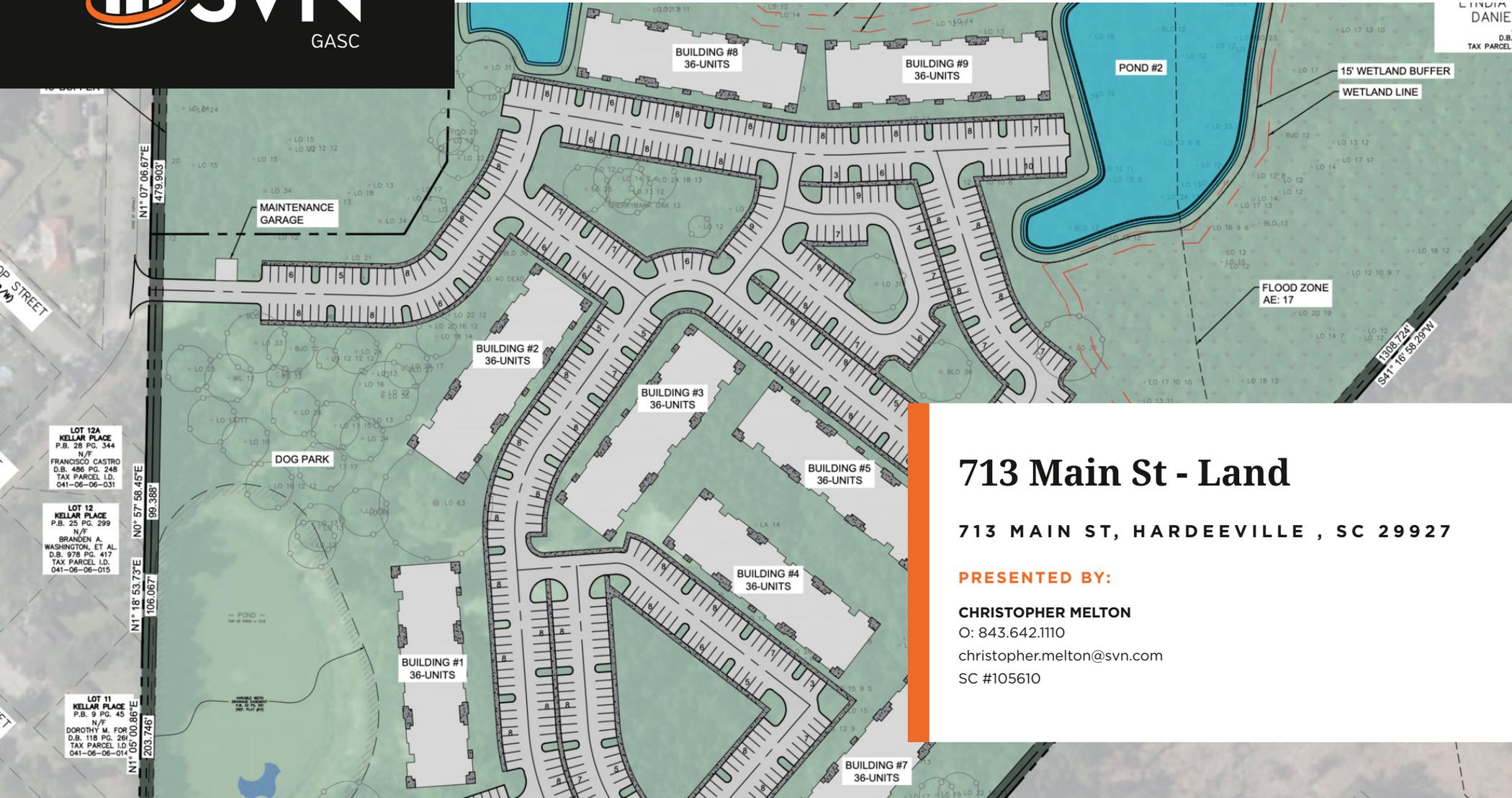




# Offering Memorandum



## 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

