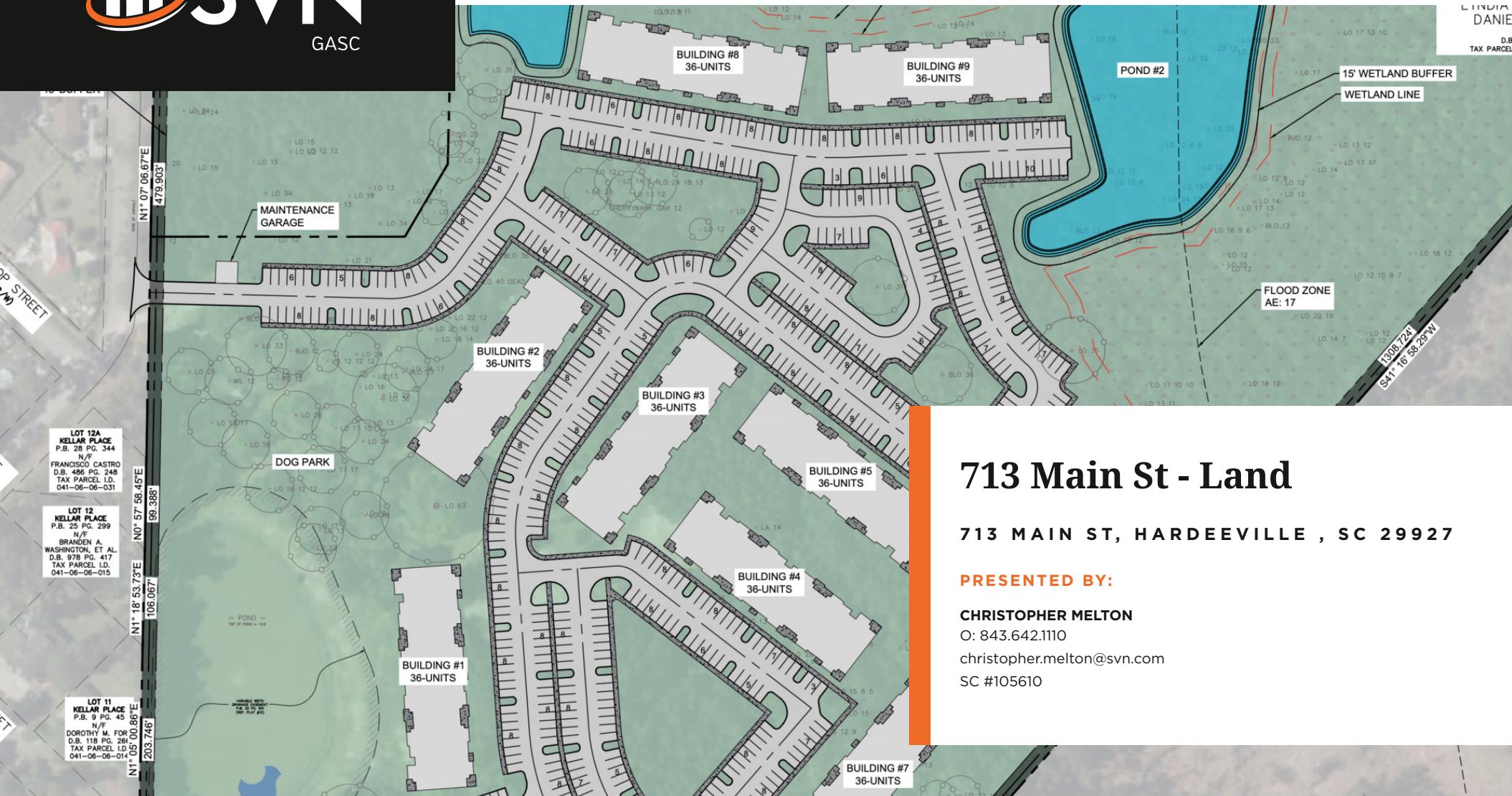




# Offering Memorandum



## 713 Main St - Land

713 MAIN ST, HARDEEVILLE, SC 29927

### PRESENTED BY:

CHRISTOPHER MELTON

O: 843.642.1110

christopher.melton@svn.com

SC #105610

## PROPERTY SUMMARY

### 713 MAIN ST

713 MAIN ST  
HARDEEVILLE , SC 29927

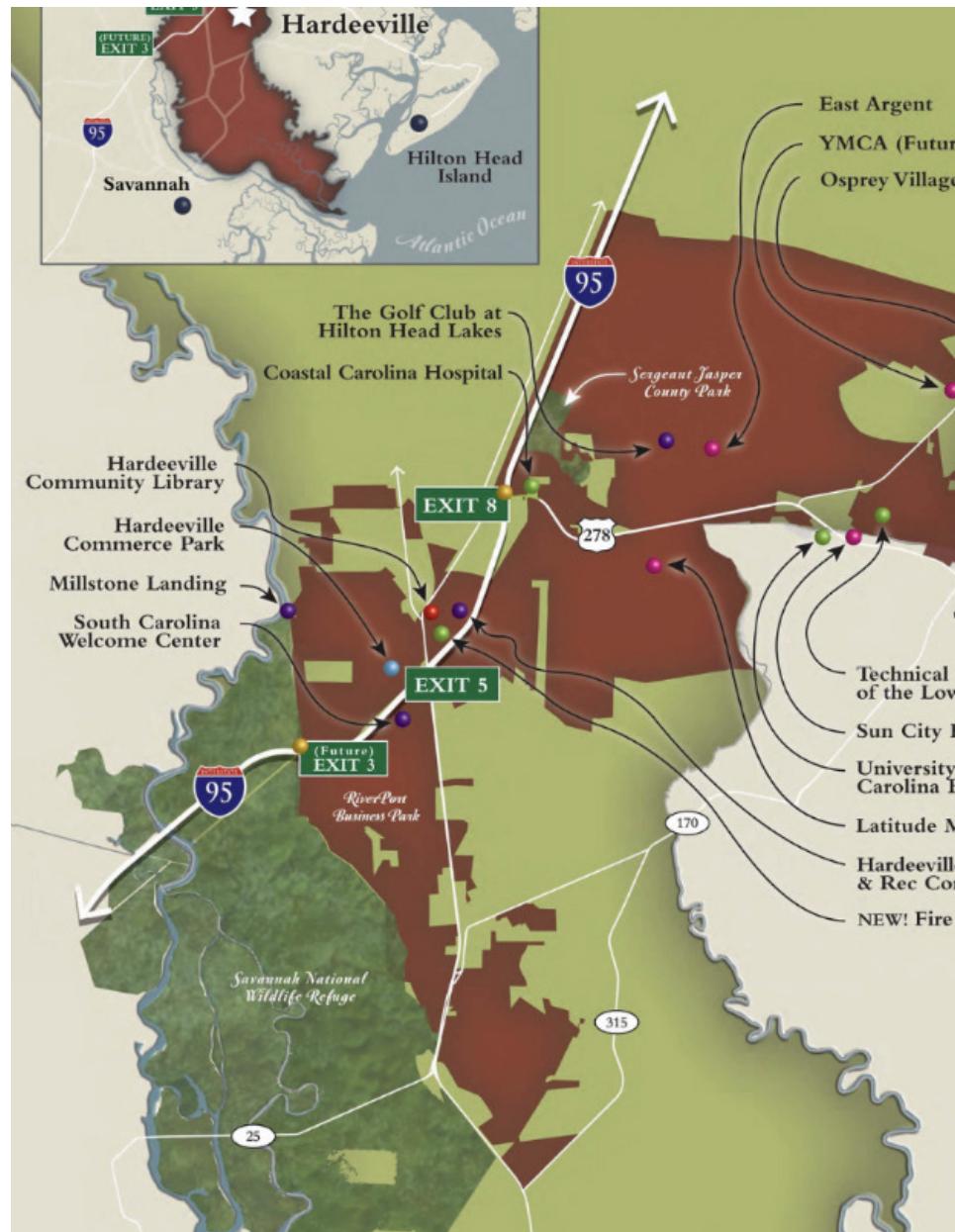
#### OFFERING SUMMARY

SALE PRICE:	\$6,960,000
AVAILABLE SF:	
LOT SIZE:	36 Acres
PRICE / ACRE:	\$193,333

## PROPERTY SUMMARY

36 acres in downtown Hardeeville, convenient to jobs, Bluffton, Savannah and Hilton Head. Seller entitling to site plan approval.





## PROPERTY DESCRIPTION

36 acres in prime location, close to "shovel-ready." Seller has entitled land for 360 MF units. Final City permits expected by 4/25 and final LDP by 8/25.

## DOWNTOWN - CLOSE TO JOBS & SCHOOLS

Superb multifamily location close to schools, jobs and new recreation center. Fully entitled and will be permitted for 360 units. Seller is handling the permitting process. Quick access to I-95 for Gulfstream, Hyundai, logistics and port jobs. 278 for office, hospitality and military jobs. Highway 17 for logistics & ocean terminal. Retiree demand from the two magnets of Del Webb and Margaritaville.

