



Prime Corner - Downtown Bluffton

209 Bluffton Road
Bluffton, South Carolina 29910

Property Highlights

- Fantastic location in Old Town Bluffton with the best visibility on the corner at the four-way stop directly across from Promenade, Nickel Pumpers Gas Station and Cornerstone Church. It's adjacent to Nectar Farm Kitchen.
- Most flexible zoning and design standards to allow commercial, residential or mixed use. See attached Zoning.
- Lot 1 to accommodate a 4,300 SF building based on 3 stories at 2,100 SF per floor.
- Lot 2 to accommodate a 7,500 SF building based on 3 stories at 2,500 SF per floor.
- Lot 3 to accommodate a 4,400 SF building based on 2 stories at 2,200 SF per floor.
- Lot 1A to accommodate a 1,200 SF building based on 2 stories at 600 SF per floor.

Offering Summary

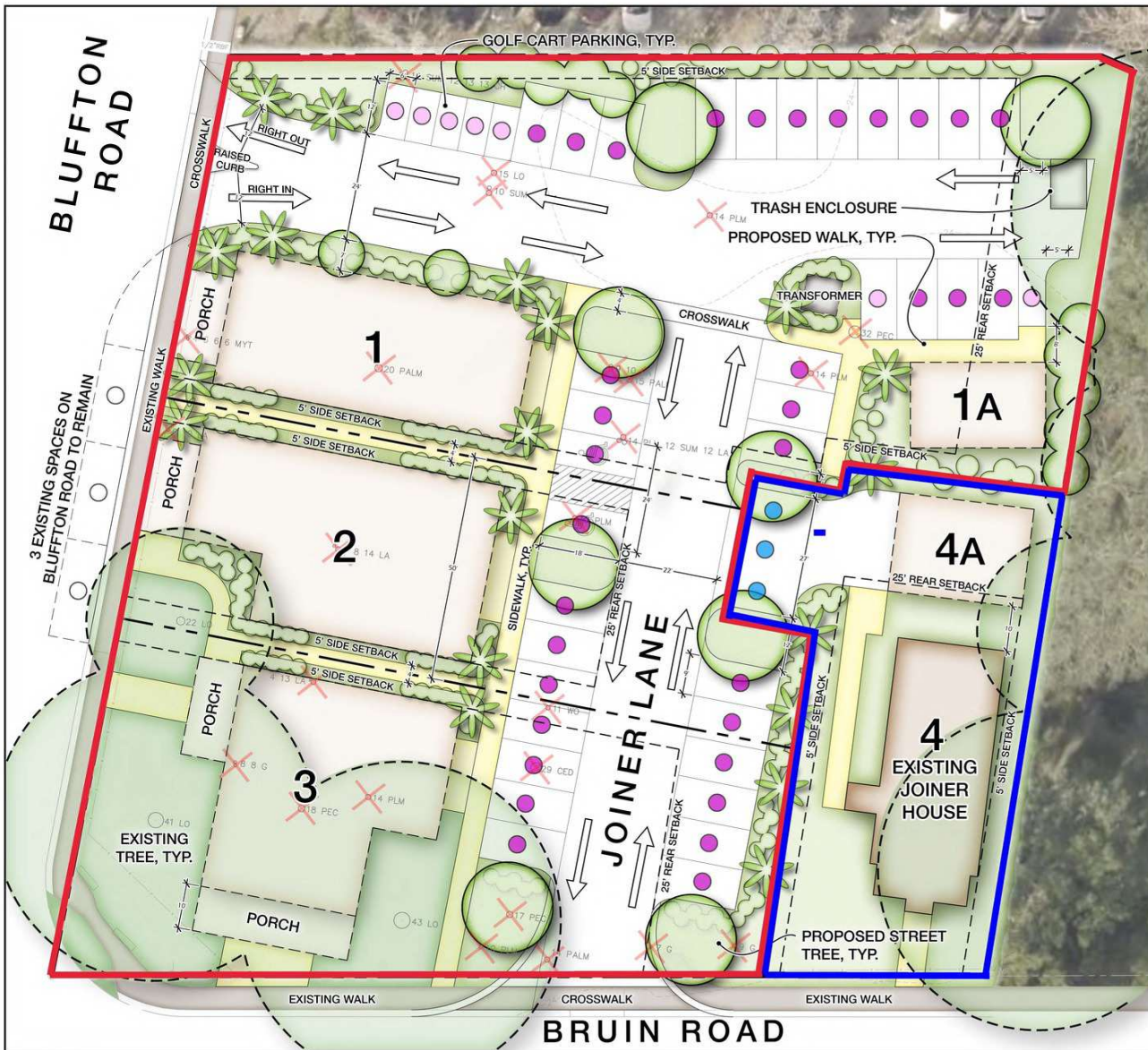
Sale Price:	\$1,799,000
Acreage:	.81 +/- acres
Zoning:	Neighborhood Core - Historic District
Access:	Bruin Road
Utilities:	On-Site - See Exhibit
Stormwater:	See Exhibit
Site Plan Approval:	Approved
Permits:	In Process
Parking:	47 Spaces