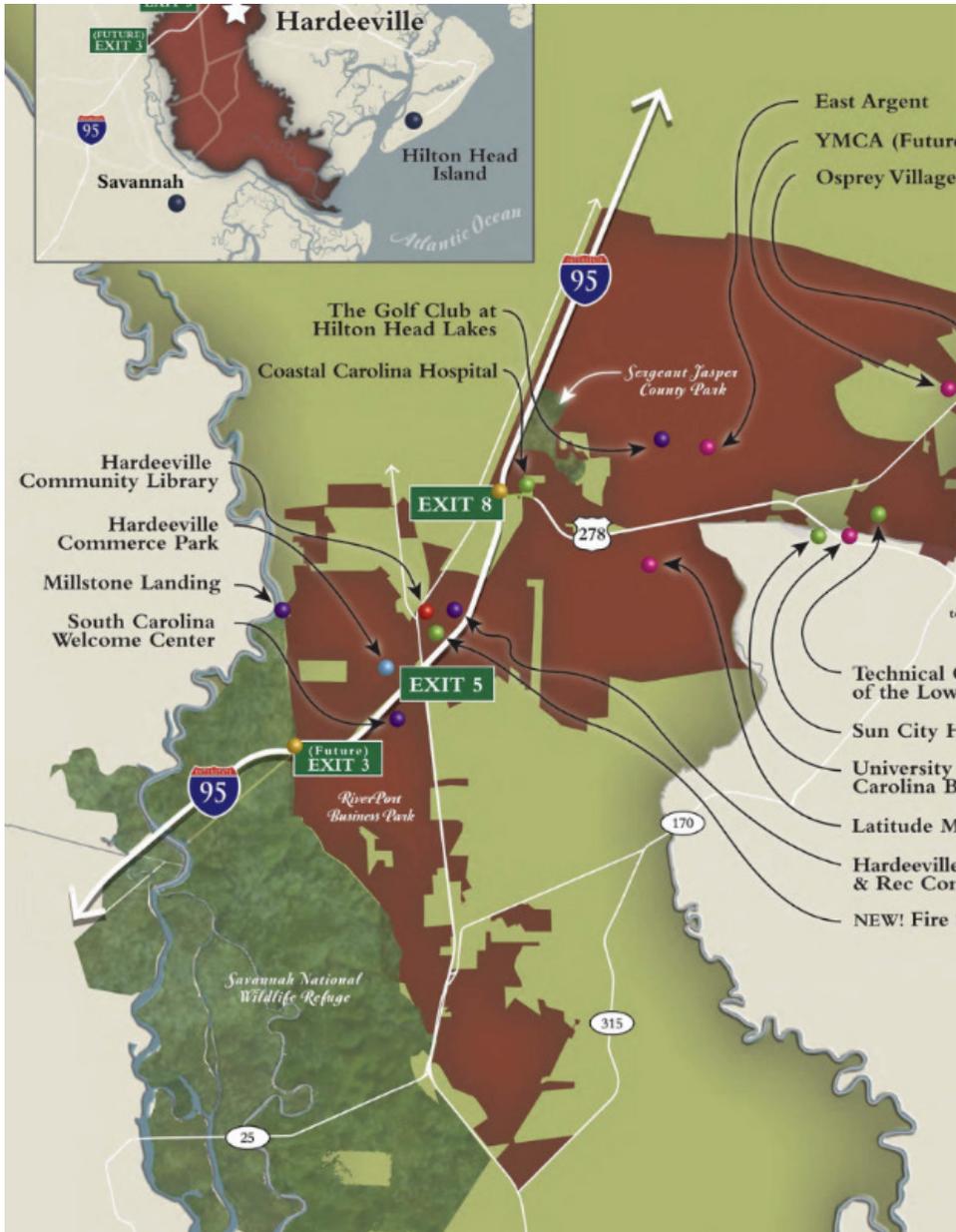
<b>SALE PRICE:</b>	\$4,860,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	36 Acres
<b>PRICE / ACRE:</b>	\$135,000

