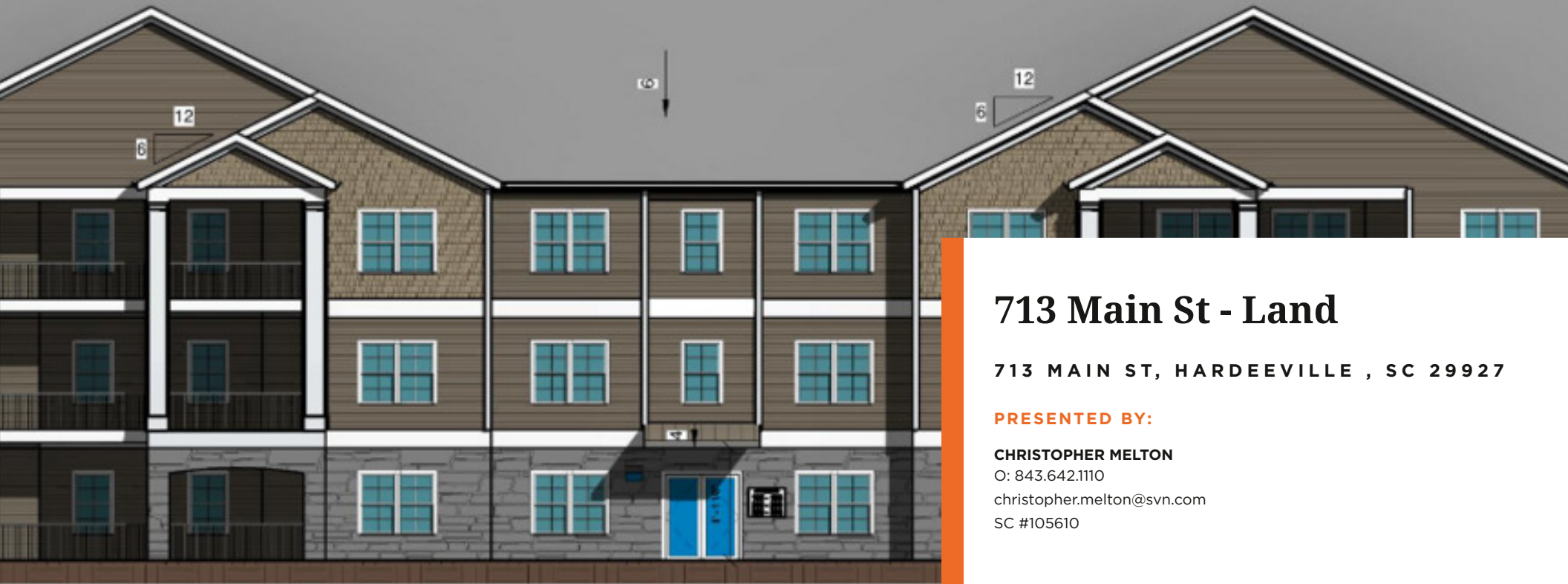




Offering Memorandum



713 Main St - Land

713 MAIN ST, HARDEEVILLE , SC 29927

PRESENTED BY:

