



## SALE

2.39 Acre Commercial Parcel On The Broad  
River

**HIGHWAYS 170/128**

Port Royal, SC 29906

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**PRESENTED BY:**

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Partner

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Listed in conjunction with:  
[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,495,000
<b>LOT SIZE:</b>	2.39 Acres
<b>PRICE / ACRE:</b>	\$523,480
<b>ZONING:</b>	GC
<b>MARKET:</b>	Beaufort
<b>SUBMARKET:</b>	Port Royal
<b>APN:</b>	R112 030 000 003A 0000

### PROPERTY OVERVIEW

SVN is pleased to offer for sale this 3.62-acre commercial parcel at the signalized corner of Highway 170 (Robert Smalls Parkway) and Highway 128 (Savannah Highway), where combined traffic counts exceed 40,000 vehicles per day. The property is level with all utilities to the site. Zoned GC (General Commercial), this would be an excellent development opportunity for a restaurant, limited-service hotel, or retail use. A Shell Convenience Store and Package Store are planned on the adjoining site. A 229 unit Class A apartment complex is located next to the site.

### PROPERTY HIGHLIGHTS

- Development Opportunity for Hotel, Restaurant Or Retail Use
- Direct Frontage On The Broad River
- Signalized Corner Hwy 170 & Hwy 128 - Traffic Counts Exceed 40,000 VPD At This Intersection
- Adjoining Site Planned For a Shell Convenience Store & Package Store

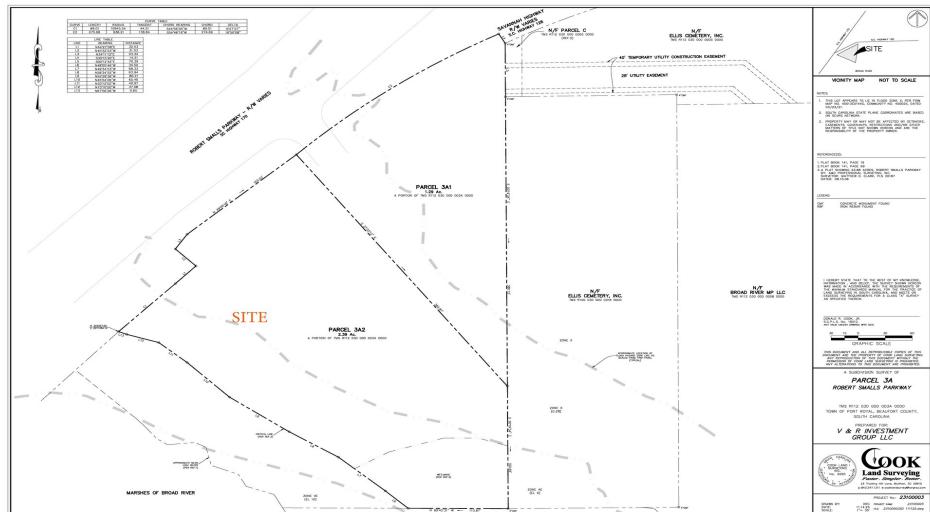
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## ADDITIONAL PHOTOS



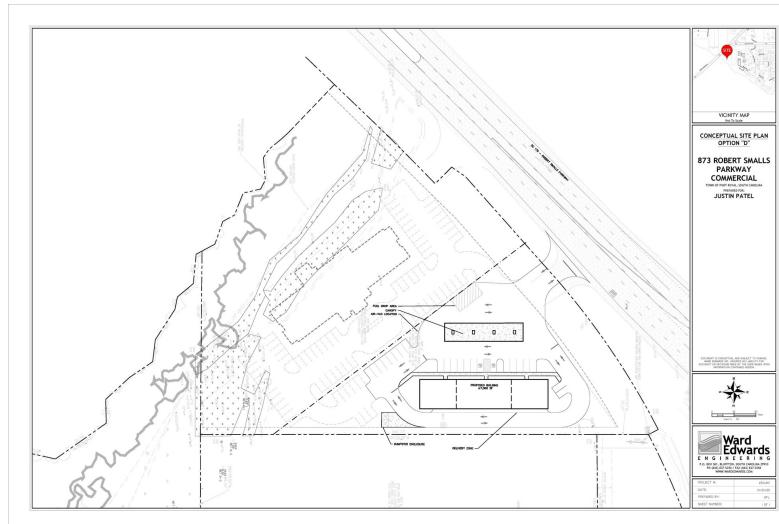
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## SITE PLANS



