



Westbury Park Lot For Sale

1 Arley Way

Bluffton, South Carolina 29910

Property Highlights

- An outstanding opportunity to purchase a ± 1.5 -acre commercial parcel located in the heart of Bluffton's commercial district. Situated within the established Westbury Park Commercial development, this site benefits from excellent visibility near a signalized intersection, full access, and strong surrounding commercial activity.
- One of the few remaining developable parcels in the Bluffton core which is located within a fully built-out commercial park.
- High-growth regional market with strong demographics and income base.
- Flexible General Mixed Use zoning allows a wide range of commercial uses surrounded by medical, retail, hospitality, and residential density including Novant Health, MUSC, Publix and Belfair.

Offering Summary

Acreage:	+/- 1.5 Acres
Sale Price:	\$975,000
Town of Bluffton Zoning:	General Mixed Use
Business Park:	Westbury Park Commercial
Utilities at the Site:	Water, Sewer and Power
Oct. 2025 Wetland Findings Report:	No wetlands found
Topography:	Level and partially cleared

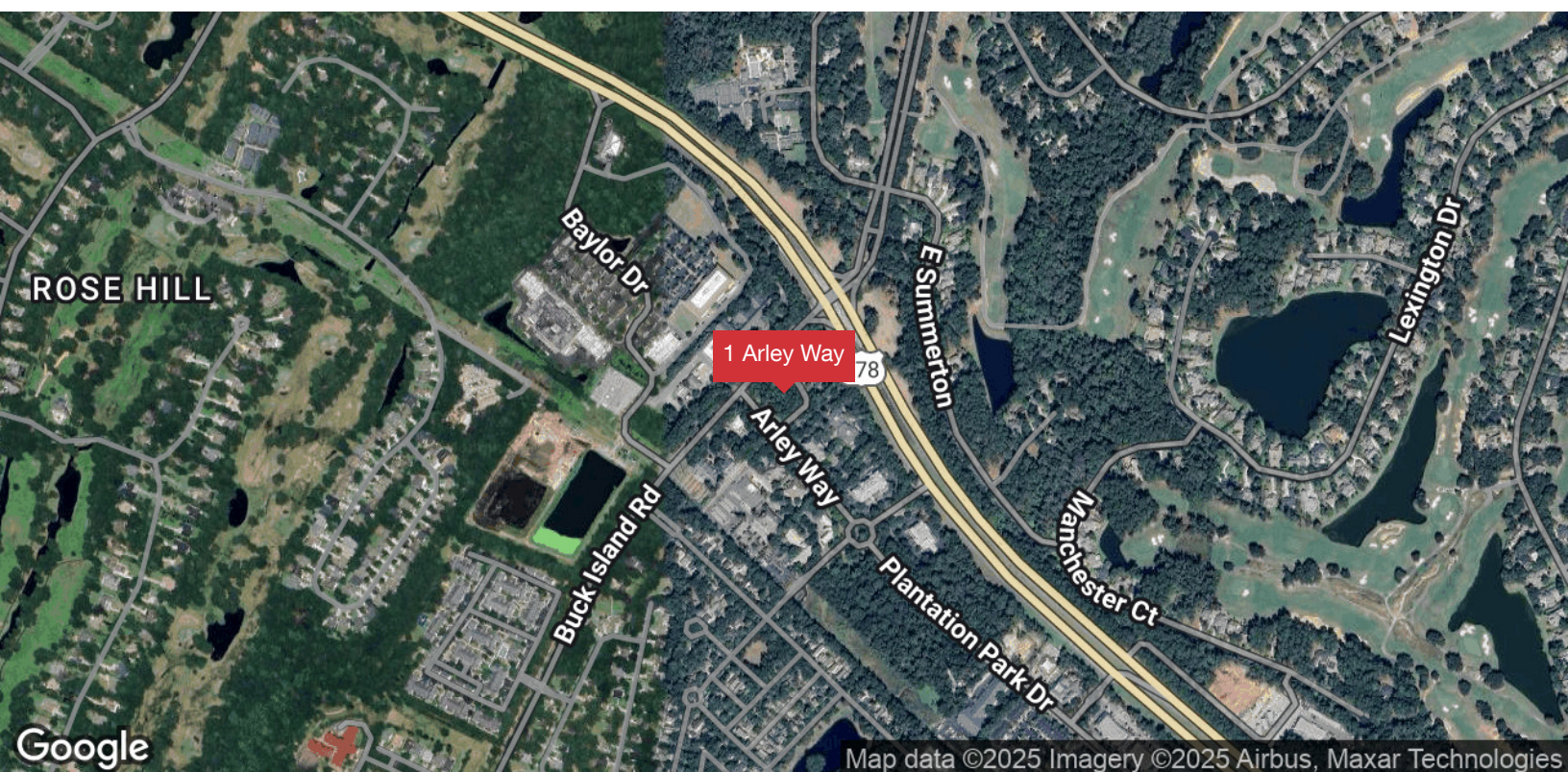
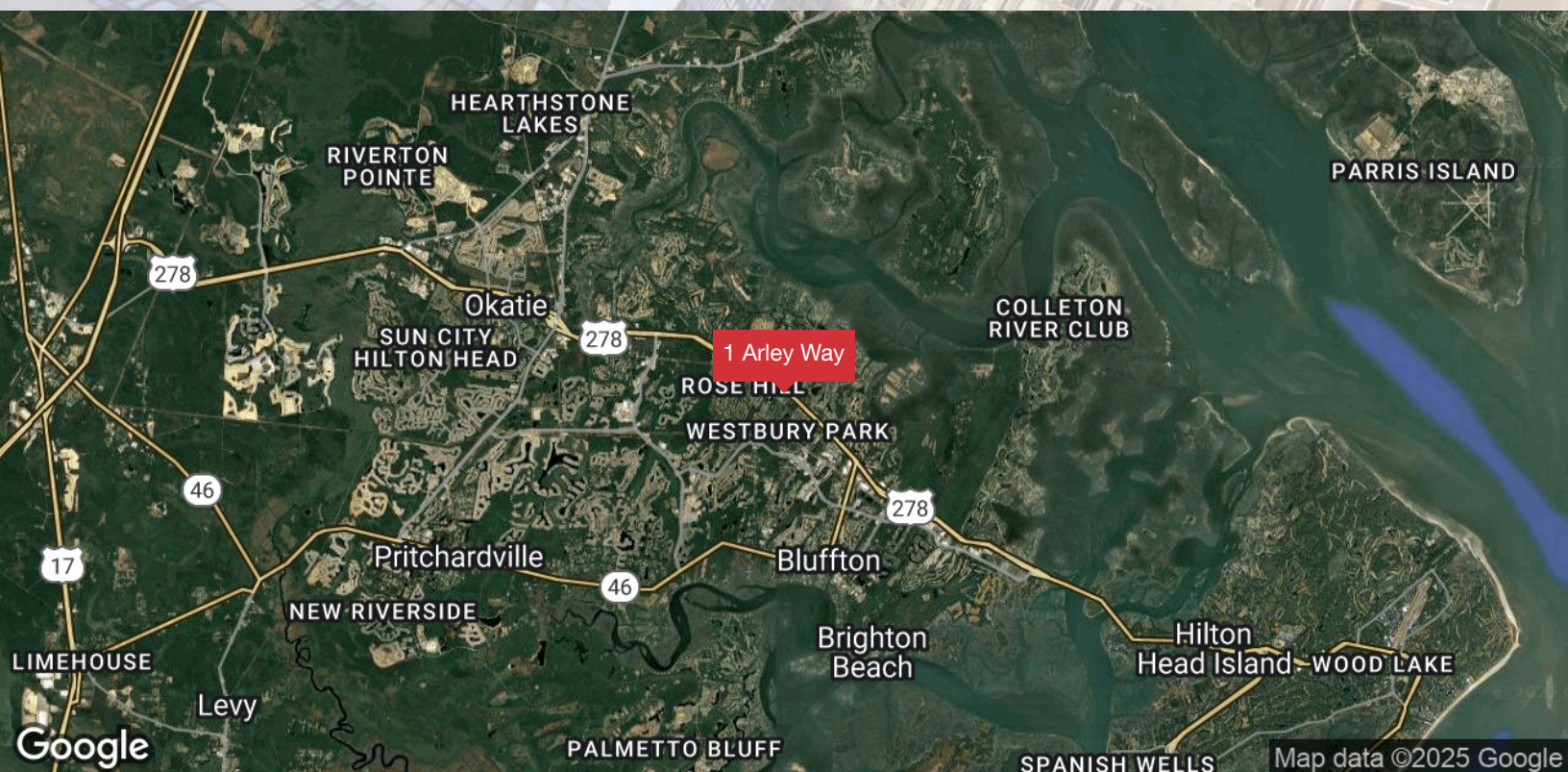
For More Information

