## **NA**ICarolina Charter

# For Sale 1.17 +/- Acres Retail / Medical / Restaurant



# Lot In Seagrass Station Fronting Hwy 170

105 Verdier Plantation Road Bluffton, South Carolina 29910

### **Property Highlights**

- Approximately 1.17 +/- acres for sale fronting directly on Highway 170 in Seagrass Station
- Located just down from the 278 overpass and across from Sun City
- Zoned Verdier Plantation PUD in the town of Bluffton
- · Daily traffic counts of approximately 22,500 VPD
- · Great access to Beaufort, Savannah and all of Bluffton

### Offering Summary

Lot Size:	1.17 +/- Acres
Sale Price:	\$925,000
Zoning:	Verdier Plantation PUD

For More Information

#### Baker Wilkins

O: 843 837 4460 x2 baker@naicarolinacharter.com

### Mal Carolina Charter 1.17 +/- Acres Retail / Medical / Restaurant (336) Laurel Bay Beaufort Switzerland (462) St Helena Island Port Royal (321) Springfield (170)Parris Island Fort Fremont Pritchards Rincon Island Hardeeville (46) (21) Pritchardville Bluffton Hilton Limehouse Head Island (30) 278 170) 17 (80) Port Wentworth Bloomingdale Pools Poo Daufuskie Pooler Garden City Island Map data ©2024 Google Okatie (170)278 SUN CITY HILTON HEAD **ISLAND WEST** Bluffton Parkway

(170)

