



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

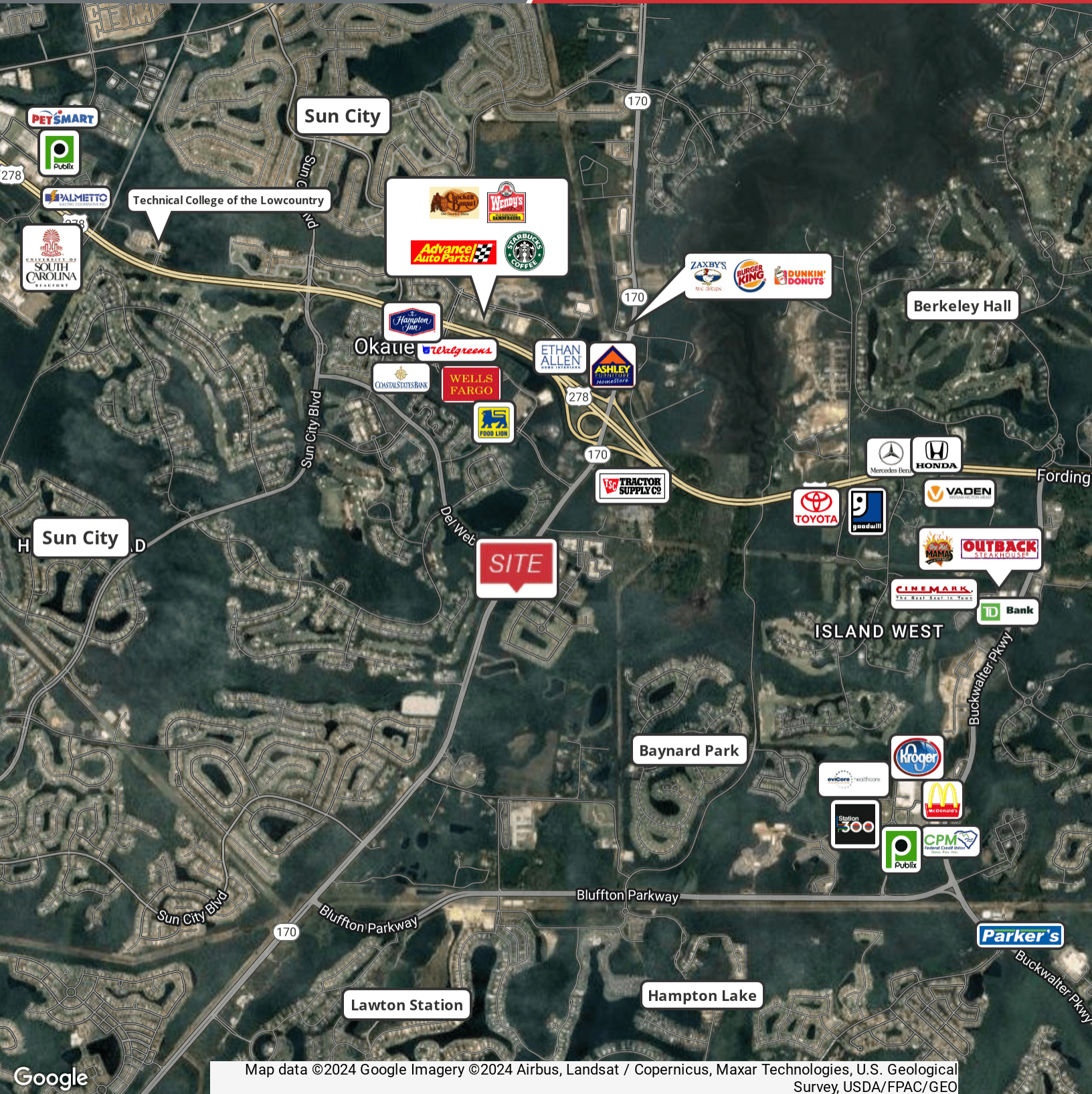
For More Information

Baker Wilkins

O: 843 837 4460 x2