Baker Wilkins

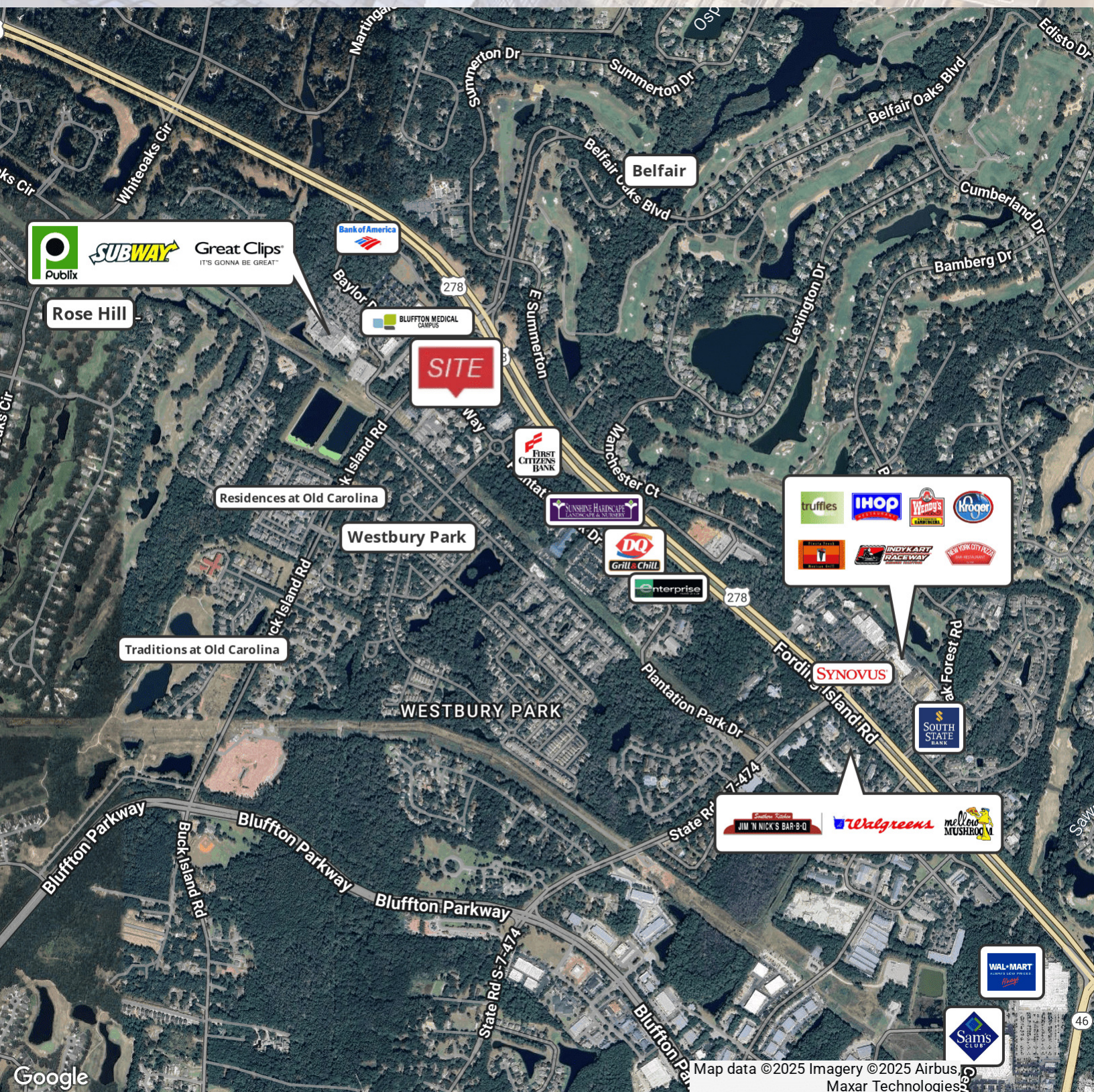
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