

SALE

Webb Tract

HAIG POINT ROAD

Daufuskie Island, SC 29928



PRESENTED BY:

TOM DEMINT, CCIM

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SC #8142

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---------------------------|
| SALE PRICE: | \$16,500,000 |
| LOT SIZE: | 600 Acres |
| ZONING: | Residential |
| MARKET: | Daufuskie |
| APN: | R800 024 000 0001 0000 |

PROPERTY OVERVIEW

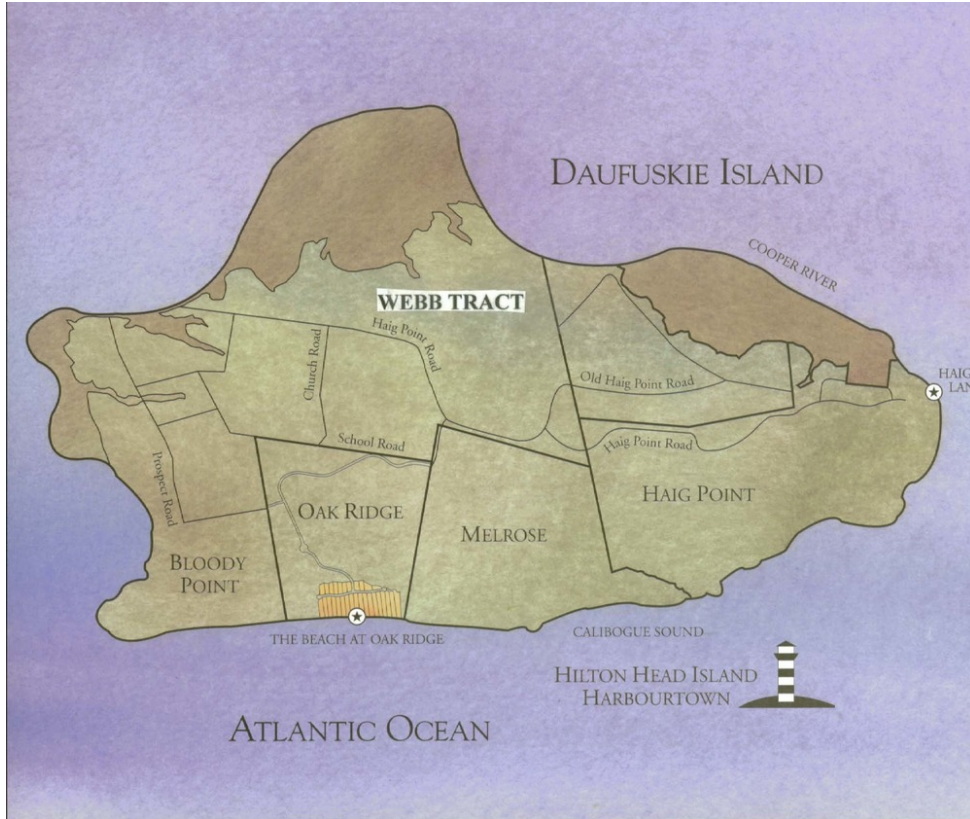
Approximately 600 acres on Daufuskie Island with 1.7 miles of deep water and marsh frontage. The property is approved in Beaufort County for 1,250 residential units. 300 acres of the interior property is in a conservation easement which will allow 22 estate lots and biking & hiking trails. The marina village area which comprises approximately 100 acres is not part of this sale but will provide valuable services for the Webb Tract in the future.

PROPERTY HIGHLIGHTS

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CITY INFORMATION



LOCATION DESCRIPTION

Daufuskie Island is located between Hilton Head Island and Savannah and is the southernmost inhabited sea island in South Carolina. The island is 5 miles long and almost 2.5 miles wide. Daufuskie has approximately 400 full time residents and 3 private/semiprivate communities. The island has miles of untouched ocean front beaches and marsh and deep water frontage on the intracoastal waterway. The island is only accessible by ferry and has maintained a rural charm even though it is only one mile from Hilton Head Island by boat.