baker@naicarolinacharter.com





Google

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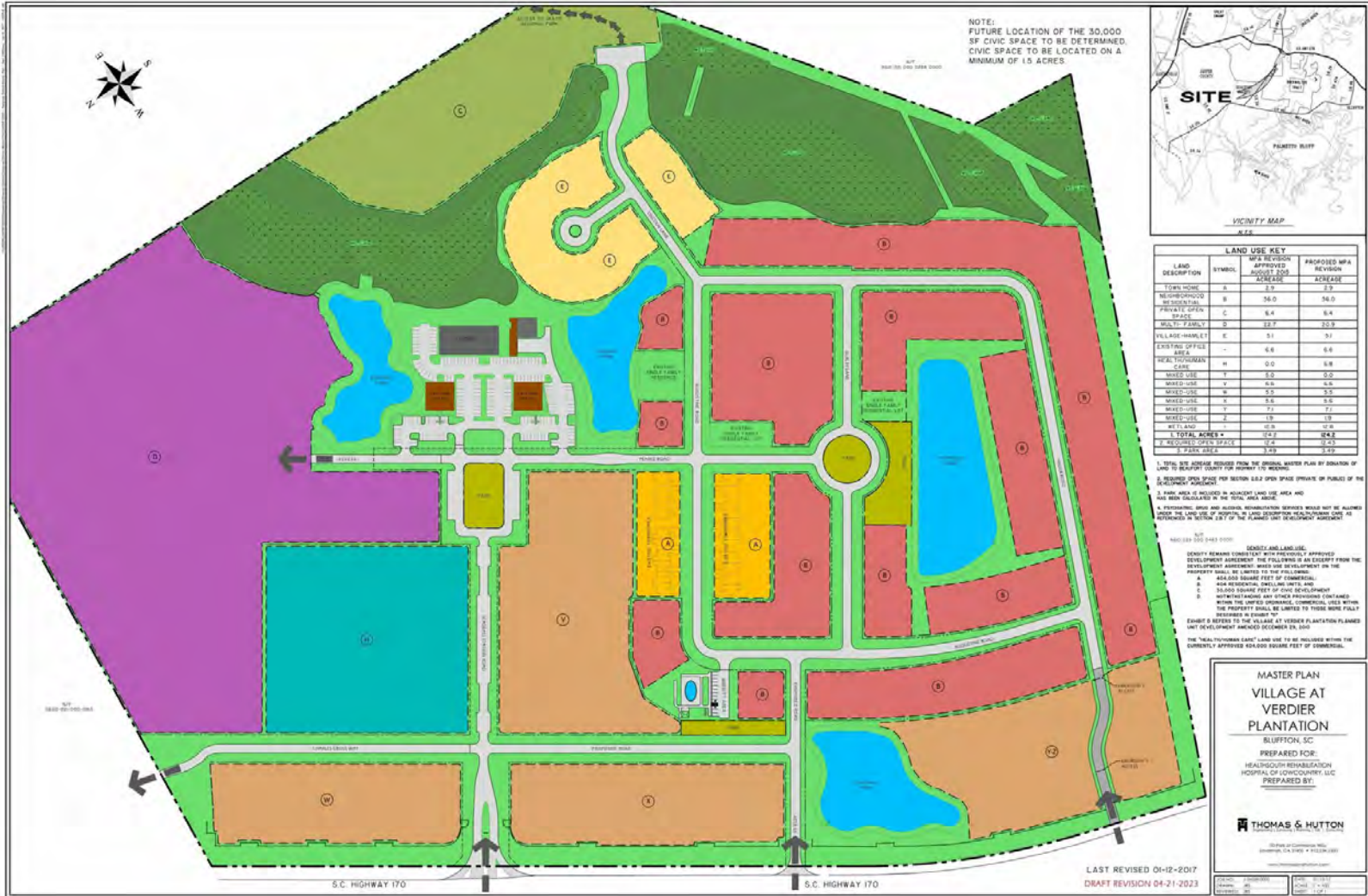
