

OUTPARCEL DEVELOPMENT

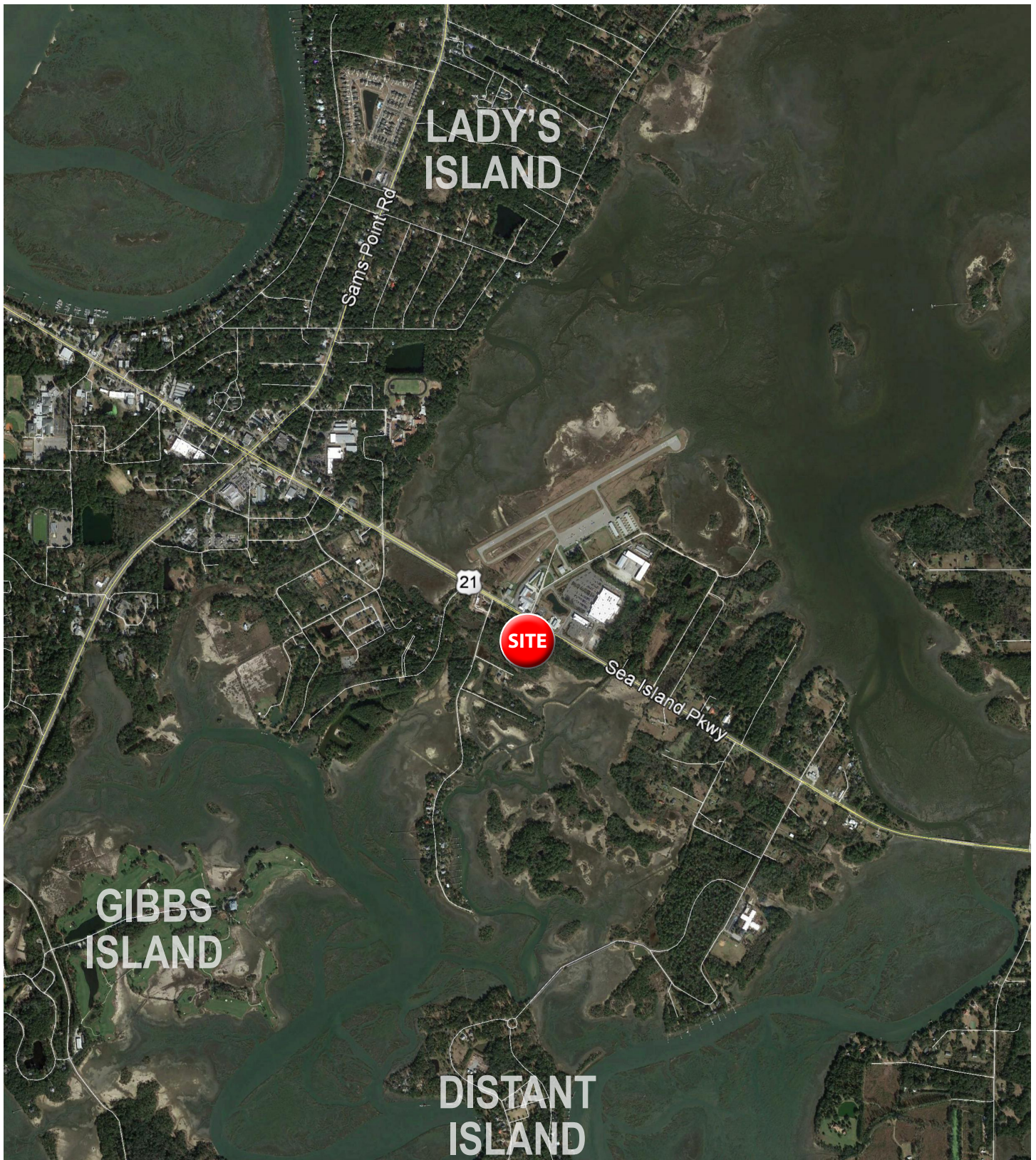
SEA ISLAND PARKWAY & LOST ISLAND ROAD
BEAUFORT, SOUTH CAROLINA 29907



