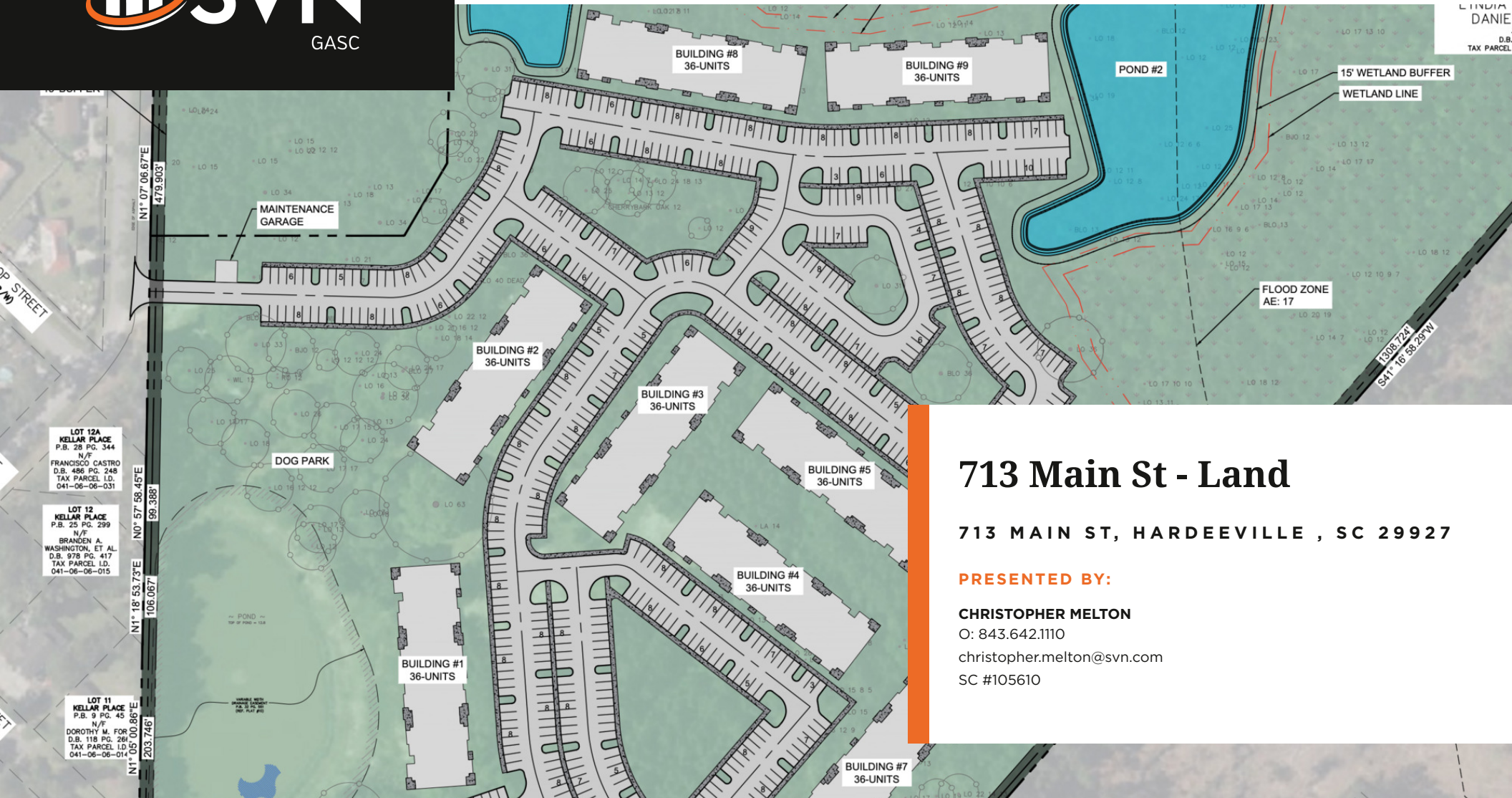




Offering Memorandum



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

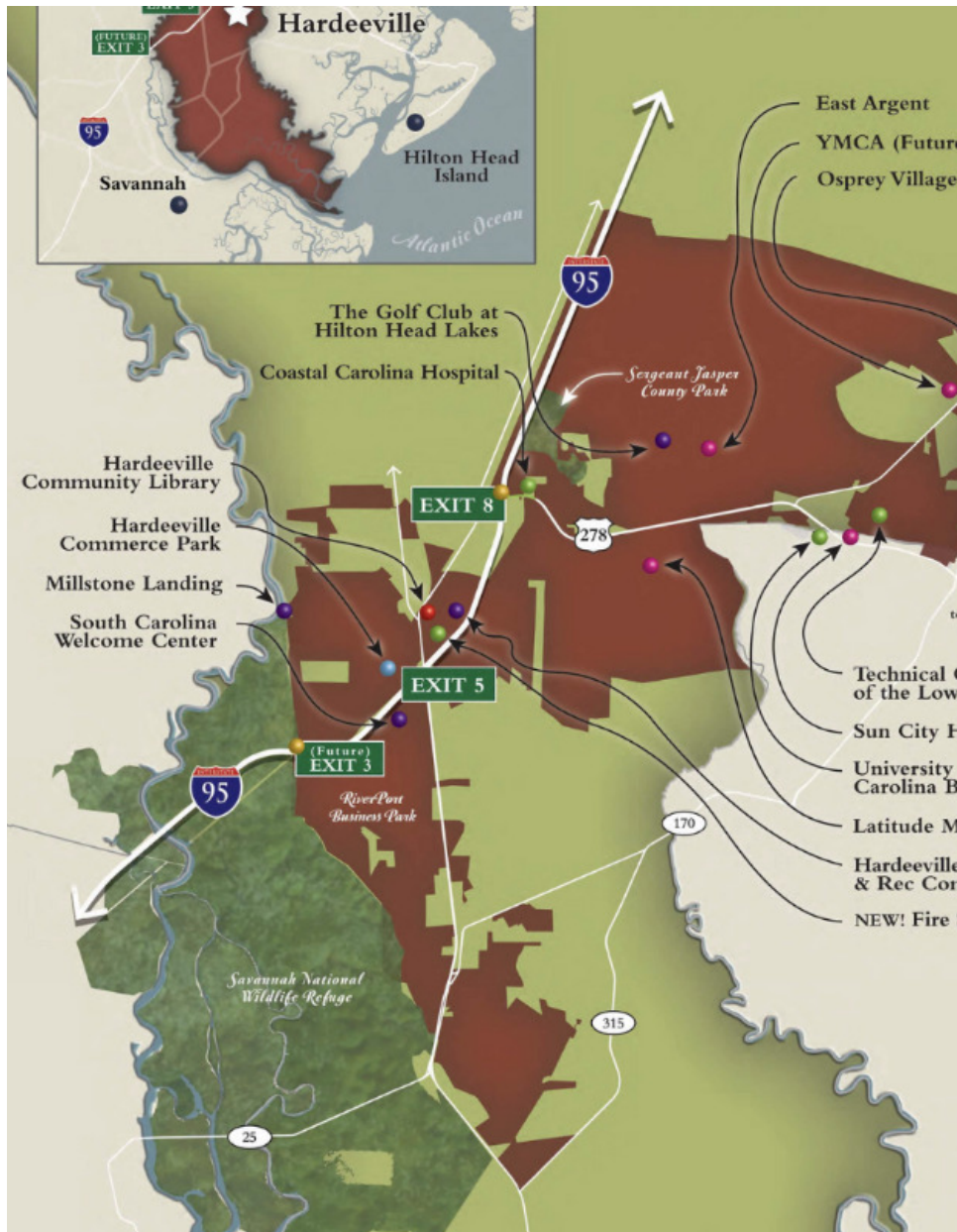
| | |
|---------------|-------------|
| SALE PRICE: | \$6,960,000 |
| AVAILABLE SF: | |
| LOT SIZE: | 36 Acres |
| PRICE / ACRE: | \$193,333 |