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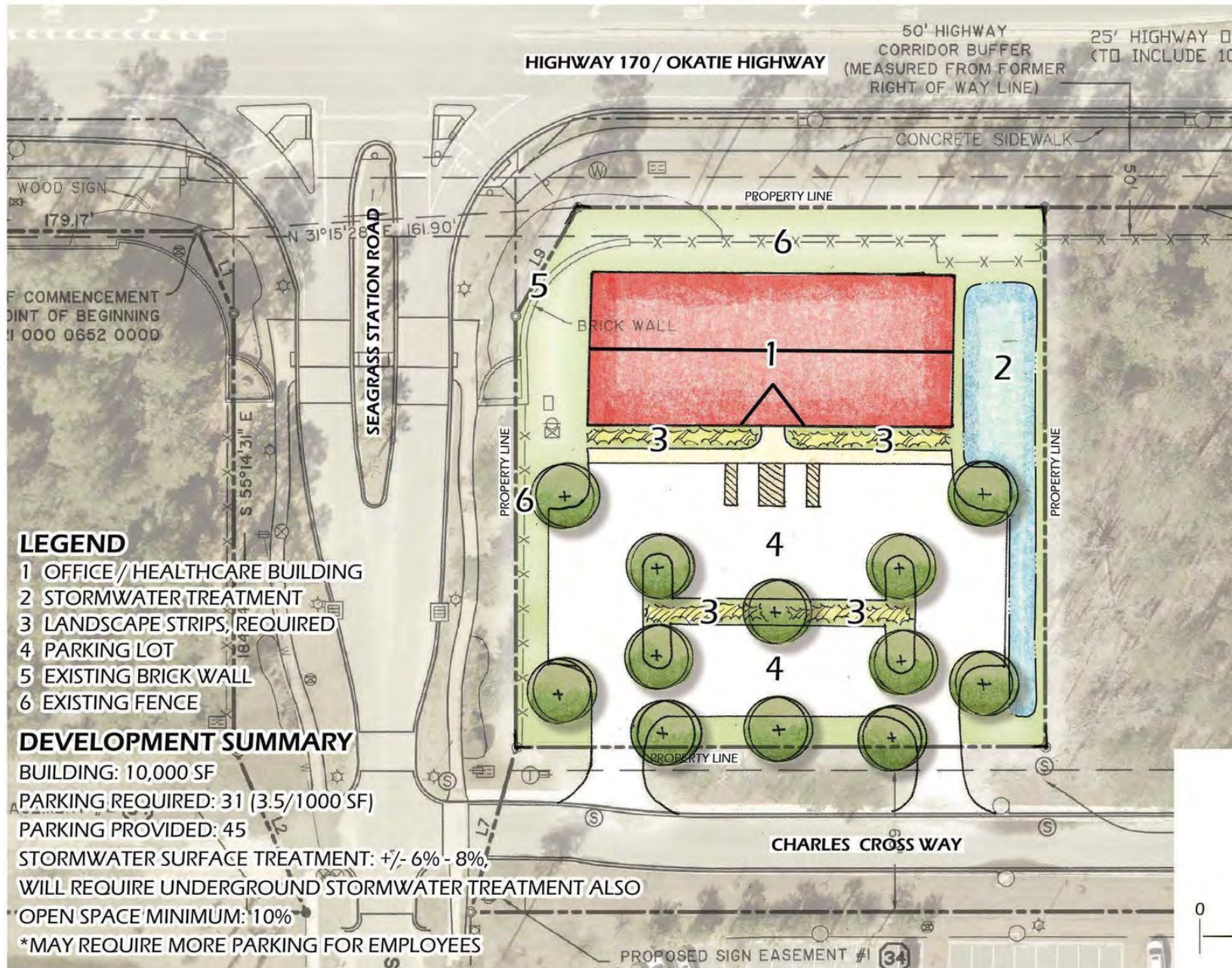
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CAPACITY STUDY