## JOB GROWTH

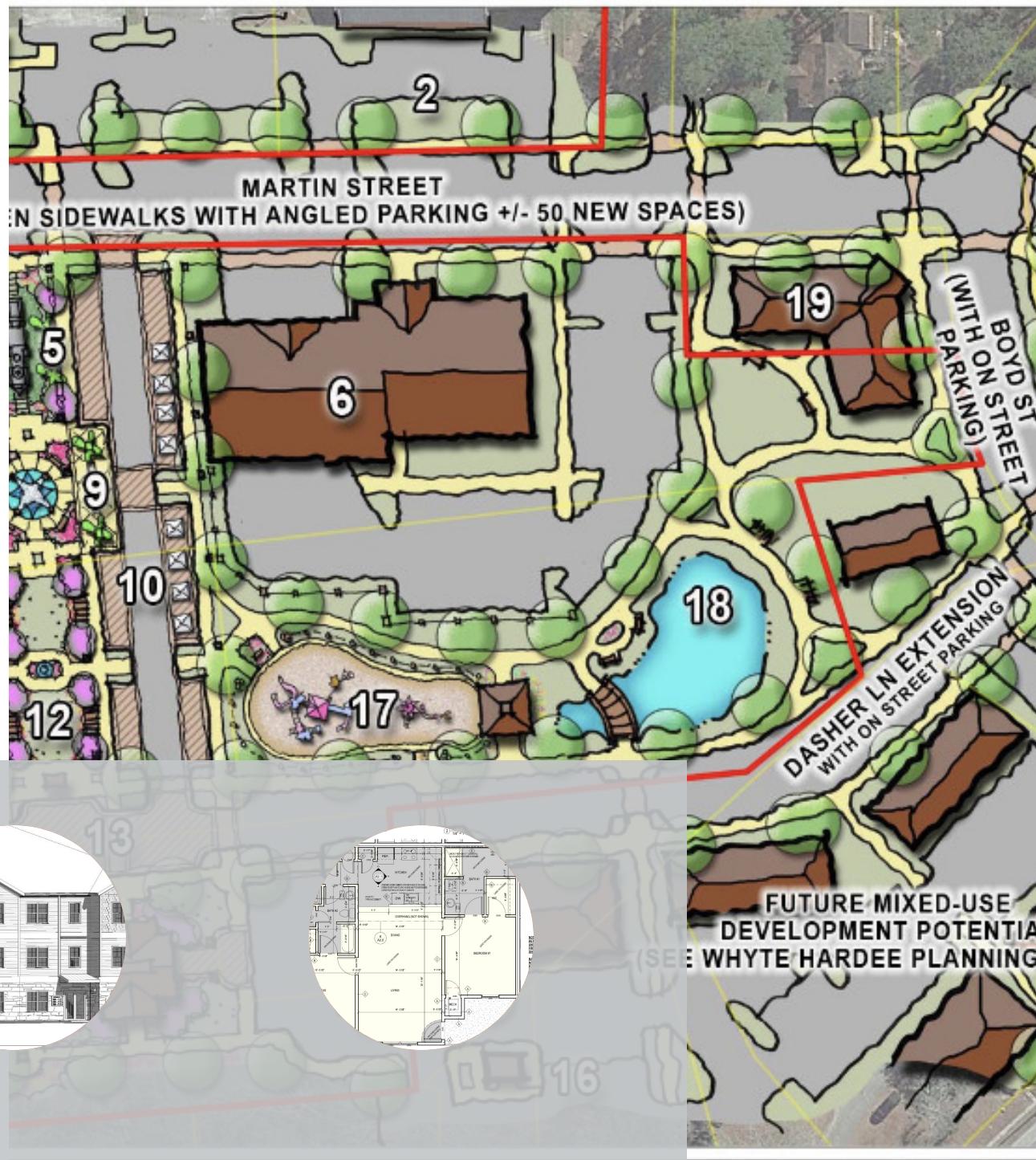
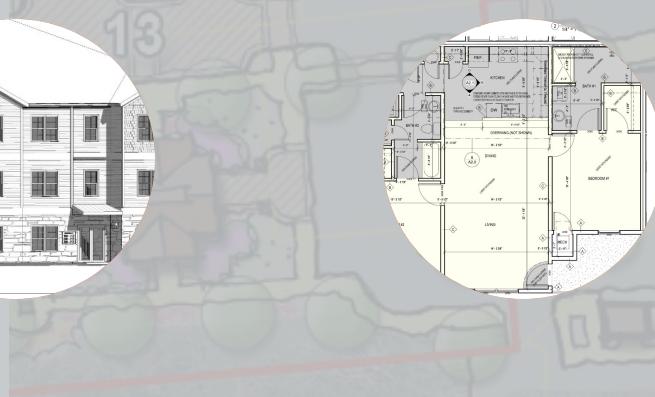
Hardeeville is poised to become a logistics juggernaut - immediate job growth of 5,000 from existing warehouse construction of 5 M SF, and a future job growth of up to 130,000 from the Ocean Terminal and 40 M SF of warehouse & industrial space.