PROPERTY SUMMARY

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



PROPERTY DESCRIPTION



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

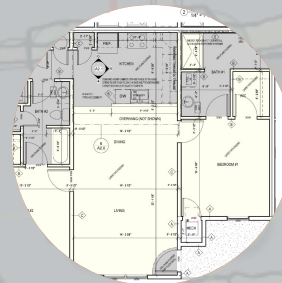
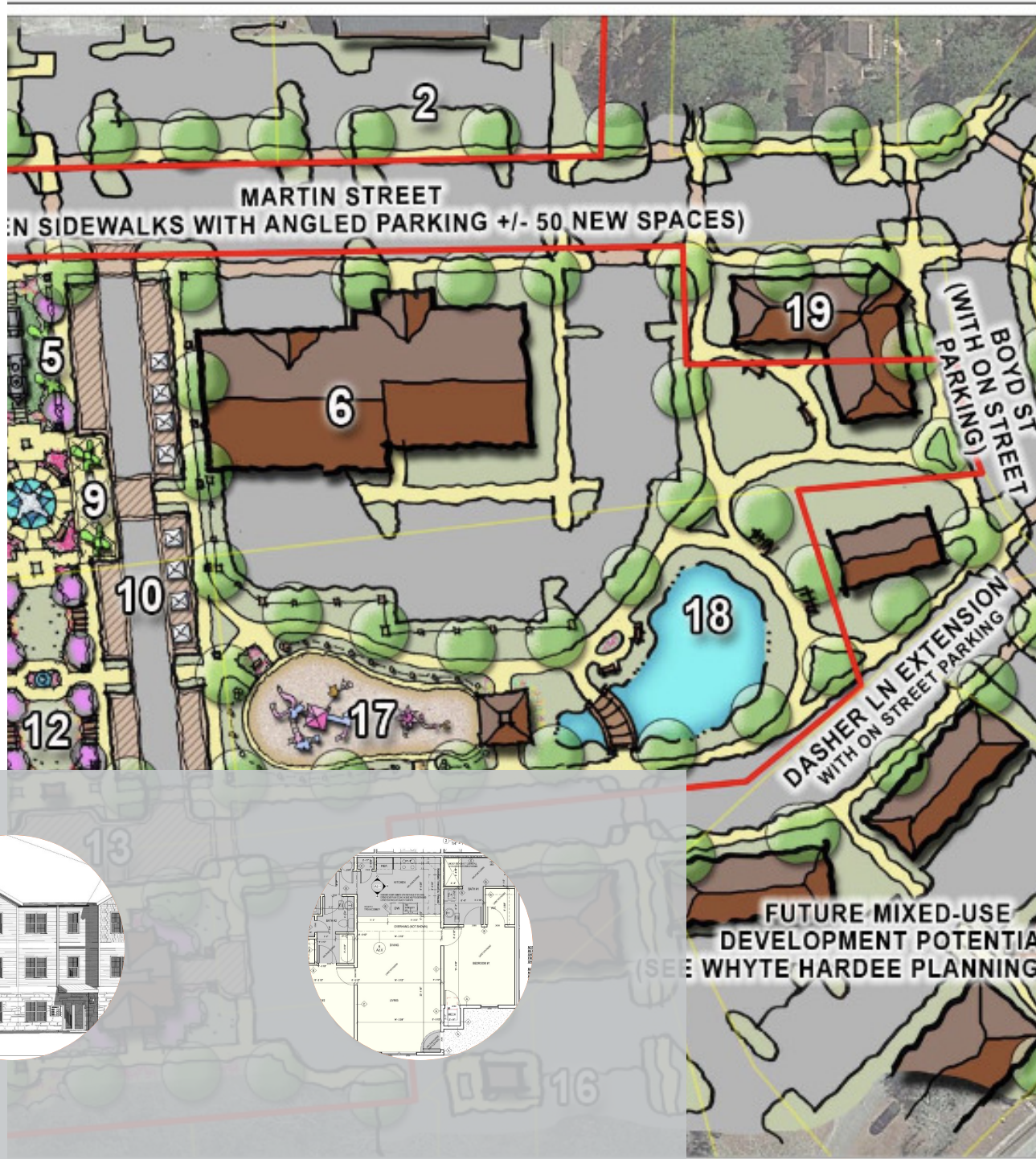
Hardeeville is poised to become a logistics juggernaut - immediate job growth of 5,000 from existing warehouse construction of 5 M SF, and a future job growth of up to 130,000 from the Ocean Terminal and 40 M SF of warehouse & industrial space.

LIFESTYLE

Location enjoys easy access to beautiful beaches and charming towns. Hilton Head's world renowned 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.