CHRISTOPHER MELTON

O: 843.642.1110

christopher.melton@svn.com

SC #105610

PROPERTY SUMMARY

713 MAIN ST

713 MAIN ST
HARDEEVILLE , SC 29927

OFFERING SUMMARY

SALE PRICE: \$7,200,000

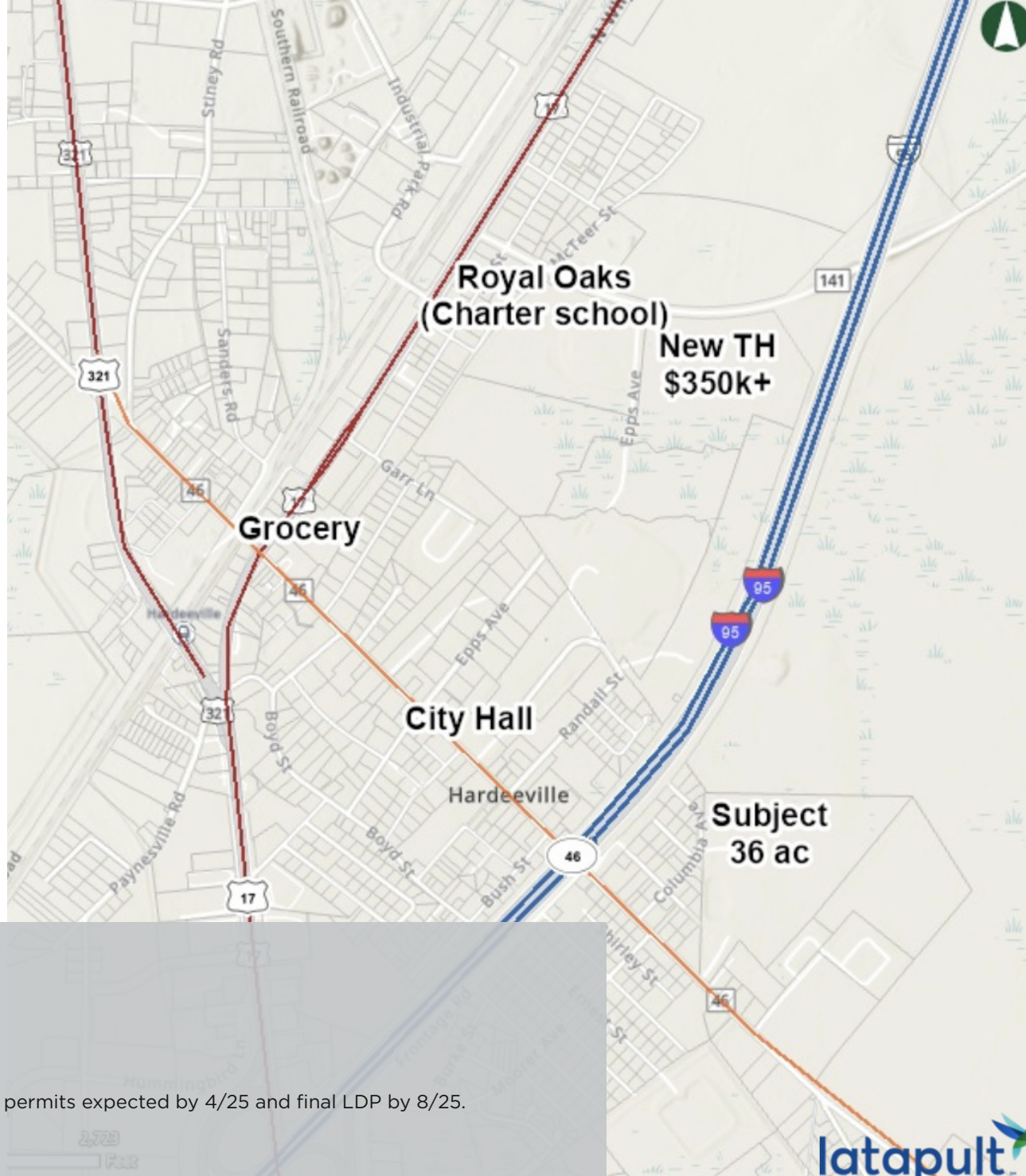
AVAILABLE SF:

LOT SIZE: 36 Acres

PRICE / ACRE: \$200,000

PROPERTY SUMMARY

"Shovel-ready" - seller has entitled land for 360 MF units. City permits expected by 4/25 and final LDP by 8/25.



latapult

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

36 acres in prime location, close to "shovel-ready." Seller has entitled land for 360 MF units. Final City permits expected by 4/25 and final LDP by 8/25.

DOWNTOWN - CLOSE TO JOBS & SCHOOLS

Superb multifamily location close to schools, jobs and new recreation center. Fully entitled and will be permitted for 360 units. Seller is handling the permitting process. Quick access to I-95 for Gulfstream, Hyundai, logistics and port jobs. 278 for office, hospitality and military jobs. Highway 17 for logistics & ocean terminal. Retiree demand from the two magnets of Del Webb and Margaritaville.