## LIFESTYLE

Location enjoys easy access to beautiful beaches and charming towns. Hilton Head's world renown beaches, Savannah's cultural assets and Bluffton & Beaufort's small-town charm. A further bonus is provided by a new Buc-ee's planned for exit 8.

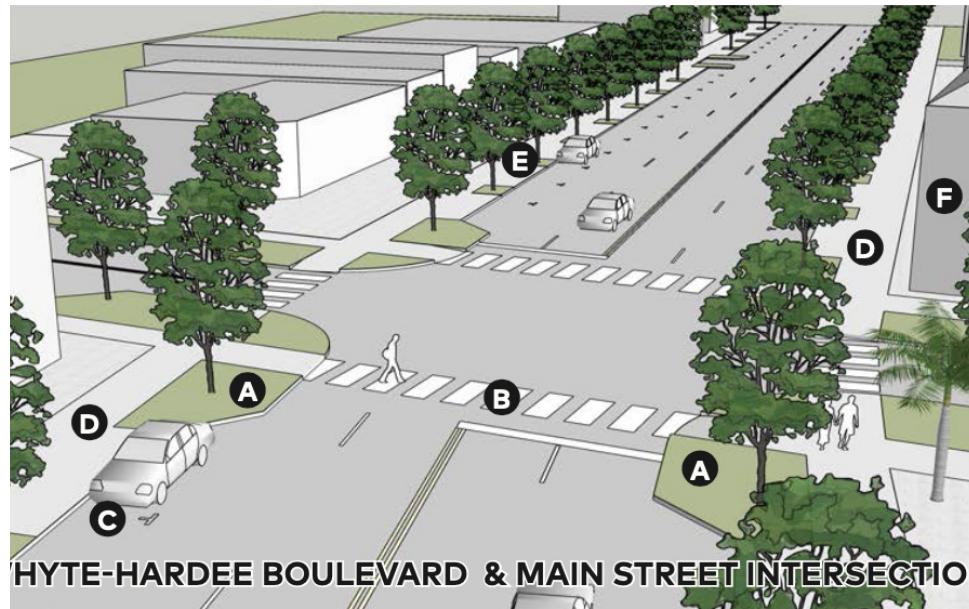
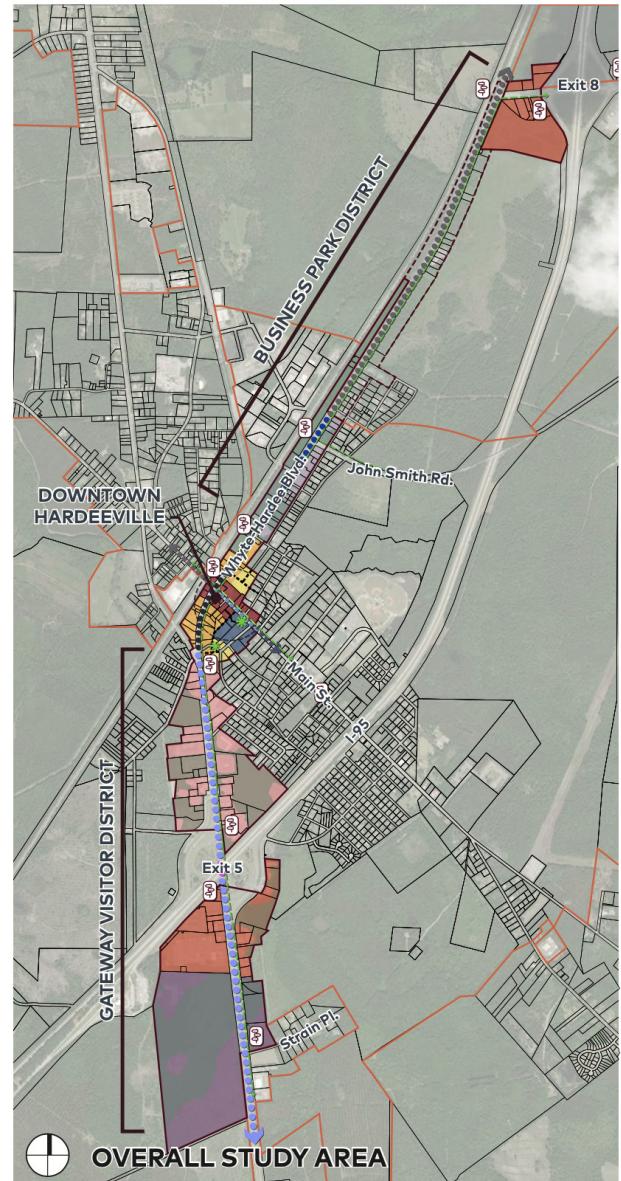
## PROPERTY HIGHLIGHTS

