



# 45 ACRES WITH GREAT FRONTAGE ON ARGENT BLVD.

ARGENT BLVD  
HARDEEVILLE, SC 29936

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$96,000 / acre

Lot Size: 45 Acres

Zoning: General Commercial

Market: Bluffton/Okatie

Price / SF: \$2.20

## PROPERTY OVERVIEW

Approximately 45 acres with over 1,000 feet of frontage on Argent Blvd. The property is in the Town of Hardeeville and the current zoning will allow all general commercial uses to include office/warehouse, flex, and self storage. Public Water & Sewer are available at the site.

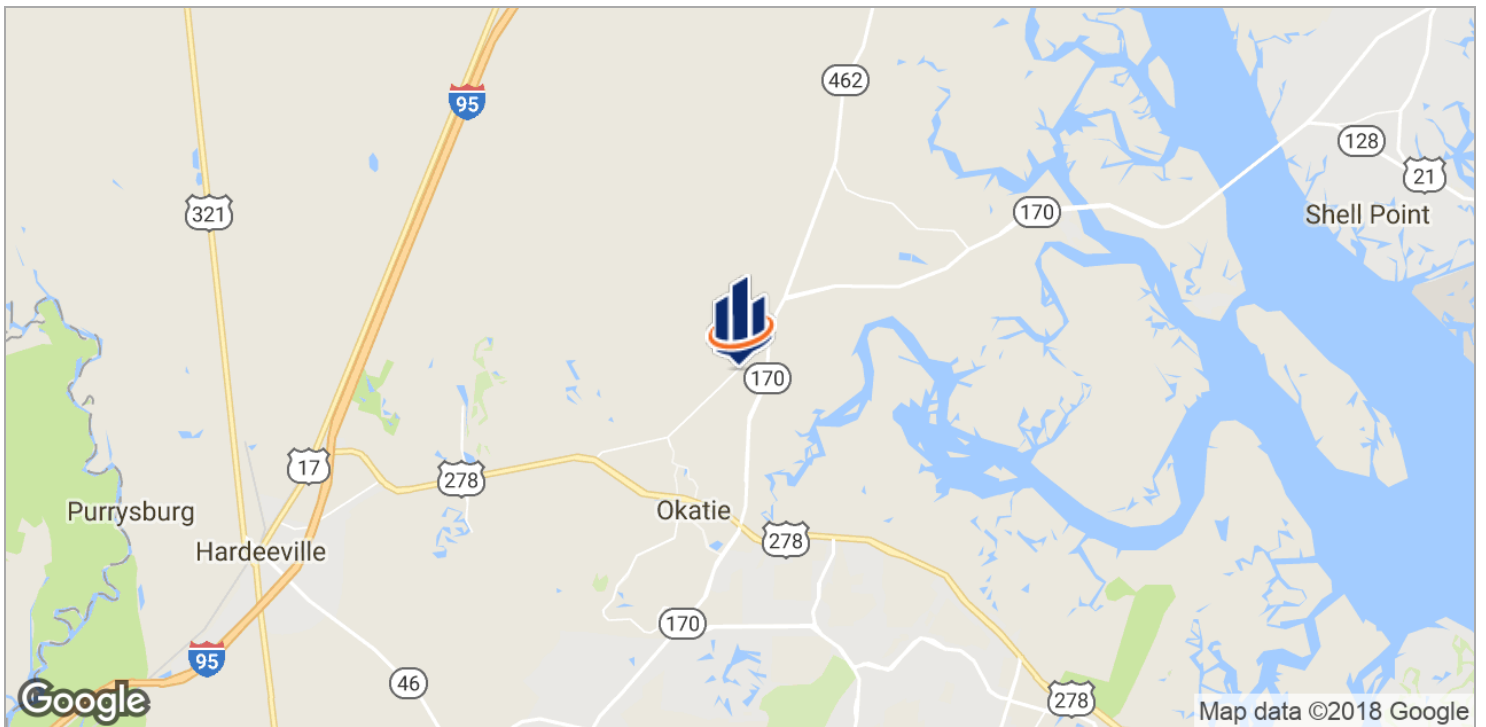
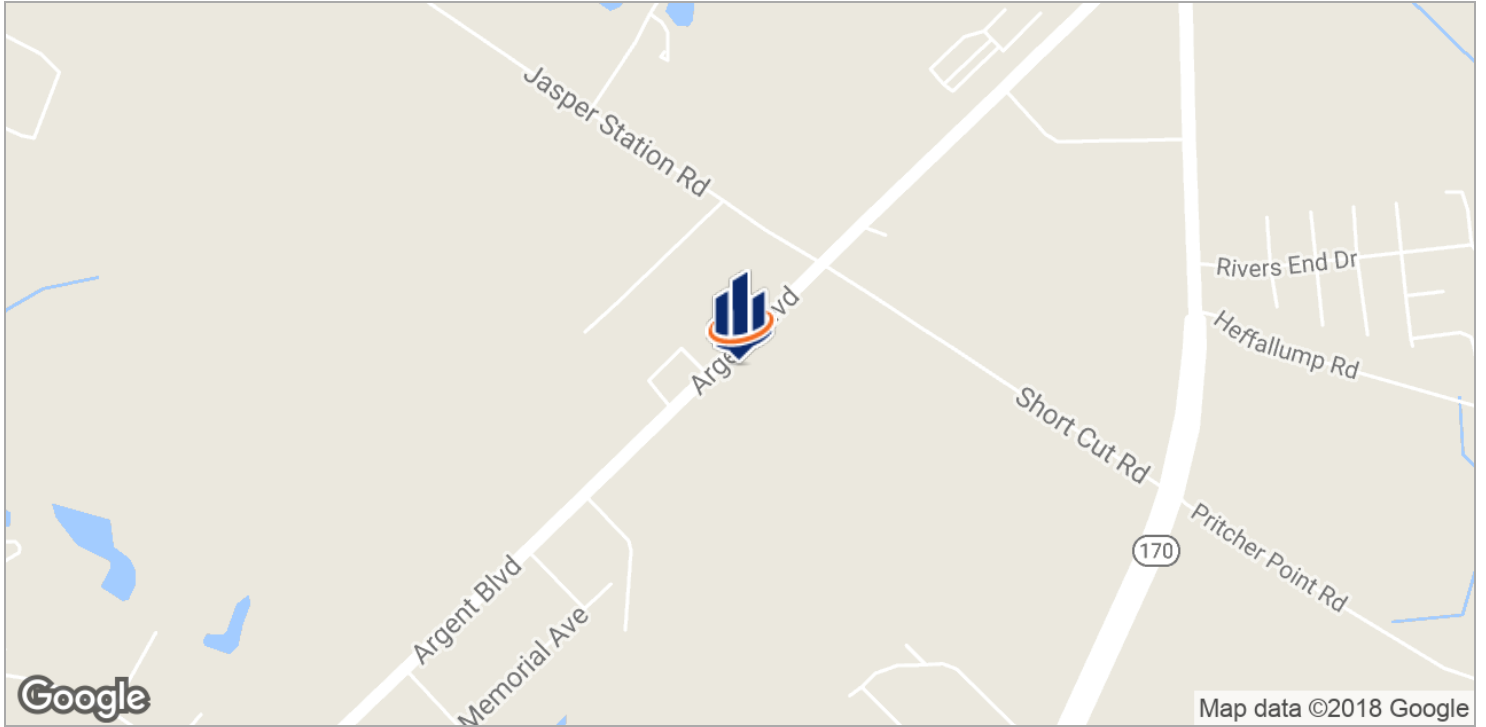
## PROPERTY HIGHLIGHTS