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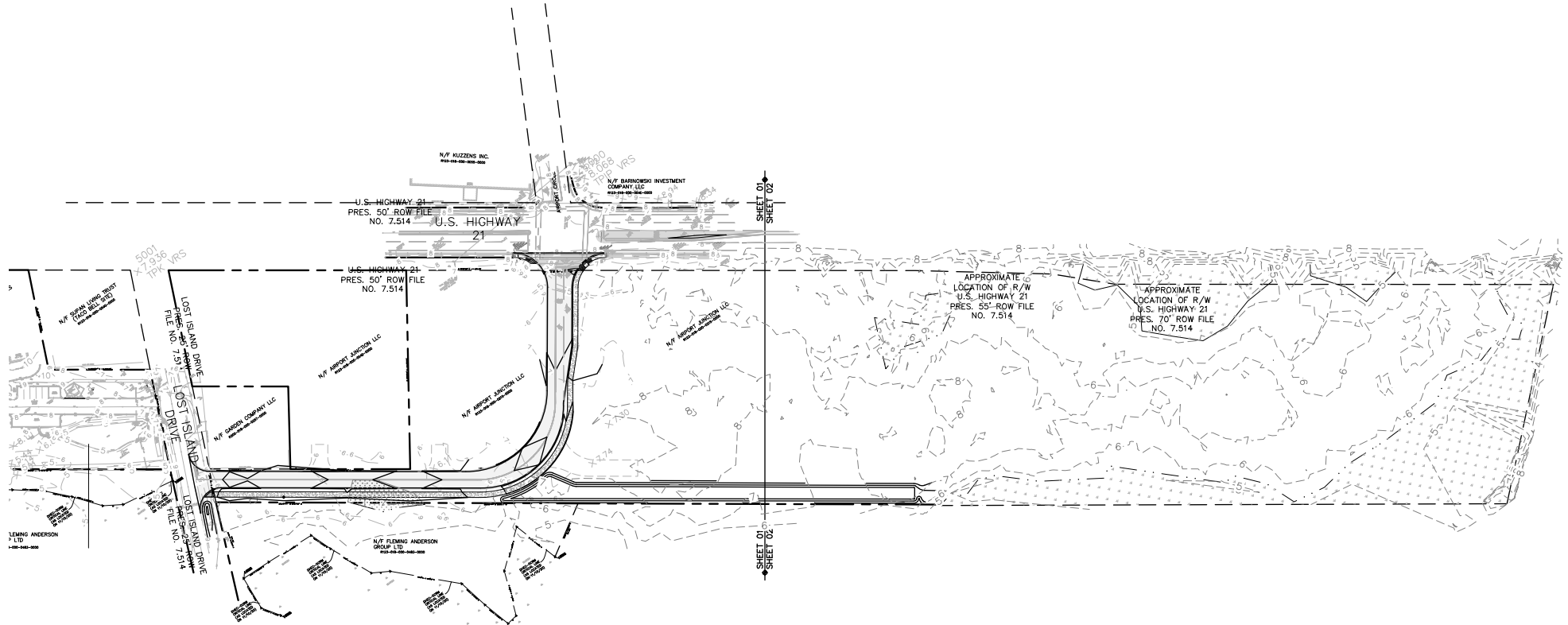
Mary Dufour, Outparcels
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LOCATION