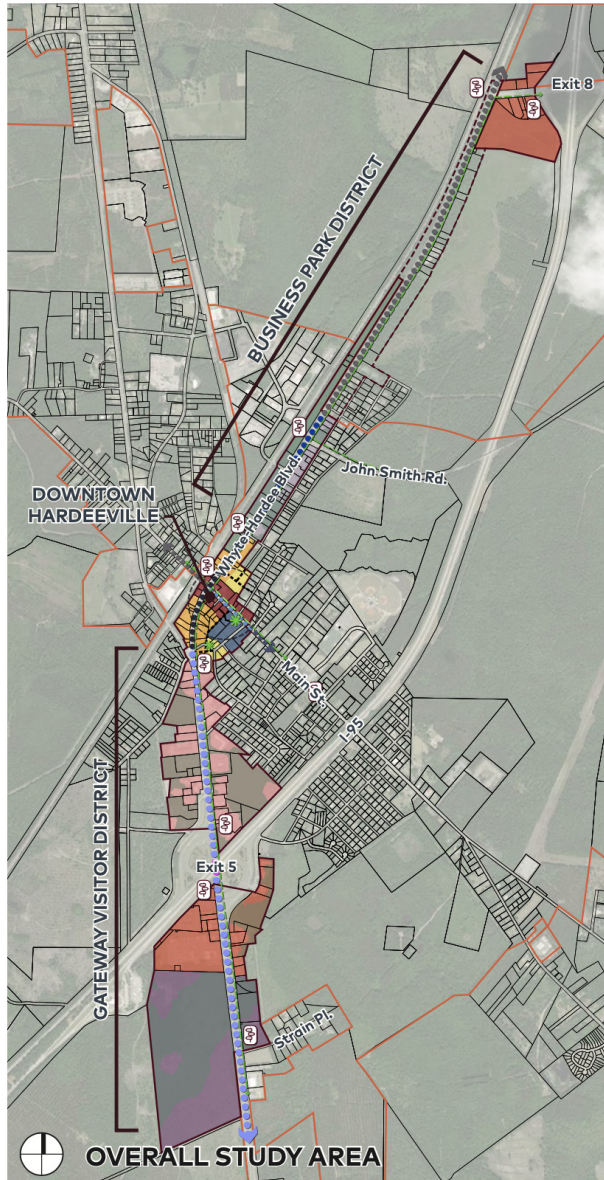
PROPERTY HIGHLIGHTS

- 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



KEY

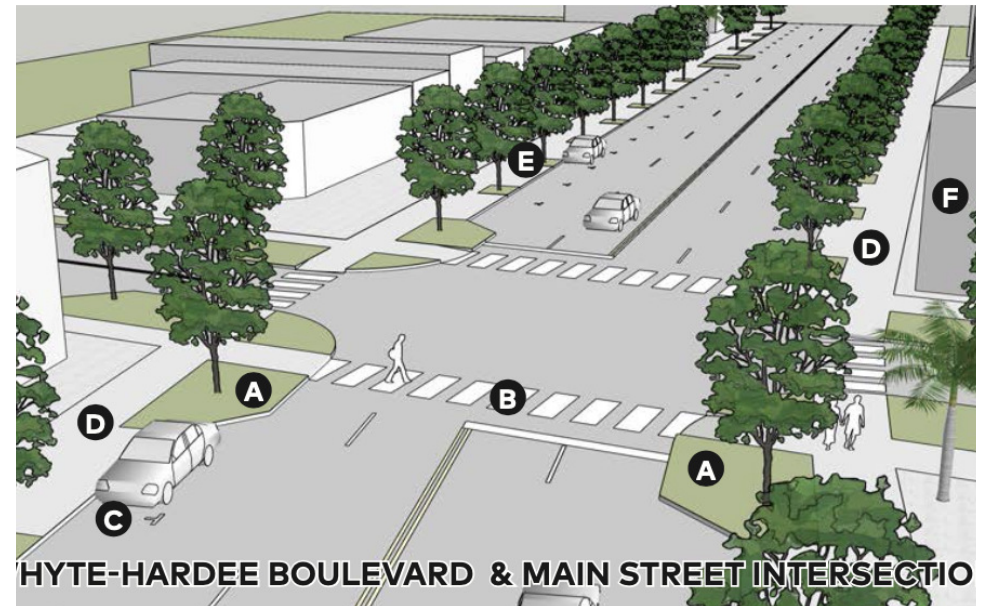
- Study Area Boundary
- Potential Additional Area (County)
- Hardeeville City Boundary

CHARACTER AREAS