- 45 Acres With Great Frontage on Argent Blvd
- Zoning Will Allow Office/Warehouse, Flex, or Self Storage
- Owner Will Consider A Reasonable Subdivision Of The Property
- Public Water & Sewer At The Site
- No Impact Fees

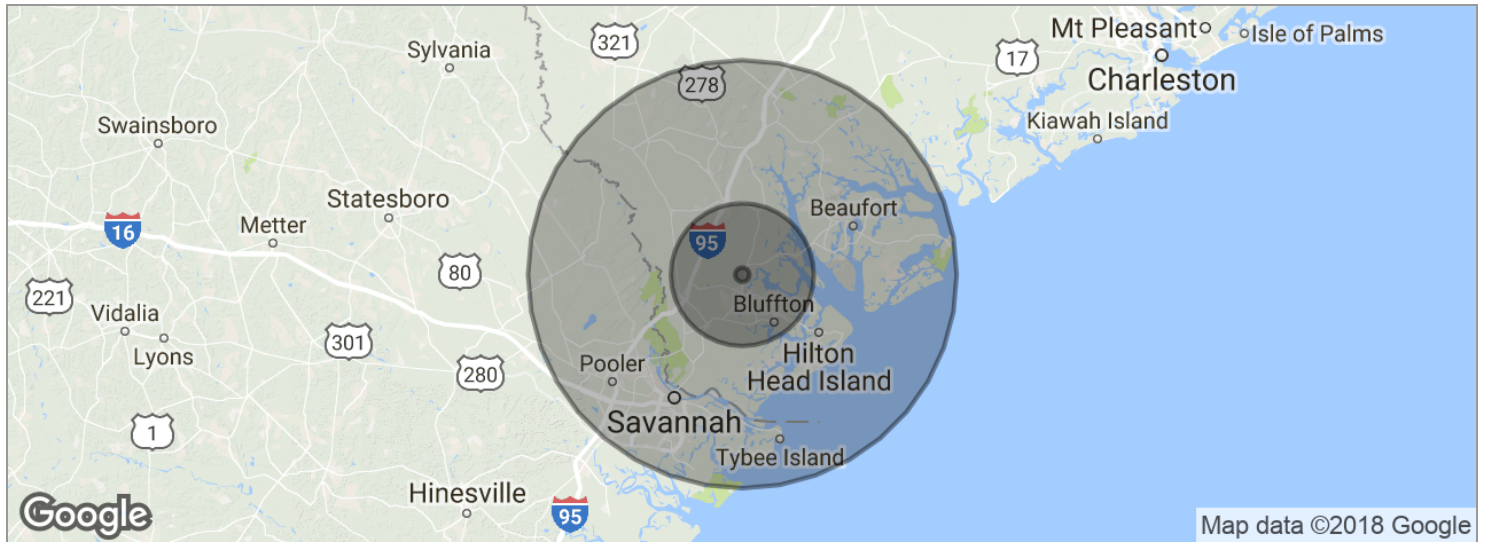
# Additional Photos



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	10 MILES	30 MILES
Total population	95	50,726	504,112
Median age	43.2	43.4	37.6
Median age (male)	41.7	43.3	36.6
Median age (Female)	43.8	43.4	38.5

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	36	21,156	196,143
# of persons per HH	2.6	2.4	2.6
Average HH income	\$65,891	\$75,790	\$66,510
Average house value		\$295,253	\$283,636

\* Demographic data derived from 2010 US Census

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