



+/-10 Acre Premier Commercial Development Opportunity

**109 & 111 Bluffton Road
Bluffton, South Carolina 29910**

Property Highlights

- +/- 10 acres of contiguous commercial development land
- Prime Bluffton Road Frontage with excellent visibility & access
- This site has direct frontage on the traffic circle on Bluffton Pkwy and is strategically located between Old Town & Highway 278 Corridor
- Surrounded by established retail, medical, office and residential growth
- Ideal for medical office, professional office park, retail village etc...
- One of the Southeast's fastest growing coastal markets

Offering Summary

Sale Price:	\$6,750,000
Tax Parcels:	R600 039 000 130A 0000 & R600 039 000 1704 0000
Approx. Acreage:	+/- 10.27 Acres
Zoning:	T4HCO Hamlet Center
Approx. Frontage on Bluffton Pkwy:	+/- 1000 ft
Approx. Frontage on Bluffton Road:	+/- 500 ft
Traffic Count on Bluffton Pkwy:	Approx. 26,660 VPD
Traffic Count on Bluffton Road:	Approx. 18,700 VPD
Existing Lease Expires:	01/31/2027
Updated Wetland Report:	In Progress

For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

BROCHURE | +/- 10 Acre Parcel Premier Commercial Development Opportunity 109 Bluffton Road Bluffton, SC 29910

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.

Location & Growth Corridor

Positioned at one of Bluffton's most strategic and rapidly expanding commercial corridors, 109 & 111 Bluffton Road offers an exceptional ±10+ acre development opportunity in the heart of the Bluffton growth path between Old Town and the Highway 278 gateway. This is a highly visible, centrally located tract provides the rare combination of size, accessibility, and flexibility in the Bluffton market. With strong frontage along Bluffton Parkway and Bluffton Road and convenient access to Highway 278, the property sits within minutes of Old Town Bluffton, Buckwalter Parkway, Okatie, Hilton Head and the region's primary residential and commercial rooftops.

Bluffton continues to experience significant population and economic growth. With its proximity to the broader Lowcountry region including Hilton Head Island and Okatie, this site serves as a key connector between Old Town Bluffton and the Highway 278 commercial corridor.

Development Potential

The property provides the scale necessary for a thoughtfully planned commercial environment. Whether developed as a signature office campus, medical hub, boutique retail center, or integrated commercial project, the site offers flexibility to meet the evolving needs of Bluffton's expanding population.

