



Southern Lifestyle Properties of SC, LLC, established in 1998, is a boutique-style full-service Real Estate Company with over 30 professional real estate specialists.

Our Realtors specialize in Residential and Commercial Real Estate Sales in Hilton Head Island, Bluffton, SC, and Savannah, GA. Andria Garbis is the Broker-In-Charge and Supervises our specialists along with Paula Busteded, the Business Manager.

National Realtor Designations such as CNE(Certified Negotiation Expert), GRI (Graduate of the Realtor Institute), ABR (Accredited Buyers Representative), SRS (Seller Representative Specialist), SRES (Seniors Real Estate Specialist), CRS (Certified Residential Specialist) are a few of the designations our realtors hold. Our specialists also attend Ninja training to serve our clients better.

Giving Back ~ In addition to supporting our local charities, our company and associates also support Onnit. Onnit serves our brave Active Military, Veterans, Police, Firefighters, First Responders, and Teachers by giving back.
www.ONNITforthebrave.com

The Commercial arm of the Real Estate Business, which encompasses Commercial Sales, Leases, and Business Brokerage, is managed by Owner/Founder David Brown. The company is also in Property Development Sales and Marketing. We developed the Abbey Glen Community, a quadruplex development on the mainland. Silver Moss, our latest Community Project located on Spanish Wells Rd., began in March 2016 and has 48 homes.

David Brown and his family moved to Hilton Head in 1994 and founded Southern Lifestyle Group in 1998, representing the Commercial arm of Sea Pines Real Estate Company. www.davidslphome.com

Offices are Located on Hilton Head Island and Bluffton, SC.

OFFERING MEMORANDUM

Parcels:

Real property in Jasper County off of Independence Boulevard and known as Jasper County:

Parcel Number 042-00-04-022 and containing 14.46 acres

Parcel Number 042-00-05-022 and containing 10.25 acres

Parcel Number 042-00-04-029 and containing 0.18 acres

Parcel Number 042-00-04-008 and containing 1.68 acres

All Parcels are identified as “Heirs Property.”

PROPERTY DETAILS

Investment Highlights:

COMMERCIAL PROPERTY

16.307 ACRES LOCATED ON HIGHWAY 278 OFF EXIT 8 IN HARDEEVILLE, SC

10.260 ACRES LOCATED ON BRICKYARD ROAD DIRECTLY BEHIND THE 17 +/- ACRES ON HIGHWAY 278

GREAT VALUE-ADD INVESTMENT OR OWNER/USER OPPORTUNITY

.03 +/- MILES FROM EXIT 8 AND I-95

ECONOMIC GROWTH POTENTIAL FOR COMMERCIAL DEVELOPMENT RETAIL ON 278

MARKET OVERVIEW

MULTIPLE INVESTMENT OPPORTUNITIES ON 278 AND BRICKYARD (CLOSE TO COASTAL CAROLINA HOSPITAL - *FASTEST GROWING HEALTH FACILITY IN THE HILTON HEAD, BLUFFTON, HARDEEVILLE, AND BEAUFORT AREA*).

HARDEEVILLE IS LOCATED IN JASPER COUNTY, THE FASTEST-GROWING COUNTY IN SOUTH CAROLINA.

15 MILES TO BLUFFTON, SC

20 MILES TO HILTON HEAD ISLAND, SC

20 MILES TO SAVANNAH, GA | 30 MILES TO BEAUFORT, SC

90 MILES TO CHARLESTON, SC

5 MILES TO MARGARITAVILLE - OVER 3,000 HOMES PLANNED

10 MILES TO SUN CITY HILTON HEAD - OVER 14,000 HOMES AND BUILDING

.03 +/- MILES FROM EXIT 8 & I – 95

COMING TO EXIT 8 – BUC-EE'S TRAVEL CENTER

ACROSS 278 FROM THE PROPERTY IS SOUTHPOINT – A MIX OF RETAIL AND RESIDENTIAL PLANNED DEVELOPMENT

MARKET OVERVIEW

The Entire Southeast is Experiencing Tremendous Growth.

With the addition of BUC-EEs and Southpoint, the area around Exit 8 will continue to attract Commercial Development.