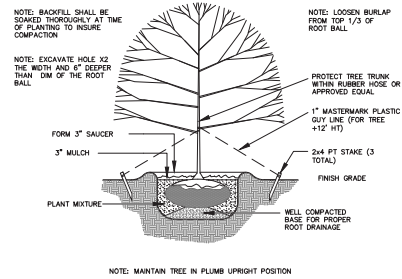




NEW ACCESS ROAD - UNDER CONSTRUCTION



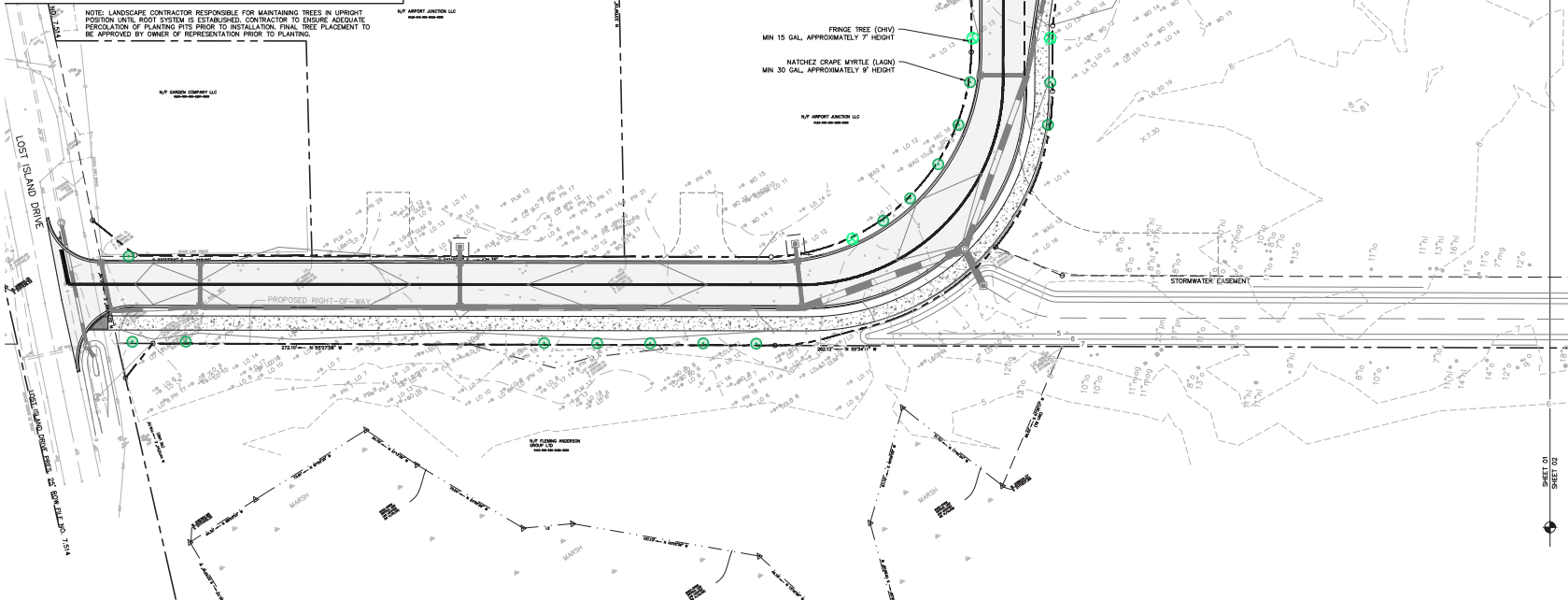
NEW ACCESS ROAD - UNDER CONSTRUCTION



TREE PLANTING DETAIL

DETAIL 02915-005

NOTE: LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN UPRIGHT POSITION UNTIL ROOT SYSTEM IS ESTABLISHED. CONTRACTOR TO ENSURE ADEQUATE PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION. FINAL TREE PLACEMENT TO BE APPROVED BY OWNER OF REPRESENTATION PRIOR TO PLANTING.