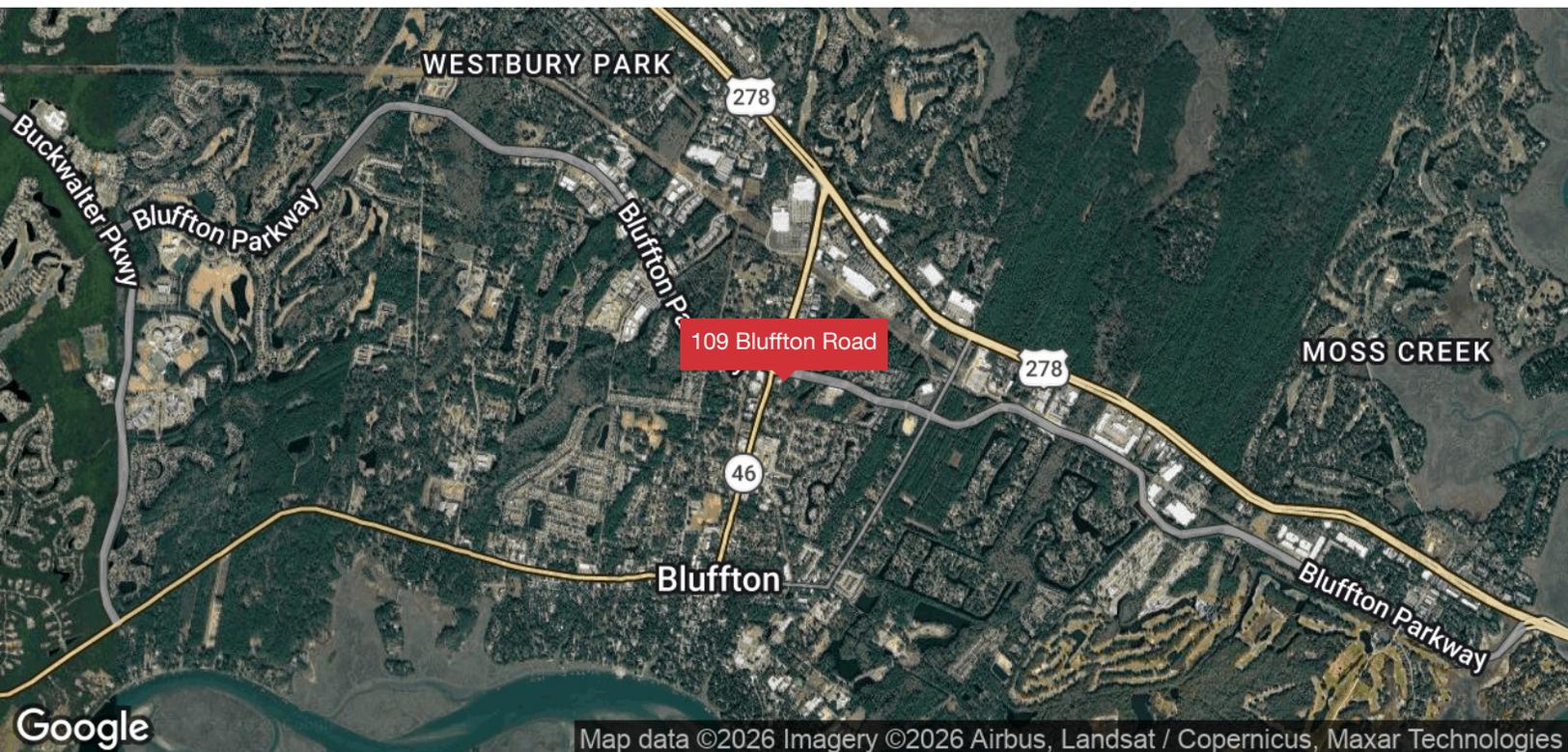
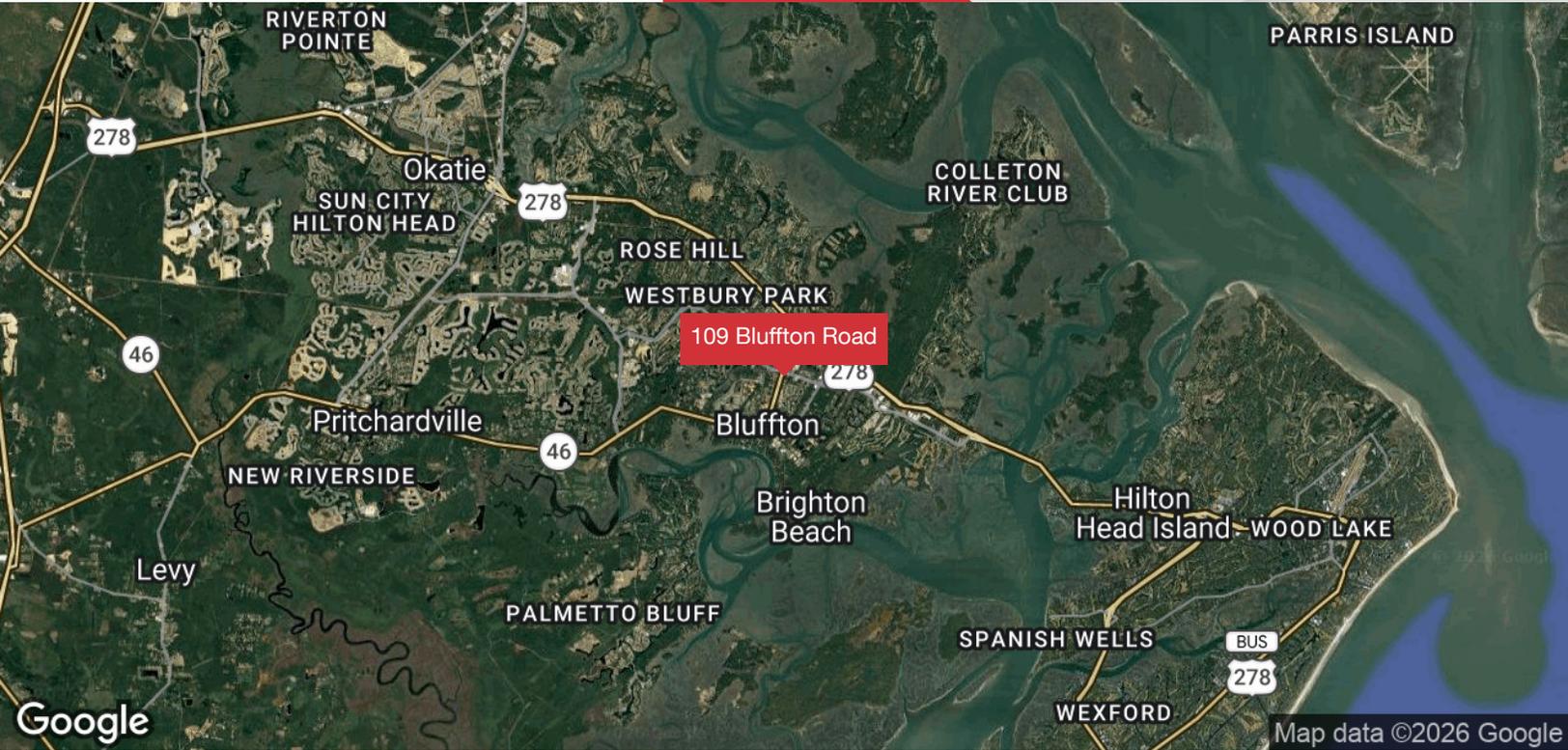
Opportunities of this scale and location in all of Bluffton are increasingly limited. This site represents a premier chance for investors, developers, and users to secure a cornerstone location within one of the Lowcountry's most dynamic and supply-constrained commercial submarkets.

