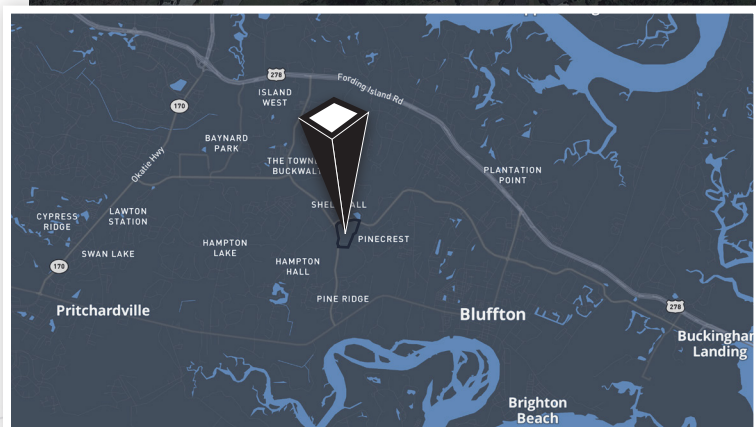


Bluffton & Buckwalter Parkway

BLUFFTON, SC



Residential
development
opportunity

**AVISON
YOUNG**

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DISCLOSURE

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01

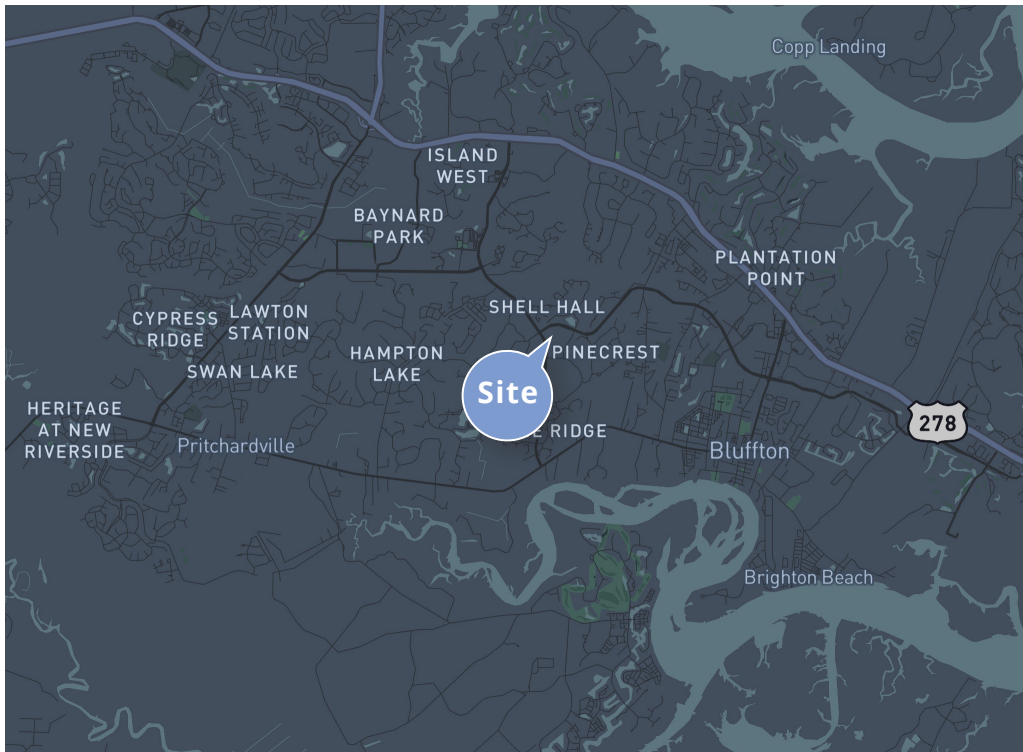
Property Overview

01 Bluffton Pkwy and Buckwalter Pkwy

±14.98 ACRE SITE LOCATED IN THE EASTERN TRACT OF THE BUCKWALTER PUD

Avison Young is pleased to present the **Bluffton Pkwy and Buckwalter Pkwy Property**, a ±14.98 acre site located in Bluffton, one of South Carolina's fastest growing towns. With high visibility on the corner of Buckwalter Pkwy & Bluffton Pkwy, and strategically located between several prominent residential areas, this site permits both convenience and ease of access.