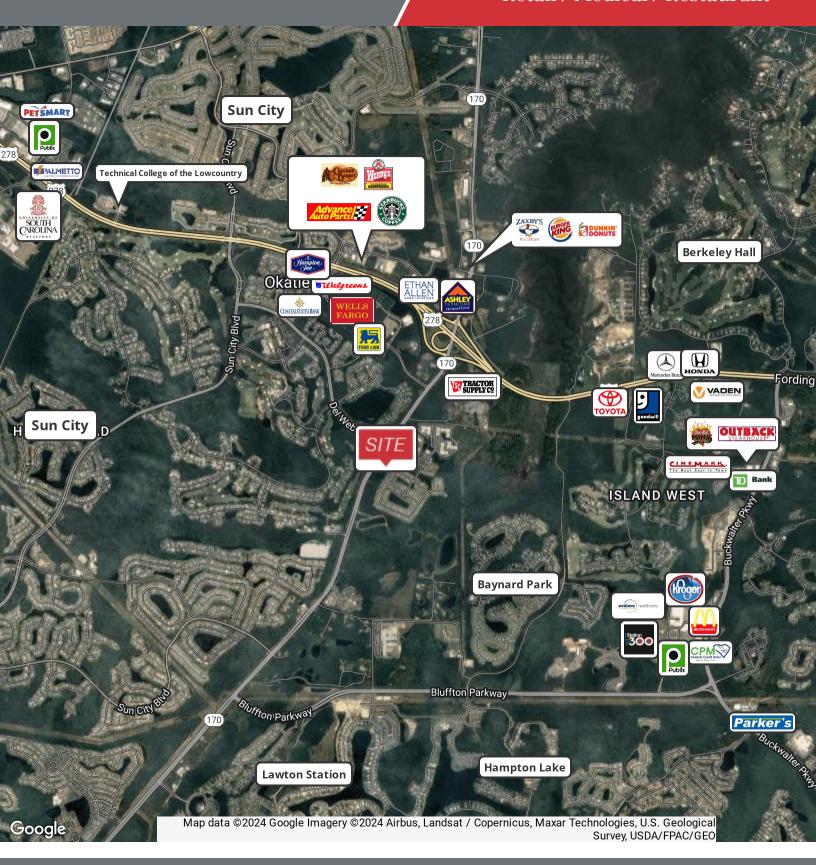
Coogle

Map data ©2024

**Location Maps** 

# MalCarolina Charter

# Retailer Map



# MalCarolina Charter

Aerial Map

1.17 +/- Acres
Retail / Medical / Restaurant

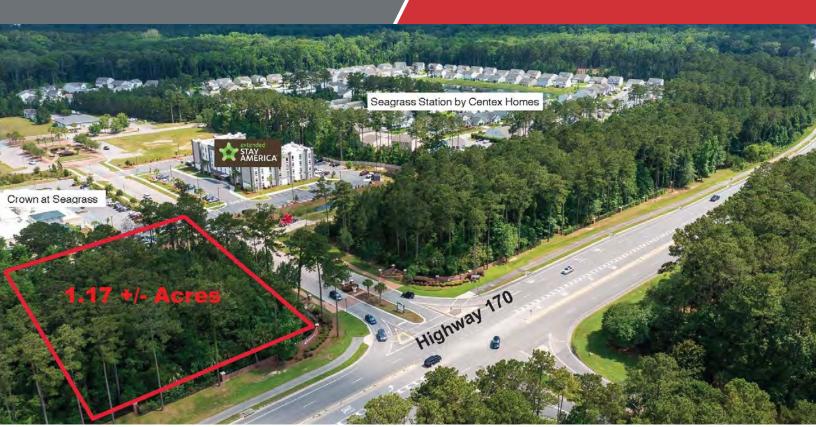


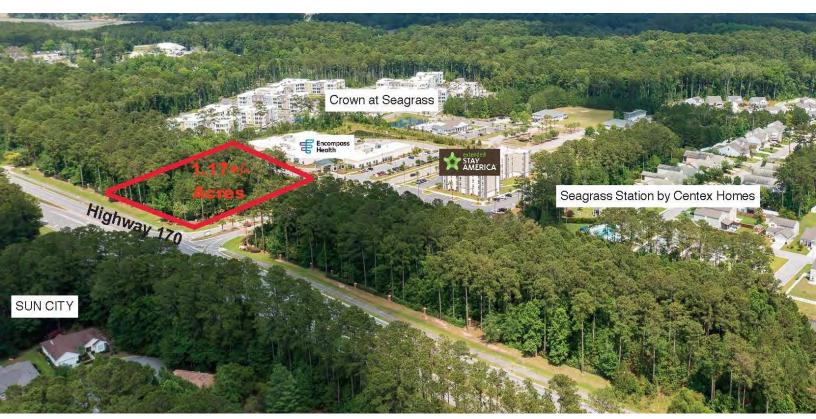
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100 Bluffton, SC 29910 843 837 4460 tel naicarolinacharter.com