The Surrounding Area Includes:

- Major national and regional retailers
- Expanding medical and professional office presence
- Rapidly growing residential communities
- Strong tourism and second-home market influences

It's Size Allows For:

- Phased Development strategies
- Campus-style office or medical layout
- Integrated retail and service uses
- Residential or hospitality components (subject to approvals)
- Investment Opportunity



BROCHURE | +/- 10 Acre Parcel Premier Commercial Development Opportunity 109 Bluffton Road Bluffton, SC 29910

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.



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

BROCHURE | +/- 10 Acre Parcel Premier Commercial Development Opportunity 109 Bluffton Road Bluffton, SC 29910

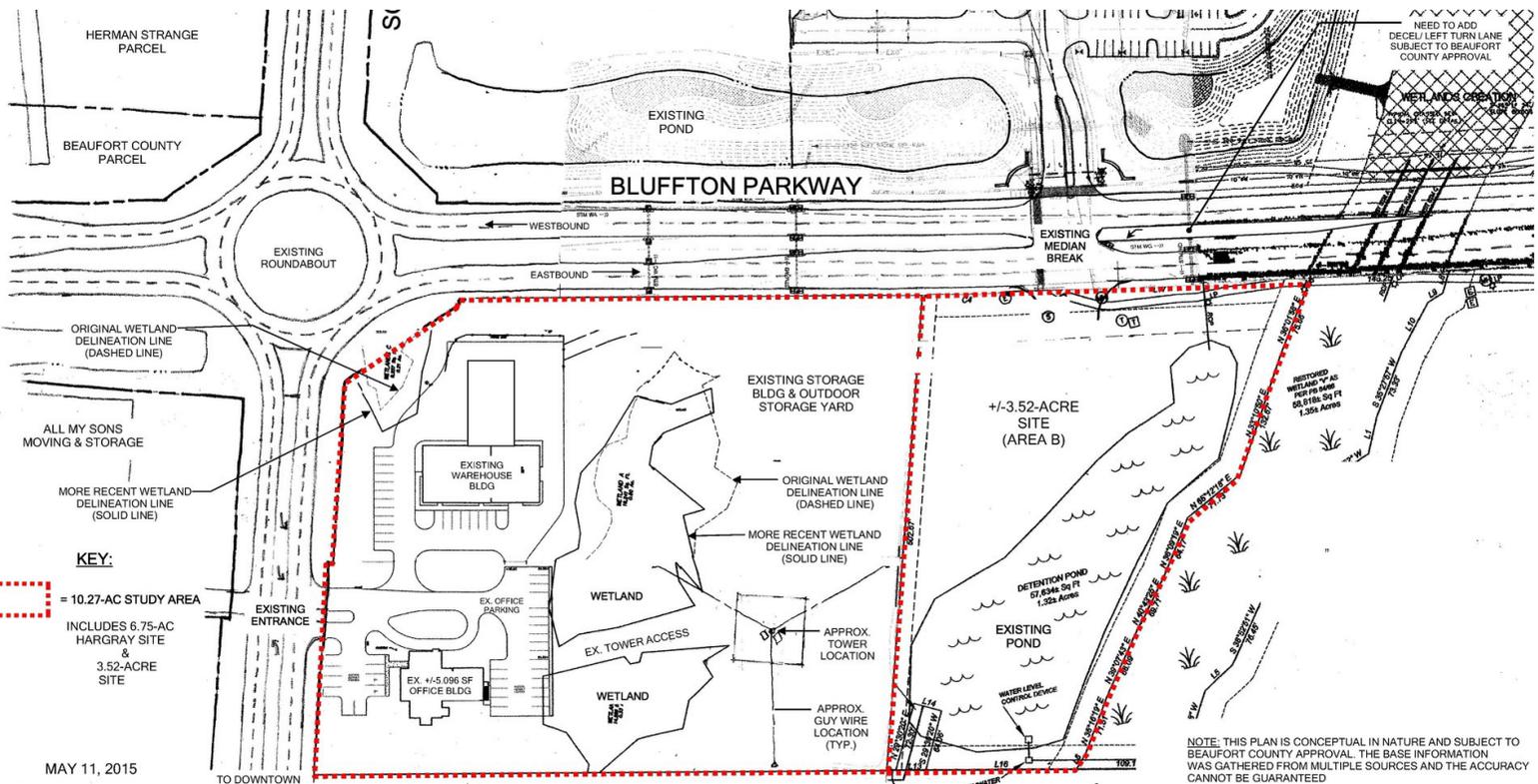
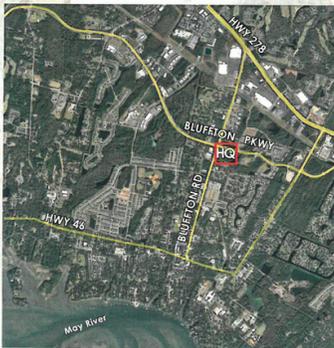
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



SCDOT 2024 TRAFFIC COUNTS
Bluffton Parkway - 26,660 VPD
Bluffton Road (Hwy 46) - 18,700 VPD

BROCHURE | +/- 10 Acre Parcel Premier Commercial Development Opportunity 109 Bluffton Road Bluffton, SC 29910

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.



BROCHURE | +/- 10 Acre Parcel Premier Commercial Development Opportunity 109 Bluffton Road Bluffton, SC 29910

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.