- Located in downtown Hardeeville, close to charter school, jobs and easy access to I-95. City is upgrading town quickly.
- Part of the Hilton-Head-Bluffton-Beaufort MSA, one of the fastest growing markets in the Southeast
- Job growth driven by tech, retirees, Gulfstream, Hyundai, and medical industry
- Market rents of approximately \$1600-\$1700 for 1 bedroom
- New supply is light - 176 units being delivered next 6 quarters
- Seller is taking the parcel through entitlement and permits - entitlements done and permits estimated by 8/15/26

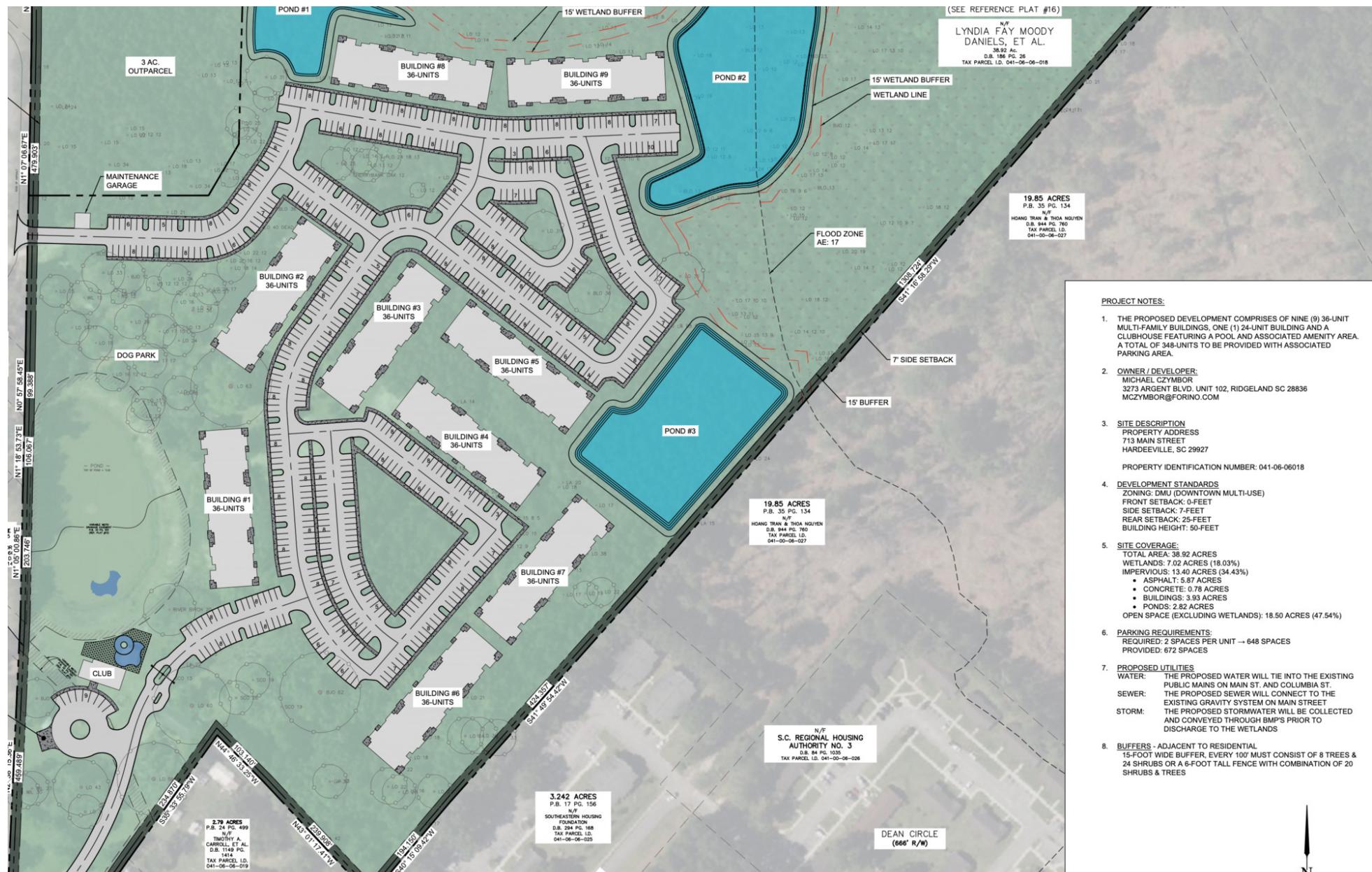


# UPGRADES TO DOWNTOWN STREETSCAPE

## FRAMEWORK PLAN



## **SITE PLAN - 9 36-UNIT BLDGS; 672 