# MalCarolina Charter

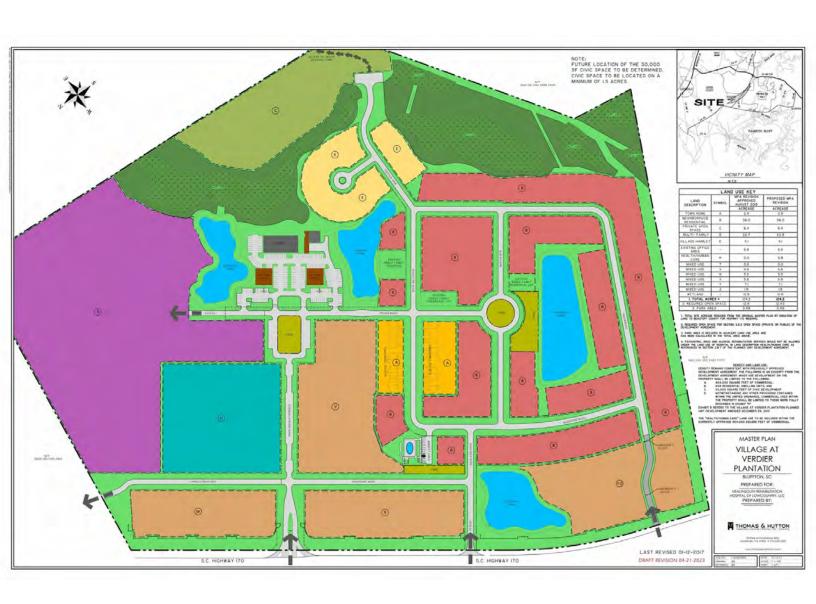
# Aerials







### Master Plan



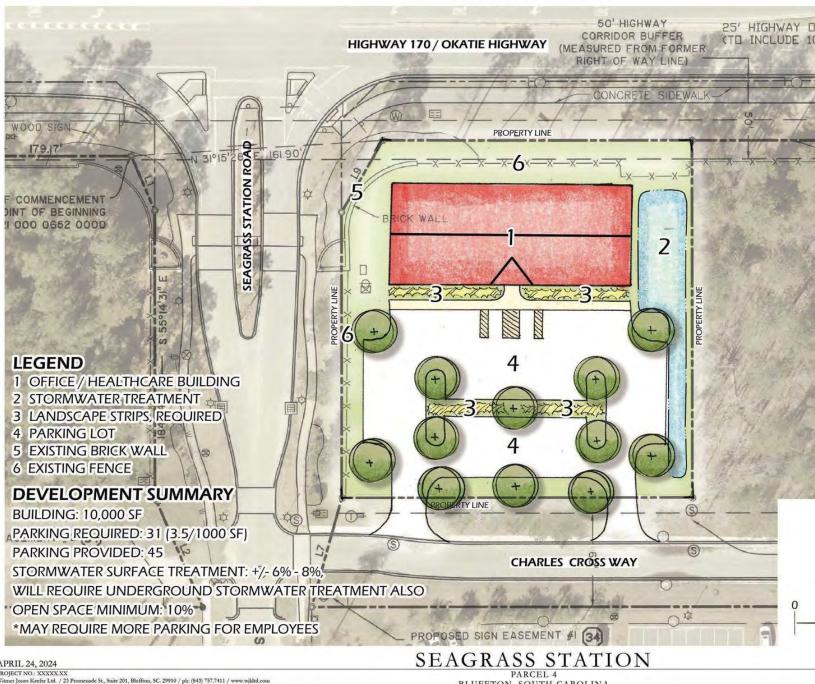


# Capacity Study

1.17 +/- Acres Retail / Medical / Restaurant

#### CAPACITY STUDY

BLUFFTON, SOUTH CAROLINA



1227 May River Road, Suite 100 Bluffton, SC 29910 843 837 4460 tel naicarolinacharter.com



# Capacity Study

1.17 +/- Acres Retail / Medical / Restaurant

### CAPACITY STUDY 50' HIGHWAY 25' HIGHWAY CORRIDOR BUFFER (TO INCLUDE HIGHWAY 170 / OKATIE HIGHWAY (MEASURED FROM FORMER RIGHT OF WAY LINE) CONCRETE SIDEWAL WOOD SIGN PROPERTY LINE STATION ROAS COMMENCEMENT INT OF BEGINNING 1 000 0652 0000 SEAGRASS LEGEND 1 RESTAURANT BUILDING 2 STORMWATER TREATMENT 3 LANDSCAPE STRIPS, REQUIRED 4 PARKING LOT 5 SERVICE AREA 6 EXISTING BRICK WALL 7 EXISTING FENCE **DEVELOPMENT SUMMARY** BUILDING: 4,700 SF PARKING REQUIRED: 47 (10/1,000 SF) PARKING PROVIDED: 47 CHARLES CROSS WAY STORMWATER SURFACE TREATMENT: +/- 6% - 8% WILL REQUIRE UNDERGROUND STORMWATER TREATMENT ALSO OPEN SPACE MINIMUM: 10% \*MAY REQUIRE MORE PARKING FOR EMPLOYEES PROPOSED SIGN EASEMENT #1 (34)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make n guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or othe conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIL 24, 2024

r Iones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton, SC, 29910 / ph; (843) 757,7411 / www.wikltd.com

1227 May River Road, Suite 100 Bluffton, SC 29910 843 837 4460 tel naicarolinacharter.com

SEAGRASS STATION

PARCEL 4
BLUFFTON, SOUTH CAROLINA



# Capacity Study

1.17 +/- Acres Retail / Medical / Restaurant

### CAPACITY STUDY 50' HIGHWAY 25' HIGHW CORRIDOR BUFFER (TO INCLUI HIGHWAY 170 / OKATIE HIGHWAY (MEASURED FROM FORMER RIGHT OF WAY LINE) CONCRETE SIDEWALK PROPERTY LINE 161.90 STATION ROA 31°15' COMMENCEMENT DINT OF BEGINNING 1 000 0652 0000 SEAGRASS PROPERTY LINE 0 LEGEND 1 COMMERCIAL / RETAIL BUILDING 2 STORMWATER TREATMENT 3 LANDSCAPE STRIPS, REQUIRED **4 PARKING LOT** 5 EXISTING BRICK WALL 6 EXISTING FENCE **DEVELOPMENT SUMMARY** ROPERTY LINE BUILDING: 8,500 SF PARKING REQUIRED: 43 (5/1,000 SF) PARKING PROVIDED: 45 CHARLES CROSS WAY STORMWATER SURFACE TREATMENT: +/- 6% - 8%, WILL REQUIRE UNDERGROUND STORMWATER TREATMENT ALSO OPEN SPACE MINIMUM: 10% \*MAY REQUIRE MORE PARKING FOR EMPLOYEES PROPOSED SIGN EASEMENT #1 34

PRIL 24, 2024

OBJECT NO. XXXXXXXX funer Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton, SC. 29910 / ph: (843) 757,7411 / www.wjkltd.com