The site sits in the Eastern Tract of the Buckwalter PUD which allows for a number of different development opportunities. Permitted use types include community recreation, hotels, institutional, multi-family, single-family residential and traditional neighborhood development.



INVESTMENT SUMMARY

ADDRESS	Bluffton Parkway and Buckwalter Parkway
CITY / STATE	Bluffton, SC
PARCEL ID	R610 030 000 0782 0000
SUBMARKET	Beaufort County
SITE AREA	±14.98 AC
ZONING	Planned Unit Development (PUD)
ENTITLEMENTS	60 Units of Residential By-Right*
PERMITTED USE EXAMPLES	Community Recreation, Hotels, Institutional, Multi-Family, Single-Family Residential and Traditional Neighborhood Development
ASKING PRICE	Call Brokers for Pricing

**Ability to purchase / trade units within the PUD (~1,685 undeveloped RDUs)*



01 Investment highlights

±14.98 ACRE SITE LOCATED IN THE EASTERN TRACT OF THE BUCKWALTER PUD

±14.89 
ACRE SITE POSITIONED
FOR LARGE SCALE
DEVELOPMENT


TROPHY
LOCATION
INSOUGHTAFTER
NEIGHBORHOOD

 ZONING
PLANNED UNIT DEVELOPMENT
ALLOWS FOR A VARIETY
OF PERMITTED USES

What is Planned Unit Development (PUD) Zoning?

PUDs are authorized, with minimum site standards, under the zoning ordinances of local governments. PUDs allow developers to deviate from standard zoning and development regulations on large properties in exchange for site-specific open space conservation, mixed land uses, and other design innovations and improvements.

Each PUD has unique land uses, densities, open space, and development standards that are described in a site-specific master plan, which must be reviewed and approved by the local government. The final site design is the product of case-by-case negotiations between the developers and local planning authorities. The town or city council makes the ultimate decision regarding approval or rejection of the development.

GOALS OF PUD PROPERTIES

- Flexibility
- Protection and preservation of natural resources and scenic features
- Mixed types of housing, uses, and densities
- Open space
- Innovative land planning and site design
- High quality development
- Efficiency (regarding the provision of streets and utilities and the use of the land)

01

Bluffton, South Carolina

±14.98 ACRE SITE LOCATED IN THE EASTERN TRACT OF THE BUCKWALTER PUD

Bluffton is a charming town located in Beaufort County, South Carolina, United States. The town is situated in the Lowcountry region of the state, just a few miles inland from Hilton Head Island and close to the Savannah River. Bluffton is known for its rich history, natural beauty, and Southern hospitality. The town is home to a diverse population, including many artists and musicians who are drawn to its unique blend of small-town charm and cosmopolitan flair.

Bluffton's historic district features a number of beautifully preserved antebellum homes and buildings, as well as several museums and cultural centers that celebrate the town's heritage. The town is also surrounded by pristine natural landscapes, including the May River, which offers excellent fishing, boating, and kayaking opportunities.

Bluffton's vibrant downtown area is home to a variety of shops, restaurants, and galleries, and the town hosts a number of festivals and events throughout the year, including the Bluffton Arts & Seafood Festival and the May River Cleanup.

Overall, Bluffton is a wonderful place to live, work, and play, with a warm and welcoming community, a rich cultural heritage, and plenty of opportunities for outdoor recreation and adventure.