PARKING SPACES**



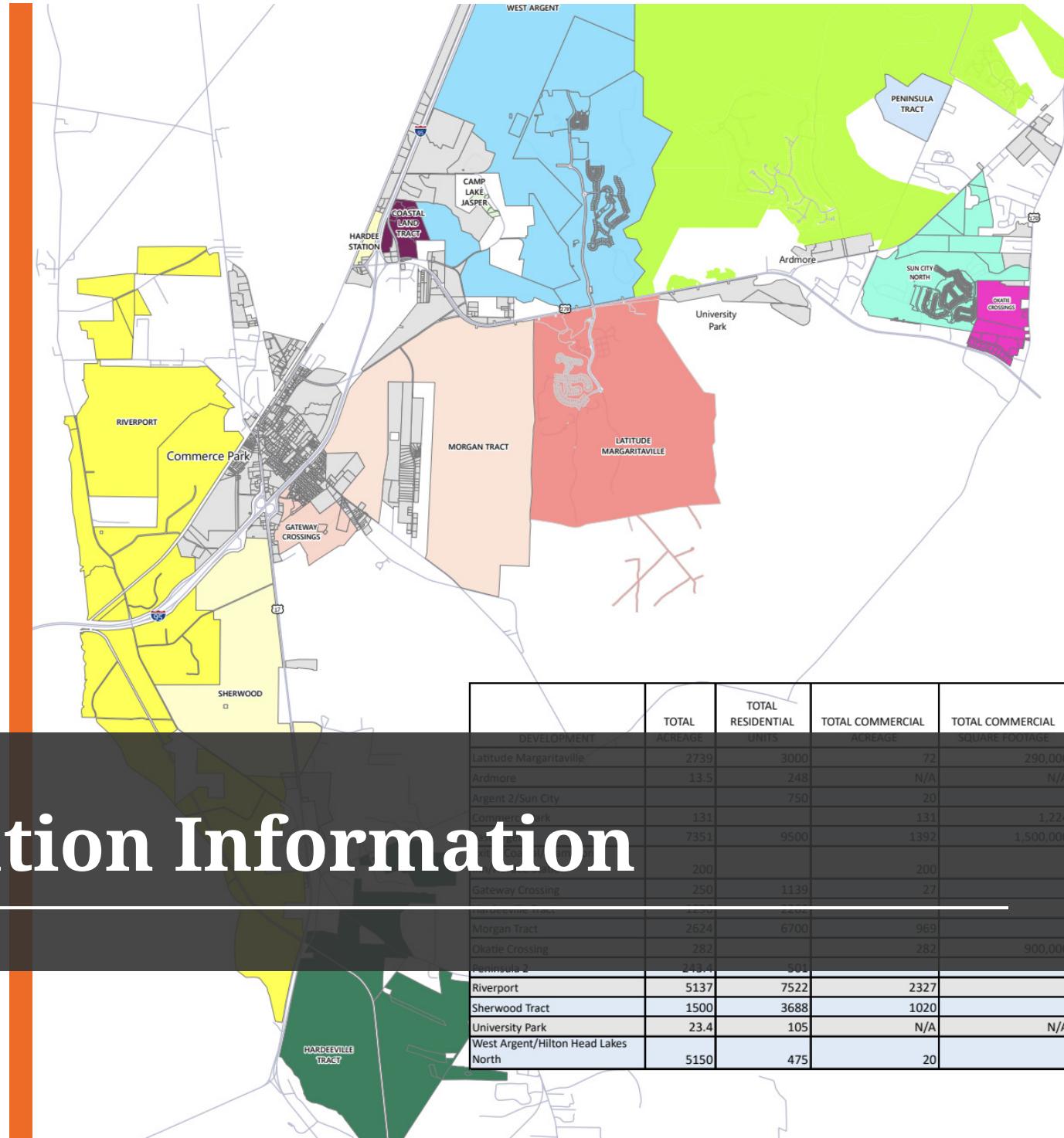
# CIVIC IMPROVEMENTS



## MAIN STREET



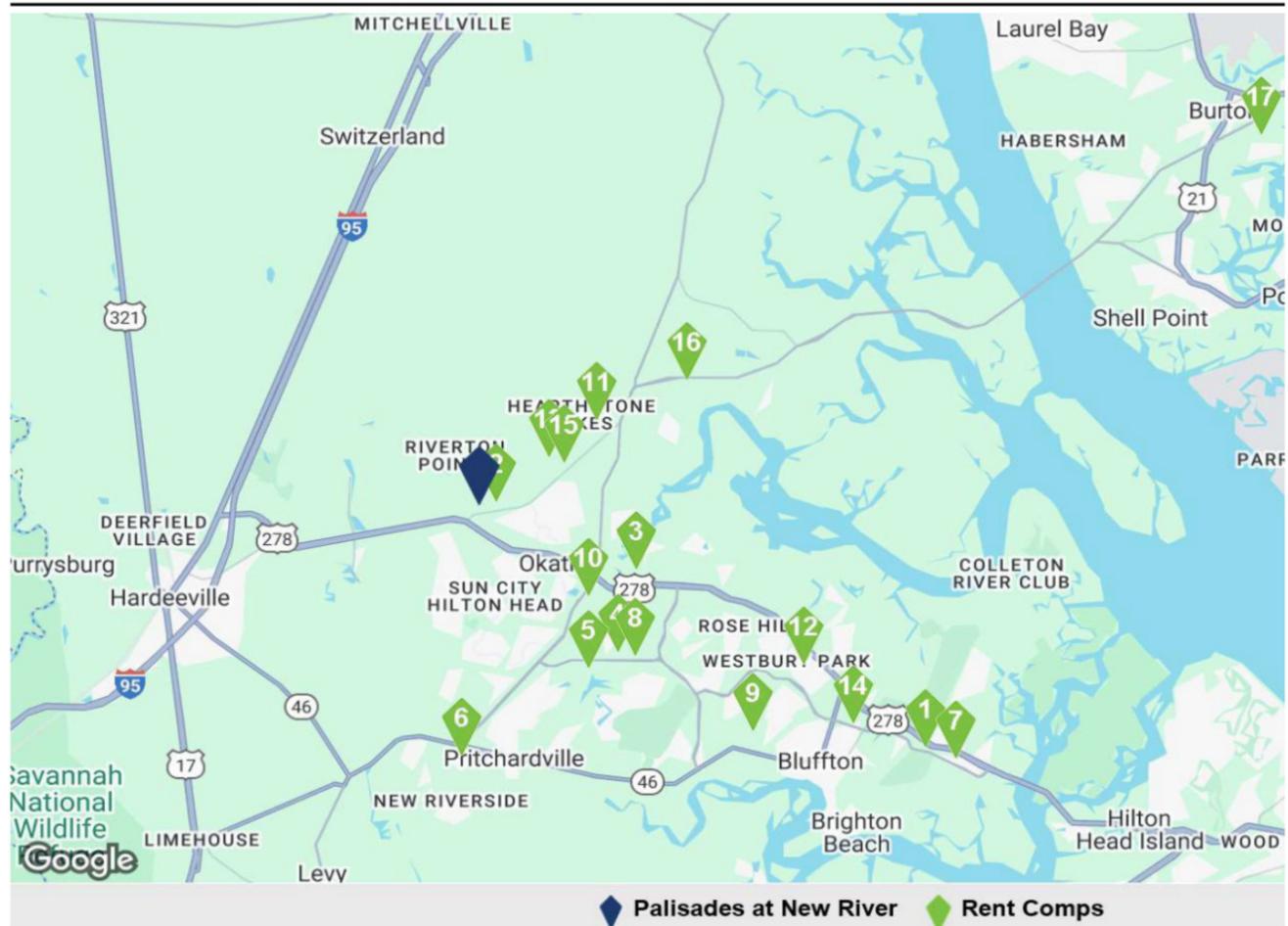
# Location Information



## Rent Comparables

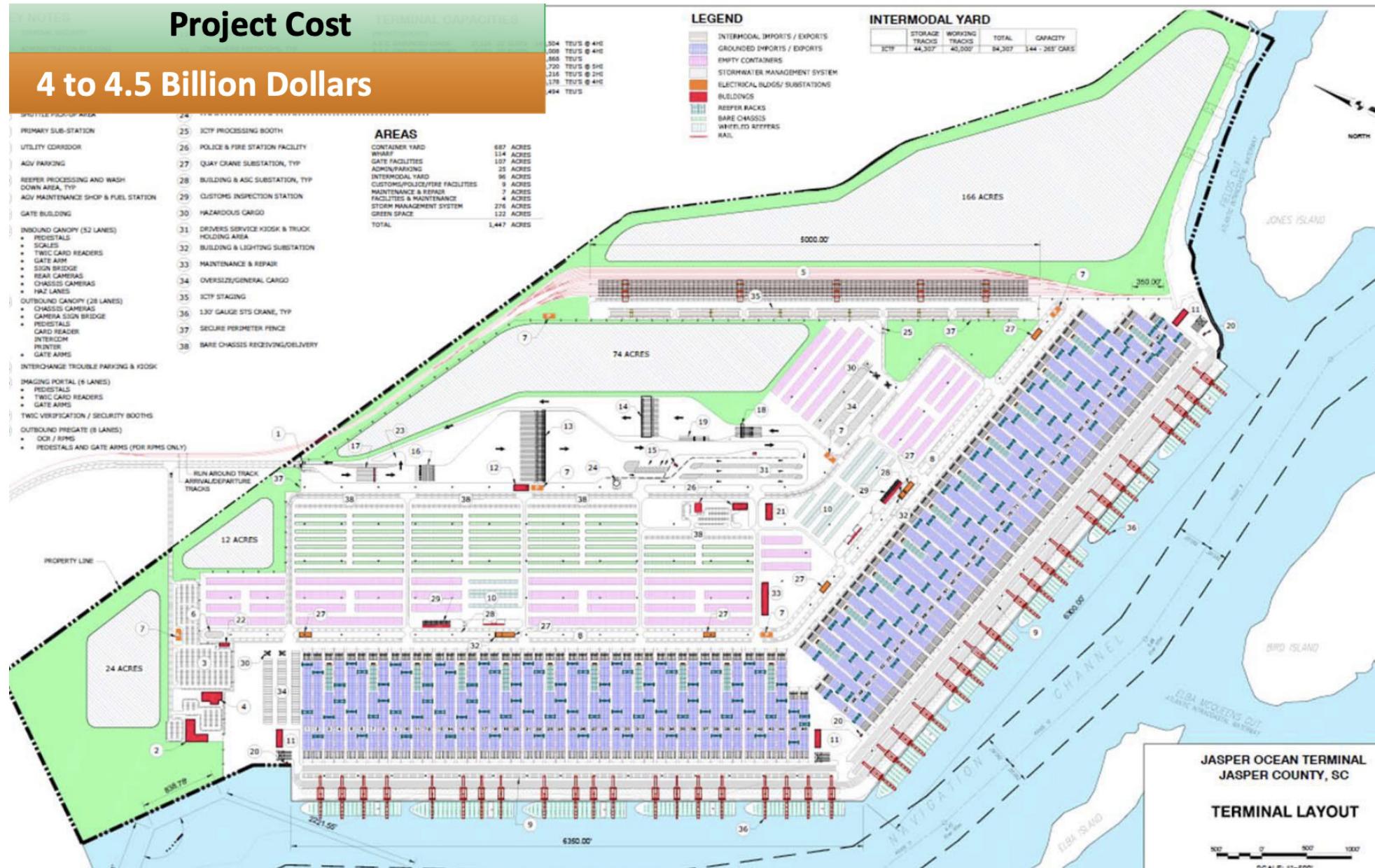
Comps:	17
Avg Rent:	\$1,860
Avg Rent/SF	1.84
Vacancy	15.50%
YTD absorption:	450
Deliveries, next 6 quarters:	176