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**
34,506



**Estimated
Households**
14,199



**Average HH
Income**
\$85,650



**Median HH
Income**
\$70,523



**Total
Businesses**
1,526



**Total
Employees**
15,909



DEMOGRAPHIC REPORT

Lat/Lon: 32.4061/-80.636

260 Sea Island Pkwy Beaufort, SC 29907	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	682	8,370	34,506
2027 Projected Population	713	8,737	35,912
2020 Census Population	675	8,195	33,230
2010 Census Population	602	7,563	31,736
Projected Annual Growth 2022 to 2027	0.9%	0.9%	0.8%
Historical Annual Growth 2010 to 2022	1.1%	0.9%	0.7%
Households			
2022 Estimated Households	279	3,510	14,199
2027 Projected Households	290	3,652	14,753
2020 Census Households	277	3,452	13,613
2010 Census Households	234	3,055	12,524
Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	-	0.1%	0.4%
Age			
2022 Est. Population Under 10 Years	9.9%	11.0%	11.0%
2022 Est. Population 10 to 19 Years	11.1%	11.6%	12.5%
2022 Est. Population 20 to 29 Years	9.0%	10.7%	14.5%
2022 Est. Population 30 to 44 Years	16.5%	15.6%	15.3%
2022 Est. Population 45 to 59 Years	17.6%	17.5%	16.1%
2022 Est. Population 60 to 74 Years	27.3%	24.7%	22.2%
2022 Est. Population 75 Years or Over	8.7%	8.8%	8.4%
2022 Est. Median Age	47.6	44.9	41.6
Marital Status & Gender			
2022 Est. Male Population	48.9%	48.3%	50.2%
2022 Est. Female Population	51.1%	51.7%	49.8%
2022 Est. Never Married	33.8%	30.4%	32.6%
2022 Est. Now Married	52.8%	51.4%	44.1%
2022 Est. Separated or Divorced	10.2%	12.3%	15.1%
2022 Est. Widowed	3.2%	6.0%	8.1%
Income			
2022 Est. HH Income \$200,000 or More	17.3%	10.7%	7.7%
2022 Est. HH Income \$150,000 to \$199,999	8.5%	6.3%	5.3%
2022 Est. HH Income \$100,000 to \$149,999	13.1%	16.4%	15.7%
2022 Est. HH Income \$75,000 to \$99,999	12.1%	16.0%	15.6%
2022 Est. HH Income \$50,000 to \$74,999	12.8%	18.0%	20.9%
2022 Est. HH Income \$35,000 to \$49,999	8.8%	11.3%	13.8%
2022 Est. HH Income \$25,000 to \$34,999	7.5%	5.3%	6.5%
2022 Est. HH Income \$15,000 to \$24,999	9.4%	5.9%	5.8%
2022 Est. HH Income Under \$15,000	10.5%	10.2%	8.6%
2022 Est. Average Household Income	\$122,450	\$104,467	\$85,650
2022 Est. Median Household Income	\$79,882	\$76,306	\$70,523
2022 Est. Per Capita Income	\$50,008	\$44,038	\$36,281
2022 Est. Total Businesses	72	740	1,526
2022 Est. Total Employees	766	7,063	15,909