## 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

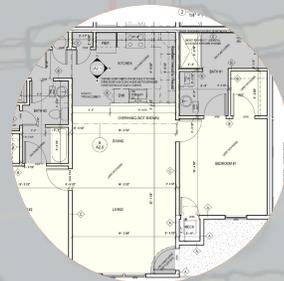
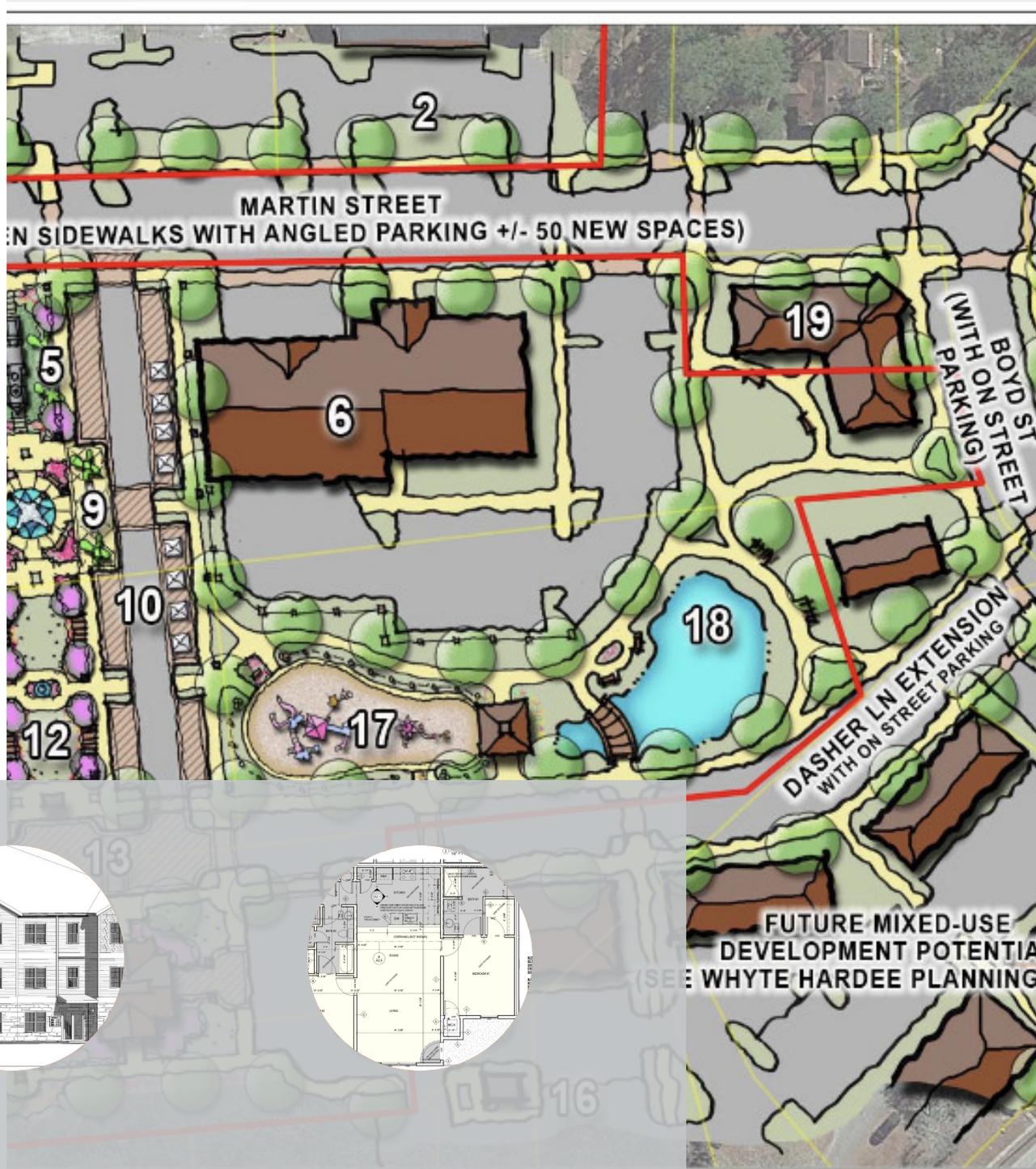
Hardeeville is poised to become a logistics juggernaut - immediate job growth of 5,000 from existing warehouse construction of 5 M SF, and a future job growth of up to 130,000 from the Ocean Terminal and 40 M SF of warehouse & industrial space.

