Downtown Port Royal
Fish Camp on 11th Street

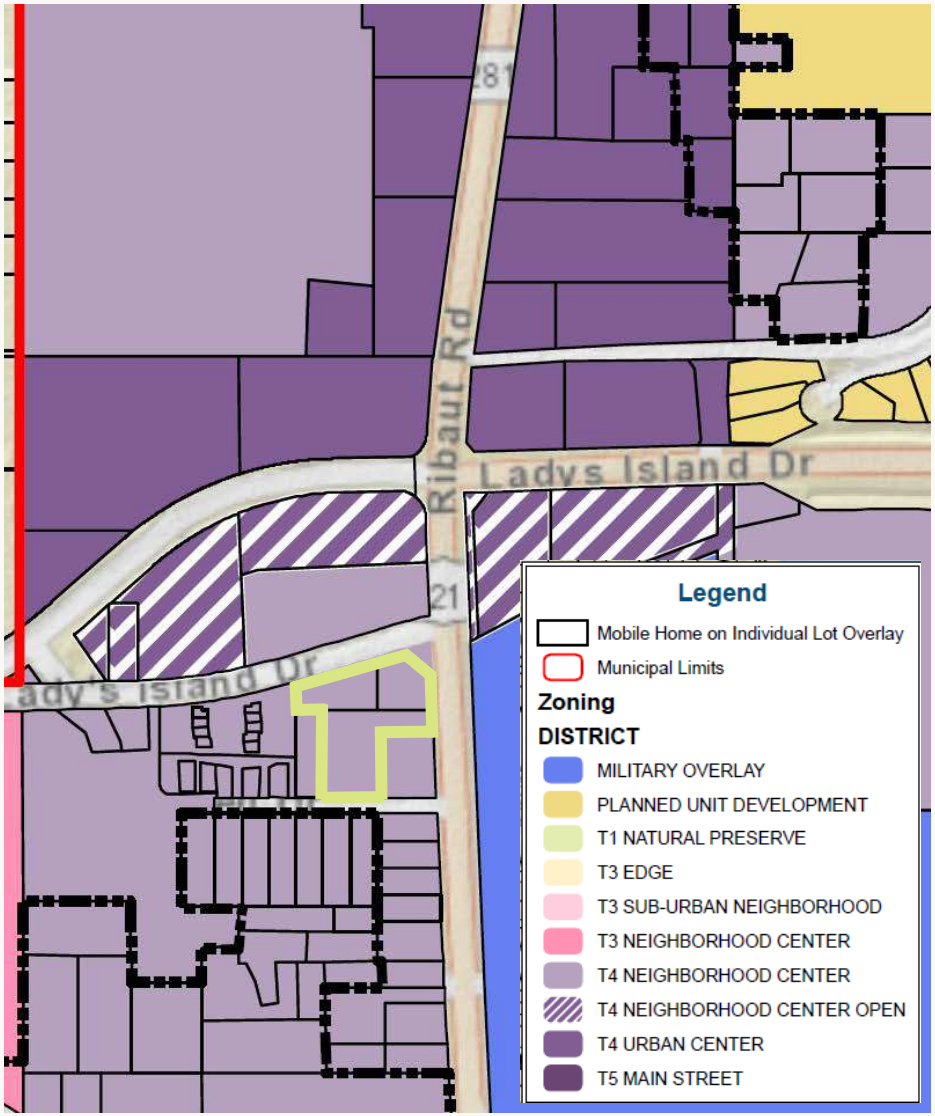
SECTION 03
SITE MAPS




WADDELL ROAD 50' R/W
RIBAUT ROAD 75' SC 802 R/W
BELL DRIVE 30' R/W
LOT 1
LOT 5
LOT 91
LOT 93
LOT 95
PARCEL 62"A"
N/F
THEODORE SMITH
MARDENBOROUGH
SUBDIVISION
LUCY OLIVIA SMITH
LOT 3
DONNA PINCKNEY
CBC NATIONAL BANK
GRAPHIC SCALE
BOUNDARY SU
PREPARED F
ROSCOE SMI
TOWN OF PORT
BEAUFORT COUNTY
DATE: 10/26/2012

OFFERING MEMORANDUM

ZONING MAP



Zoning Summary

The property is zoned T4 Neighborhood Center (T4NC) under the Town of Port Royal's Form-Based Code, designed to accommodate medium-density residential and neighborhood-scale commercial uses within a walkable, mixed-use framework.