For More Information

Baker Wilkins

Broker In Charge
O: 843 837 4460 x2
baker@naicarolinacharter.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

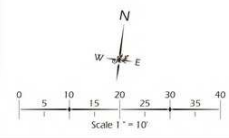


PARKING SUMMARY

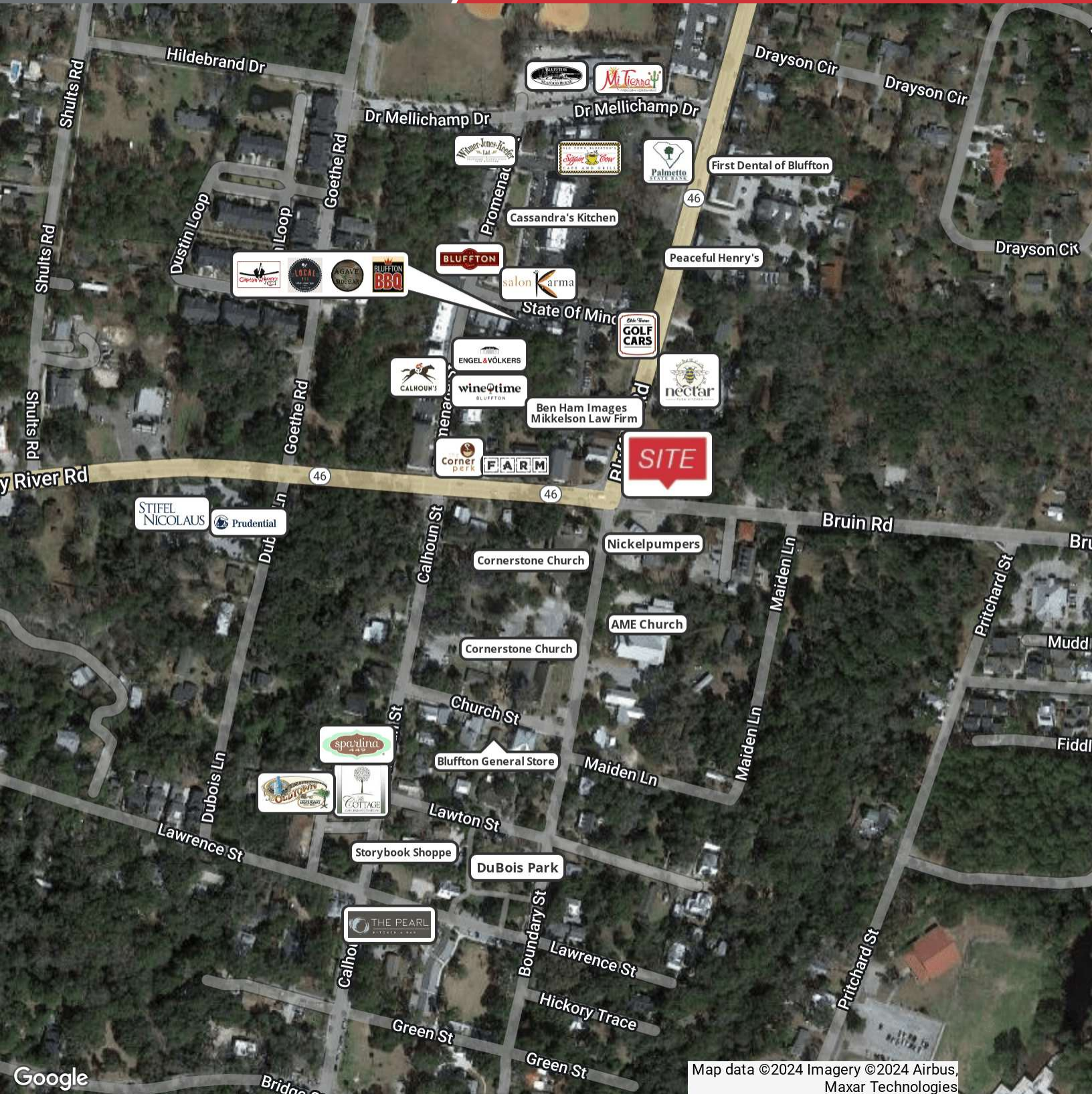
LOTS 1 - 4
REQUIRED SPACES = 47
(SEE TABLE 1)