## LIFESTYLE

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

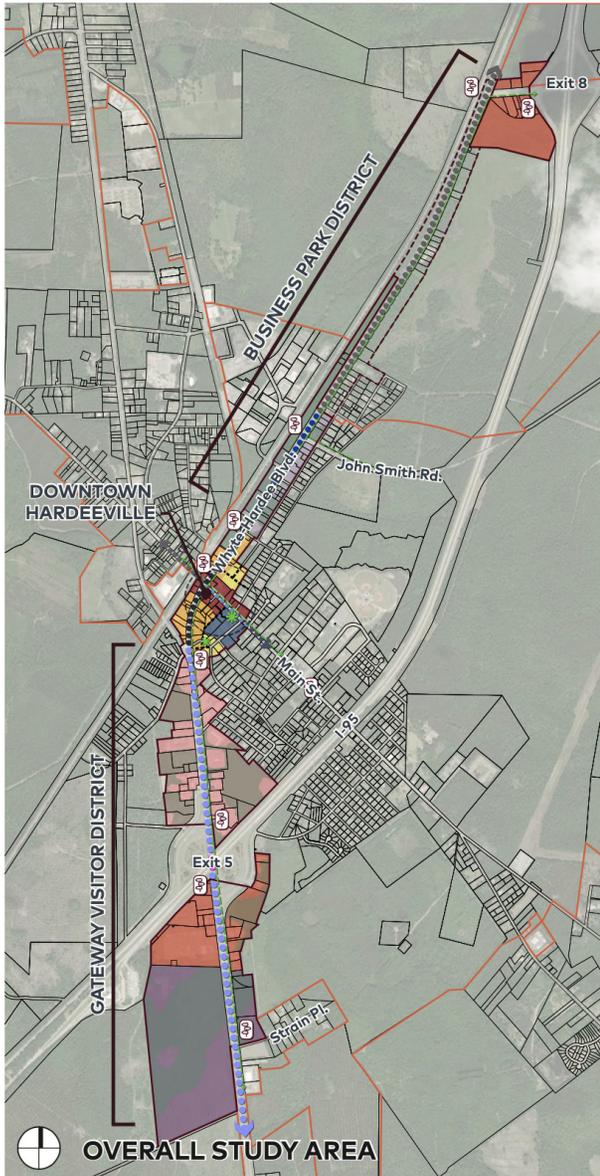
## PROPERTY HIGHLIGHTS

- 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

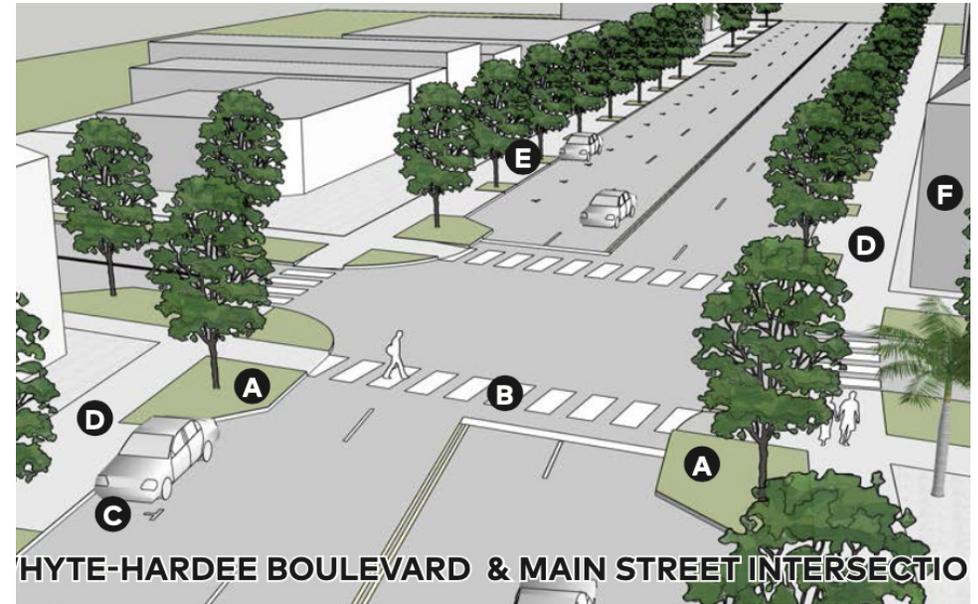


# UPGRADES TO DOWNTOWN STREETSCAPE

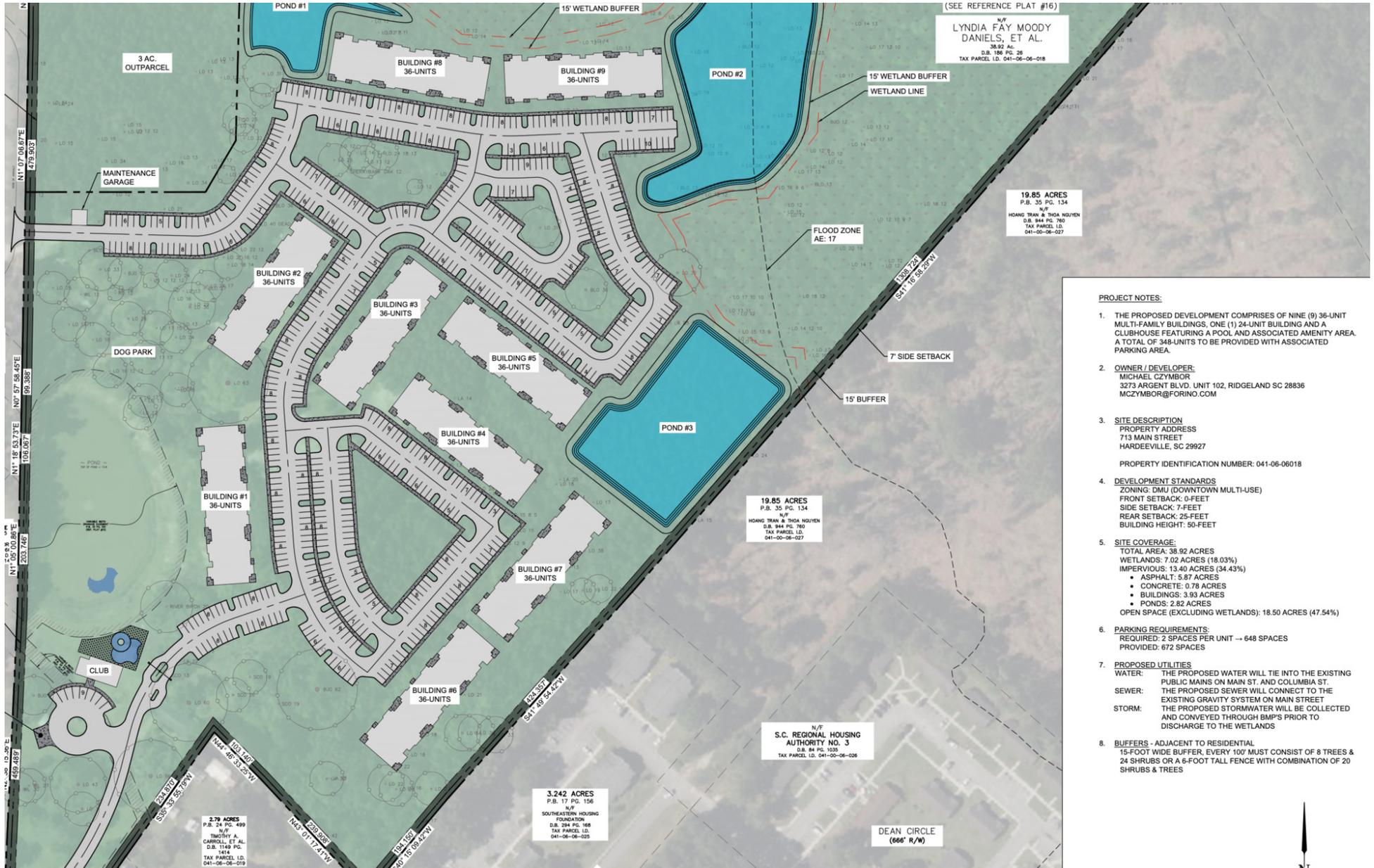
## FRAMEWORK PLAN



- 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



**PROJECT NOTES:**

- THE PROPOSED DEVELOPMENT COMPRISES OF NINE (9) 36-UNIT MULTI-FAMILY BUILDINGS, ONE (1) 24-UNIT BUILDING AND A CLUBHOUSE FEATURING A POOL AND ASSOCIATED AMENITY AREA. A TOTAL OF 348-UNITS TO BE PROVIDED WITH ASSOCIATED PARKING AREA.
- OWNER / DEVELOPER:**  
MICHAEL CZYMBOR  
3273 ARGENT BLVD. UNIT 102, RIDGELAND SC 28836  
MCZYMBOR@FORINO.COM
- SITE DESCRIPTION**  
PROPERTY ADDRESS  
713 MAIN STREET  
HARDEEVILLE, SC 29927  
  
PROPERTY IDENTIFICATION NUMBER: 041-06-0618
- DEVELOPMENT STANDARDS**  
ZONING: DMU (DOWNTOWN MULTI-USE)  