JOB GROWTH

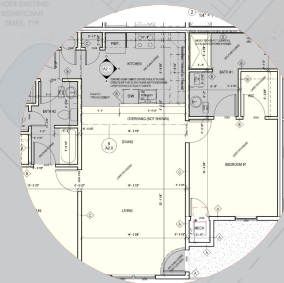
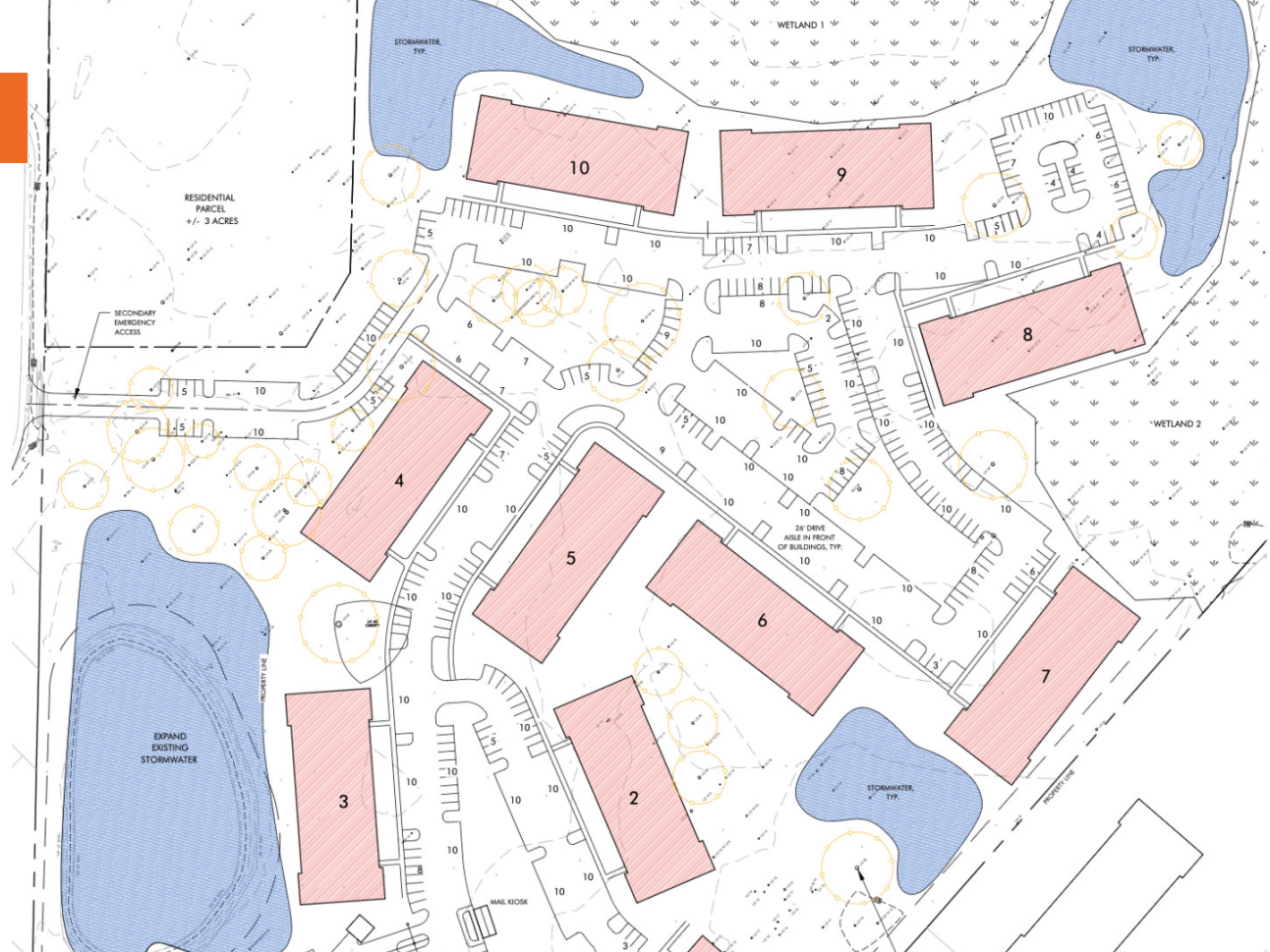
Hardeeville is poised to become a logistics juggernaut - immediate job growth of 5,000 from existing warehouse construction of 5 M SF, and a future job growth of up to 130,000 from the Ocean Terminal and 40 M SF of warehouse & industrial space.

LIFESTYLE

Location enjoys easy access to beautiful beaches and charming towns. Hilton Head's world renown beaches, Savannah's cultural assets and Bluffton & Beaufort's small-town charm. A further bonus is provided by a new Buc-ee's planned for exit 8.