DEMOGRAPHIC REPORT

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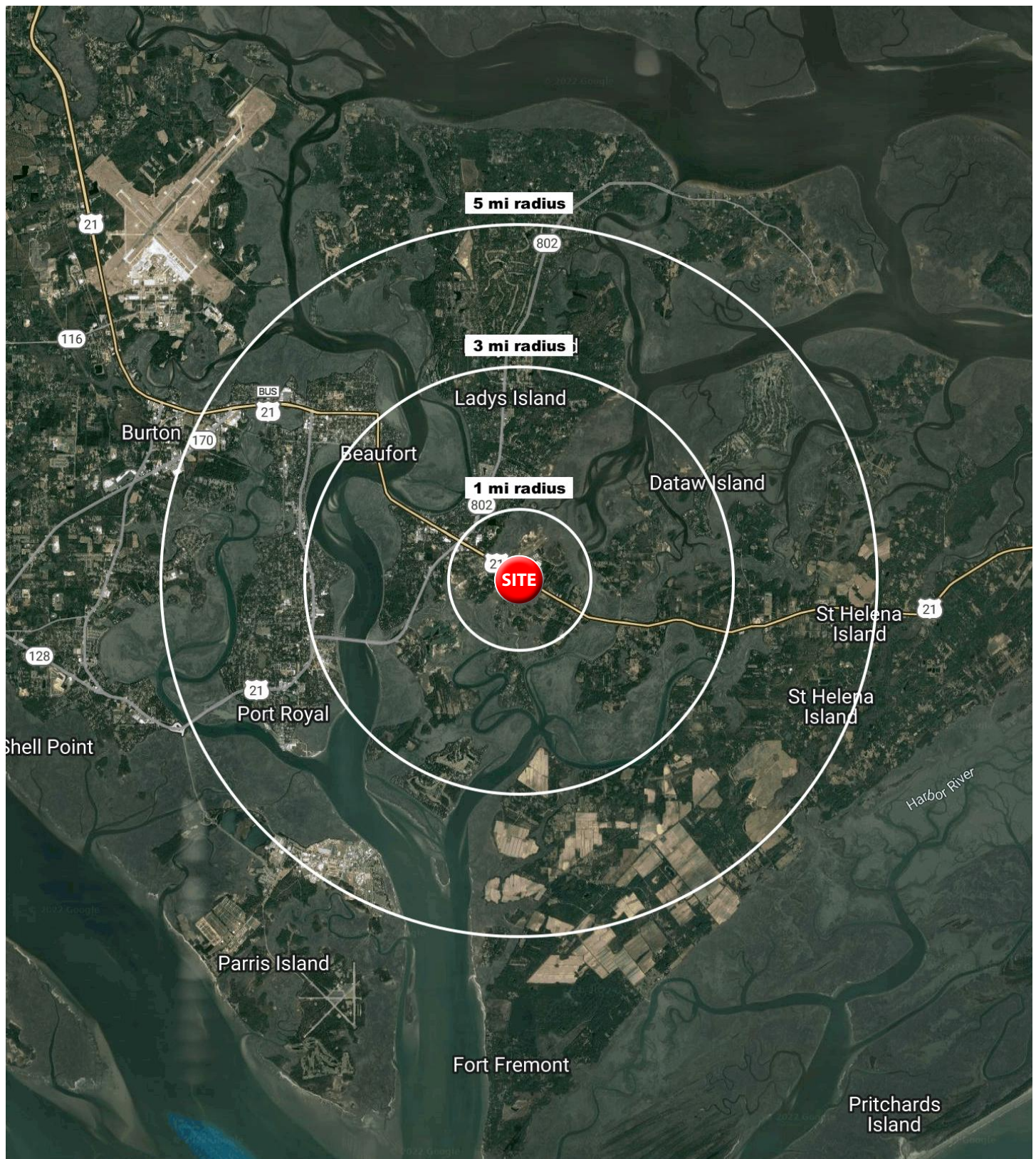
260 Sea Island Pkwy Beaufort, SC 29907	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	69.3%	67.3%	63.3%
2022 Est. Black	20.6%	20.4%	20.8%
2022 Est. Asian or Pacific Islander	2.1%	1.8%	1.5%
2022 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
2022 Est. Other Races	7.8%	10.1%	14.0%
Hispanic			
2022 Est. Hispanic Population	53	733	2,494
2022 Est. Hispanic Population	7.7%	8.8%	7.2%
2027 Proj. Hispanic Population	7.6%	8.7%	7.2%
2020 Hispanic Population	7.9%	7.9%	7.6%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	512	6,050	23,596
2022 Est. Elementary (Grade Level 0 to 8)	1.9%	1.3%	1.8%
2022 Est. Some High School (Grade Level 9 to 11)	10.7%	7.1%	5.6%
2022 Est. High School Graduate	20.3%	22.9%	23.9%
2022 Est. Some College	13.9%	18.9%	20.6%
2022 Est. Associate Degree Only	6.3%	8.5%	10.5%
2022 Est. Bachelor Degree Only	23.7%	20.2%	20.0%
2022 Est. Graduate Degree	23.2%	21.0%	17.6%
Housing			
2022 Est. Total Housing Units	308	3,947	16,020
2022 Est. Owner-Occupied	75.5%	65.5%	58.8%