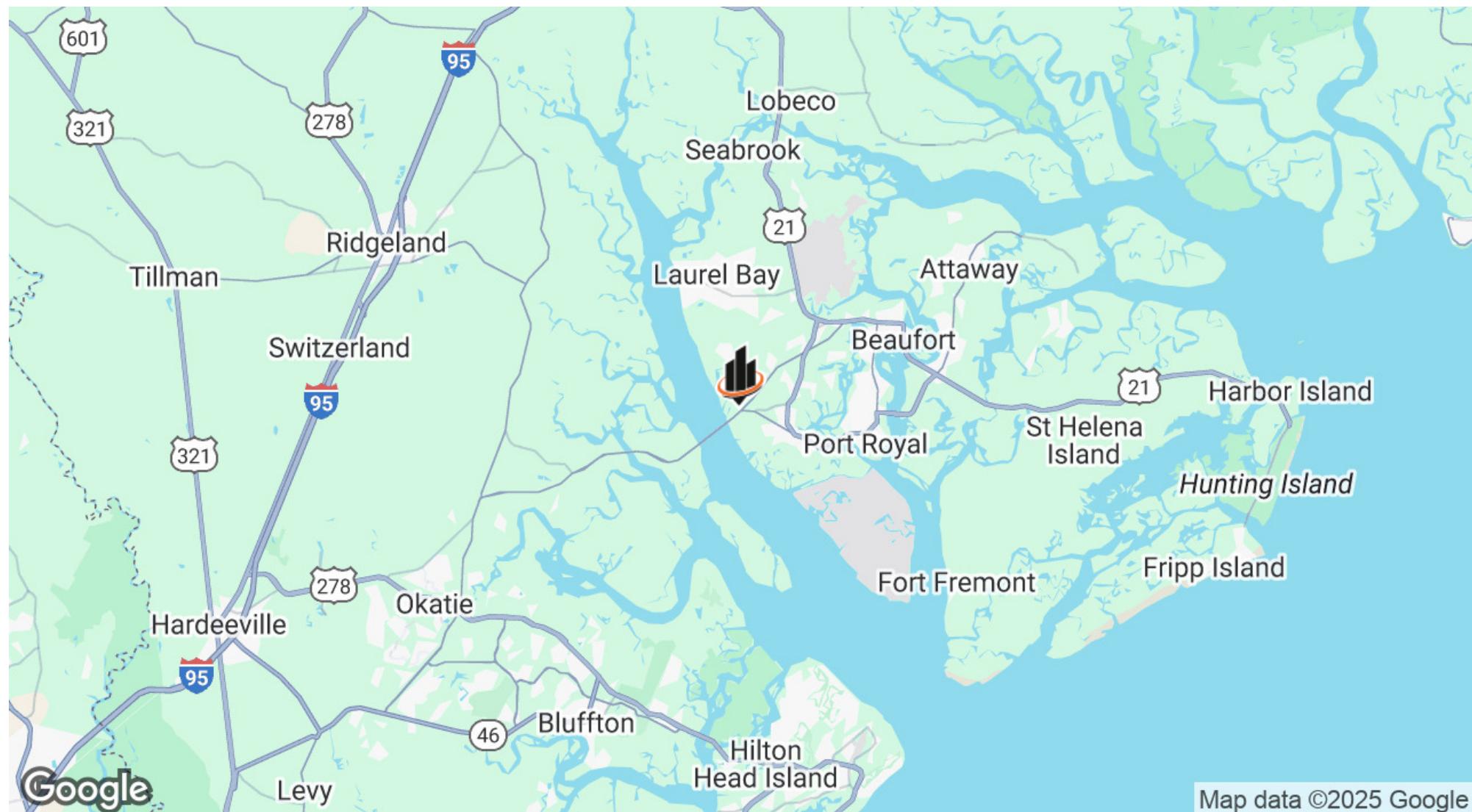
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## LOCATION MAP



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## DISCLAIMER

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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.

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