The Property fronting 278, off Exit 8 toward Bluffton and Hilton Head, has maximum exposure and is ideally suited for Commercial Development.

TRUCK STOP (BUC-EE's does not allow tractor trailers)

FUEL AND CONVENIENCE STORE - AUTO AND RV

RESTAURANTS - FAST FOOD AND CASUAL DINING

FROZEN DESSERTS | BAKED GOODS

ITALIAN-PIZZA | MEXICAN-TEX MEX | ASIAN PACIFIC

CHICKEN | BBQ | BEEF | BUFFET | SEAFOOD

STRIP CENTER

ASSISTED LIVING

AUTO PARTS

HOTELS

BOAT SERVICE AND SALES

MEDICAL-OUTPATIENT

RV SALES AND REPAIR

FURNITURE STORE

CAR OR RV WASH

OFFICE COMPLEX

MARKET OVERVIEW

THE SUBJECT PROPERTY ON BRICKYARD ROAD HAS MANY POTENTIAL APPLICATIONS, SUCH AS WORKPLACE HOUSING, RV OR CLASSIC CAR STORAGE, AND AN ASSISTED LIVING FACILITY (WITH CLOSE PROXIMITY TO COASTAL CAROLINA HOSPITAL).

THE SCDOT, RECOGNIZING THE EXPLOSIVE GROWTH FOR EXIT 8, IS CHANGING THE INTERSECTION AND RE-POSITIONING TRAFFIC SIGNALS. A NEW TRAFFIC LIGHT AND CIRCLE WILL BE LOCATED APPROXIMATELY 900 FEET +/- FROM SUBJECT PROPERTY.

THOUSANDS OF MOTOR HOMES AND CAMPERS TRAVEL EAST ON 278 (SUBJECT PROPERTY) TO BLUFFTON AND HILTON HEAD ISLAND.