PROPERTY HIGHLIGHTS

- Located in downtown Hardeeville, close to charter school, jobs and easy access to I-95
- Part of the Hilton-Head-Bluffton-Beaufort MSA, one of the fastest growing markets in the Southeast
- Job growth driven by tech, retirees, Gulfstream, Hyundai, and medical industry
- Market rents of approximately \$1800 for 1 bedroom
- New supply is light - 176 units being delivered next 6 quarters
- Seller is taking the parcel through entitlement and permits - entitlements done and permits estimated by 8/15/26



DEVELOPMENT SUMMARY

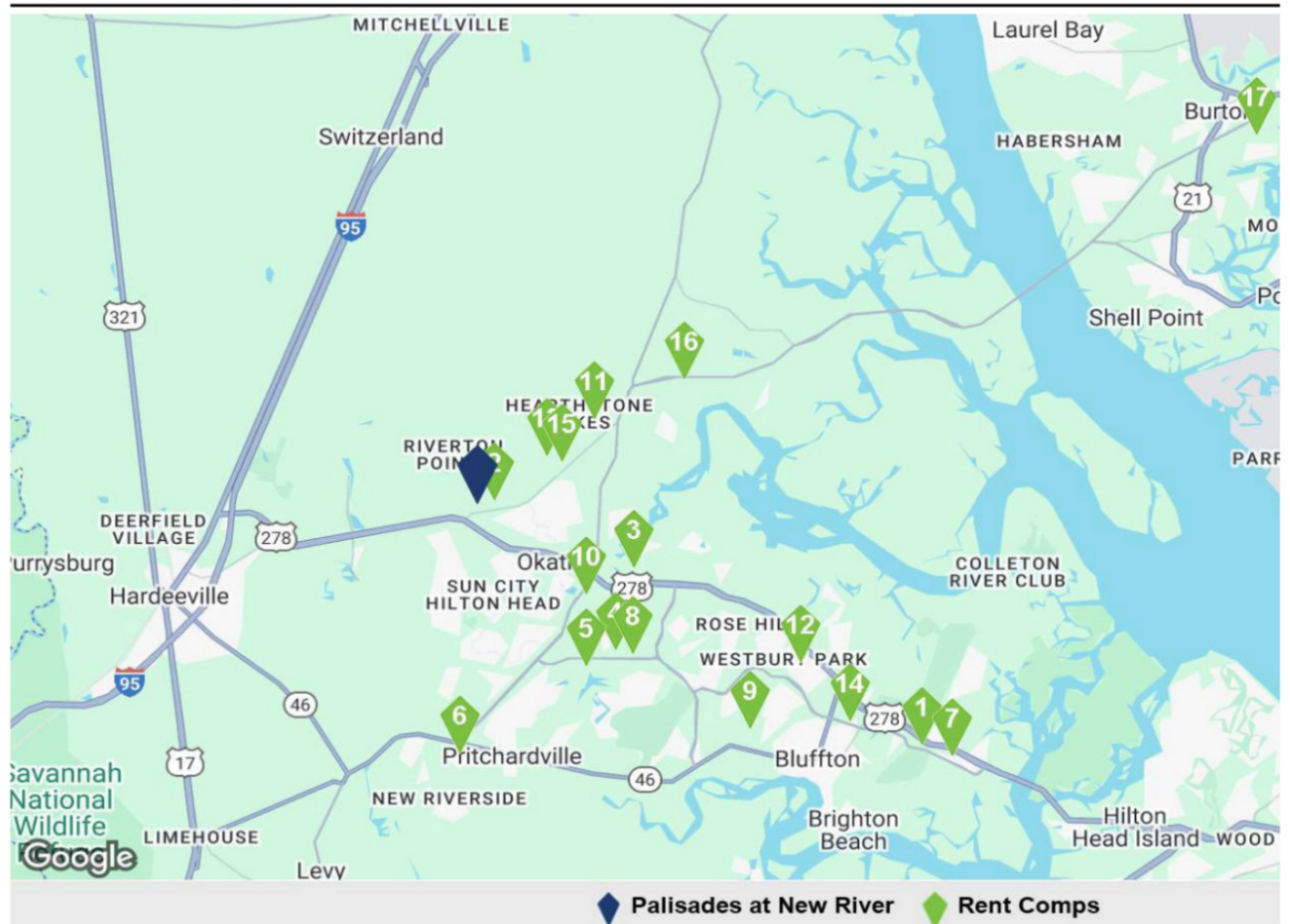
PROPERTY AREA : +/- 39 AC
 RESIDENTIAL PARCEL : +/- 3 AC
 WETLAND 1 AREA : +/- 1.6 AC
 WETLAND 2 AREA : +/- 5 AC
 TOTAL WETLAND AREA : +/- 6.6 AC
 DEVELOPABLE UPLAND : 30.4 AC.
 USE : MULTIFAMILY
 TYPE : 3 STORY GARDEN APT.
 +/- 12 UNITS/STORY
 UNITS : 36/BLDG
 10 BLDGS. x 36 UNITS
 = 360 UNITS