2022 Est. Renter-Occupied	15.1%	23.4%	29.9%
2022 Est. Vacant Housing	9.5%	11.1%	11.4%
Homes Built by Year			
2022 Homes Built 2010 or later	6.7%	8.2%	8.2%
2022 Homes Built 2000 to 2009	30.5%	22.6%	20.0%
2022 Homes Built 1990 to 1999	20.4%	21.7%	21.0%
2022 Homes Built 1980 to 1989	17.5%	15.0%	12.8%
2022 Homes Built 1970 to 1979	10.8%	9.4%	10.1%
2022 Homes Built 1960 to 1969	2.1%	2.8%	4.1%
2022 Homes Built 1950 to 1959	0.5%	5.9%	8.0%
2022 Homes Built Before 1949	2.0%	3.3%	4.4%
Home Values			
2022 Home Value \$1,000,000 or More	23.2%	11.2%	6.6%
2022 Home Value \$500,000 to \$999,999	24.1%	20.2%	15.6%
2022 Home Value \$400,000 to \$499,999	10.6%	10.3%	9.3%
2022 Home Value \$300,000 to \$399,999	7.5%	15.0%	14.2%
2022 Home Value \$200,000 to \$299,999	10.2%	21.6%	24.3%
2022 Home Value \$150,000 to \$199,999	8.6%	9.4%	11.4%
2022 Home Value \$100,000 to \$149,999	8.0%	5.9%	10.5%
2022 Home Value \$50,000 to \$99,999	1.1%	3.0%	4.0%
2022 Home Value \$25,000 to \$49,999	1.3%	0.7%	0.5%
2022 Home Value Under \$25,000	5.4%	2.7%	3.8%
2022 Median Home Value	\$467,425	\$369,587	\$303,581
2022 Median Rent	\$815	\$981	\$940