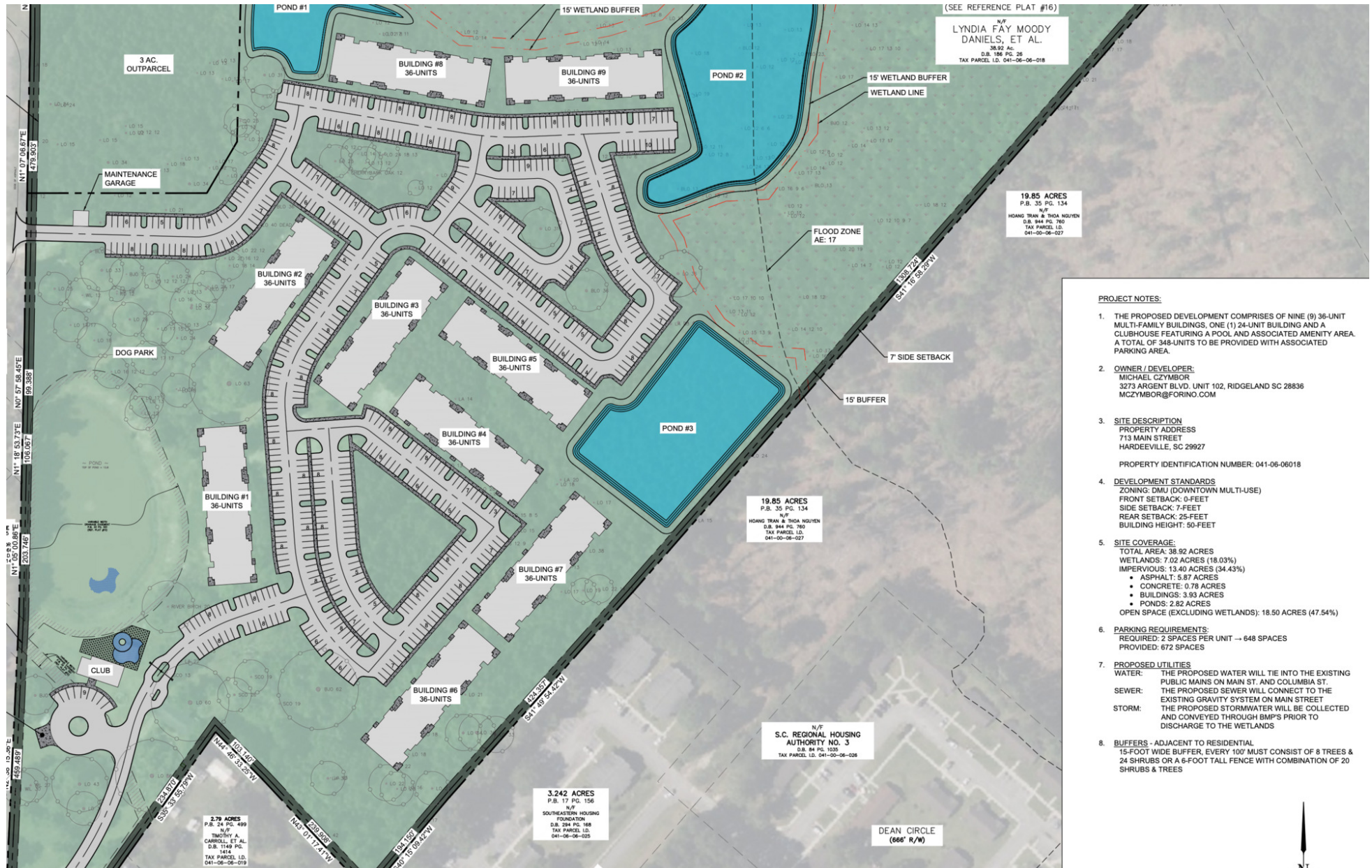
- Town Mixed-use Shopfront
- Town Mixed-use Office/Residential
- Town Residential
- Municipal Hub
- Suburban Mixed Corridor
- Suburban Commercial Corridor
- Suburban Industrial Corridor
- Interchange Commercial
- Preserve

