

FOR SALE

BUCKWALTER PKWY & LAKE POINT DRIVE

10.256 ACRES (4.646
UPLAND ACRES) AT THE
SIGNALIZED INTERSECTION
OF BUCKWALTER PKWY &
LAKE POINT DRIVE

Bluffton, SC 29910

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	10.256 Acres
ZONING:	Commercial
MARKET:	Bluffton

PROPERTY OVERVIEW

10.256 Acres [4.646 Upland Acres] at the Intersection of Buckwalter Pkwy and Lake Point Drive. 829' of frontage on Buckwalter Pkwy.
Property includes Tax Parcel R610-030-000-0441-0000 [9.173 acres] and a 1.077 acre subdivided portion of Tax Parcel R600-029-000-0014-0000. There are 5.61 acres of wetlands in Parcel R610-030-000-0441.

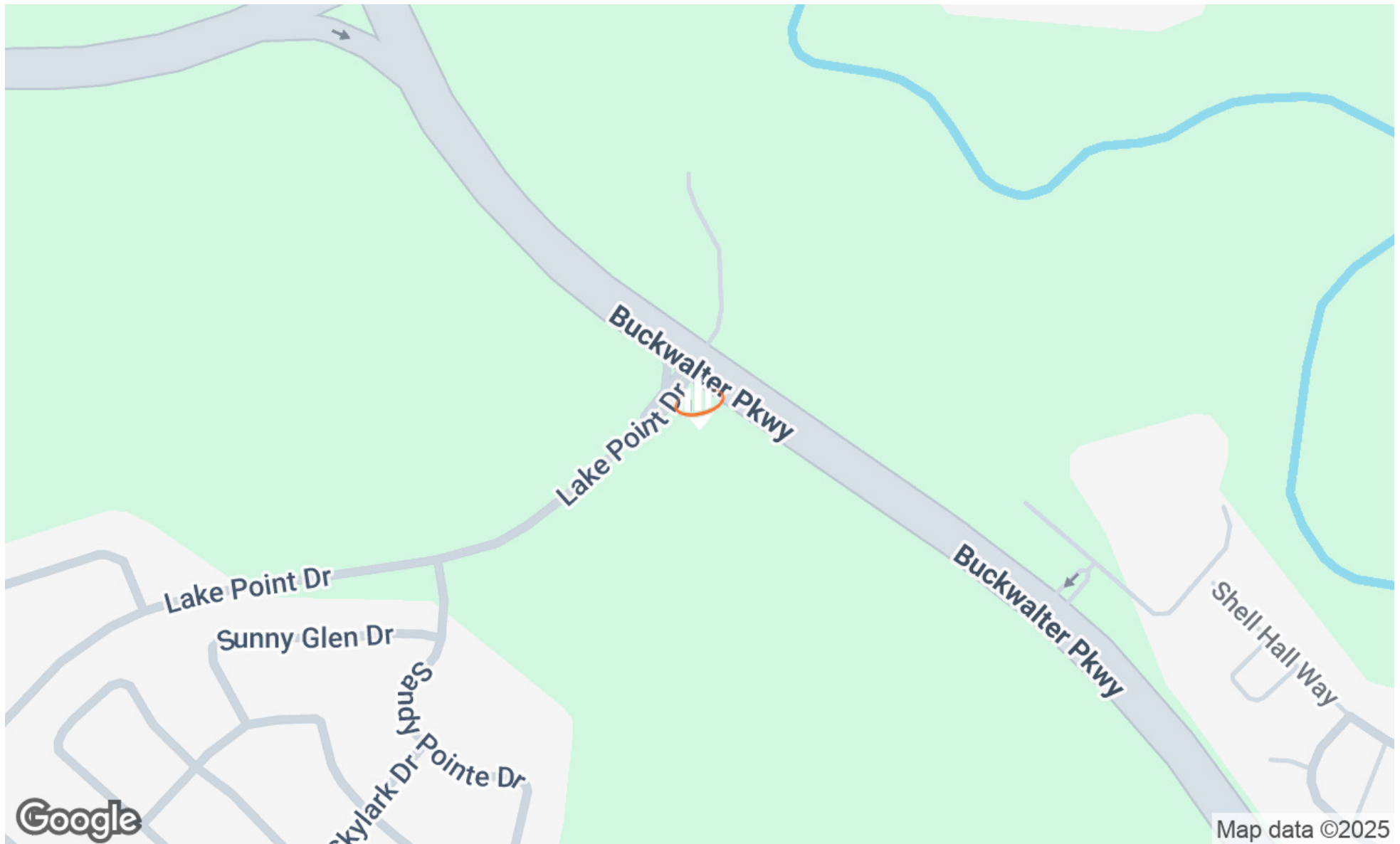
PROPERTY HIGHLIGHTS

- One Block From Publix and Kroger Food Stores
- One Block From Saint Joseph Candler Medical Facility
- One Block From Planned Beaufort Memorial Mini - Hospital
- One Quarter Mile From Bluffton K-12 Schools