5 RV/CAMPGROUNDS

EXIT 5 NEW LUXURY RV RESORT

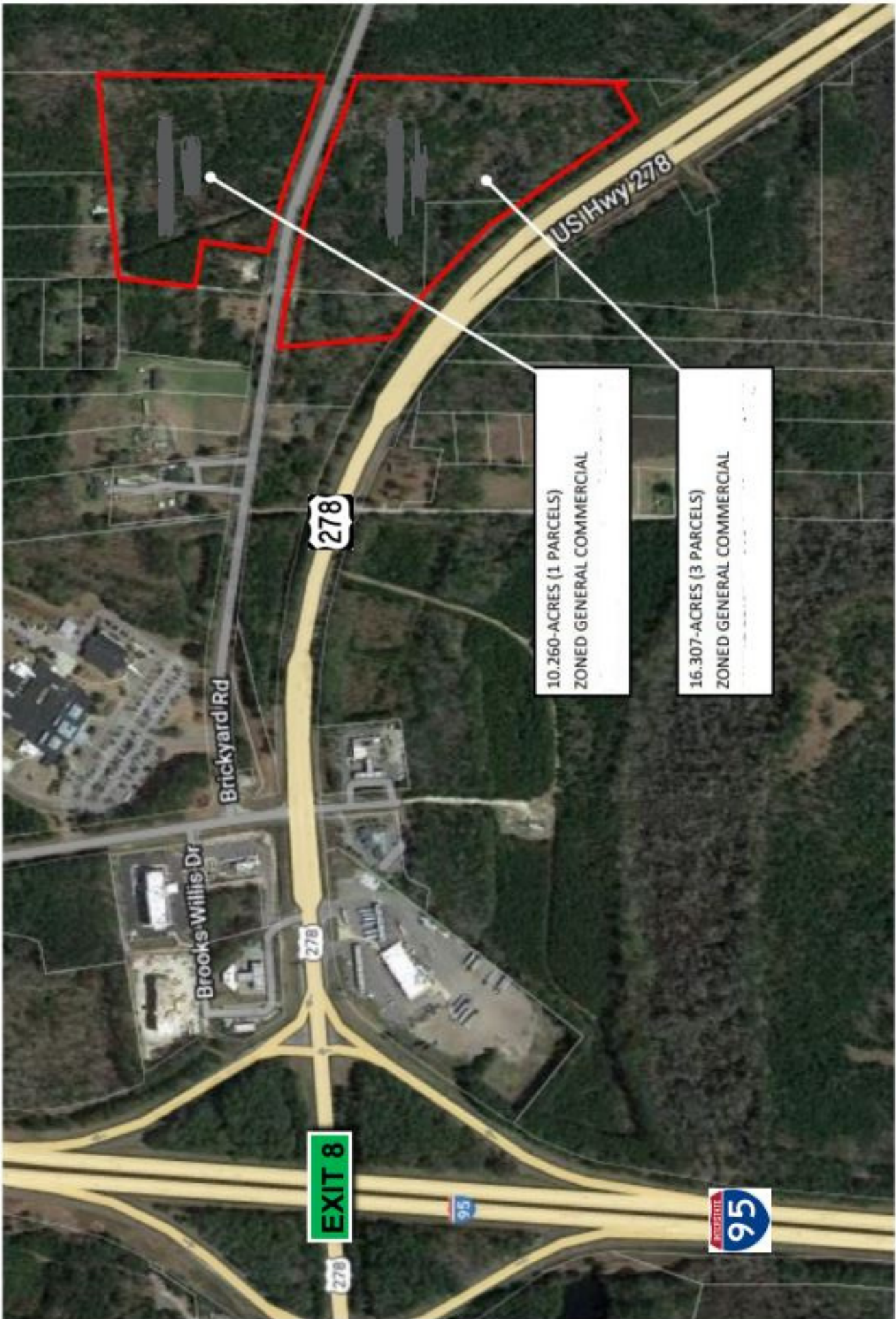
BLUFFTON NEW LUXURY RV RESORT – OFF 278