- PROVIDED SPACES = 47
- INCLUDES 3 SPACES ALLOCATED FOR BLDG 4 AND BLDG 4A
 - INCLUDES 3 EXISTING SPACES ON BLUFFTON ROAD
 - INCLUDES 6 GOLF CART SPACES AND 1 COMPACT SPACE

NOTE: APPROXIMATE BUILDING AND PORCH FOOTPRINTS SHOWN ARE FOR REFERENCE ONLY. FINAL BUILDING FOOTPRINTS SUBJECT TO CHANGE BASED ON FUTURE BUILDING DESIGNS.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
 Bluffton, SC 29910
 843 837 4460 tel
 naicarolinacharter.com



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

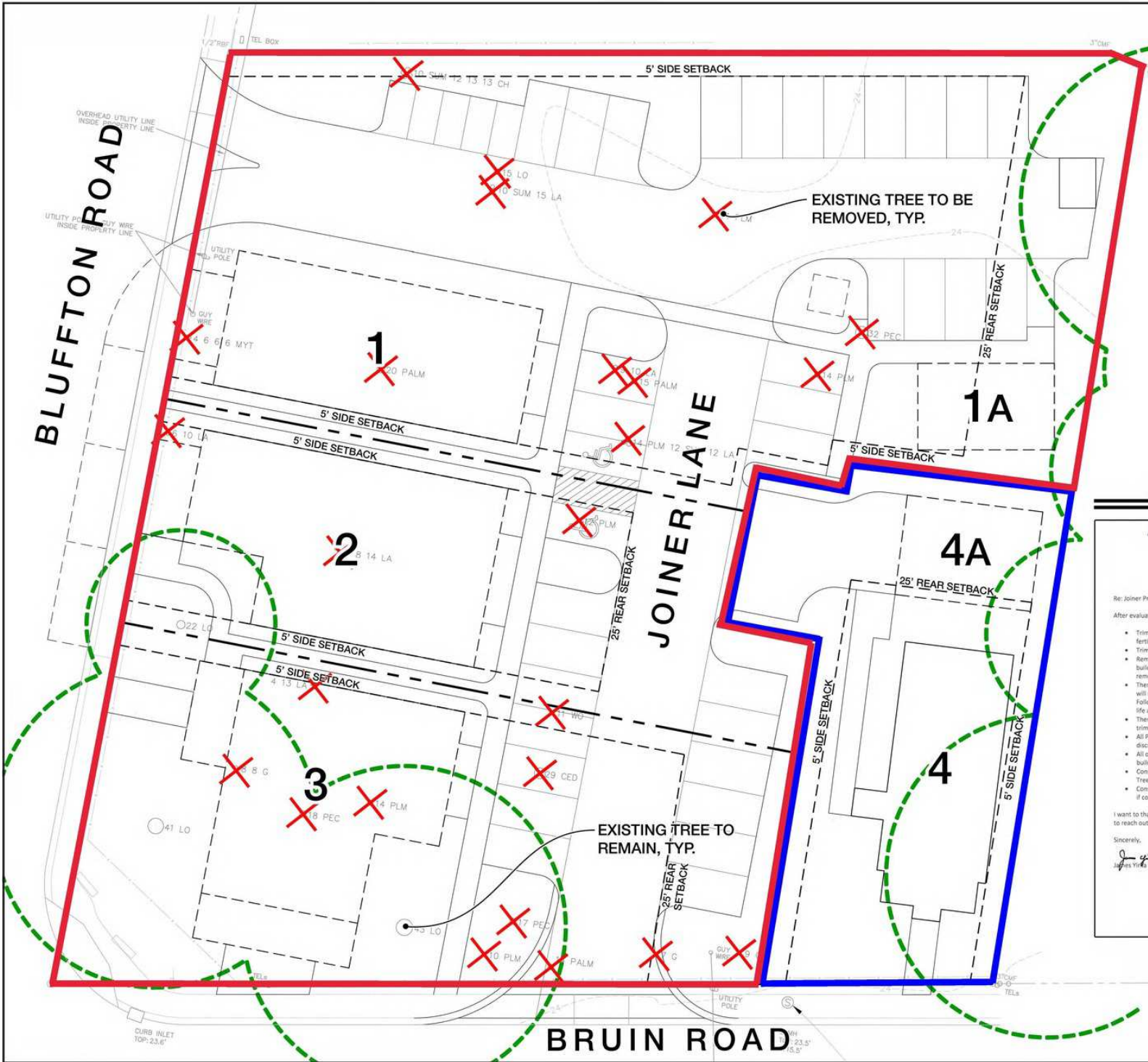
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