LOCATION DETAILS

| | |
|---------------|-----------|
| MARKET | Daufuskie |
| COUNTY | Beaufort |

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ADDITIONAL PHOTOS



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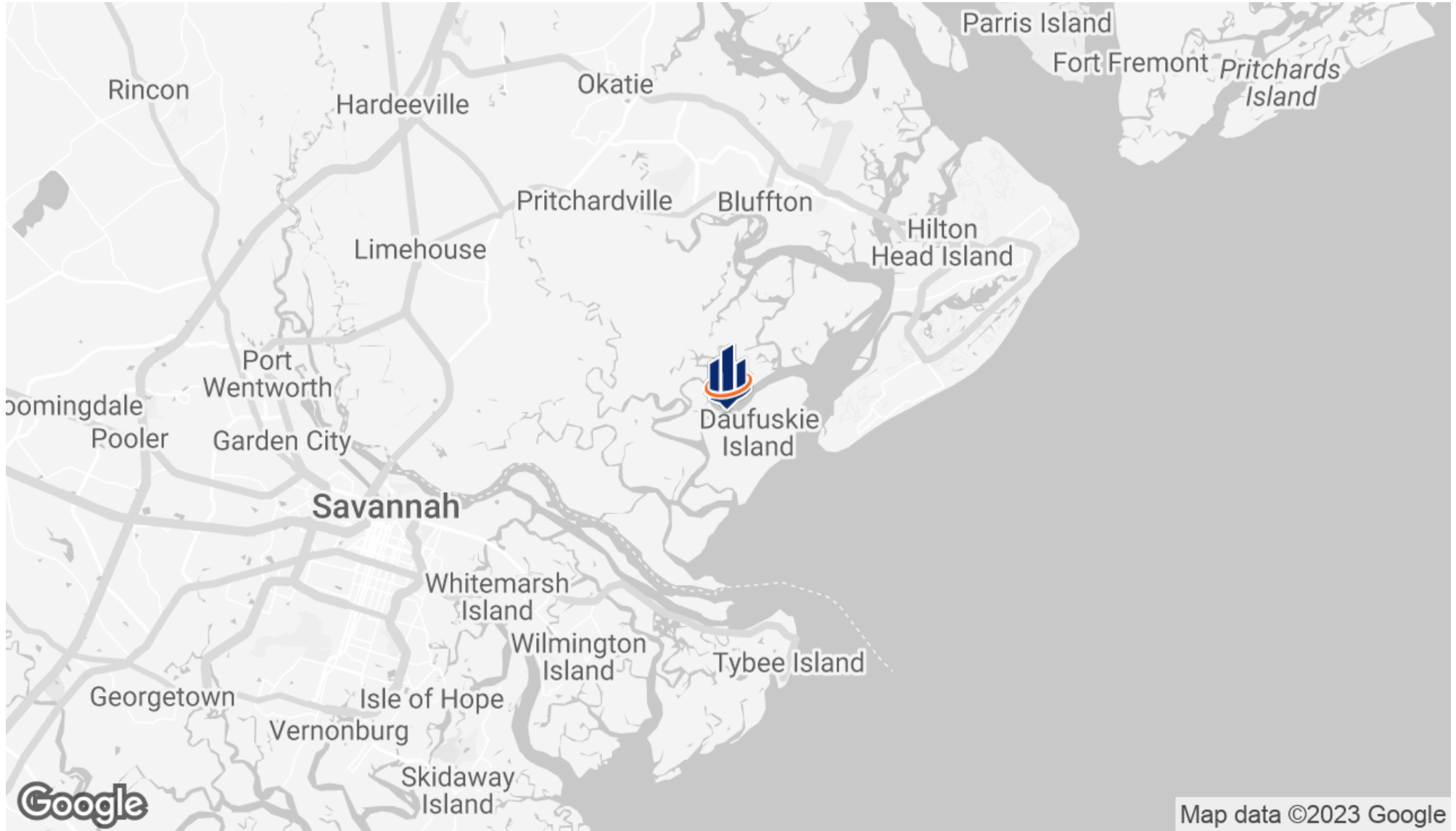
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