HILTON HEAD NORTH – LUXURY RV RESORT – OFF 278

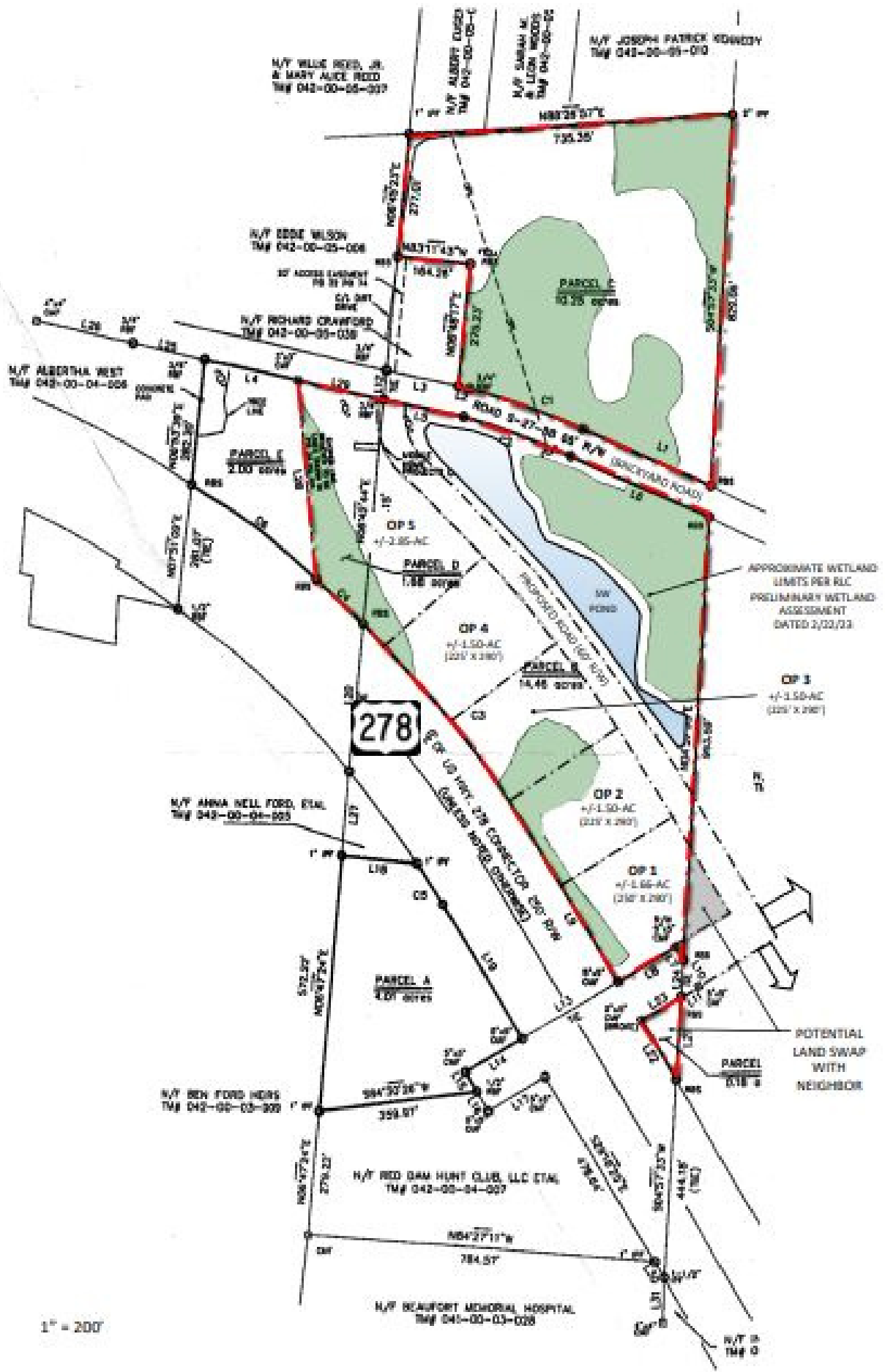
HILTON HEAD SOUTH - LUXURY RV RESORT – OFF 278