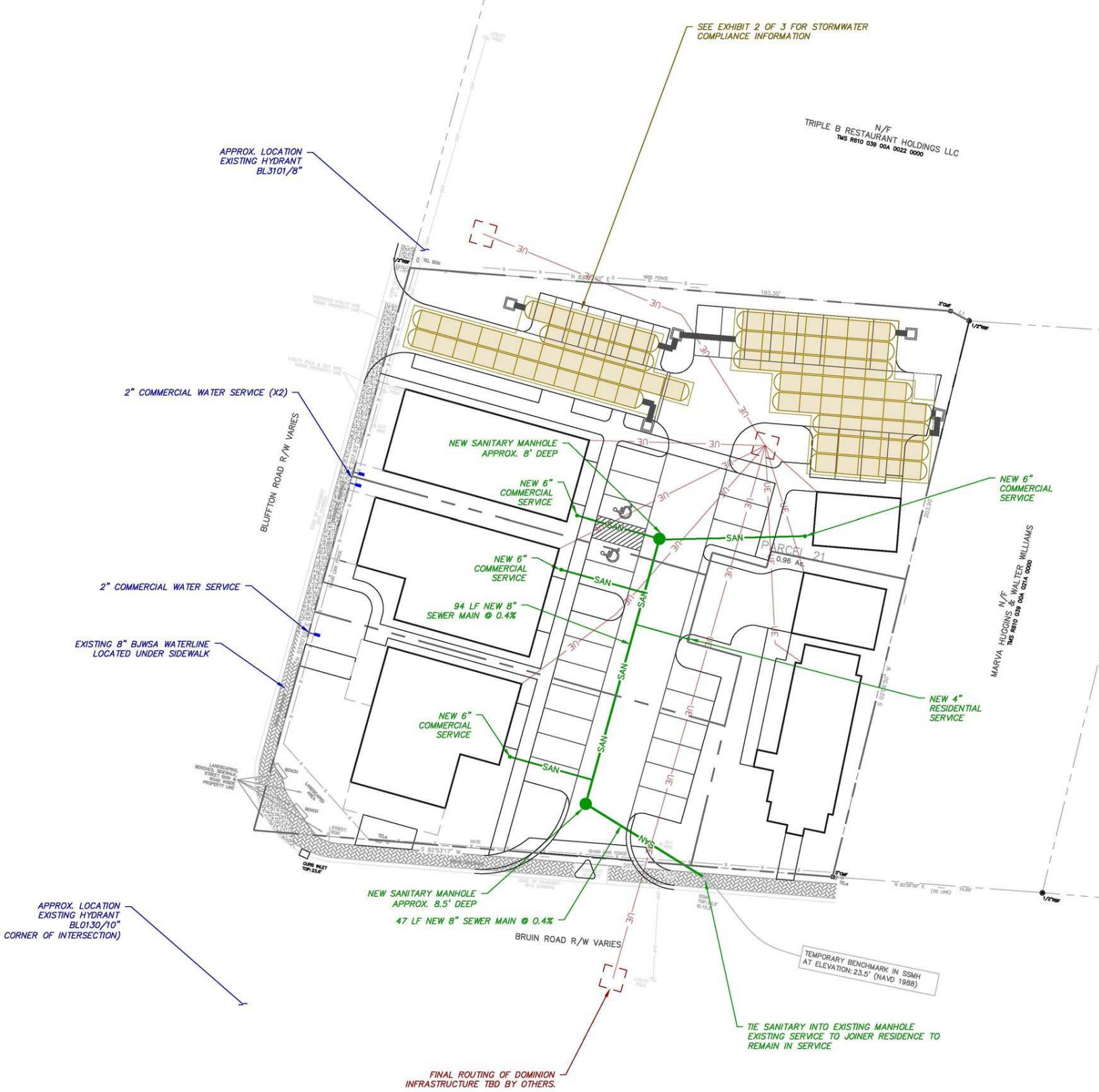


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



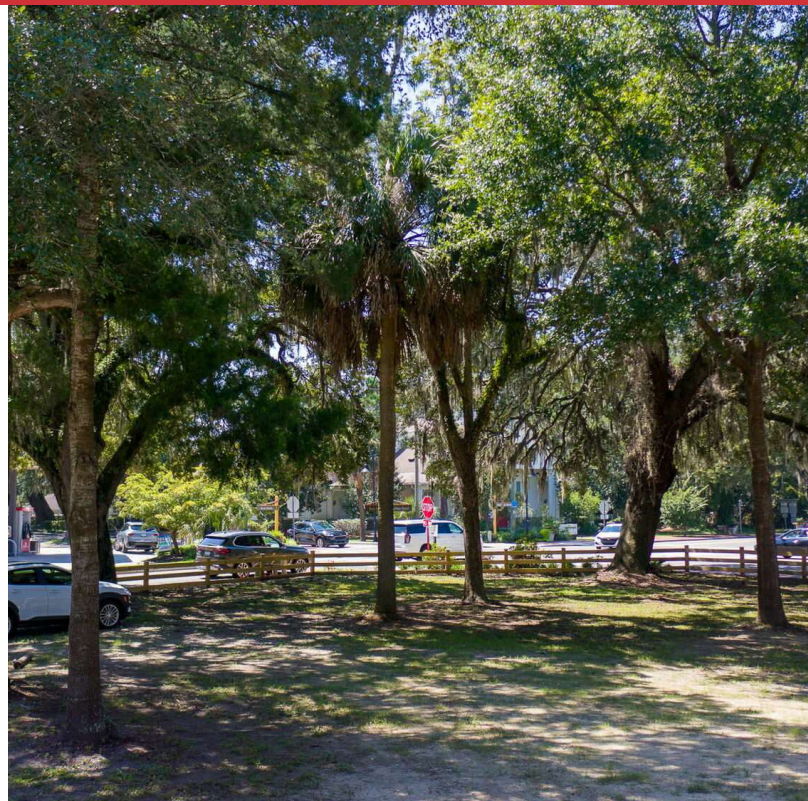
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com





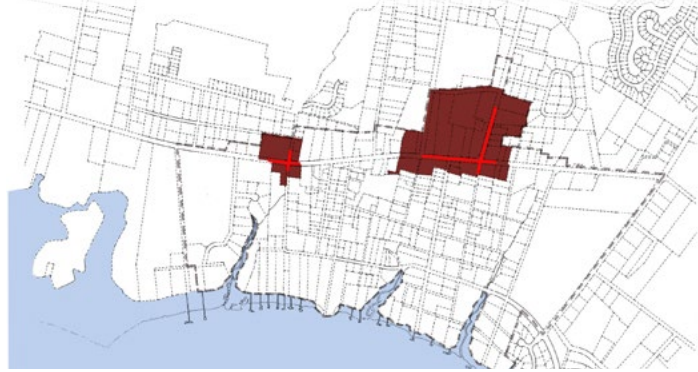


A. Neighborhood Core Historic District (NC-HD)



NC-HD Precedent Imagery

The red lines indicate the locations of required shopfront buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard). In addition to shopfront buildings, civic structures are allowed within these areas.