LEGEND

- 1 OFFICE / HEALTHCARE BUILDING
- 2 STORMWATER TREATMENT
- 3 LANDSCAPE STRIPS, REQUIRED
- 4 PARKING LOT
- 5 EXISTING BRICK WALL
- 6 EXISTING FENCE

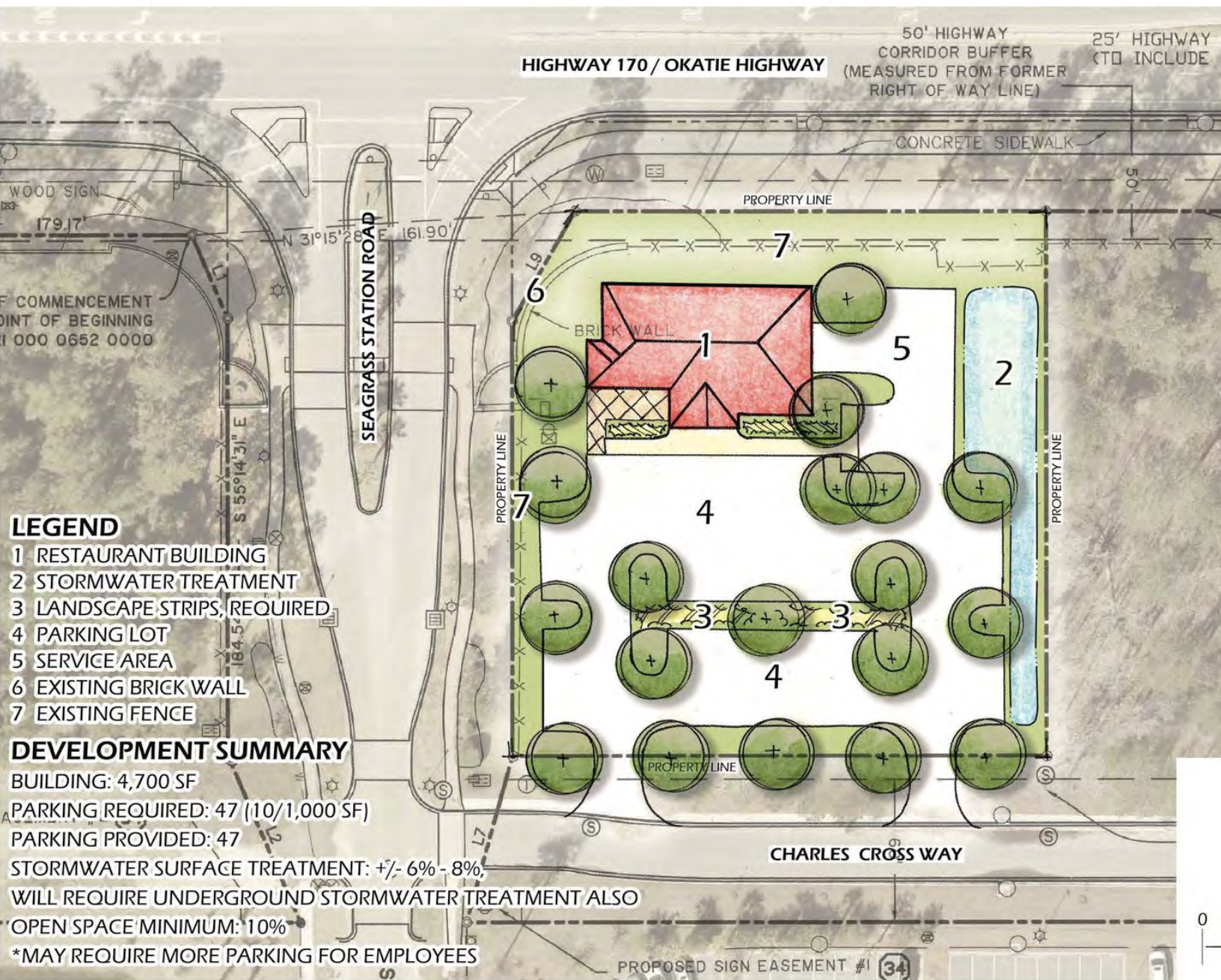
DEVELOPMENT SUMMARY

- BUILDING: 10,000 SF
- PARKING REQUIRED: 31 (3.5/1000 SF)
- PARKING PROVIDED: 45
- STORMWATER SURFACE TREATMENT: +/- 6% - 8%
- WILL REQUIRE UNDERGROUND STORMWATER TREATMENT ALSO
- OPEN SPACE MINIMUM: 10%
- *MAY REQUIRE MORE PARKING FOR EMPLOYEES

SEAGRASS STATION

PARCEL 4
BLUFFTON, SOUTH CAROLINA

CAPACITY STUDY



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
 STORMWATER SURFACE TREATMENT: +/- 6% - 8%
 WILL REQUIRE UNDERGROUND STORMWATER TREATMENT ALSO
 OPEN SPACE MINIMUM: 10%
 *MAY REQUIRE MORE PARKING FOR EMPLOYEES