BLUFFTON DEMOGRAPHICS 5 MILE RADIUS

61,089 **TOTAL
POPULATION**

24,978 **TOTAL HOUSEHOLDS**

**MEDIAN
HOUSEHOLD
INCOME** \$86,065

2,222 **TOTAL BUSINESSES**

27,458 **TOTAL EMPLOYEES**

Courtesy of South Magazine

01

Amenity map

±14.98 ACRE SITE LOCATED IN THE EASTERN TRACT OF THE BUCKWALTER PUD

Destinations & Entertainment

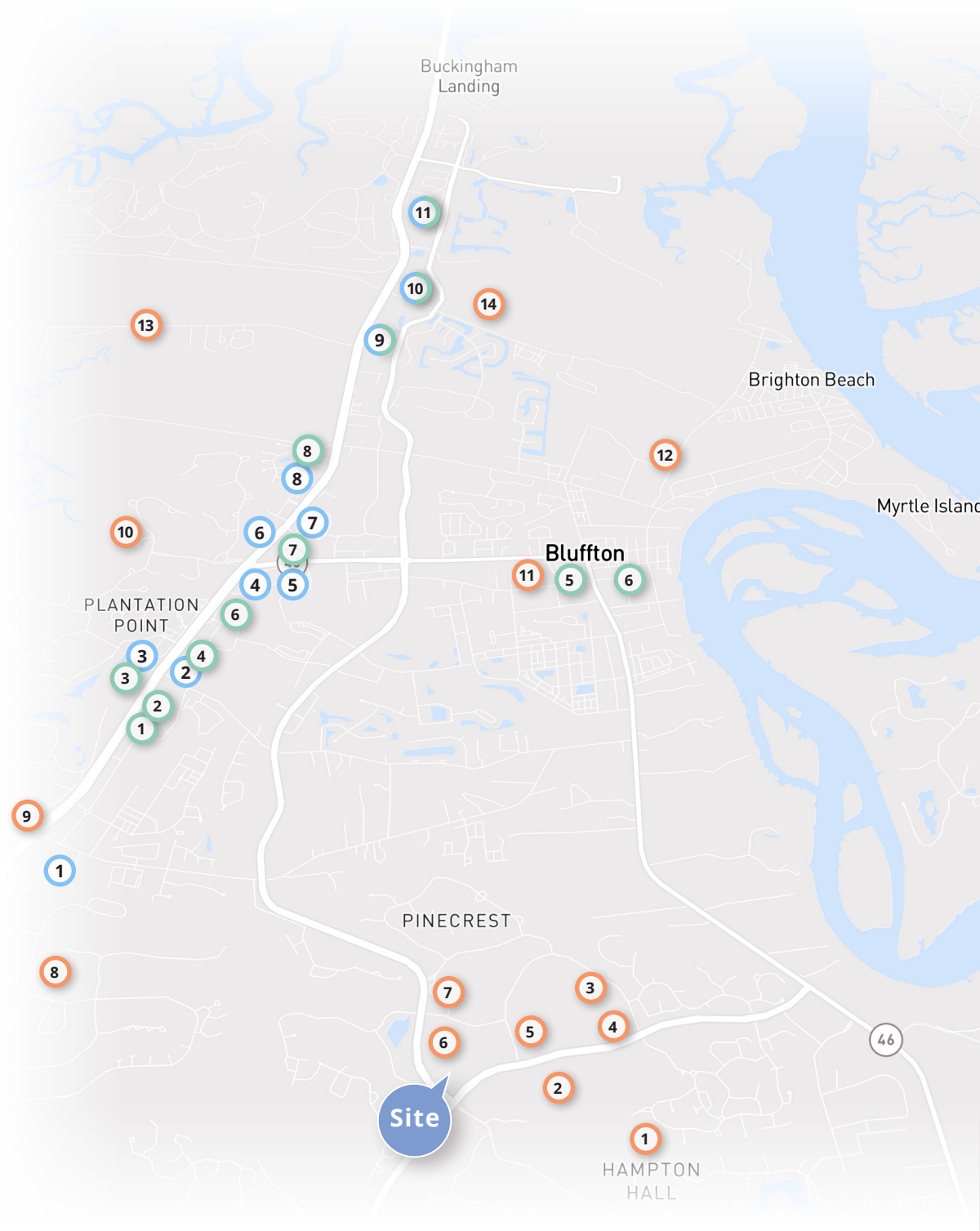
- | | |
|--|--------------------------------------|
| 1. Hampton Hall Club | 10. Crescent Pointe Golf Club |
| 2. Buckwalter Recreation Center | 11. MC Riley Sports Complex |
| 3. Bluffton Elementary School | 12. Bluffton Recreation Center |
| 4. HE McCracken Middle School | 13. Victoria Bluff Heritage Preserve |
| 5. Bluffton High School | 14. Hilton Head National Golf Club |
| 6. Hilton Head Christian School | |
| 7. Pinecrest Golf Club | |
| 8. Rose Hill Golf Club | |
| 9. Belfair Sports and Lifestyle Campus | |