DEMOGRAPHIC REPORT

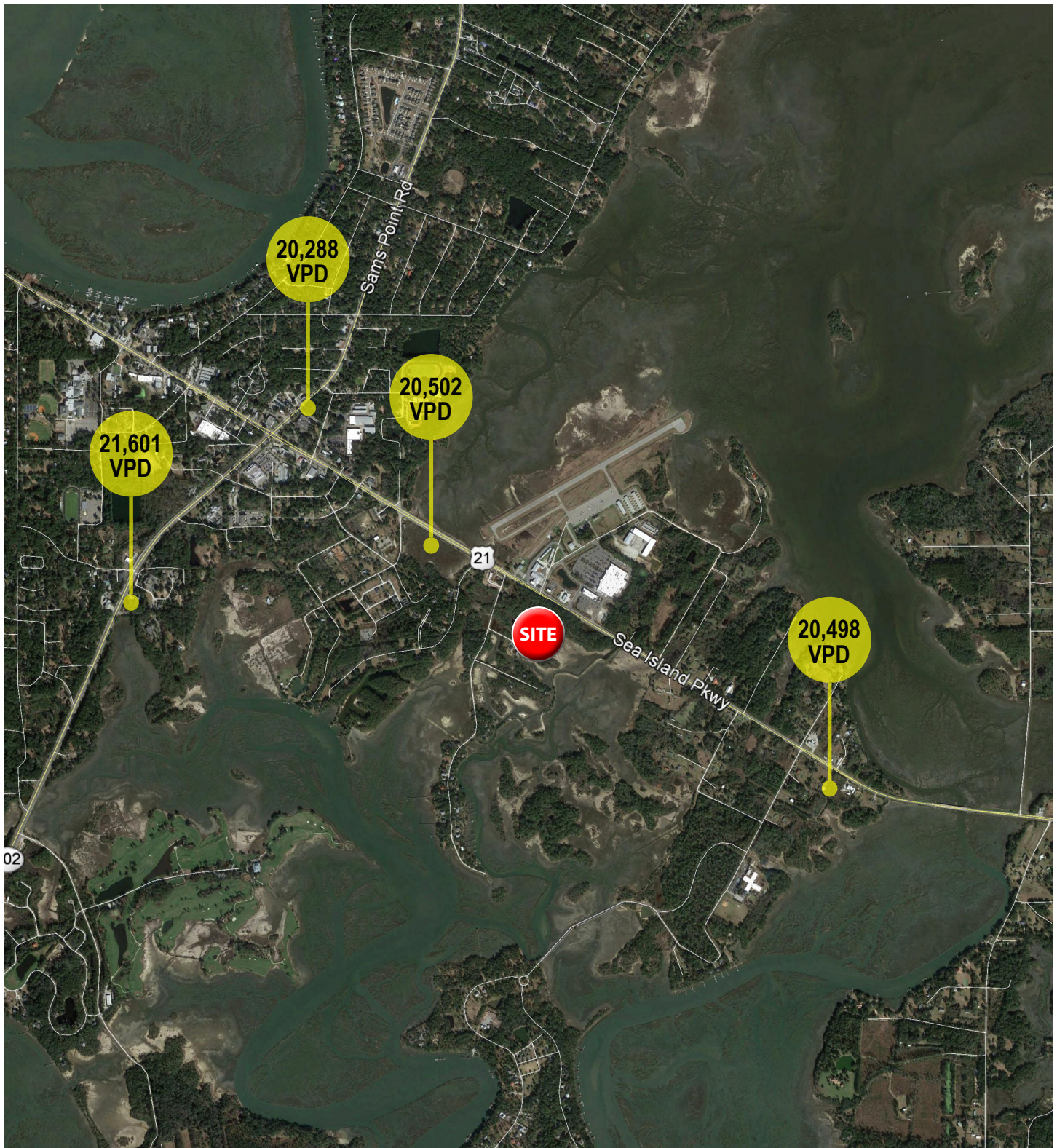
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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	564	6,818	28,382
2022 Est. Civilian Employed	48.5%	46.1%	45.0%
2022 Est. Civilian Unemployed	1.6%	2.1%	1.6%
2022 Est. in Armed Forces	1.0%	11.8%	12.9%
2022 Est. not in Labor Force	48.9%	40.1%	40.6%
2022 Labor Force Males	48.2%	48.0%	50.2%
2022 Labor Force Females	51.8%	52.0%	49.8%
Occupation			
2022 Occupation: Population Age 16 Years or Over	274	3,143	12,769
2022 Mgmt, Business, & Financial Operations	18.6%	16.5%	17.3%
2022 Professional, Related	28.9%	28.9%	24.8%
2022 Service	17.4%	17.6%	17.7%
2022 Sales, Office	14.8%	18.6%	20.8%
2022 Farming, Fishing, Forestry	-	-	0.1%
2022 Construction, Extraction, Maintenance	10.3%	8.8%	8.8%
2022 Production, Transport, Material Moving	10.1%	9.6%	10.4%
2022 White Collar Workers	62.3%	64.0%	62.9%
2022 Blue Collar Workers	37.7%	36.0%	37.1%
Transportation to Work			
2022 Drive to Work Alone	77.9%	83.5%	81.0%
2022 Drive to Work in Carpool	12.9%	7.9%	7.2%
2022 Travel to Work by Public Transportation	0.5%	0.7%	1.1%
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	1.9%	1.7%	2.5%
2022 Other Means	1.4%	1.2%	1.6%
2022 Work at Home	5.5%	5.1%	6.5%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	28.2%	29.5%	32.1%
2022 Travel to Work in 15 to 29 Minutes	45.5%	40.0%	35.8%
2022 Travel to Work in 30 to 59 Minutes	25.1%	28.0%	29.0%
2022 Travel to Work in 60 Minutes or More	1.3%	2.5%	3.1%
2022 Average Travel Time to Work	18.7	19.1	19.4
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$22.78 M	\$256.15 M	\$897.75 M
2022 Est. Apparel	\$808 K	\$9 M	\$31.34 M
2022 Est. Contributions, Gifts	\$1.4 M	\$15.1 M	\$51.74 M
2022 Est. Education, Reading	\$803.66 K	\$8.38 M	\$28.21 M
2022 Est. Entertainment	\$1.31 M	\$14.6 M	\$50.69 M
2022 Est. Food, Beverages, Tobacco	\$3.43 M	\$39.01 M	\$137.6 M
2022 Est. Furnishings, Equipment	\$812.13 K	\$9.07 M	\$31.56 M
2022 Est. Health Care, Insurance	\$2.07 M	\$23.59 M	\$83.19 M
2022 Est. Household Operations, Shelter, Utilities	\$7.31 M	\$82.55 M	\$290.65 M
2022 Est. Miscellaneous Expenses	\$433.81 K	\$4.86 M	\$17.03 M
2022 Est. Personal Care	\$305.19 K	\$3.44 M	\$12.05 M
2022 Est. Transportation	\$4.09 M	\$46.55 M	\$163.7 M