HARDEEVILLE EXIT 8 CAMPGROUND

AREA MAPS

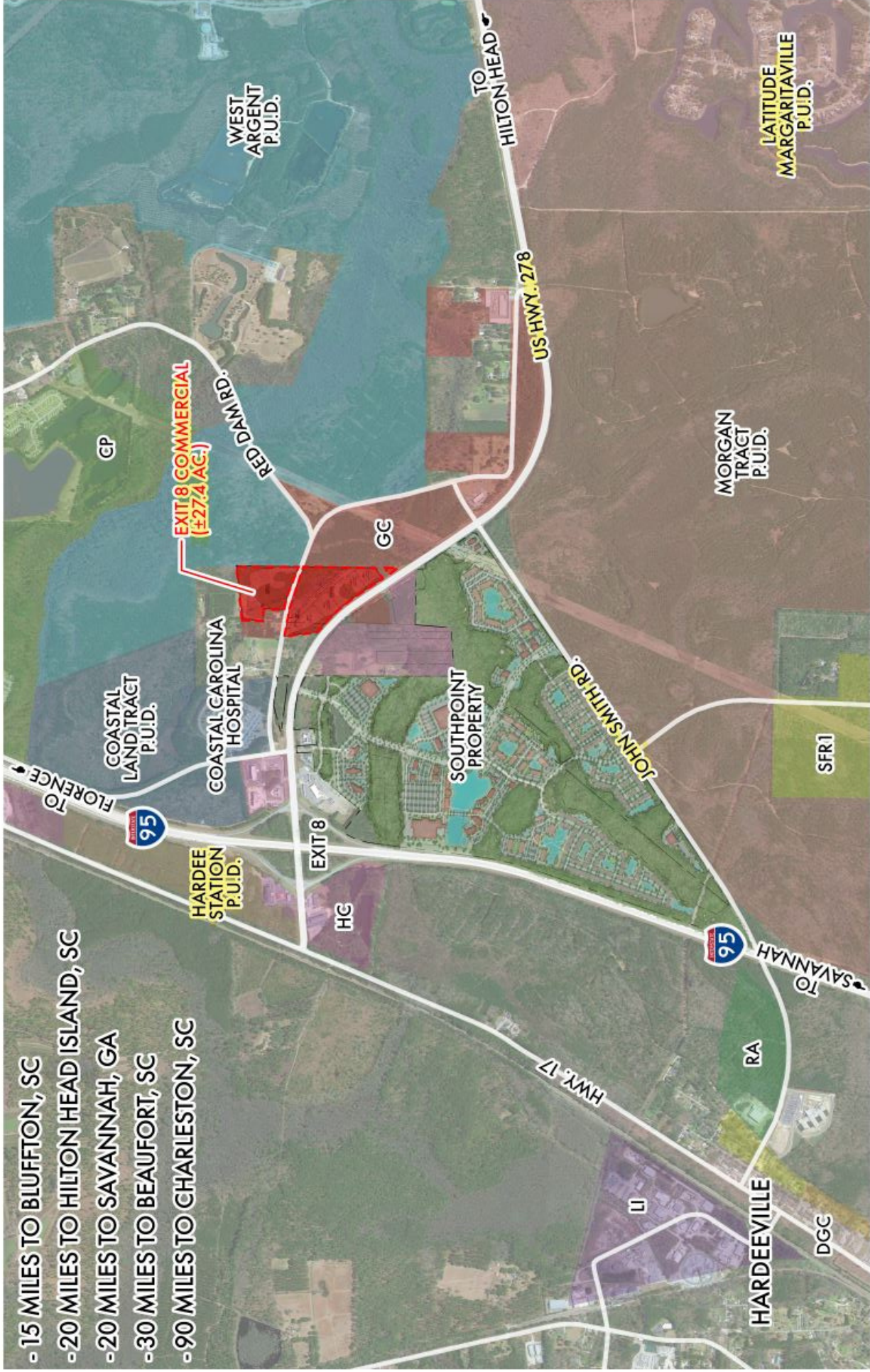


Investment/Partnership Opportunities Available



EXIT 8 COMMERCIAL

- 15 MILES TO BLUFFTON, SC
- 20 MILES TO HILTON HEAD ISLAND, SC
- 20 MILES TO SAVANNAH, GA
- 30 MILES TO BEAUFORT, SC
- 90 MILES TO CHARLESTON, SC