## RENT COMP LOCATIONS



## Project Cost

4 to 4.5 Billion Dollars



# LOGISTIC CENTERS

## Current Major Projects

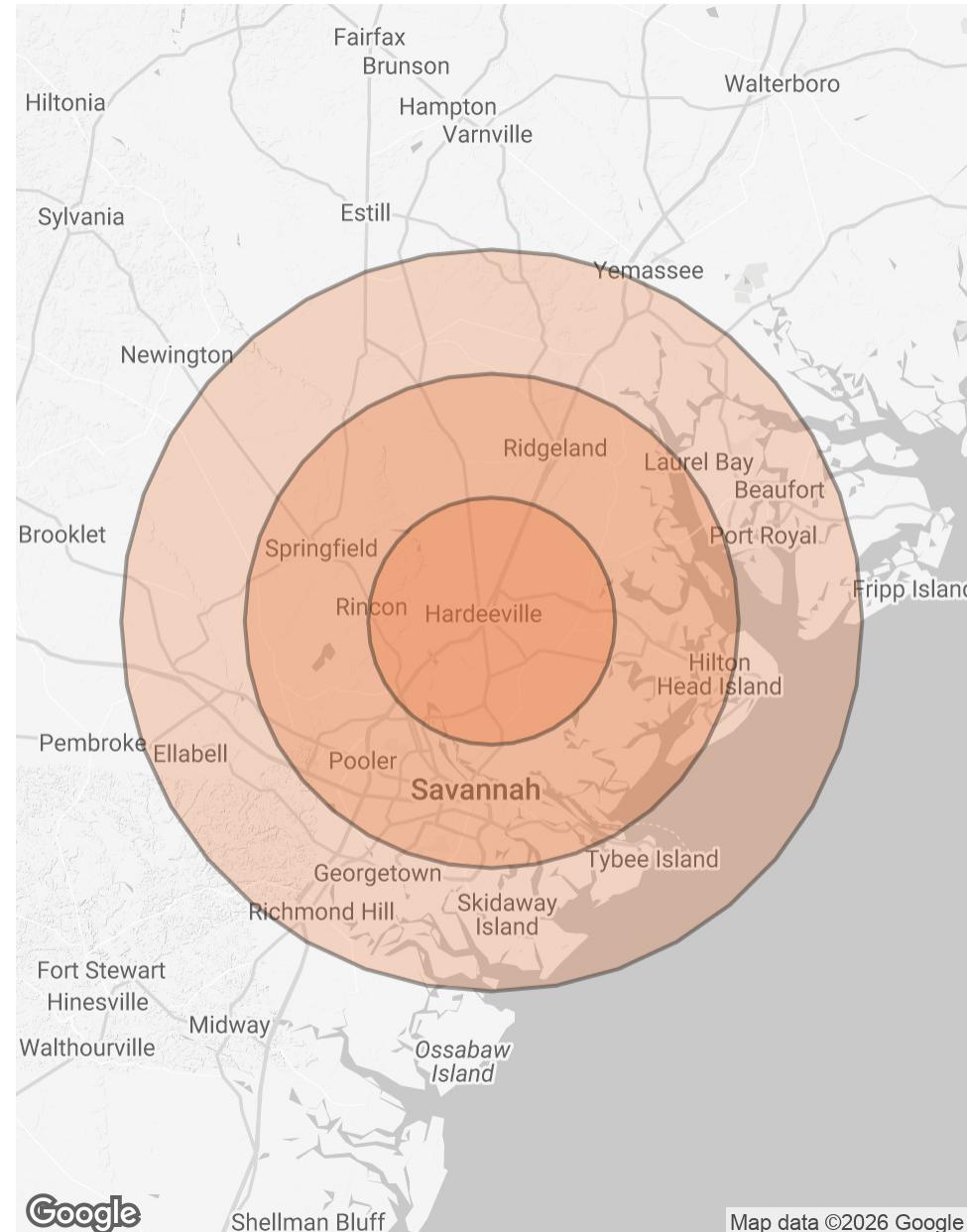
	SF
Riverport	4,238,000
SALT	4,685,000
Clarius	2,700,000
Hardeeville Commerce	800,000