MOBILITY

- Sidepath (East-Coast Greenway)
- Whyte-Hardee Blvd County
- Whyte-Hardee Blvd Garr to County Line
- Whyte-Hardee Blvd Deerfield to Garr
- Whyte-Hardee Blvd Deerfield to Strain
- Whyte-Hardee Blvd I-95 Bridge
- Main St. from Whyte-Hardee to Martin
- Main St. from Martin south
- Main St. from Whyte-Hardee West
- New Streets
- ✱ Civic Open Space
- 📍 Wayfinding Signage



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



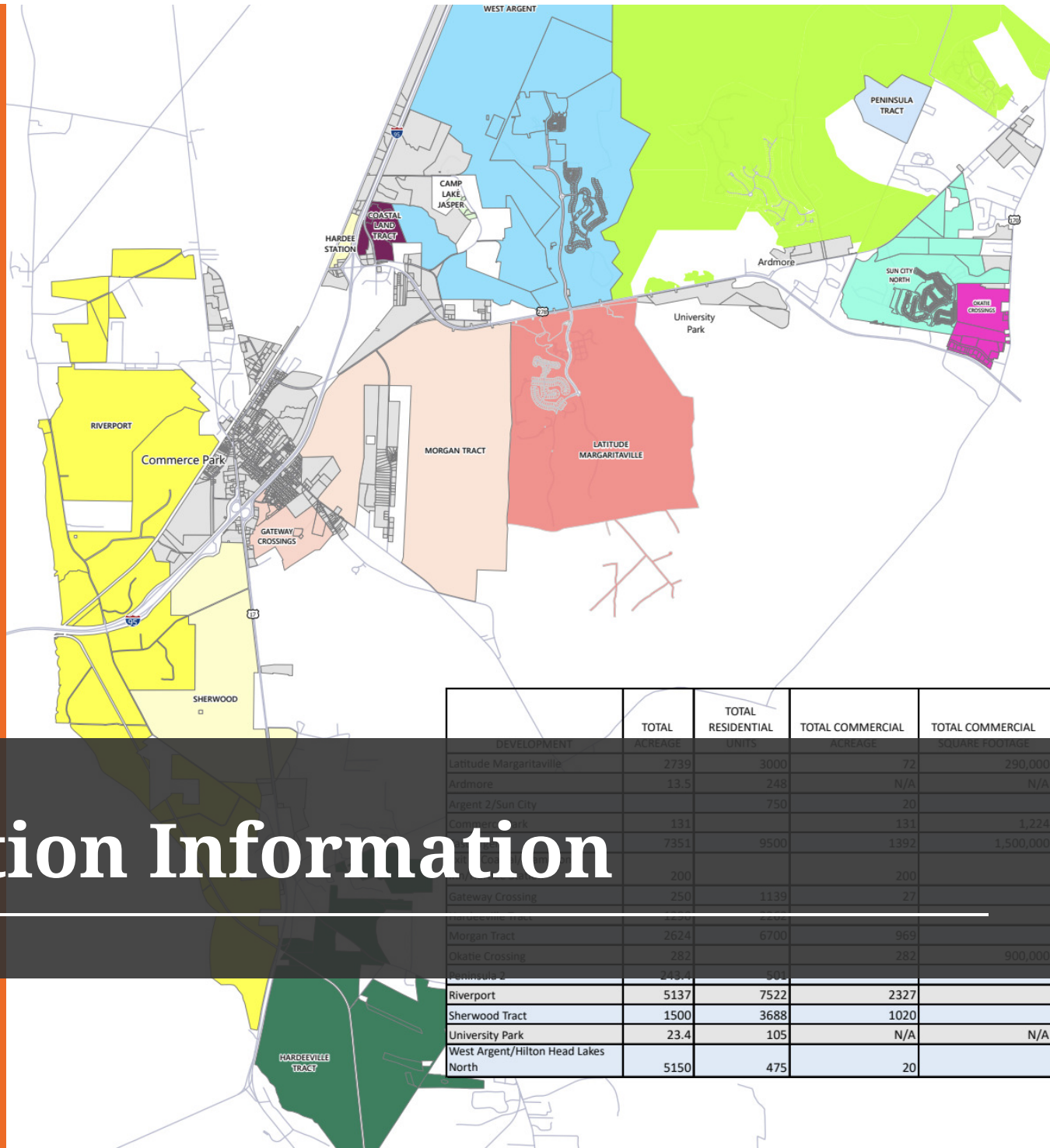
CIVIC IMPROVEMENTS



MAIN STREET



Location Information

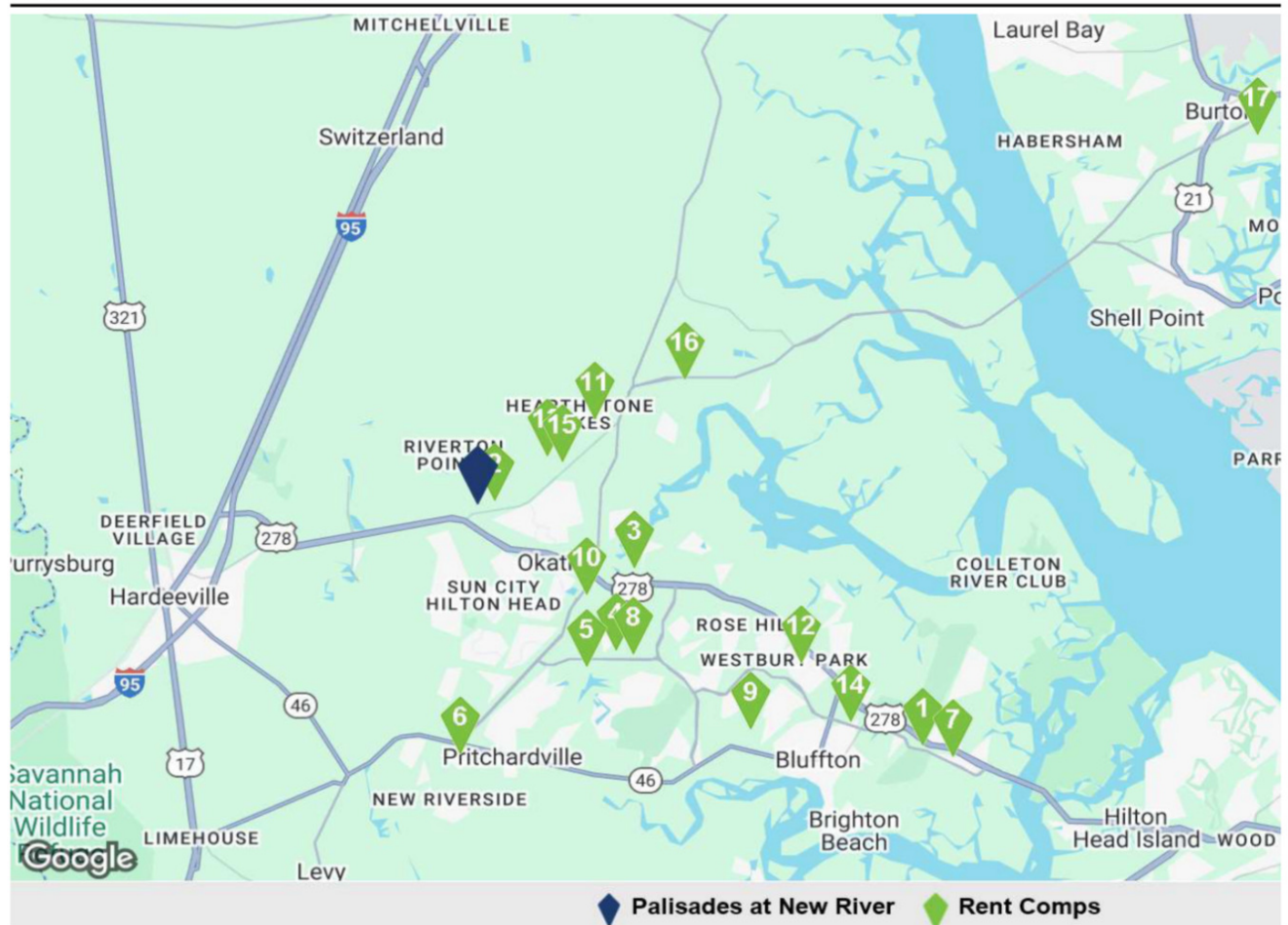


COMP RENTAL PROPERTIES

Rent Comparables

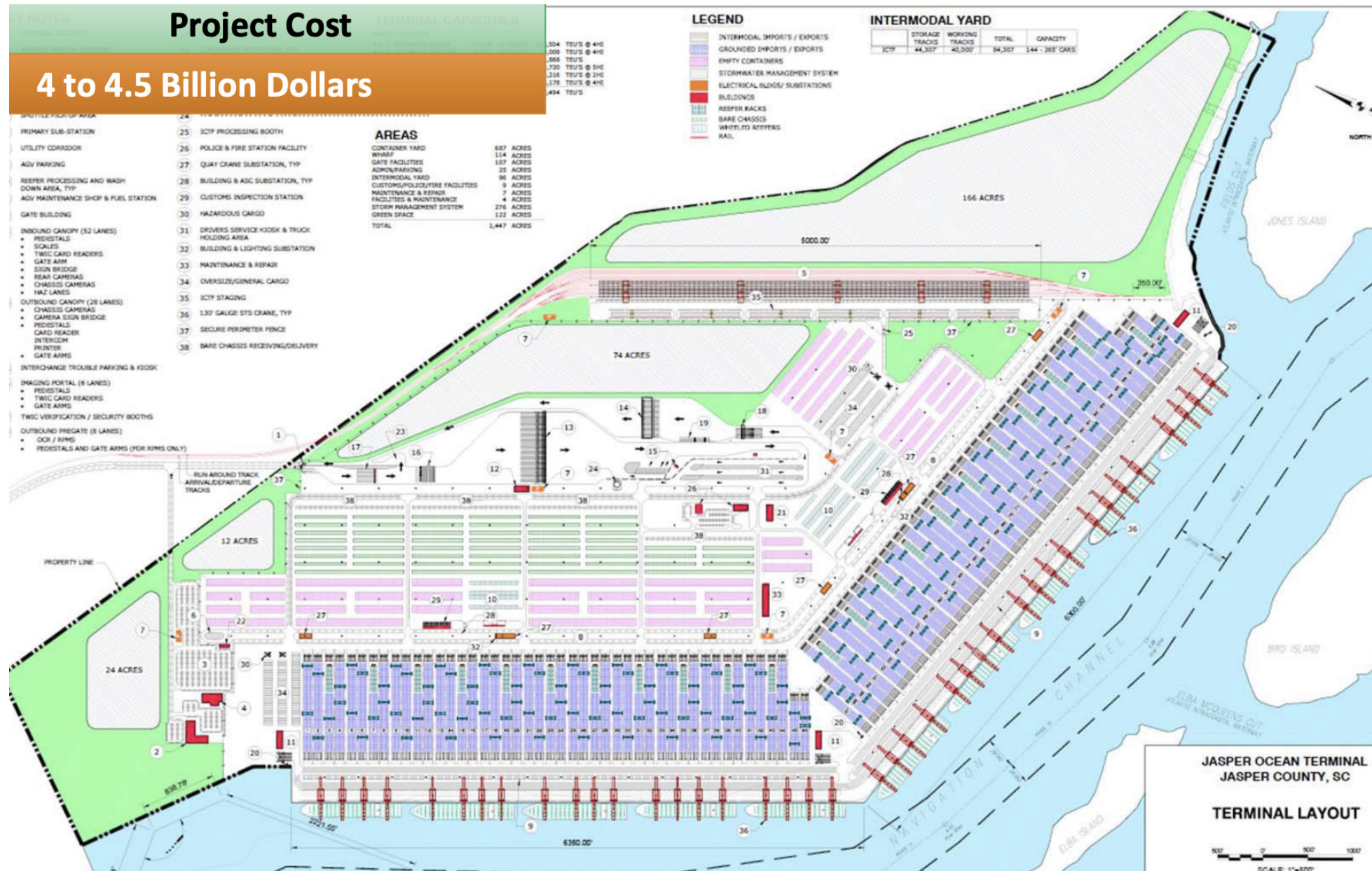
| | |
|------------------------------|---------|
| Comps: | 17 |
| Avg Rent: | \$1,860 |
| Avg Rent/SF | 1.84 |
| Vacancy | 15.50% |
| YTD absorption: | 450 |
| Deliveries, next 6 quarters: | 176 |