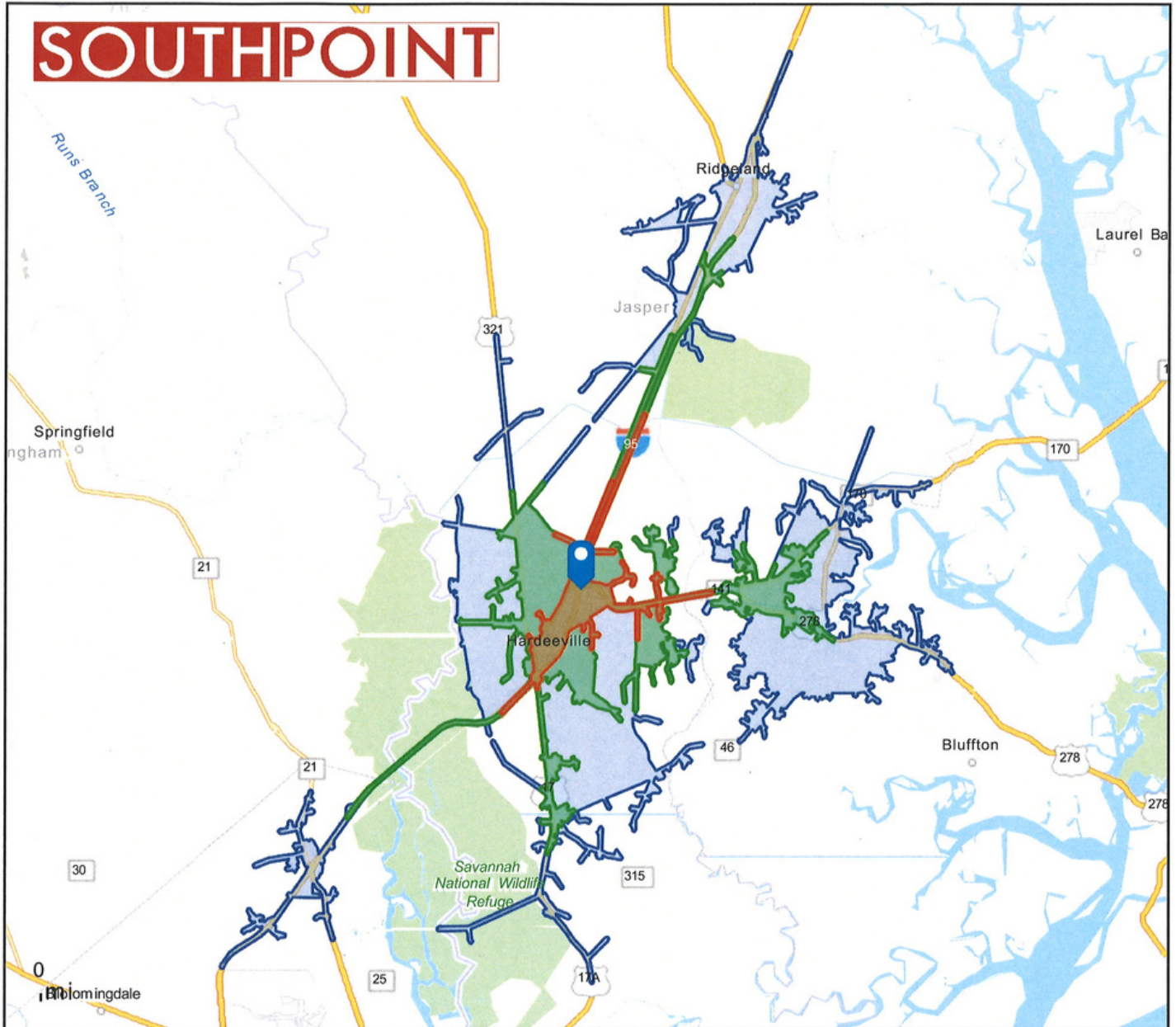


VICINITY MAP





SOUTHPOINT