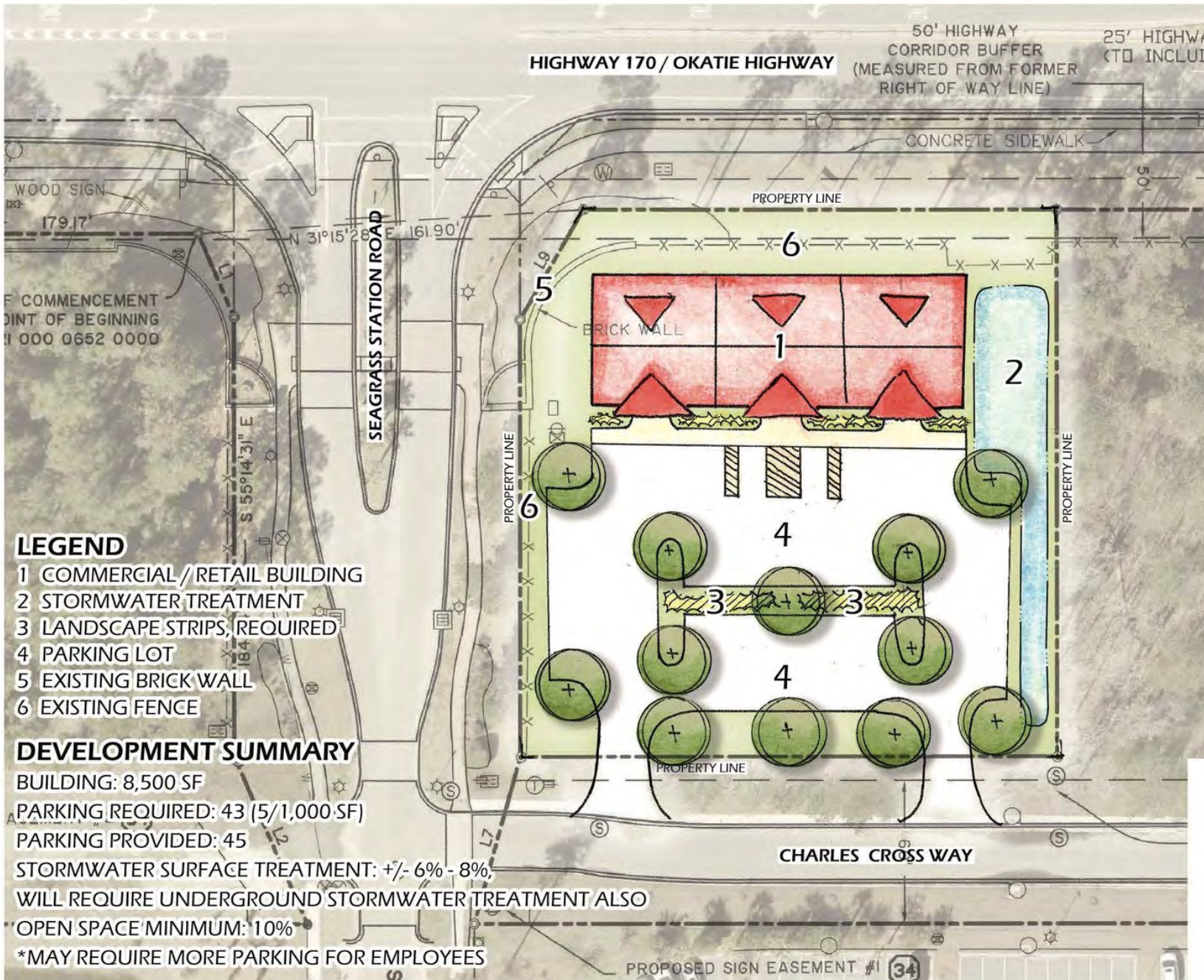
SEAGRASS STATION

PARCEL 4
 BLUFFTON, SOUTH CAROLINA

APRIL 24, 2024
 PROJECT NO: XXXXXX
 James Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton, SC. 29910 / ph: (843) 757-7411 / www.wjkd.com

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CAPACITY STUDY



LEGEND

- 1 COMMERCIAL / RETAIL BUILDING
- 2 STORMWATER TREATMENT
- 3 LANDSCAPE STRIPS, REQUIRED
- 4 PARKING LOT
- 5 EXISTING BRICK WALL
- 6 EXISTING FENCE