COMP PROPERTIES

Rent Comparables

Comps:	17
Avg Rent:	\$1,860
Avg Rent/SF	1.84
Vacancy	15.50%
YTD absorption:	450
Deliveries, next 6 quarters:	176

RENT COMP LOCATIONS





Location Information



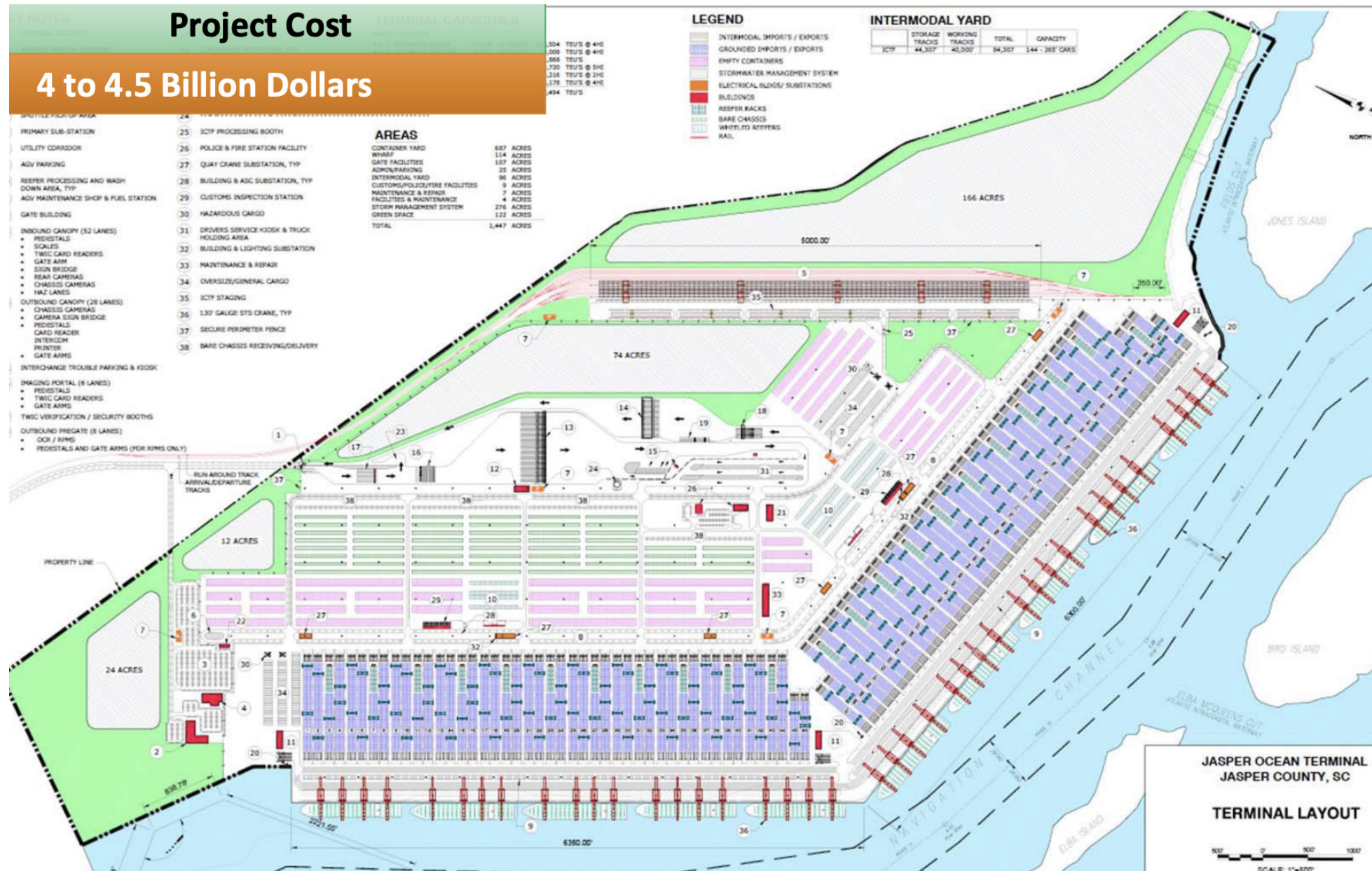
LOGISTICS DRIVING JOB GROWTH



Hardeeville is becoming a logistics superstar. Highway 17 will have 20 M SF of warehouse industrial connected to the Ocean terminal with another 20 M SF and a rail link. Gemini predicts job growth of 70-125,000 from these projects.