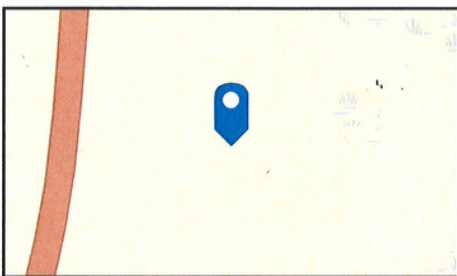
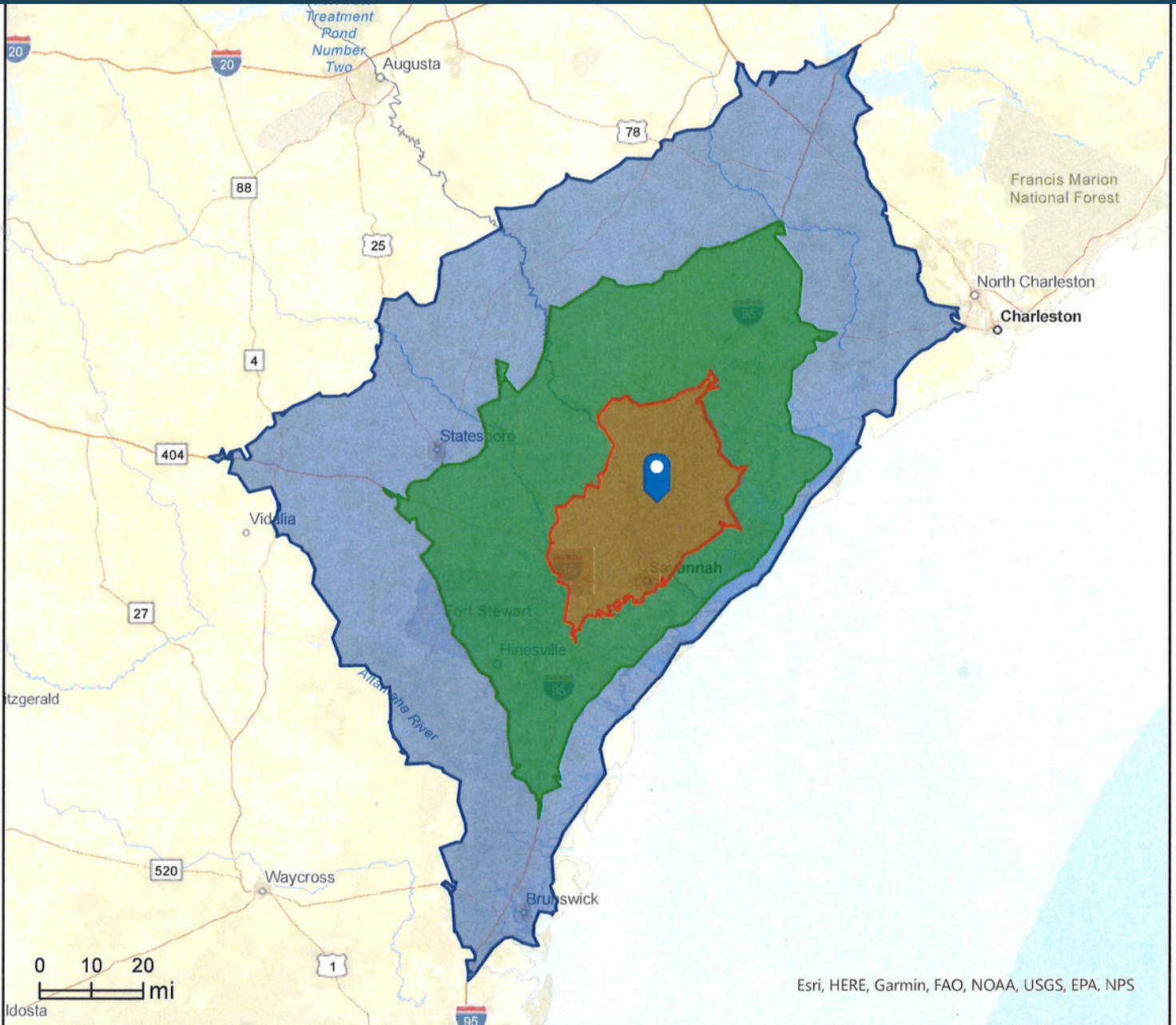