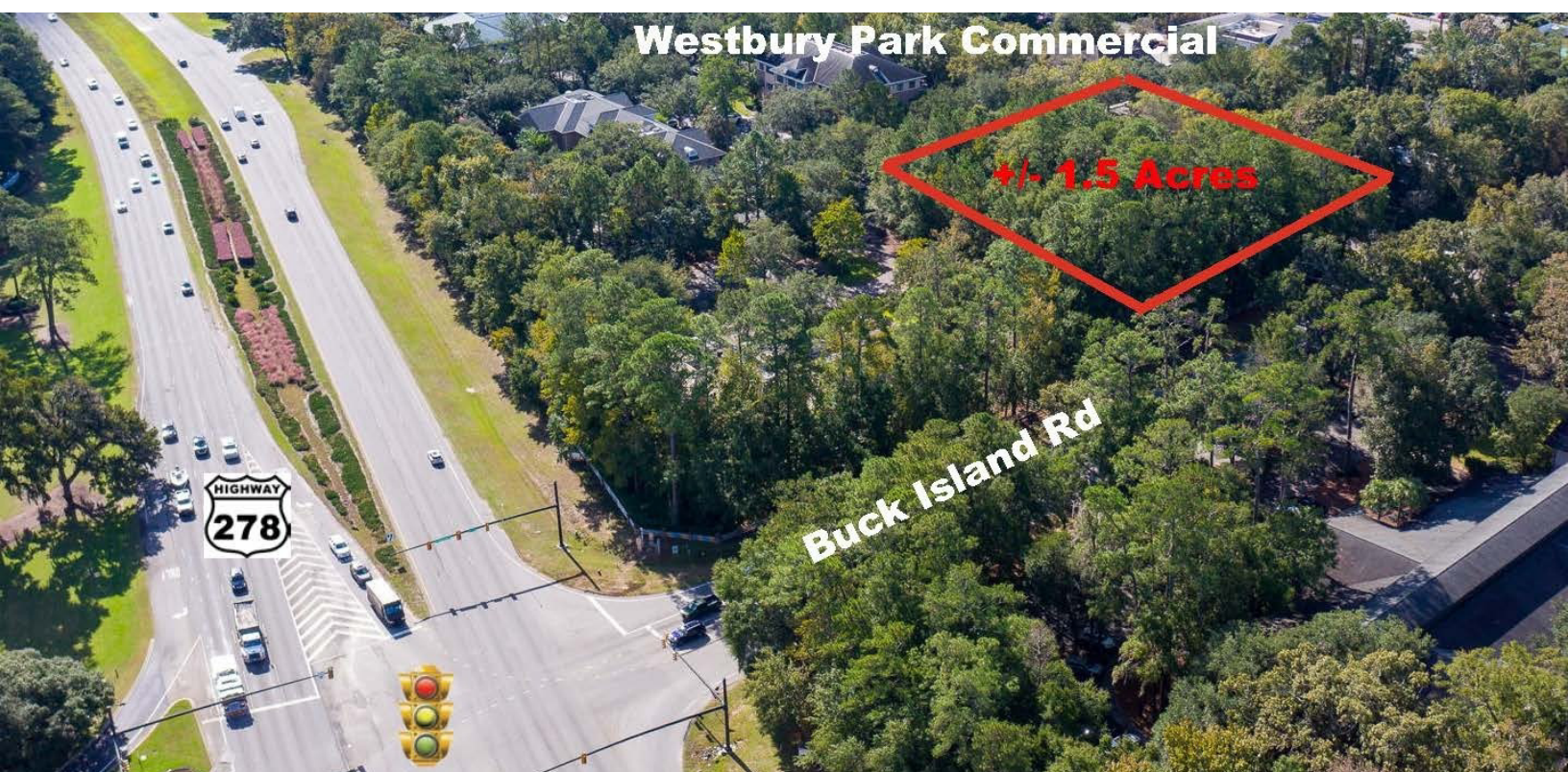
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