FRONT SETBACK: 0-FEET  
SIDE SETBACK: 7-FEET  
REAR SETBACK: 25-FEET  
BUILDING HEIGHT: 50-FEET
- SITE COVERAGE:**  
TOTAL AREA: 38.92 ACRES  
WETLANDS: 7.02 ACRES (18.03%)  
IMPERVIOUS: 13.40 ACRES (34.43%)
  - ASPHALT: 5.87 ACRES
  - CONCRETE: 0.78 ACRES
  - BUILDINGS: 3.93 ACRES
  - PONDS: 2.82 ACRES
 OPEN SPACE (EXCLUDING WETLANDS): 18.50 ACRES (47.54%)
- PARKING REQUIREMENTS:**  
REQUIRED: 2 SPACES PER UNIT → 648 SPACES  
PROVIDED: 672 SPACES
- PROPOSED UTILITIES**  
WATER: THE PROPOSED WATER WILL TIE INTO THE EXISTING PUBLIC MAINS ON MAIN ST. AND COLUMBIA ST.  
SEWER: THE PROPOSED SEWER WILL CONNECT TO THE EXISTING GRAVITY SYSTEM ON MAIN STREET  
STORM: THE PROPOSED STORMWATER WILL BE COLLECTED AND CONVEYED THROUGH BMP'S PRIOR TO DISCHARGE TO THE WETLANDS
- BUFFERS - ADJACENT TO RESIDENTIAL:**  
15-FOOT WIDE BUFFER. EVERY 100' MUST CONSIST OF 8 TREES & 24 SHRUBS OR A 6-FOOT TALL FENCE WITH COMBINATION OF 20 SHRUBS & TREES