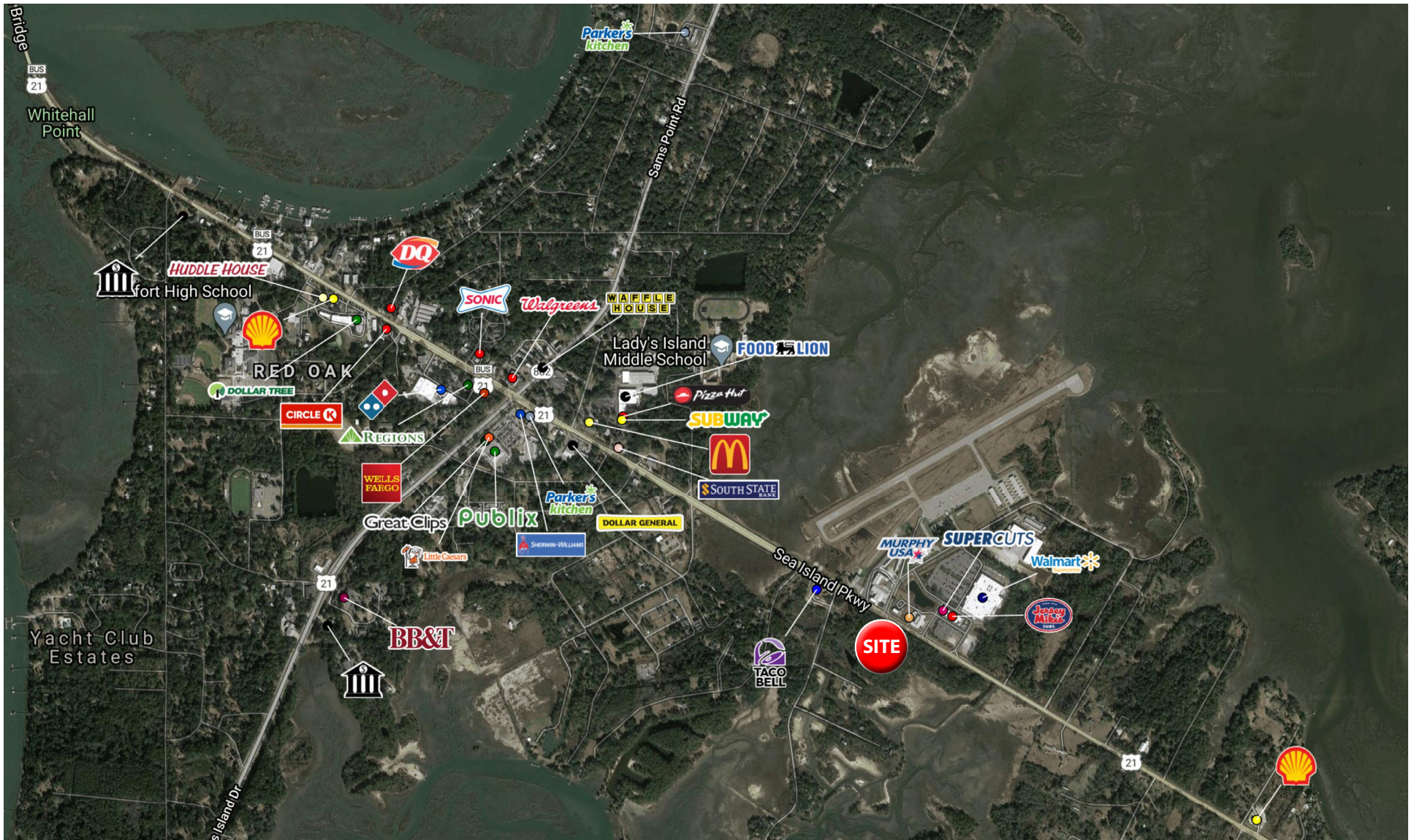
DEMOGRAPHIC REPORT



TRAFFIC COUNTS



COMMERCIAL AERIAL





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