

Strobhart Road

JASPER COUNTY, SC 29936

4.98
ACRES
FOR SALE

STROBHARTROAD

CBRE

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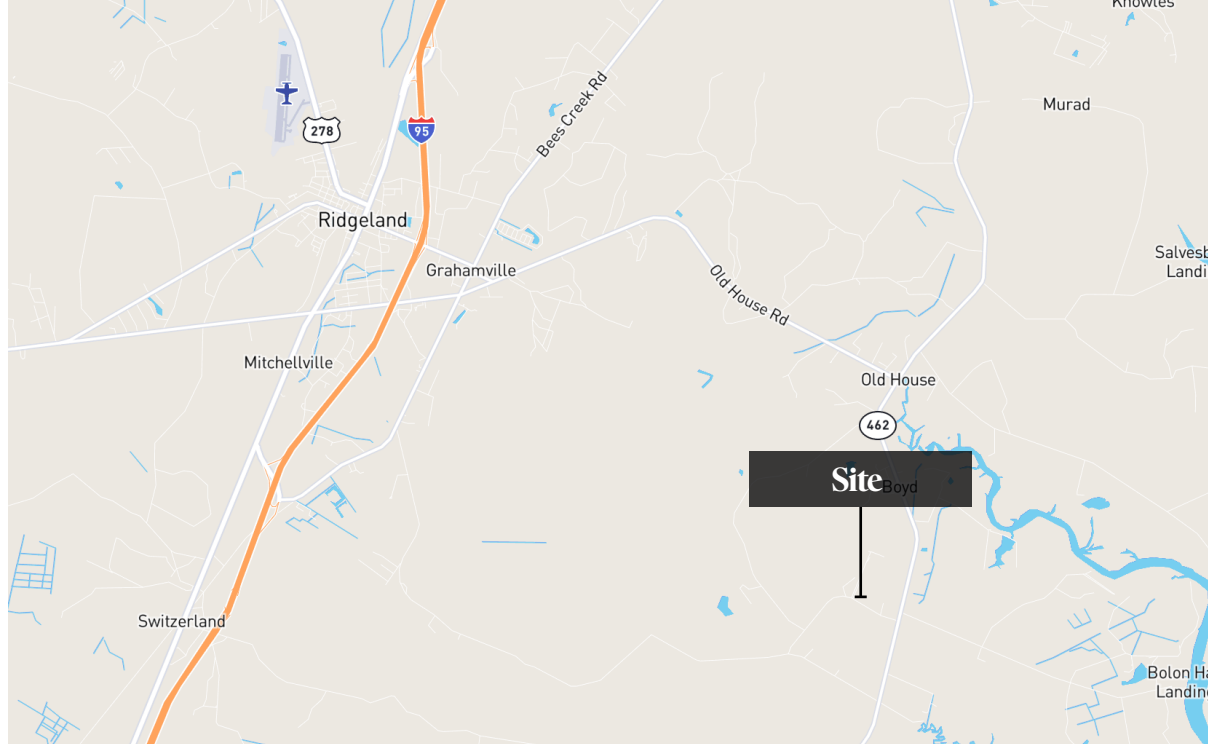
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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THE OFFERING

Discover a prime investment opportunity with this 4.98-acre parcel located on Strobhart Road, strategically positioned in Jasper County, South Carolina - situated amidst ongoing and planned developments. Jasper County is the fastest-growing county in South Carolina in terms of housing units. The housing stock in Jasper County grew by 8.4% between 2022 and 2023, outpacing every other county in the country, according to U.S. Census Bureau data.

This property is zoned Community Commercial (CC) zoning, offering a wide range of permitted uses including light commercial, light industrial, landscape services, or building materials suppliers.

The site also offers convenient access to major regional hubs including Bluffton, Hardeeville, Beaufort, Savannah, and Hilton Head, enhancing its appeal for both businesses and residents.

PROPERTY OVERVIEW

Size	294,687 SF
Zoning	Community Commercial (CC)
Uses	Light Commercial, Light Industrial

NEARBY CITIES

Bluffton	28 minutes (17.9 mi)
Hardeeville	23 minutes (17.2 mi)
Beaufort	32 minutes (20.8 mi)
Savannah	43 minutes (31.1 mi)
Hilton Head	34 minutes (23.1 mi)

PROPERTY HIGHLIGHTS



PRIME LOCATION

Jasper County - fastest-growing county in South Carolina



ZONING

Versatile CC Zoning - Community Commercial, allowing wide range of uses



POTENTIAL USES

Ideal for Light Commercial, Residential Development allowed



SIZE

4.98 Acre Parcel Available



MAJOR CITIES

Easy access to Major Cities - Bluffton, Hilton Head, Savannah, Hardeeville, and Beaufort