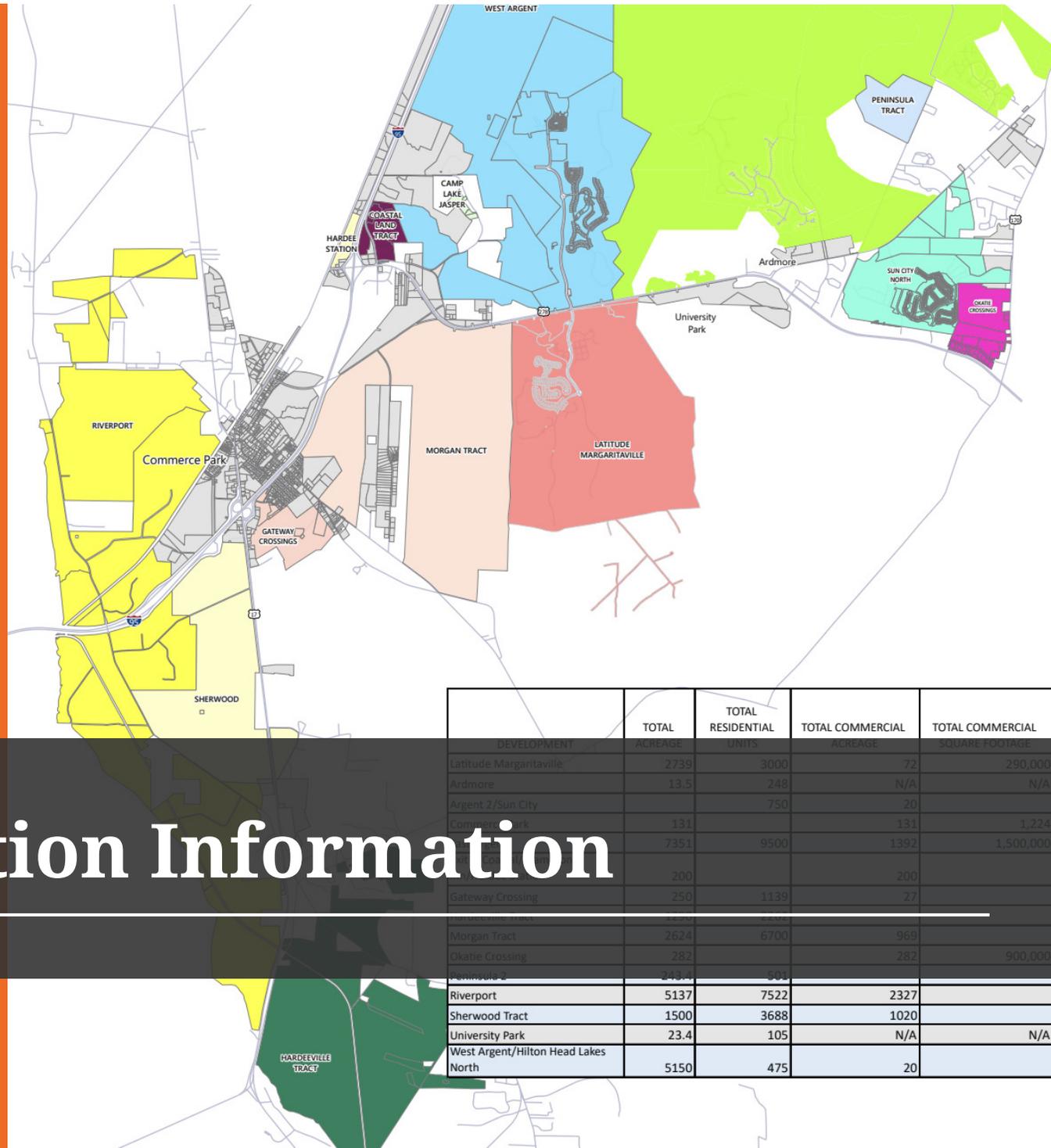


# CIVIC IMPROVEMENTS



# MAIN STREET





# Location Information

DEVELOPMENT	TOTAL	TOTAL	TOTAL	TOTAL
	ACREAGE	RESIDENTIAL UNITS	COMMERCIAL ACREAGE	COMMERCIAL SQUARE FOOTAGE
Latitude Margaritaville	2739	3000	72	290,000
Ardmore	13.5	248	N/A	N/A
Argent 2/Sun City		750	20	
Commerce Park	131		131	1,224
Gateway Crossing	200		200	
Gateway Crossing	250	1139	27	