Retail

- | | |
|--------------------------|--------------------------|
| 1. Bluffton Commons: | - AutoZone Auto Parts |
| - Publix | - Dollar Tree |
| - Great Clips | |
| - Sally Beauty | |
| 2. Walgreens | 7. Target |
| 3. Belfair Town Village: | - Staples |
| - Kroger | - Dick's Sporting Goods |
| - The UPS Store | |
| - Pure Barre | 8. Home Depot |
| 4. Walmart | - Hobby Lobby |
| 5. Sam's Club | - PGA Tour Superstore |
| 6. Commercial Center: | 9. Tanger Outlet Mall |
| - Best Buy | 10. Lowe's |
| - Petco | 11. Hilton Head Village: |
| | - Marshalls |
| | - Old Navy |
| | - Ulta Beauty |
| | - Bed Bath & Beyond |

Restaurants & Grocery

- | | |
|------------------------------------|----------------------------|
| 1. Publix at Bluffton Commons: | - Agave Sidebar |
| - Subway | - Nectar Farm Kitchen |
| 2. Plantation Business Park: | 6. Sonic Drive-In |
| - Dairy Queen | 7. Food Lion |
| - Domino's Pizza | - Buffalo Wild Wings |
| - Kobe Japanese Steakhouse | - Jimmy John's |
| 3. Kroger at Belfair Town Village: | 8. Aldi |
| - Chow Daddy's | - First Watch |
| - iHop | - Tropical Smoothie Cafe |
| - Which Wich Sandwiches | 9. Tanger Outlet Mall - I: |
| - Wendy's | - Longhorn Steakhouse |
| 4. Jim 'N Nick's BBQ | - Panera Bread |
| 5. Old Town Bluffton: | - Olive Garden |
| - The Bluffton Room | 10. Chick-Fil-A |
| - Calhoun Street Tavern | 11. Salty Dog |
| - Captain Woody's Seafood | |



01 Bluffton development

±14.98 ACRE SITE LOCATED IN THE EASTERN TRACT OF THE BUCKWALTER PUD

Growing Population: Bluffton has experienced significant population growth in recent years, and this trend is expected to continue. The town's proximity to Hilton Head Island, its natural beauty, and its charming downtown area make it an attractive destination for retirees, young professionals, and families.

STRONG JOB MARKET

Bluffton has a robust job market, with opportunities in healthcare, education, and manufacturing, among other industries. This has led to an influx of young professionals who are in need of housing options.

LIMITED HOUSING INVENTORY

Bluffton has a limited housing inventory, which has led to increased demand for housing, including multifamily units. Building new multifamily developments can help meet this demand and provide more affordable housing options.

