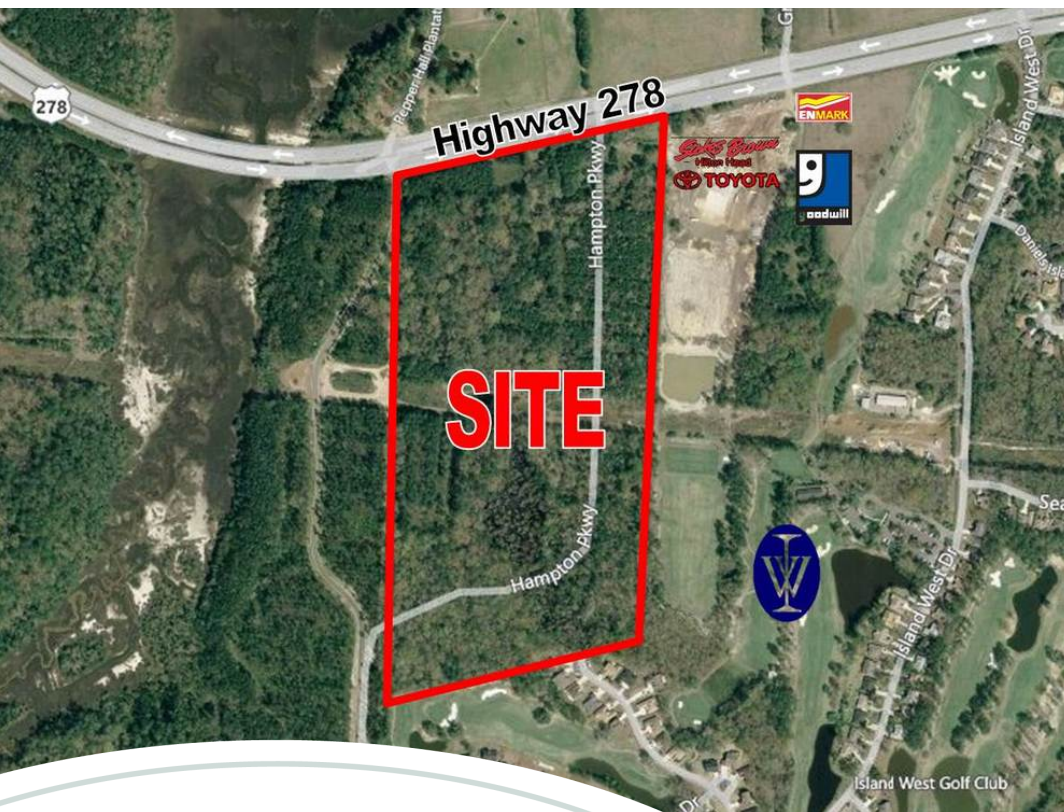


58.9 Acres On Hwy 278 - Zoned Commercial | Bluffton, SC

For Sale | \$9,750,000



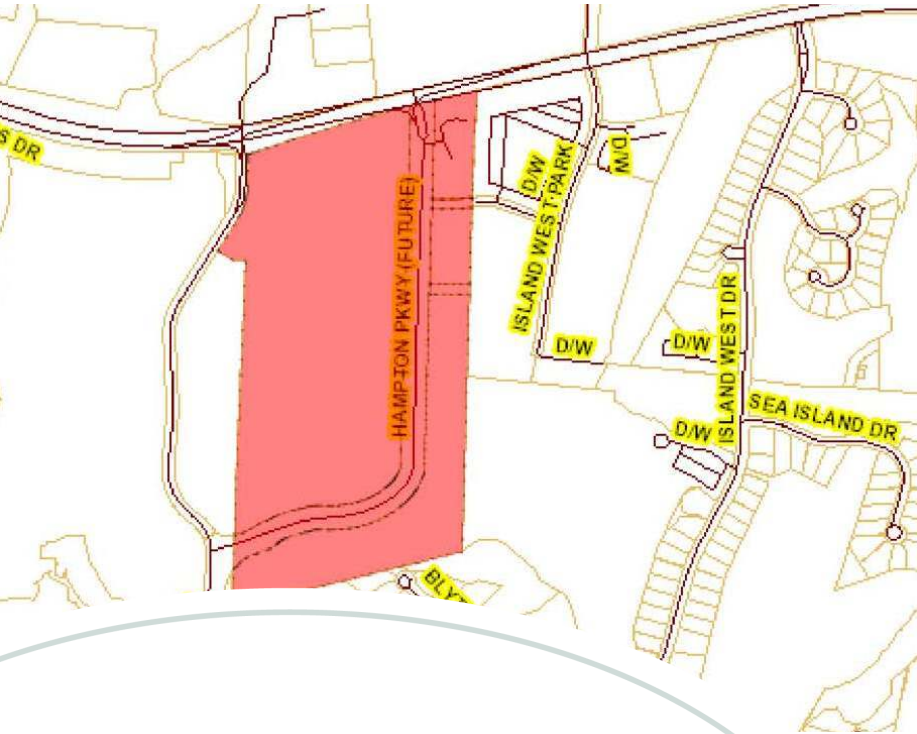
Offering Highlights

- 58.8 Acre Commercial Site On Hwy 278
- Retail & Multifamily Uses
- All Utilities
- Curb Cuts w/Signalized Intersection
- 45,000+ VPD; Fastest-Growing SC Area over 10 Yrs