Permitted building types include detached houses, duplexes, townhouses, cottage courts, mansion apartments, apartment houses, and carriage houses. The T4NC-O (Open) sub-zone further allows flex buildings, main street mixed use, gas stations, and large footprint commercial buildings.

Building height is capped at 2.5 stories for primary structures, with a maximum lot size of 37,500 SF. Parking is required at a minimum of 2.5 spaces per 1,000 SF for retail and restaurant uses. Principal uses are governed by Section 4.1.30 of the Port Royal Code.

Prospective purchasers are encouraged to consult the Town of Port Royal directly to confirm permissions for any intended use.

Zoning Ordinance Link

OFFERING MEMORANDUM

ACCESS MAP



SECTION 04
AREA OVERVIEW



Meybohm
COMMERCIAL

WHY? BEAUFORT

OVERVIEW

Beaufort, South Carolina is a dynamic and growing coastal community known for its strategic location, tourism-driven economy, and military presence. Located between Savannah and Charleston, Beaufort serves as a regional hub for healthcare, defense, and retail. Its strong daytime population, anchored by Naval Hospital Beaufort and Marine Corps Air Station Beaufort, supports consistent commercial demand. The city's blend of quality-of-life appeal and steady growth has made it a key destination for both residents and businesses across the Lowcountry.





FRIPP ISLAND & SEA ISLANDS ACCESS

Beaufort serves as the primary gateway to Fripp Island, Hunting Island, and other Sea Islands.

- Fripp Island is a private, resort-style island community known for its beaches, golf courses, and vacation homes.
- Hunting Island State Park is South Carolina's most-visited state park, drawing nearly 1 million annual visitors for its beach, lighthouse, and nature trails.

Fripp Island® GOLF & BEACH RESORT

HUNTING ISLAND STATE PARK

A WELL CONNECTED CITY

Beaufort is located just off U.S. Highway 21, providing direct access to I-95 and regional corridors like US-278 and SC-170.

The city is approximately:

- 35 minutes from Hilton Head
- 45 minutes from Savannah
- 1 hour 15 minutes from Charleston

Beaufort County Airport supports regional general aviation and connects to broader logistics networks.

MILITARY & DEFENSE HUB

Beaufort's economy is supported by three major military installations:

- Marine Corps Air Station Beaufort
- Naval Hospital Beaufort
- Marine Corps Recruit Depot Parris Island

These bases contribute over $1.5 billion annually to the local economy and provide a steady workforce and demand base.

STRONG HEALTHCARE PRESENCE

Naval Hospital Beaufort anchors the regional medical corridor, alongside Beaufort Memorial Hospital, the largest full-service hospital between Charleston and Savannah.

This healthcare infrastructure supports both the resident population and seasonal influx from tourism.

TOURISM AND QUALITY OF LIFE

Beaufort is consistently ranked among the most charming small towns in America. Its waterfront parks, historic district, and vibrant downtown draw visitors year-round. The area offers:

- Waterfront lifestyle with marinas and golf
- Strong second-home and retiree demand
- Steady seasonal tourism from Hilton Head and Fripp Island

2nd	192K	270K	$75K	27K
Oldest City in South Carolina	County Population	CSRA Labor Force	Household Median Income	Projected Population Growth in Next the next 5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.

South Carolina's population is expected to increase significantly, driven by migration and economic growth.

The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.

Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.

South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. **South Carolina**
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:
- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.

ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents

ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.

FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.

INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M	58%	150K	90B	6.2M	70%
Total State Population	Labor Force Participation	Jobs Created Last 5 Years	Invested in SC in Last 5 Years	2040 Projected State Pop.	Growth in Trade at Port of Savannah Over the Last Decade

FOR INQUIRIES, CONTACT US.

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