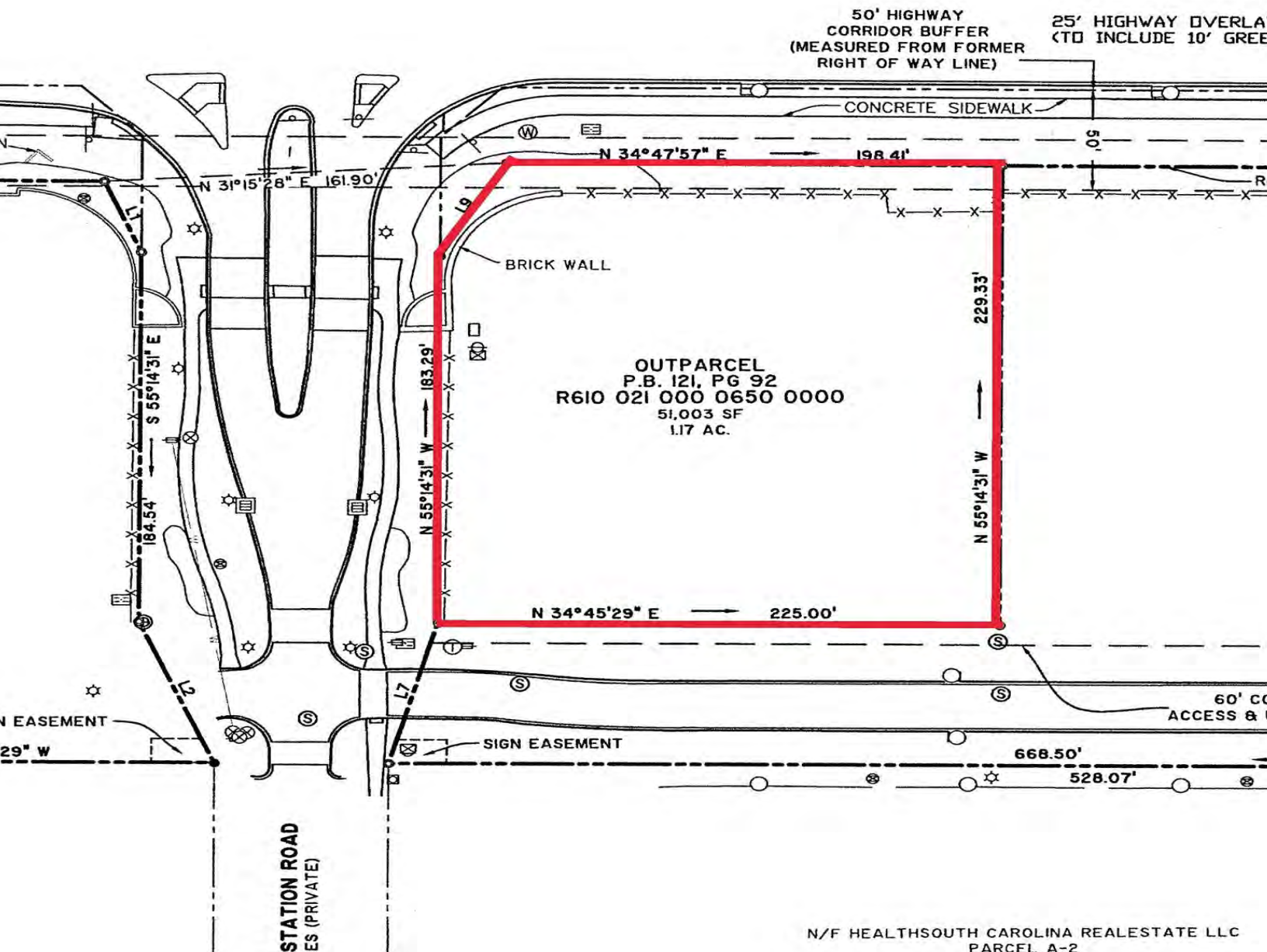
DEVELOPMENT SUMMARY

- BUILDING: 8,500 SF
- PARKING REQUIRED: 43 (5/1,000.SF)
- PARKING PROVIDED: 45
- STORMWATER SURFACE TREATMENT: +/- 6% - 8%
- WILL REQUIRE UNDERGROUND STORMWATER TREATMENT ALSO
- * OPEN SPACE MINIMUM: 10%
- * MAY REQUIRE MORE PARKING FOR EMPLOYEES