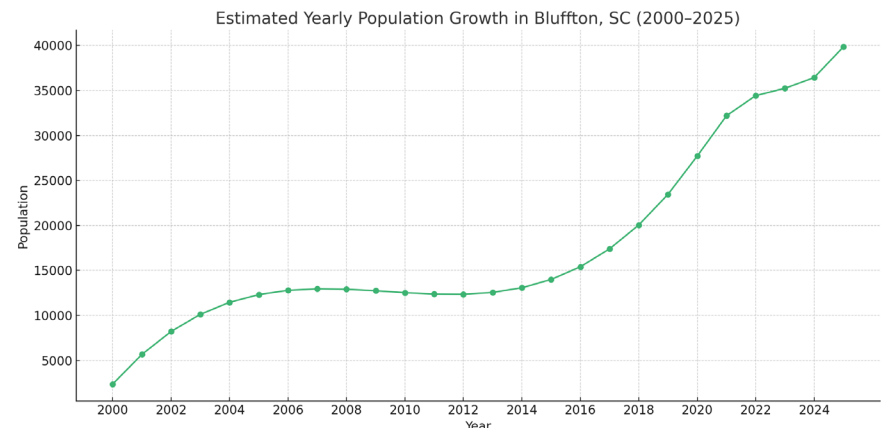
LIFESTYLE AMENITIES

Bluffton offers a high quality of life, with access to beaches, golf courses, shopping, and dining. Building multi-family developments that are located near these lifestyle amenities can be a major selling point for renters.

COST-EFFECTIVE

Building multifamily developments can be a cost-effective way for developers to maximize their investment. By building multiple units in one location, developers can save on construction costs, and renters can benefit from lower rental rates compared to single-family homes.

Overall, the combination of a growing population, strong job market, limited housing inventory, lifestyle amenities, and cost-effectiveness make Bluffton an attractive location for building residential units.



01 Bluffton County Multi-Family Statistics

±14.98 ACRE SITE LOCATED IN THE EASTERN
TRACT OF THE BUCKWALTER PUD

Multi-Family Inventory & Rent

PERIOD	INVENTORY UNITS	INVENTORY AVG SF	ASKING RENT PER UNIT	ASKING RENT PER SF	ASKING RENT % GROWTH/YR
2019 Q1	6,666	1,050	\$1,336	\$1.29	2.8%
2020 Q1	6,914	1,051	\$1,347	\$1.30	0.9%
2021 Q1	7,862	1,055	\$1,412	\$1.37	4.8%
2022 Q1	8,045	1,045	\$1,713	\$1.67	21.3%
2023 Q1	8,316	1,047	\$1,765	\$1.72	3.1%

Multi-Family Vacancy & Occupancy

PERIOD	VACANCY UNITS	VACANCY PERCENT	VACANCY % GROWTH/YR	OCCUPANCY UNITS	OCCUPANCY PERCENT	OCCUPANCY % GROWTH/YR
2019 Q1	668	10.1%	-4.2%	5,928.0	89.9%	4.2%
2020 Q1	659	9.6%	-0.5%	6,185.0	90.4%	0.5%
2021 Q1	745	9.6%	-0.1%	7,047.0	90.4%	0.1%
2022 Q1	510	6.4%	-3.2%	7,465.0	93.6%	3.2%
2023 Q1	770	9.3%	2.9%	7,476.0	90.7%	-2.9%



02 Market overview

02 Beaufort County, South Carolina

MARKET OVERVIEW

Beaufort County is a coastal county located in the southern part of the state of South Carolina in the United States. It is situated on Port Royal Island and covers an area of approximately 923 square miles (2,390 km²), including significant portions of other nearby islands such as Hilton Head Island and Fripp Island.