Tom DeMint, CCIM
Partner
843.816.7191
tdemint@svn.com
SC #8142
GA #169023

58.9 Acres On Hwy 278 - Zoned Commercial

Highway 278 & Hampton Parkway • Bluffton, SC 29909

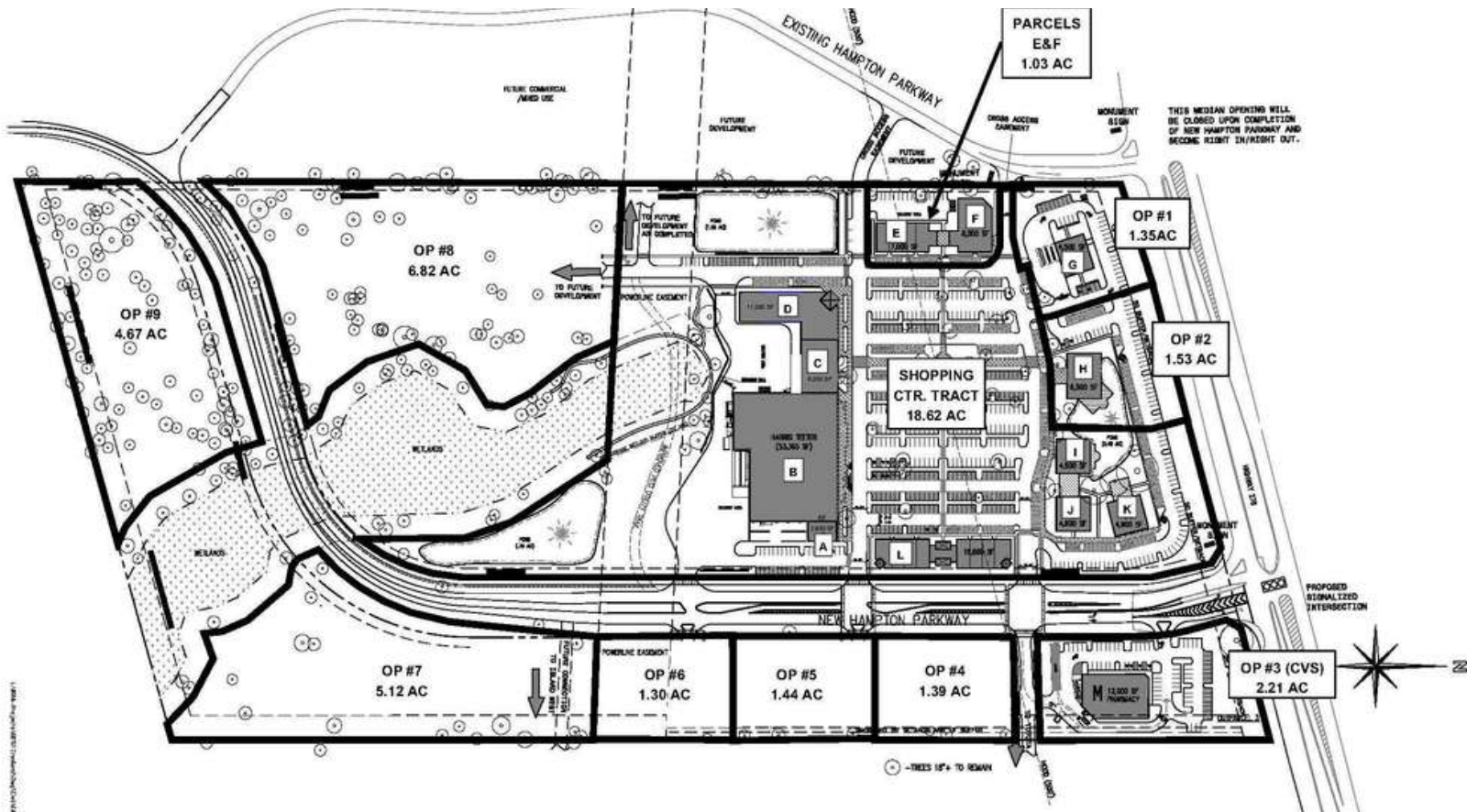


Investment Overview

Sale Price:	\$9,750,000
Lot Size:	58.88 Acres
Market:	Hilton Head / Bluffton
Sub Market:	Bluffton
Cross Streets:	Hampton Parkway

Property Overview

Property	Sperry Van Ness is pleased to offer for sale 58.88 acres at the signalized intersection of Highway 278 and the Hampton Parkway. Full access is provided from The Hampton Parkway and an additional access point will be a right-in-right-out on Hwy 278 for East-bound traffic. The property adjoins a large Toyota Dealership, Enmark Convenience Store, and a Goodwill Industries Retail Center. Honda and Mercedes Dealerships are located directly across Hwy 278 from the subject. Current zoning is Highway Commercial and all utilities are provided to the site.
Location	The property is located in the heart of Bluffton at the intersection of Hwy 278 & The Hampton Pkwy. Hwy 278 is a major access artery and is the gateway to Hardeeville, Bluffton, and Hilton Head Island, stretching from I-95 to the south end of Hilton Head Island. Nearby Sun City Hilton Head has over 14,000 current residents and there are over 60,000 rooftops completed, under construction, or permitted within 7 miles of the site. The University of South Carolina and The Technical College of the Low Country have campuses less than two miles from the site. This area has been one of the fastest growing areas of South Carolina over the past ten years, and traffic counts in front of this site exceed 45,000 VPD.
Presented by	TOM DEMINT, CCIM 843.816.7191 tdemint@svn.com SC #8142 GA #169023



58.9 Acres On Hwy 278 - Zoned Commercial