NC-HD Regulating Plan

Neighborhood Core Building Type Requirements:

	Front Build-to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	
<i>Main Street Building</i>	0'-10'	50'-100'	70% - 90%	25'	5'	2-3	
<i>Commercial Cottage</i>	5'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	
<i>Live-Work Sideyard</i>	0'-5'	50'-65'	50% - 75%	25'	5'	2-2.5	
<i>Duplex</i>	5'-15'	55'-70'	N/A	25'	5'	2-3	
<i>Triplex</i>		70'-100'					
<i>Mansion Apartment House</i>	5'-15'	60'-80'	N/A	25'	5'	2-2.5	
<i>Civic Building</i>	5'-25'	N/A	N/A	N/A	5'	2.5	
<i>Carriage House</i>	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq. ft. Carriage Houses must be located behind the primary structure see 5.15.8.F for a full description of this type.			5'	5'	1-2	
Additional Building Types							
As approved by the UDO Administrator or Board/ Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood Core-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:		0'-25'	50'-100'	to be determined by UDO Admin.	25'	5'	2 - 3





- D. **Density.** Density shall be based upon the designated building types in the design standards in [Section 5.15.5.C.](#)
- E. **Lot Standards.** All lots shall be subject to the design standards in [Section 5.15.5.C.](#)
- F. **Building Standards.** All buildings shall be subject to the design standards in [Section 5.15.5.C.](#)
- G. **Open Space Standards.** All sites shall be subject to the open space standards in [Section 5.6.](#)

4.2.11 Neighborhood Center Historic District (NCE-HD)

- A. **Purpose and Intent.** The NCE-HD district is the historic center of shops, residences, and workplaces in the Old Town Bluffton Historic District. The zone has been created to protect the historic and eclectic character of the area.
- B. The continued reuse of existing structures will help to create a complete mixed-use environment and careful infill development that will respect the existing buildings with regards to building placement, massing and scale. The NCE-HD district is a place where the greatest range of traditional building types are expected and encouraged.
- C. **Applicability.** The boundaries of the NCE-HD district are illustrated on the Official [Zoning Map](#) and include the center of the Old Town Bluffton Historic District.
- D. **Allowed Uses.** Uses permitted in the NCE-HD district and conditions and standards for those permitted uses are provided in [Section 4.3.](#)
- E. **Density.** Density shall be based upon the designated building types in the design standards in [Section 5.15.5.B.](#)
- F. **Lot Standards.** All lots shall be subject to the design standards in [Section 5.15.5.B.](#)
- G. **Building Standards.** All buildings shall be subject to the design standards in [Section 5.15.5.B.](#)
- H. **Open Space Standards.** All sites shall be subject to the open space standards in [Section 5.6.](#)

4.2.12 Neighborhood Core Historic District (NC-HD)

- A. **Purpose and Intent.** The NC-HD district is the commercial heart of the Old Town Bluffton Historic District. It is within walking distance of the surrounding, primarily residential areas. It contains a mix of uses and the potential for higher-density buildings. Multi-story buildings are well-suited to accommodate a mix of uses, such as apartments or offices above shops.
- B. **Applicability.** The boundaries of NC-HD district are illustrated on the Official [Zoning Map](#) and include the commercial heart of the Old Town Bluffton Historic District, centered around Bluffton Road and May River/Bruin Road.
- C. **Allowed Uses.** Uses permitted in the NC-HD district and conditions and standards for those permitted uses are provided in [Section 4.3](#)
- D. **Density.** Density shall be based upon the designated building types in the design standards in [Section 5.15.5.A.](#)
- E. **Lot Standards.** All lots shall be subject to the design standards in [Section 5.15.5.A.](#)
- F. **Building Standards.** All buildings shall be subject to the design standards in [Section 5.15.5.A.](#)

- Introduction 1
- Administration 2
- Application Process 3
- Zoning Districts 4
- Design Standards 5
- Sustainable Development Incentives 6
- Nonconformities 7
- Penalties & Enforcement 8
- Definitions & Interpretation 9