AREA GROWTH

Surrounded by high-growth projects - Foxtail Commons Housing Development



HOUSING

Located in nation's fastest-growing county in terms of housing units



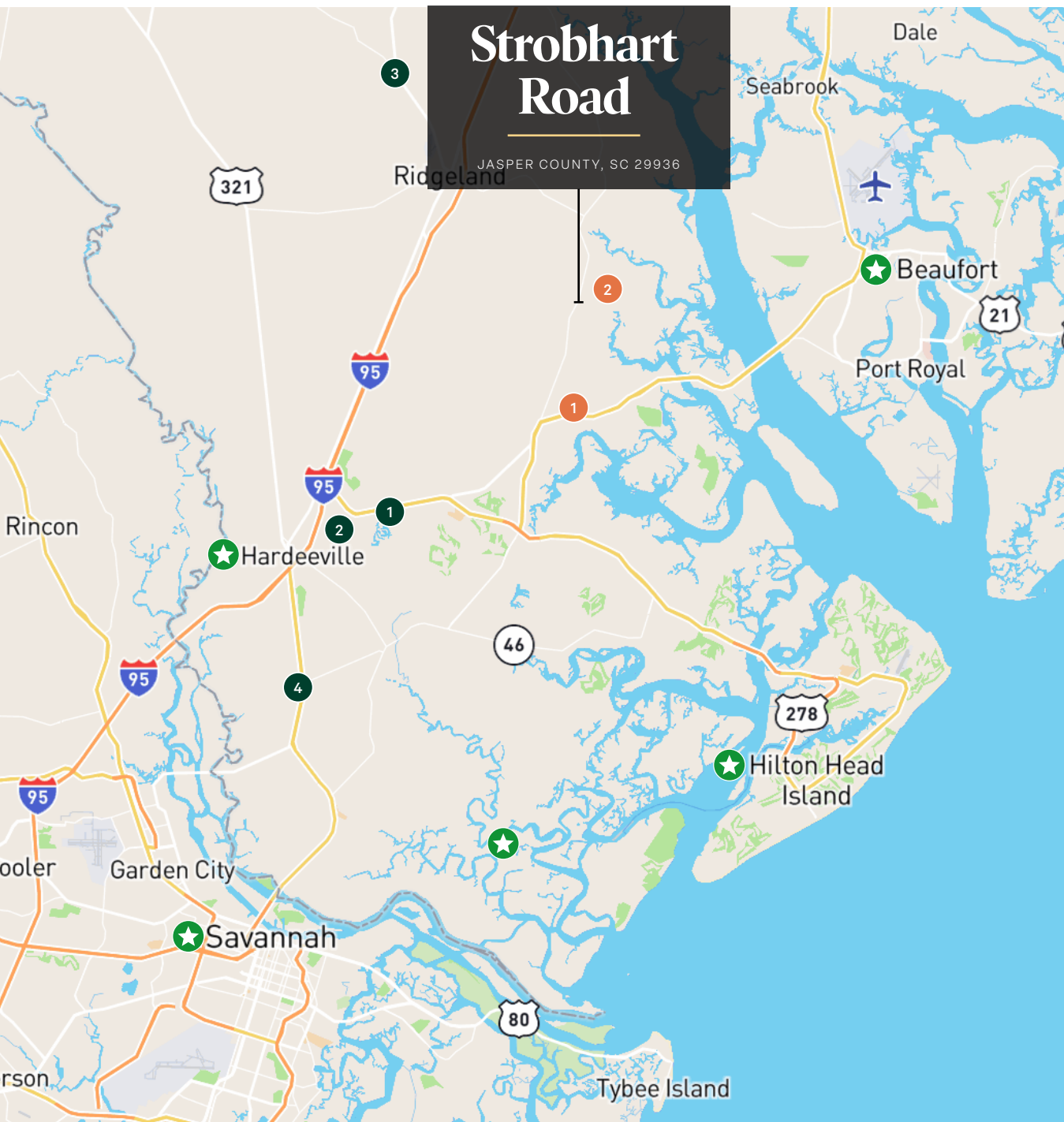
HARDEE STATION

Close Proximity to Hardee Station - 46 acre development



INTERSTATE ACCESS

9 miles to I-95 and located off Highway 462



Strobhart Road

JASPER COUNTY, SC 29936

KEY LOCATIONS



NEARBY CITIES

BEAUFORT	20.8 MILES
HILTON HEAD	23.1 MILES
HARDEEVILLE	17.2 MILES
BLUFFTON	17.9 MILES
SAVANNAH	31.1 MILES



NEARBY USERS

- 1. FOXTAIL COMMONS**
Housing Development - 270 new homes by early 2026
- 2. SOUTHERN PALMETTO LANDSCAPE SERVICES**



KEY PLACES

- 1. MARGARITAVILLE**
- 2. HARDEE STATION**
- 3. TICO MANUFACTURING**
- 4. TS CONDUCTOR MANUFACTURING PLANT**

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JASPER COUNTY, SC 29936



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