Morgan Tract	2624	6700	969	
Okatie Crossing	282		282	900,000
Peninsula 2	243.4	501		
Riverport	5137	7522	2327	
Sherwood Tract	1500	3688	1020	
University Park	23.4	105	N/A	N/A
West Argent/Hilton Head Lakes North	5150	475	20	

# COMP RENTAL PROPERTIES

## Rent Comparables

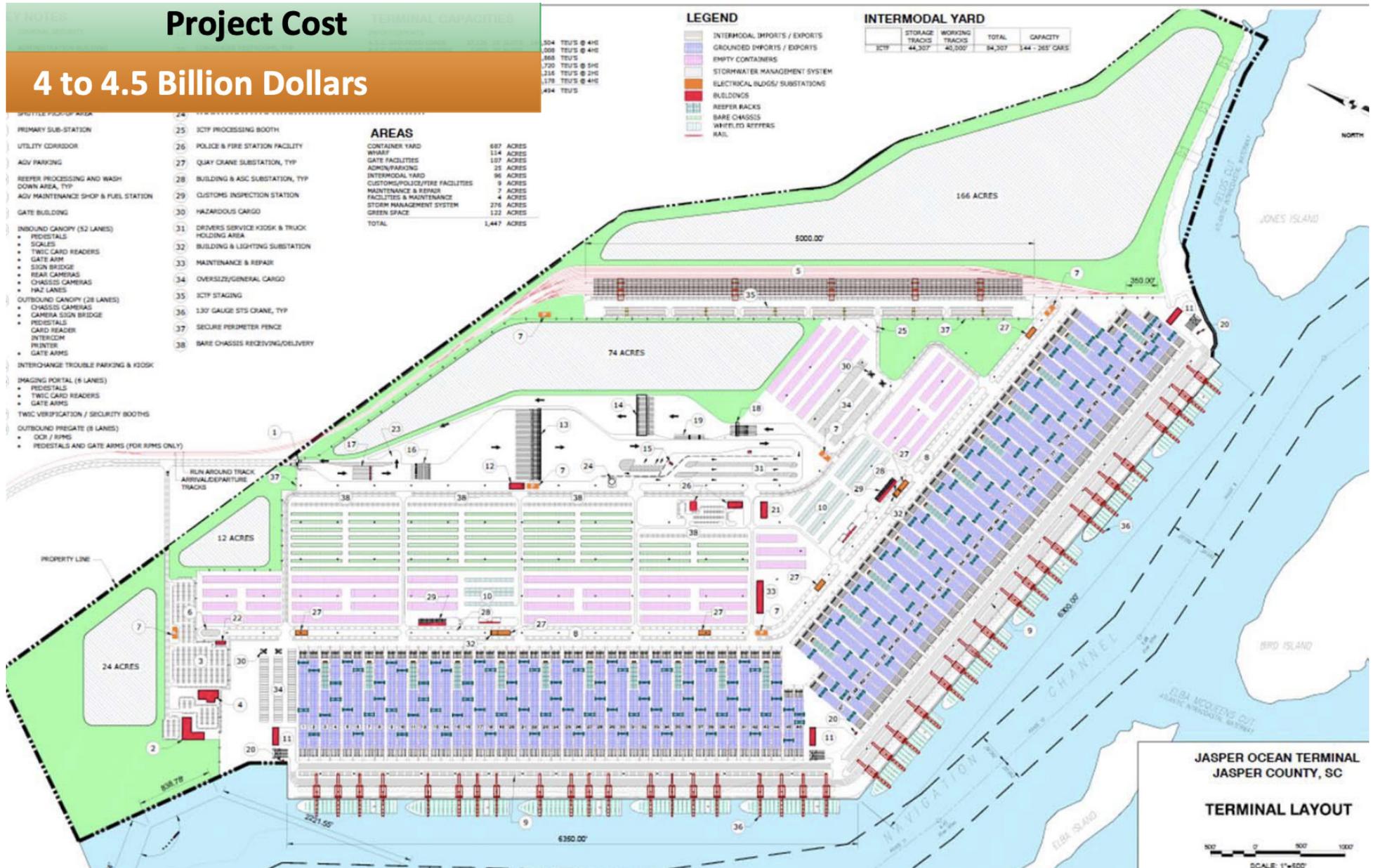
Comps:	17
Avg Rent:	\$1,860
Avg Rent/SF	1.84
Vacancy	15.50%
YTD absorption:	450
Deliveries, next 6 quarters:	176