SEAGRASS STATION

PARCEL 4
BLUFFTON, SOUTH CAROLINA

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



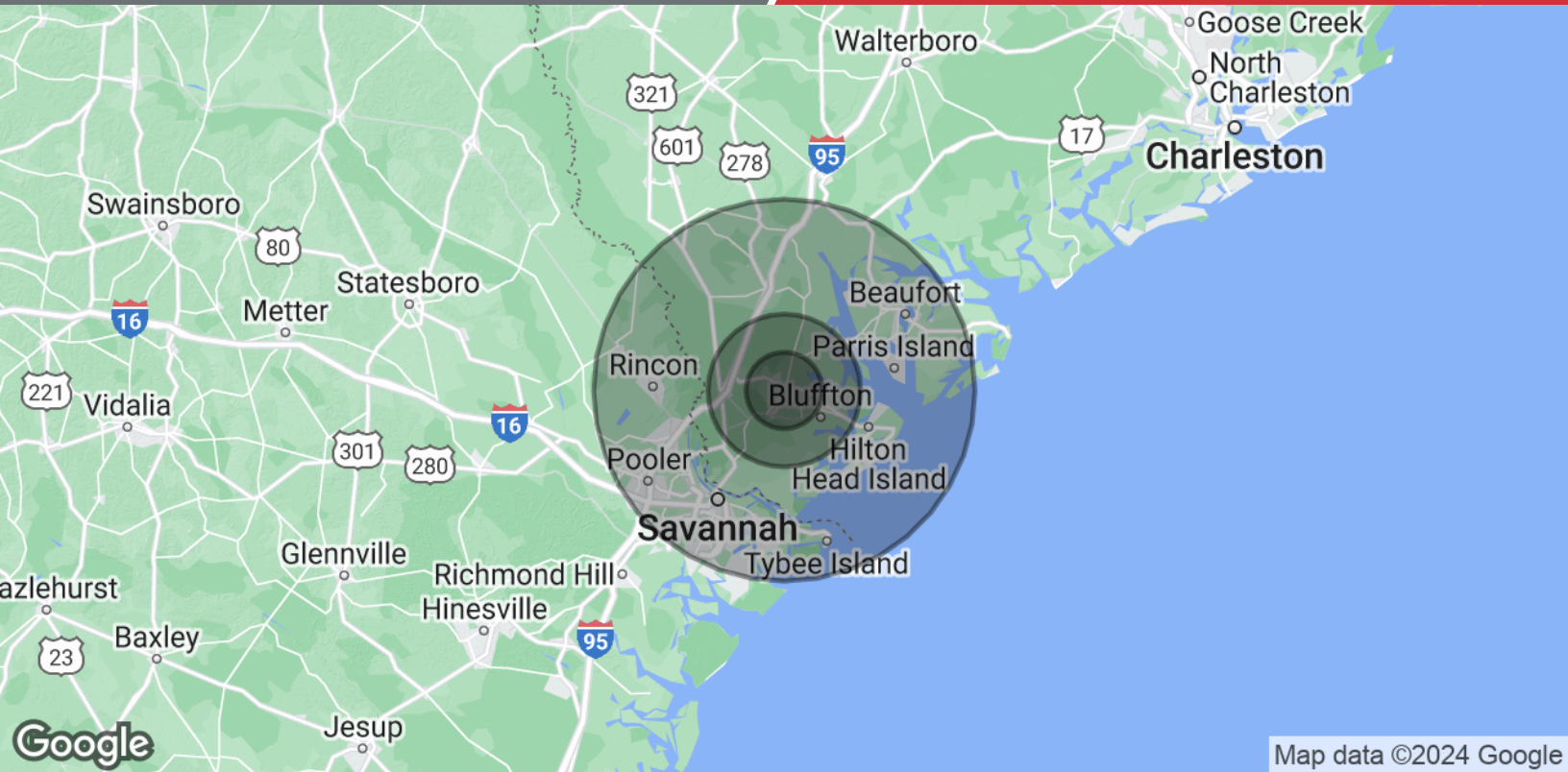
N/F HEALTHSOUTH CAROLINA REALESTATE LLC
PARCEL A-2

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Population	5 Miles	10 Miles	25 Miles
Total Population	46,570	72,692	500,103
Average Age	49.9	49.3	40.6
Average Age (Male)	50.8	49.6	39.1
Average Age (Female)	49.6	48.9	42.0
Households & Income	5 Miles	10 Miles	25 Miles
Total Households	20,961	32,966	232,101
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$86,852	\$86,022	\$72,213
Average House Value	\$319,415	\$342,000	\$267,209

* Demographic data derived from 2020 ACS - US Census