RENT COMP LOCATIONS



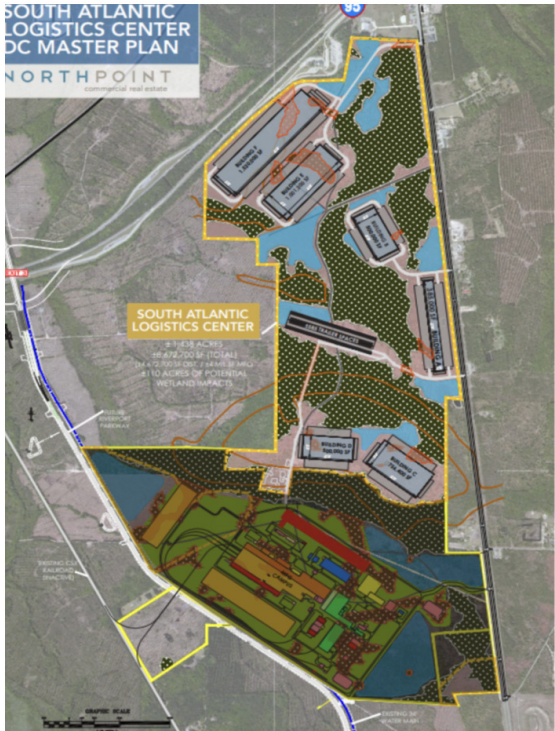
Project Cost

4 to 4.5 Billion Dollars



SF

4,685,000
2,700,000
800,000

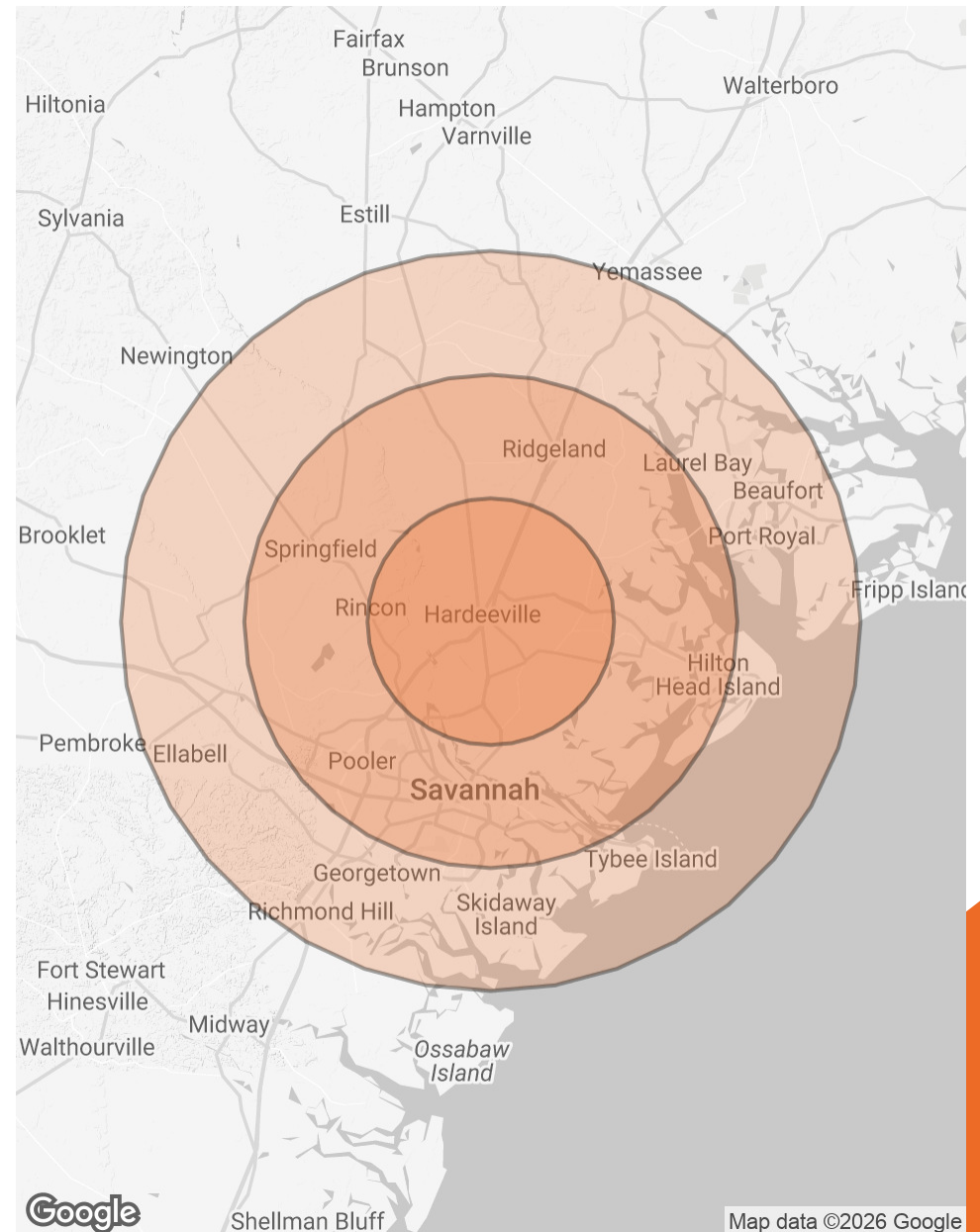


DEMOGRAPHICS MAP & REPORT

| POPULATION | 10 MILES | 20 MILES | 30 MILES |
|----------------------|----------|----------|----------|
| TOTAL POPULATION | 86,375 | 407,070 | 638,394 |
| AVERAGE AGE | 45 | 41 | 42 |
| AVERAGE AGE (MALE) | 44 | 40 | 41 |
| AVERAGE AGE (FEMALE) | 46 | 42 | 42 |

| HOUSEHOLDS & INCOME | 10 MILES | 20 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 35,126 | 162,541 | 254,904 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$107,738 | \$99,094 | \$101,068 |
| AVERAGE HOUSE VALUE | \$436,577 | \$404,562 | \$410,999 |

Demographics data derived from AlphaMap



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29926



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