## RENT COMP LOCATIONS



## Project Cost

4 to 4.5 Billion Dollars



# LOGISTIC CENTERS

## Current Major Projects

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



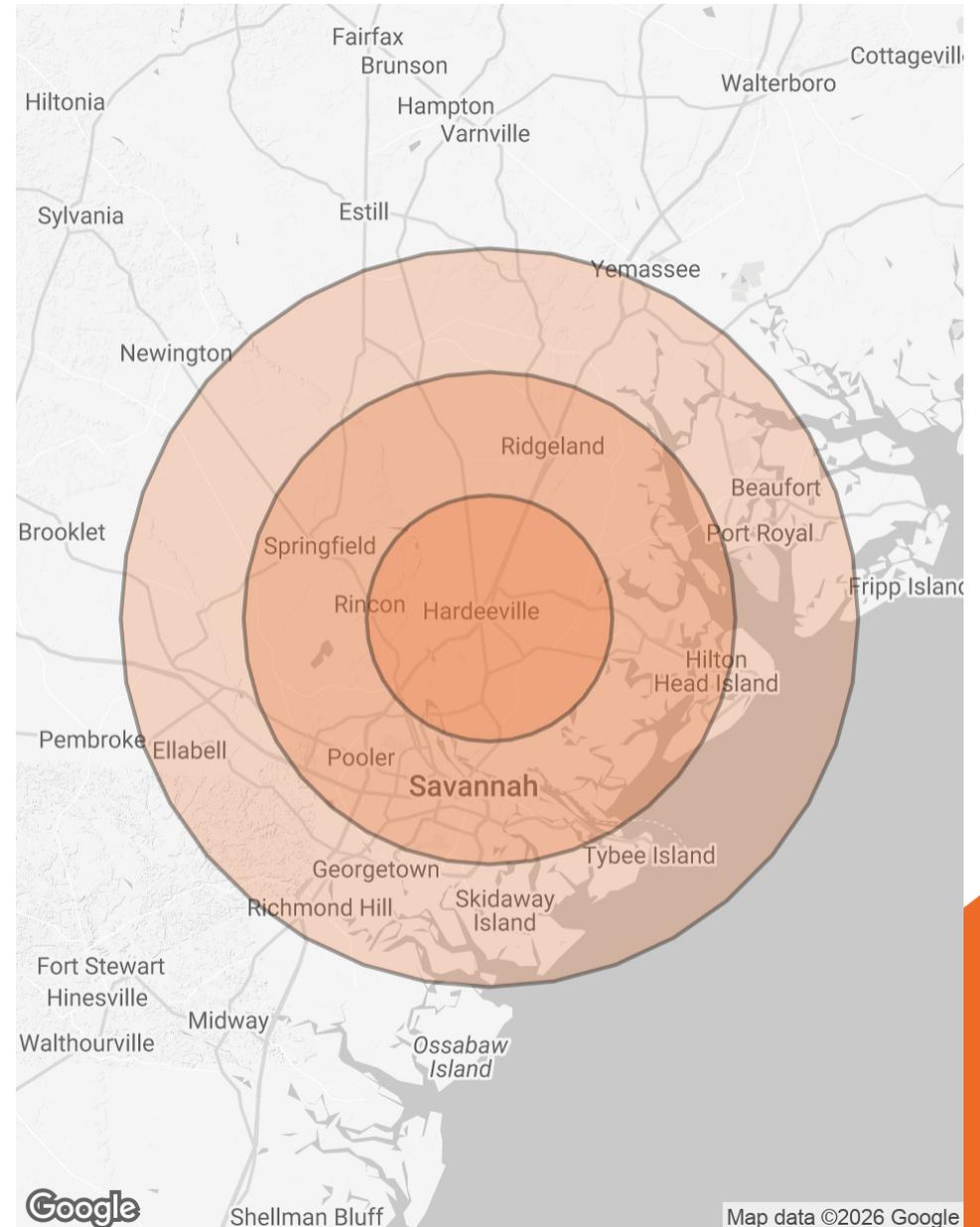
# DEMOGRAPHICS MAP & REPORT

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

HOUSEHOLDS & INCOME	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



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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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29926



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