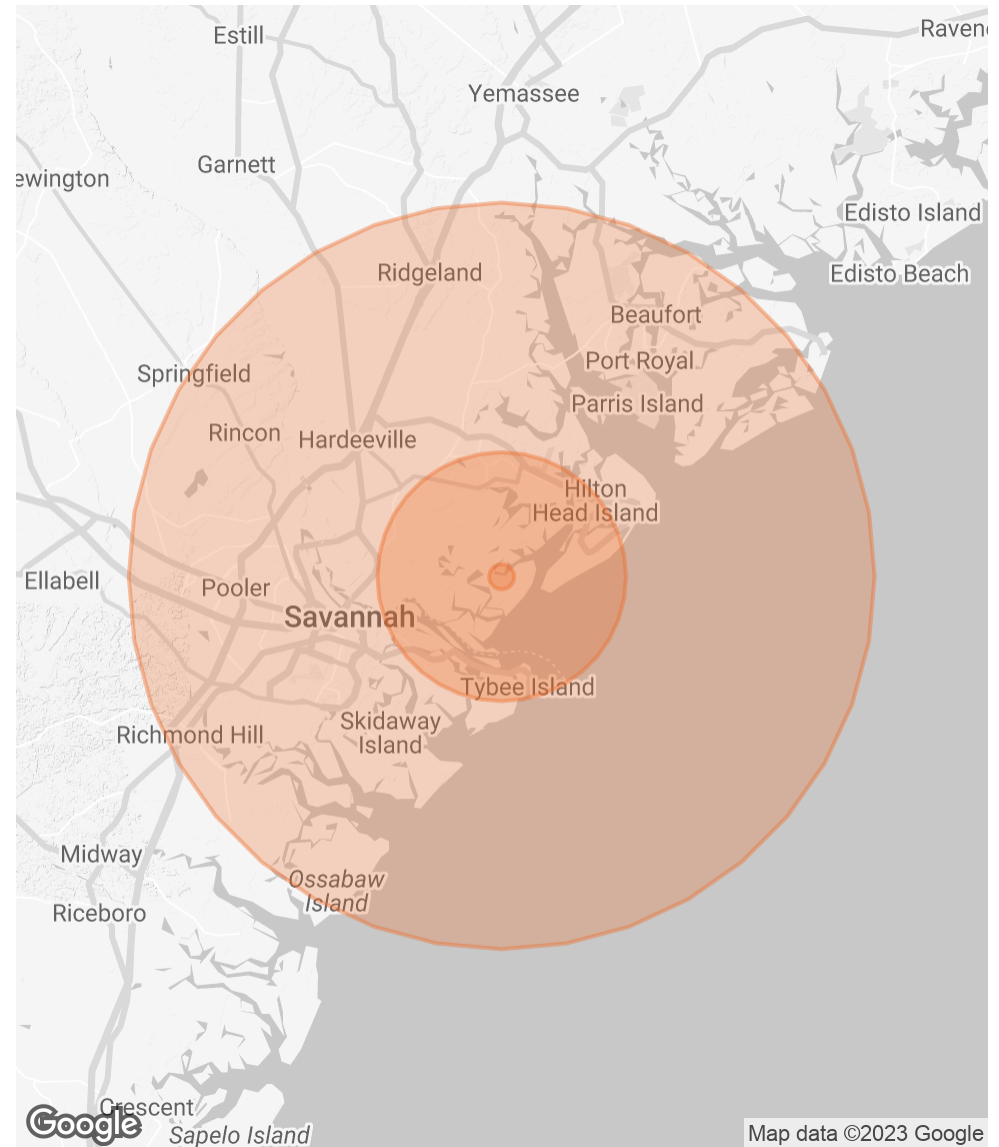
1 MILE 10 MILES 30 MILES

| | 1 MILE | 10 MILES | 30 MILES |
|-----------------------------|--------|----------|----------|
| TOTAL POPULATION | 68 | 56,363 | 511,226 |
| AVERAGE AGE | 58.2 | 41.3 | 37.1 |
| AVERAGE AGE (MALE) | 57.7 | 40.5 | 36.1 |
| AVERAGE AGE (FEMALE) | 57.5 | 41.8 | 38.0 |

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

| | 1 MILE | 10 MILES | 30 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 29 | 23,657 | 199,835 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.6 |
| AVERAGE HH INCOME | \$130,554 | \$85,850 | \$67,624 |
| AVERAGE HOUSE VALUE | \$352,976 | \$429,405 | \$289,072 |

* Demographic data derived from 2020 ACS - US Census



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