Project Cost

4 to 4.5 Billion Dollars



LOGISTIC CENTERS

Current Major Projects

	SF
Riverport	4,238,000
SALT	4,685,000
Clarius	2,700,000
Hardeeville Commerce	800,000

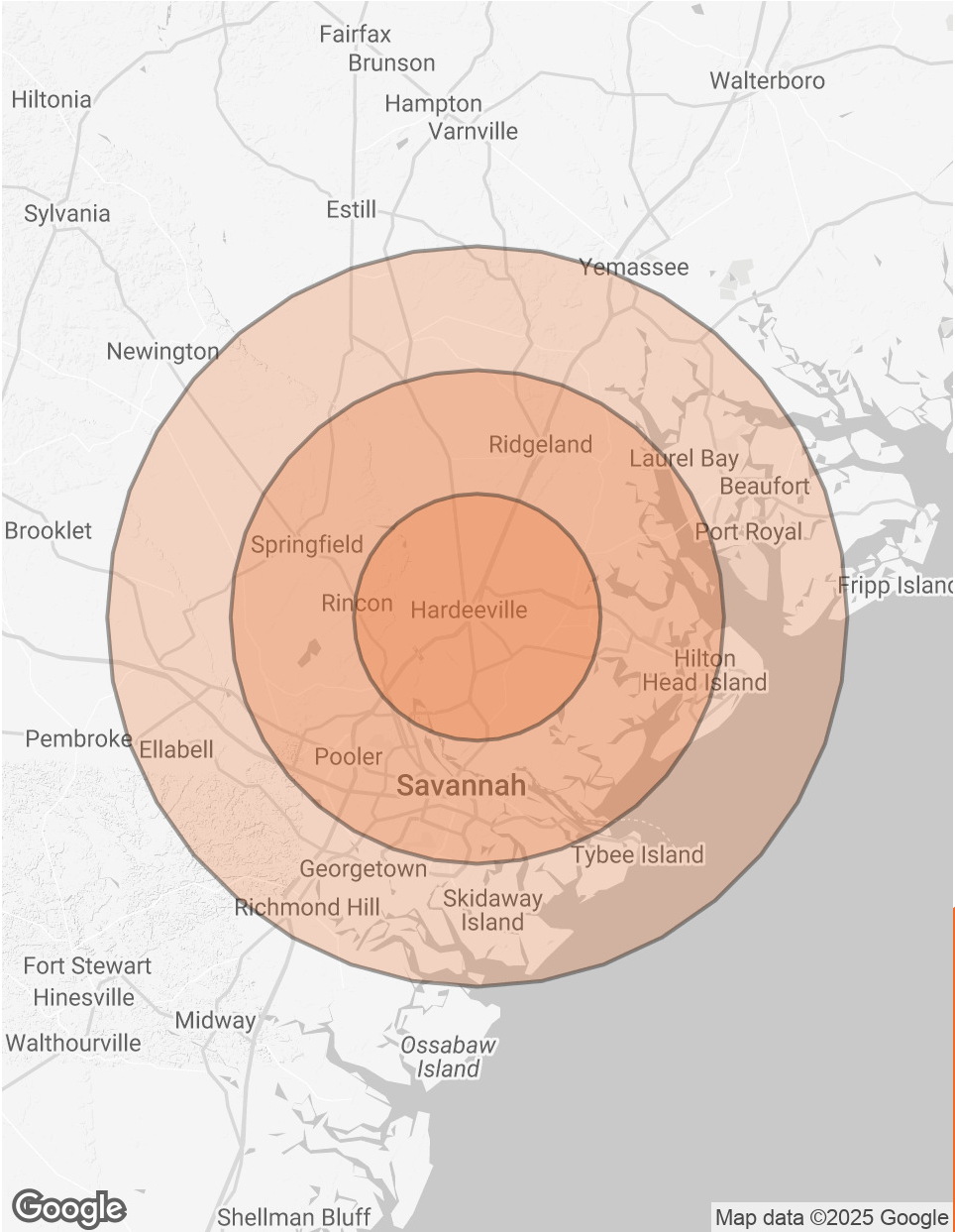


DEMOGRAPHICS MAP & REPORT

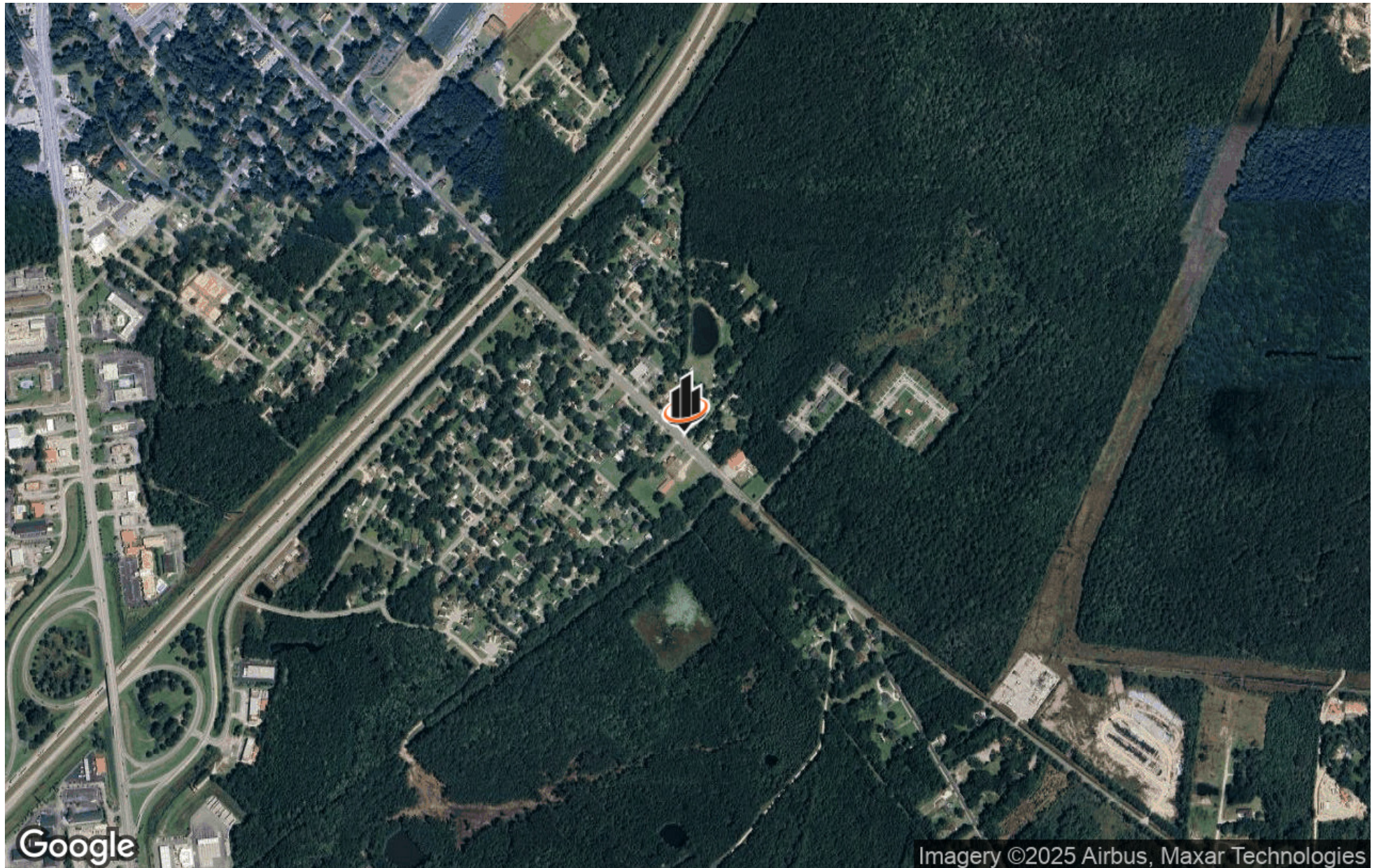
POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	86,375	407,070	638,394
AVERAGE AGE	45	41	42
AVERAGE AGE (MALE)	44	40	41
AVERAGE AGE (FEMALE)	46	42	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	35,126	162,541	254,904
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$107,738	\$99,094	\$101,068
AVERAGE HOUSE VALUE	\$436,577	\$404,562	\$410,999

Demographics data derived from AlphaMap



AERIAL MAP



THE SVN BRAND

Founded in 1987

A globally recognized brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the collective strength of our network

Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration, and organized competition**