SEAGRASS STATION

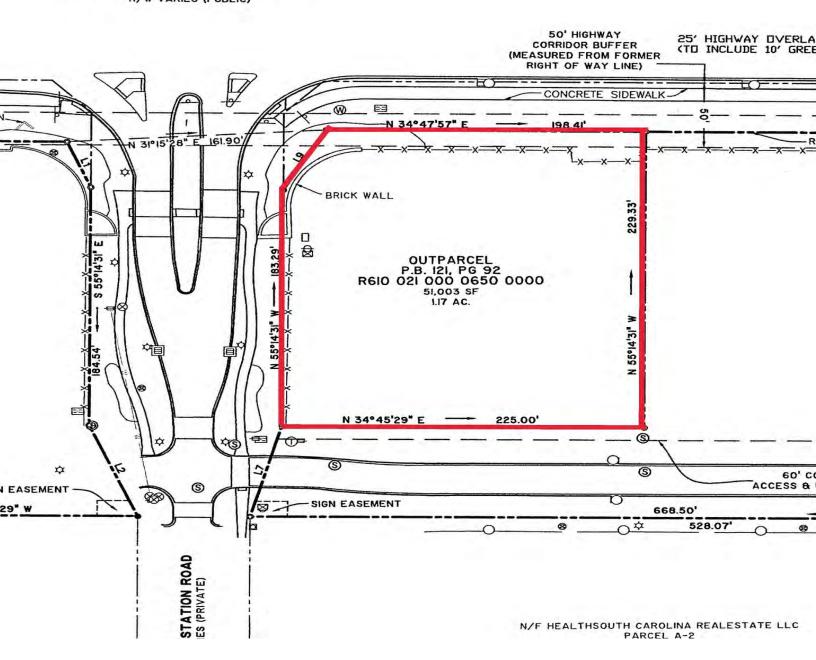
BLUFFTON, SOUTH CAROLINA

1227 May River Road, Suite 100 Bluffton, SC 29910 843 837 4460 tel naicarolinacharter.com



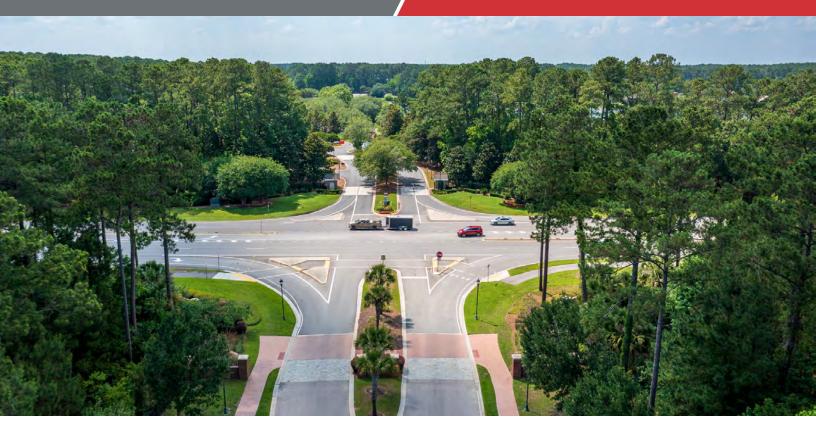
# Survey 1.17 +/- Acres Retail / Medical / Restaurant

### SOUTH CAROLINA HIGHWAY NO. 170 R/W VARIES (PUBLIC)



# **Na**lCarolina Charter

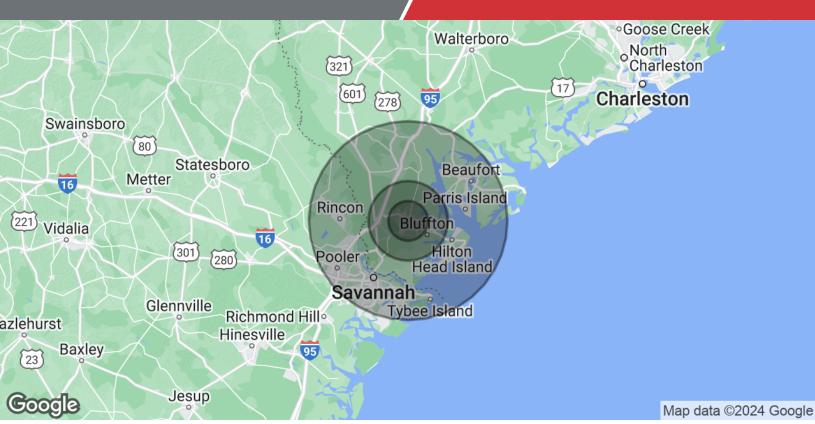
# Aerials





# **N**AlCarolina Charter

# Demographics



70 72,692 .9 49.3	<u>,                                      </u>
	40.6
.8 49.6	39.1
.6 48.9	42.0
es 10 Miles	s 25 Miles
32,966	232,101
.2 2.2	2.2
\$86,022	\$72,213
5 \$342,000	\$267,209
	es 10 Miles 51 32,966 .2 2.2 52 \$86,022

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census