G. **Open Space Standards.** All sites shall be subject to the open space standards in [Section 5.6](#).

4.2.13 Planned Unit Development (PUD)

- A. **Purpose and Intent.** The PUD district is intended to achieve the objectives of the Town of Bluffton [Comprehensive Plan](#) and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.
- B. **Existing PUDs.** The following PUDs have been established in the Town of Bluffton:
1. Belfair
 2. Bluffton Village
 3. Buckwalter
 4. Hidden Lakes
 5. Jones Estate
 6. Kent Estates
 7. MindStream Academy
 8. Old Carolina
 9. Palmetto Bluff
 10. Schultz Tract
 11. Southeastern Property
 12. Village at Verdier
 13. Wellstone
- C. **Applicability.** The PUD District is applicable to tracts of at least five acres of land if creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts.
- D. **Eligibility Criteria.** A PUD must meet the following criteria:
1. **Demonstrated Benefit.** The Town encourages the PUD to provide the following:
 - a. Preservation and/or substantial enhancement of significant natural or historic features;
 - b. Preservation and/or substantial enhancement, as applicable, of significant usable open space;
 - c. Incorporation of a complementary mixture of uses or a variety of housing types;
 - d. Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance; and/or
 - e. Economic development through the creation of primary jobs consistent with the [Comprehensive Plan](#).
 2. **Public Services.** All PUDs shall be served and/or be able to be served by adequate public services, including, but not limited to, water, sanitary sewer,

- 1 Introduction
- 2 Administration
- 3 Application Process
- 4 Zoning Districts
- 5 Design Standards
- 6 Sustainable Development Incentives
- 7 Nonconformities
- 8 Penalties & Enforcement
- 9 Definitions & Interpretation





4.3 Uses by Districts

The use regulations for each district are as follows:

- A. **Permitted (P):** Permitted by right subject to general district standards;
- B. **Conditional (C):** Permitted subject to specific conditions and specific use standards listed in [Section 4.4](#).
- C. **Special Exception (SE):** Permitted by special exception through a discretionary review process set forth in [Article 3, Application Process](#) and subject to the review criteria in [Section 4.4](#).
- D. **Not Permitted (-):** The use is not permitted in the district.
- E. **Use Standard.** A cross-reference to any specific use standard listed in [Section 4.4](#). Any use standard shall only apply when the use is listed as either a Conditional (C) or Special Exception (SE) use. Where no cross-reference is shown, no additional use standard applies.
- F. **Land Development Regulations.** All uses, whether permitted, conditional, or special exceptions, are subject to the Design Standards in [Article 5, Design Standards](#).
- G. **Uses Not Listed.**
 1. If a particular use is not listed, the UDO Administrator shall select the use listed in [Table 4-3 Uses by District](#) which most closely resembles the proposed use in consideration of factors such as potential impact on property values, nature of use, aesthetics, traffic generated, types of services or goods offered or produced, methods of operation, noise, hours of operation, building or site characteristics and other impacts in terms of health, safety and welfare. Once the use is determined, the proposed use shall comply with any use standards that apply to the similar use.
 2. Where the UDO Administrator determines a proposed use is not similar to a use in a particular zoning district, the applicant may petition for a text amendment to this Ordinance as described in [Article 3, Application Process](#).

1 Introduction

2 Administration

3 Application Process

4 Zoning Districts

5 Design Standards

6 Sustainable Development Incentives

7 Nonconformities

8 Penalties & Enforcement

9 Definitions & Interpretation





Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Residential												
Single-family Detached	-	P	P	P	P	P	P	P	P	P	P	P
Single-family Attached	-	-	P	P	P	P	P	-	-	P	P	P
Multi-Family	-	-	-	-	P	P	P	-	-	-	P	P
Accessory Dwelling Unit	-	C	C	C	C	C	C	C	C	C	C	C
Agriculture/Conservation												
Agricultural Use and Structures	P	P	P	P	P	P	P	P	P	P	P	P
Animal Hospital, Veterinary Clinic, Kennel	-	-	SE	-	SE	SE	SE	-	-	-	-	SE
Horse Riding School, Horse Training Facility and/or Commercial Stables	-	P	P	-	-	P	P	-	-	-	-	-
Seafood/Shellfish Packaging/Processing	-	-	-	-	-	SE	P	SE	-	-	-	-
Commercial Services												
Outdoor Sales	-	C	C	-	C	C	C	-	C	C	C	C
Retail Businesses	-	-	P	-	P	P	P	-	C	C	C	C
Personal Service Establishments	-	-	P	-	P	P	P	-	P	P	P	P
Restaurant	-	-	C	-	C	C	C	-	-	C	C	C
Motor Vehicle Sales and Service	-	-	-	-	-	P	P	-	-	-	-	-
Fueling/Service Station including fuel pumps/Convenience Store	-	-	C	-	C	P	P	-	-	C	-	C
Car Wash	-	-	C	-	C	P	P	-	-	C	-	C
Tattoo/Body Art Parlor	-	-	-	-	-	P	P	-	-	-	-	-
Adult Oriented Business	-	-	-	-	-	SE	SE	-	-	-	-	-
Low Speed Recreational Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	C