A franchise business model that supports entrepreneurial growth and autonomy

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

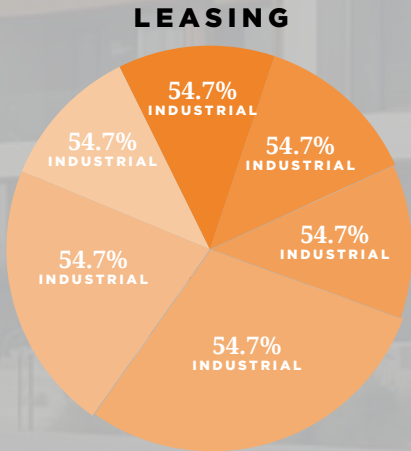
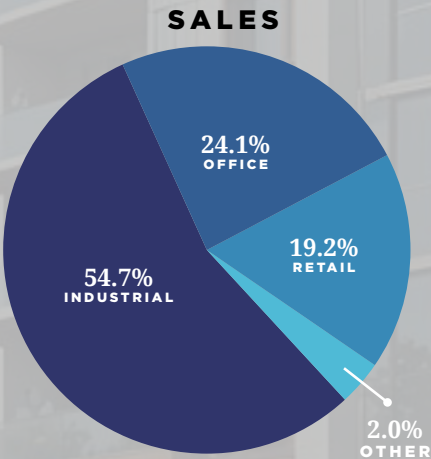
More offices in the US than any other CRE company.

Comprehensive **training & support**

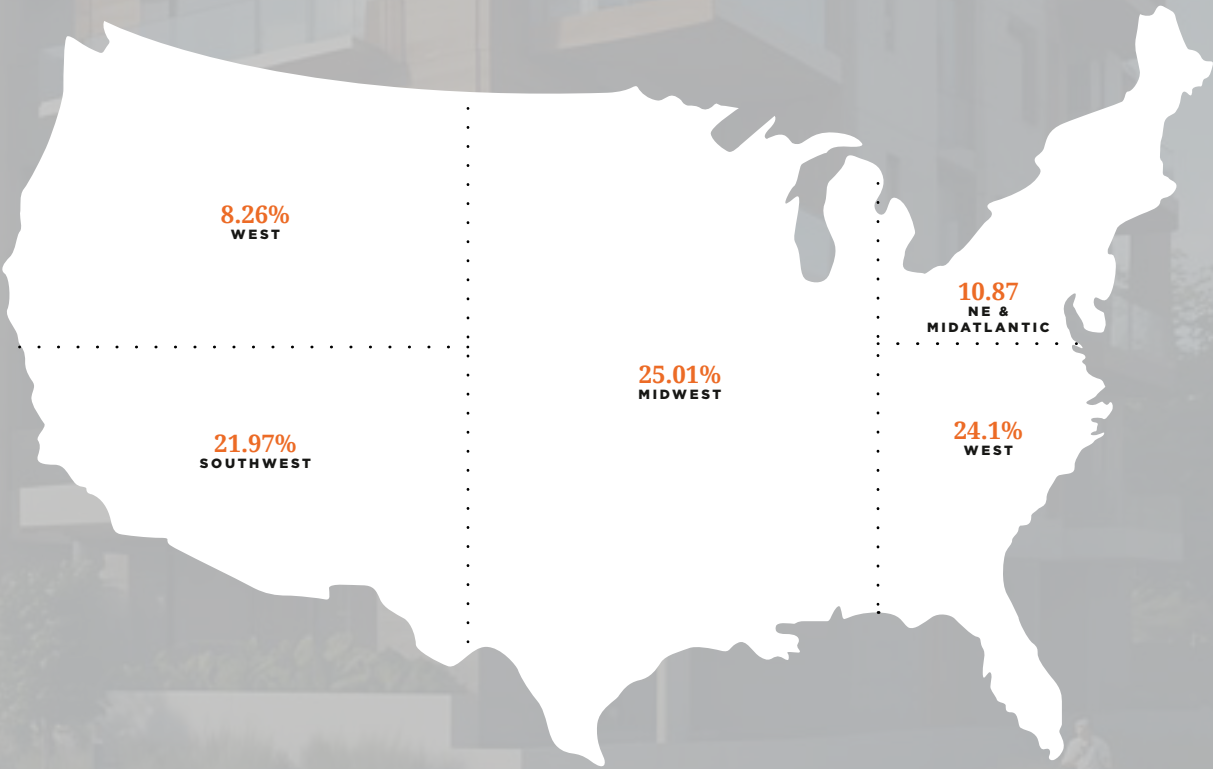
Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

THE SHARED VALUE NETWORK®

SVN was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN Difference.



TRANSACTION VOLUME
UNITED STATES NATIONAL DISTRIBUTION



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

1538 FORDING ISLAND ROAD
SUITE 107
HILTON HEAD ISLAND, SC
29926



SVNSAVHH.COM