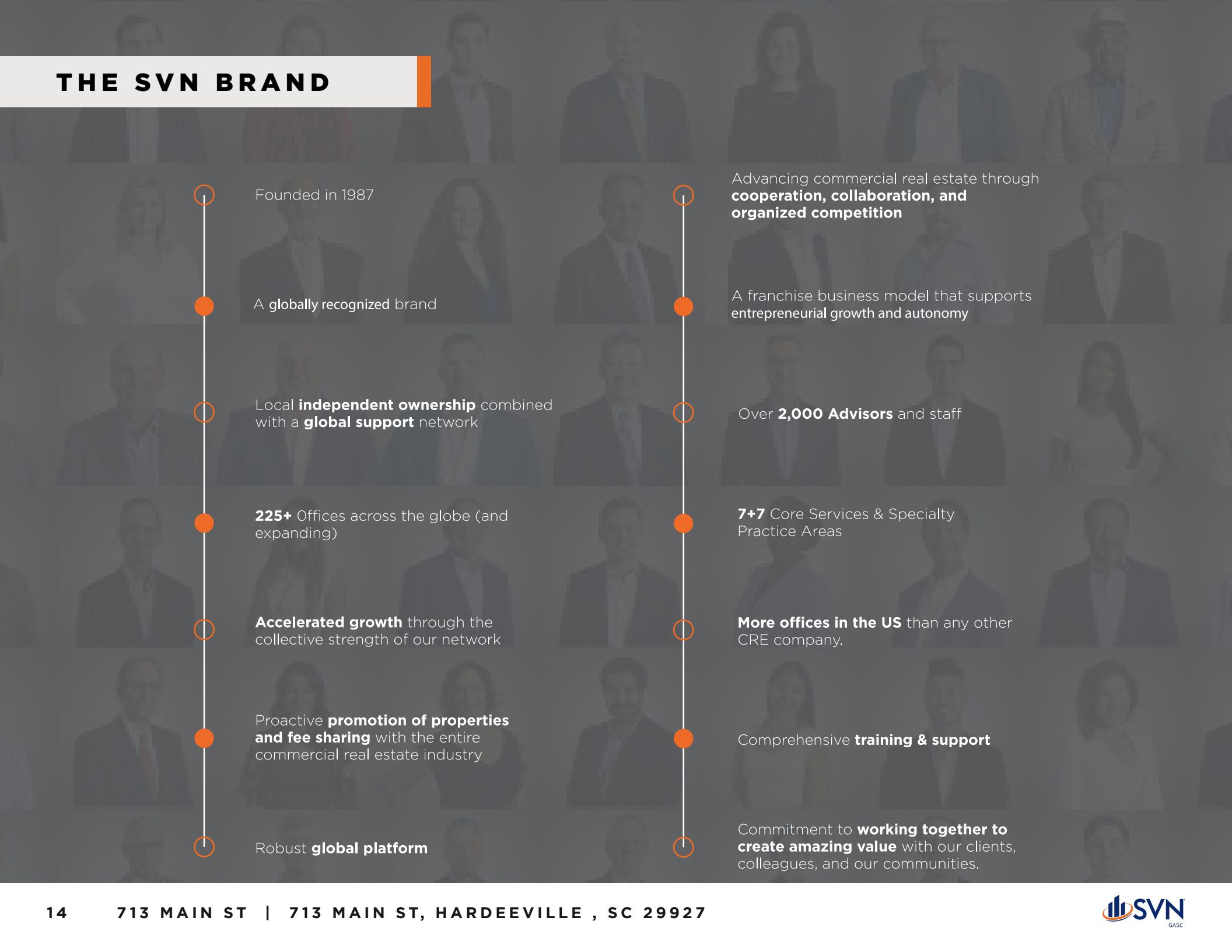
# DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
<b>TOTAL POPULATION</b>	86,375	407,070	638,394
<b>AVERAGE AGE</b>	45	41	42
<b>AVERAGE AGE (MALE)</b>	44	40	41
<b>AVERAGE AGE (FEMALE)</b>	46	42	42
<b>HOUSEHOLDS &amp; INCOME</b>			
	10 MILES	20 MILES	30 MILES
<b>TOTAL HOUSEHOLDS</b>	35,126	162,541	254,904
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$107,738	\$99,094	\$101,068
<b>AVERAGE HOUSE VALUE</b>	\$436,577	\$404,562	\$410,999

Demographics data derived from AlphaMap



## THE SVN BRAND



- Founded in 1987
- A globally recognized brand
- Local **independent ownership** combined with a **global support** network
- 225+** Offices across the globe (and expanding)
- Accelerated growth** through the collective strength of our network
- Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration, and organized competition**
- A franchise business model that supports entrepreneurial growth and autonomy
- Over **2,000 Advisors** and staff
- 7+7** Core Services & Specialty Practice Areas
- More offices in the US** than any other CRE company.
- Comprehensive **training & support**
- Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

1538 FORDING ISLAND ROAD  
SUITE 107  
HILTON HEAD ISLAND, SC  
29926



[SVNSAVHH.COM](http://SVNSAVHH.COM)