- Introduction 1
- Administration 2
- Application Process 3
- Zoning Districts 4
- Design Standards 5
- Sustainable Development Incentives 6
- Nonconformities 7
- Penalties & Enforcement 8
- Definitions & Interpretation 9





1 Introduction

2 Administration

3 Application Process

4 Zoning Districts

5 Design Standards

6 Sustainable Development Incentives

7 Nonconformities

8 Penalties & Enforcement

9 Definitions & Interpretation

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Lodging												
Short-term rental	-	C	C	C	C	C	-	C	C	C	C	C
Homestay Rental (1-bedroom)	-	P	P	P	P	P	-	P	P	P	P	P
Bed and Breakfast (2-5 bedrooms)	-	P	P	P	P	P	-	P	P	P	P	P
Inns (6-12 bedrooms)	-	-	P	-	P	P	-	-	P	P	P	P
Hotel (13 or more bedrooms)	-	-	-	-	-	P	P	-	-	-	-	P
Office												
Home Occupation	-	P	P	P	P	P	P	P	P	P	P	P
Professional Offices	-	-	P	-	P	P	P	-	P	P	P	P
Health/Human Care												
Family Day Care Home (6 or less children)	-	P	P	P	P	P	P	P	P	P	P	P
Group Day Care Home (7 to 12 children)	-	P	P	P	P	P	P	-	-	P	P	P
Child Care Center (13 or more children)	-	P	P	P	P	P	P	-	-	P	P	P
Hospitals	-	-	-	-	-	P	P	-	-	-	-	-
Medical Offices and Clinics	-	-	P	-	P	P	P	-	-	P	P	P
Nursing Homes and Long-term Care	-	P	P	-	P	P	P	-	-	P	P	P
Recreation/Entertainment												
Campgrounds and Recreational Vehicle Parks	P	P	-	-	-	-	-	-	-	-	-	-
Golf Course	-	P	-	P	-	P	P	-	-	-	-	-
Recreation Facility	C	C	C	-	C	C	C	-	-	-	C	C
Theaters and Auditoriums	-	-	-	-	P	P	-	-	-	-	P	P



**Table 4.3 Uses by District**

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Civic/Institutional												
Cemetery	-	P	P	P	P	P	P	-	-	P	P	P
Club, Lodge, Union Hall, or Social Center	-	-	P	-	P	P	P	-	-	P	P	P
Conference or Exhibition Center	-	-	-	-	P	P	P	-	-	-	-	P
Government Building	P	P	P	P	P	P	P	P	P	P	P	P
Parks	P	P	P	P	P	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	-	P	P	P	P	P
Religious Assembly	-	P	P	P	P	P	P	P	P	P	P	P
School	-	P	P	P	P	P	P	P	P	P	P	P
Utilities	P	P	P	P	P	P	P	P	P	P	P	P
Industrial												
Artisan Workshop	-	P	P	-	P	P	P	-	P	P	P	P
Concrete and Asphalt Plants	-	-	-	-	-	-	SE	-	-	-	-	-
Contractor's Office	-	-	C	-	C	C	C	-	-	C	-	-
Junk and Salvage Operations	-	-	-	-	-	-	C	-	-	-	-	-
Light Assembly/Fabrication	-	-	-	-	-	C	P	-	-	-	-	P
Manufacturing	-	-	-	-	-	-	C	-	-	-	-	-
Manufacturing Storefront	-	-	C	-	C	C	C	-	-	-	C	C
Manufacturing Storehouse	-	-	-	-	C	C	C	-	-	-	-	C
Research and Laboratory	-	C	C	-	P	P	P	-	-	-	P	P
Solid Waste Transfer Facility/ Recycling Center	-	-	-	-	-	-	C	-	-	-	-	-
Telecommunication Towers	-	C	C	C	C	C	C	-	-	-	-	-
Warehouse or Distribution Operation	-	-	-	-	-	-	P	-	-	-	-	-
Other												
Public and Private Parking Structures and Stand Alone Parking Lots	-	-	-	-	-	-	-	-	-	-	P	P

Introduction 1

Administration 2

Application Process 3

Zoning Districts 4

Design Standards 5

Sustainable Development Incentives 6

Nonconformities 7

Penalties & Enforcement 8

Definitions & Interpretation 9