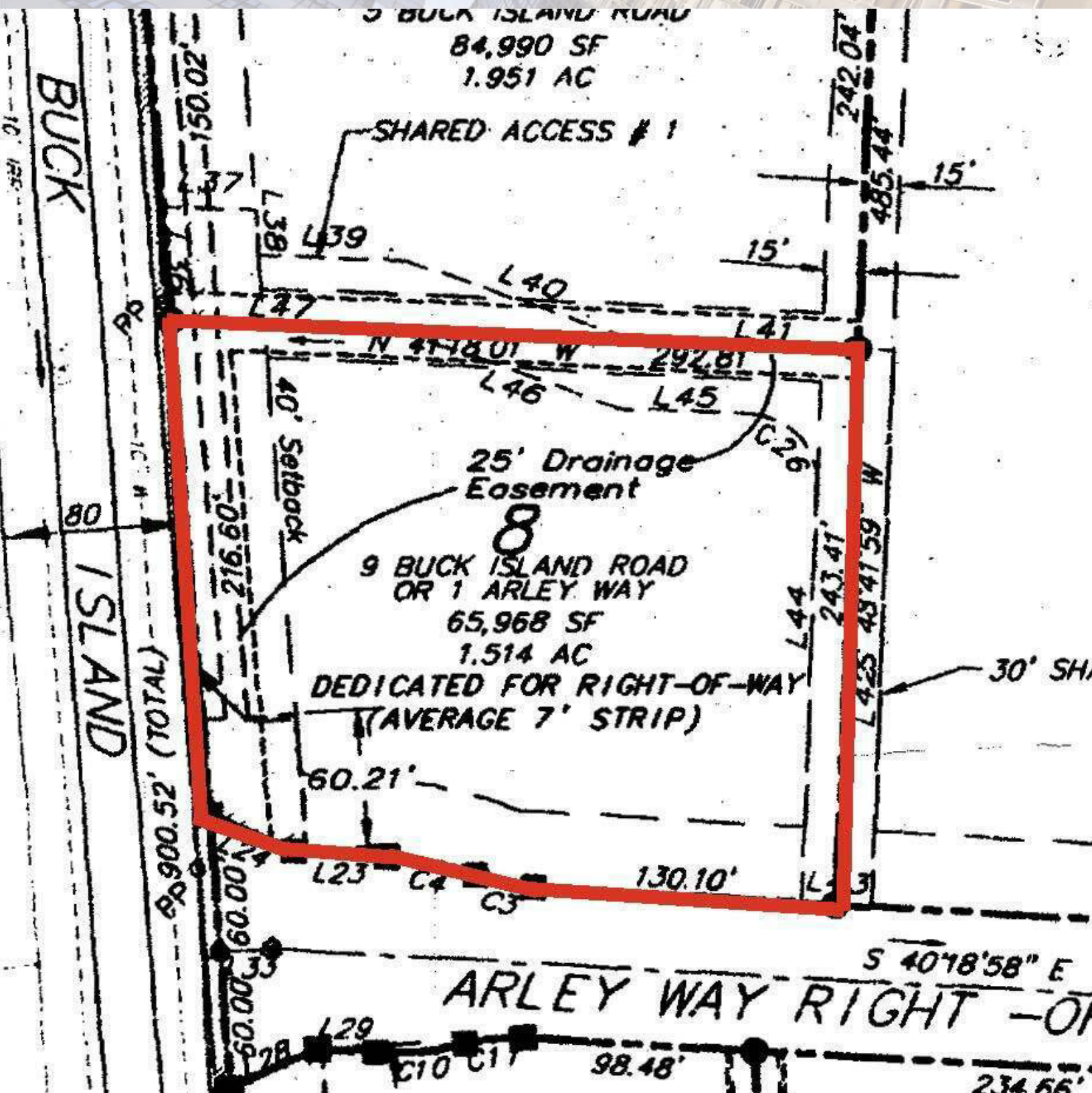
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