**A 24-page Demographic
Market Profile of the
Study area.**



February 05, 2024

The Study area, prepared 02/05/2024, is provided to potential buyers who present an Offer to Purchase, contingent on a Due Diligence period, accepted by the Seller.



A 23-page Demographic Market Profile of the Study area.

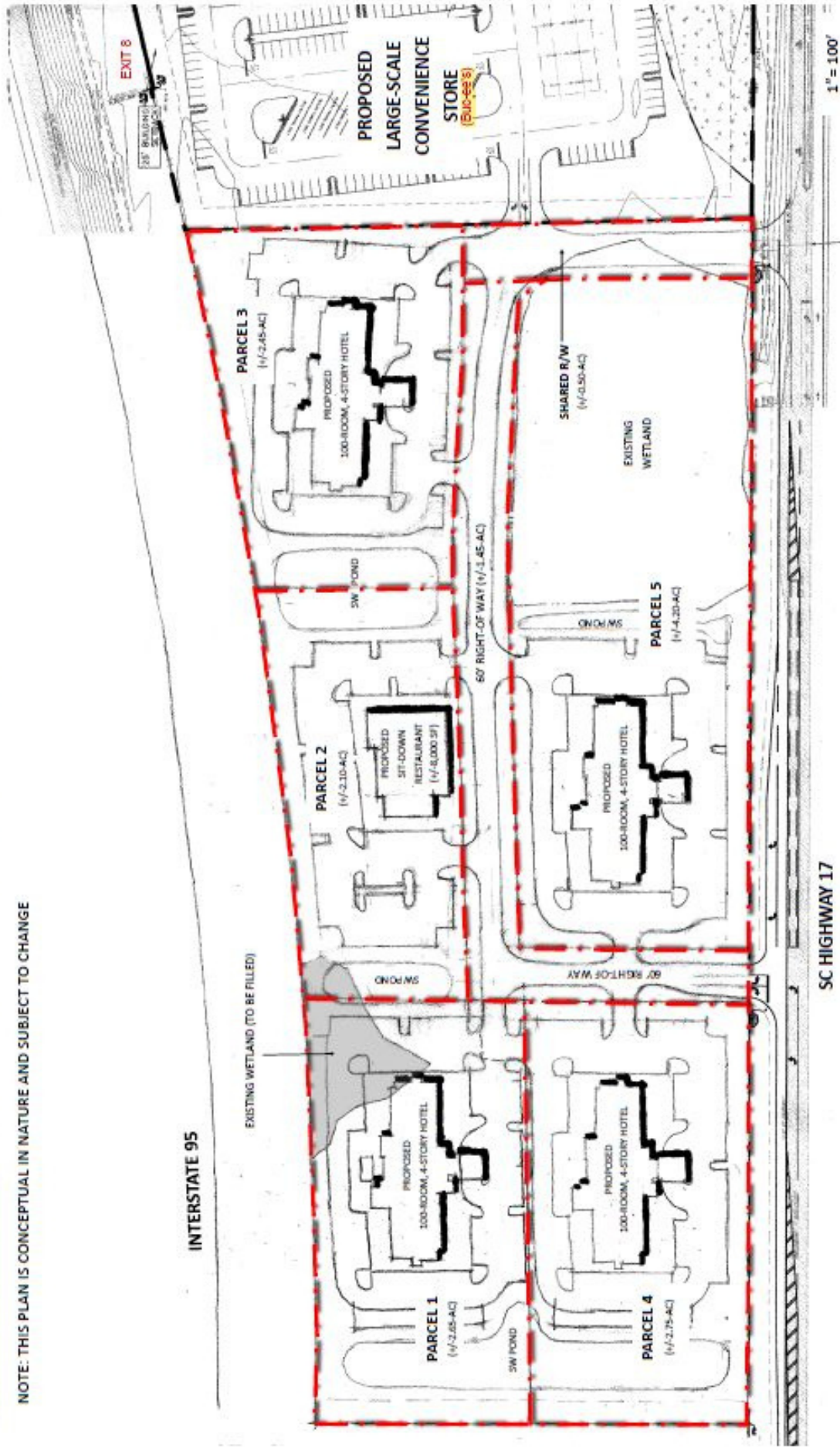


January 18, 2023

The Study area, prepared 01/18/2023, is provided to potential buyers who present an Offer to Purchase, contingent on a Due Diligence period, accepted by the Seller.

HARDEE STATION-CONCEPTUAL MASTER PLAN NORTH OF LARGE-SCALE CONVENIENCE STORE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE





OFFERING SUMMARY

TOTAL PROPERTY OFFERED AT

\$ 4,995,000

(\$187,993 AC)

OR

PURCHASE 278 | 16.307 ACRES

\$ 3,369,000

(\$206,598 AC)

OR

PURCHASE BRICKYARD | 10.260 ACRES

\$ 1,626,000

(\$158,479 AC)

\$25,000.00 Deposit to Escrow Account held by Burr Foreman Law Firm at the time of purchase offer.

DUE DILIGENCE PERIOD - 30 DAYS

If more than 30 days are needed for due diligence, a portion of the deposit will be non-refundable to compensate for taking the property Off-Market; the amount will be negotiated at the time of the request.

CLOSING

A simultaneous closing will take place with seller closing on heirs property. Heirs Property has to go through the court and projected closing will be by the end of the 4th Quarter 2024 or Early 1st Quarter 2025. * To expedite the legal process, Seller is paying the Heirs Law Firm Expenses until closing takes place.

COMPARABLES

209 Bluffton Road

Bluffton SC

\$ 2,492,000.00

0.96 Size

\$ 2,595,833.33 Per AC

May River & Hwy 170 Rd

Bluffton SC -2 Commercial Lots

\$ 3,300,000.00

2.01 Size

\$ 1,641,791.04 Per AC

109 Okatie Center Blvd

Bluffton SC

\$ 980,000.00

1.35 Size

\$ 725,925.93 Per AC

103 Buckwalter Place

Bluffton SC

\$ 1,050,000.00

1.74 Size

\$ 603,448.28 Per AC

42 Plantation Park Dr.

Bluffton SC

\$ 975,000.00

1.13 Size

\$ 862,831.86 Per AC

4355 Bluffton Pkway

Bluffton SC

\$ 1,000,000.00

1 Acre Size

\$ 1,000,000.00 Per AC

2500 May River Crossing

Bluffton SC

\$ 850,000.00

1.33 Size

\$ 639,097.74 Per AC

Buckwalter Parkway

Bluffton SC

\$ 850,000.00

1.33 Size

\$ 639,097.74 Per AC