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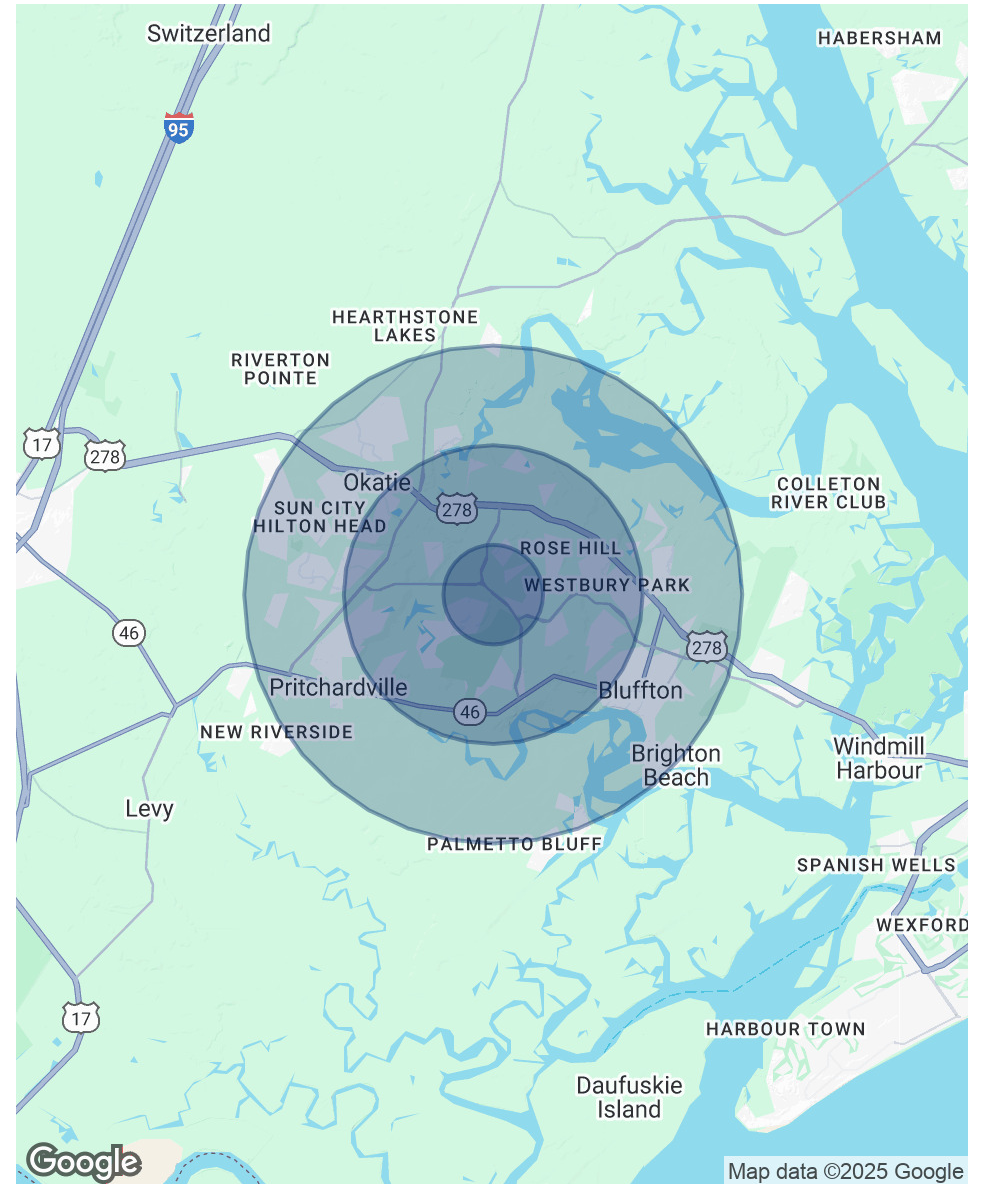
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,571	20,229	36,647
AVERAGE AGE	32.0	34.4	41.3
AVERAGE AGE (MALE)	30.9	33.9	41.2
AVERAGE AGE (FEMALE)	32.6	34.5	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	969	7,768	15,159
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$73,272	\$73,606	\$75,598
AVERAGE HOUSE VALUE	\$336,153	\$324,947	\$300,823

* Demographic data derived from 2020 ACS - US Census



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