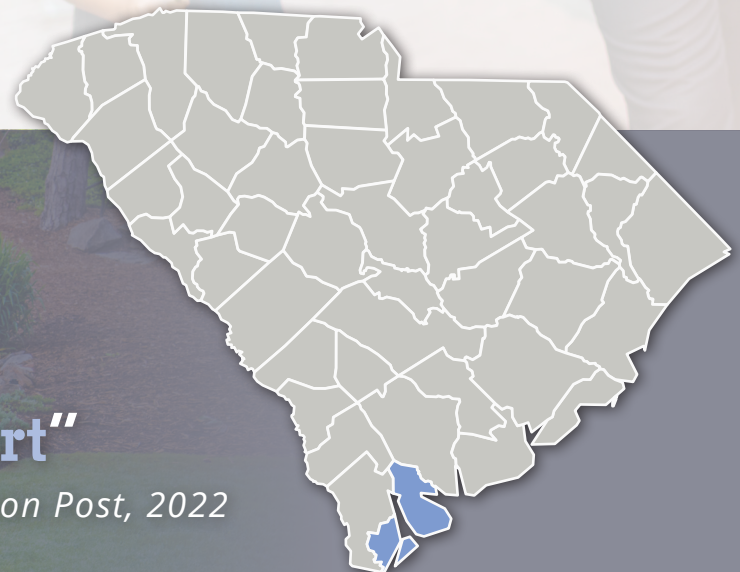
The county is home to a population of around 200,000 people and is one of the fastest-growing areas in South Carolina. The county seat and largest city is the town of Beaufort, which has a population of around 13,000.

Beaufort County is known for its rich history, natural beauty, and diverse culture. The area was originally inhabited by Native American tribes, and later became an important center of commerce and trade during the colonial era. Today, the county is home to a number of historic landmarks, including several antebellum homes and churches, as well as museums and other cultural attractions.

The county's natural beauty is also a major draw for visitors and residents alike. The area is surrounded by water, with numerous rivers, creeks, and estuaries winding through the landscape. There are also several beaches and state parks located within the county, including Hunting Island State Park, which is known for its lighthouse and stunning beaches.

In addition to its natural beauty and historic attractions, Beaufort County is also home to a thriving economy, with a strong tourism industry, as well as significant contributions from the healthcare, education, and military sectors. **The county is also known for its high-quality public schools and numerous opportunities for higher education, including the University of South Carolina Beaufort and the Technical College of the Lowcountry.**

Overall, Beaufort County is a growing community with a rich history, stunning natural beauty, and a diverse and thriving economy.



**"In South Carolina, bypass crowded
Charleston for tranquil Beaufort"**

-The Washington Post, 2022

Beaufort County, South Carolina

EDUCATION OVERVIEW

Beaufort County is home to a strong education system, providing a range of opportunities for students of all ages and backgrounds. The county's public school system is governed by the Beaufort County School District, which operates more than 30 schools serving students from pre-kindergarten through 12th grade.

The Beaufort County School District has a strong reputation for academic excellence, with many of its schools consistently ranking among the top in the state. The district offers a variety of programs and resources to help students succeed, including gifted and talented programs, career and technical education, and advanced placement courses. In addition to its public school system, Beaufort County is also home to several private and independent schools, including religious-affiliated institutions and Montessori schools. These schools provide alternative options for families seeking a different approach to education.

For higher education, Beaufort County is home to the University of South Carolina Beaufort, a four-year university offering undergraduate and graduate degree programs in a variety of fields, including business, education, nursing, and more. The Technical College of the Lowcountry also provides career-focused education and training programs in fields such as automotive technology, culinary arts, and healthcare.

Overall, Beaufort County provides a strong education system that emphasizes academic excellence and a range of opportunities for students to succeed and pursue their goals.

BEAUFORT COUNTY SCHOOL DISTRICT

#17 RANKED IN
SOUTH
CAROLINA'S
TOP PUBLIC SCHOOLS

**UNIVERSITY OF SOUTH
CAROLINA BEAUFORT**

#7 BEST COLLEGES
IN SOUTH
CAROLINA



University of South Carolina Beaufort



The Technical College of the Lowcountry

Beaufort County, South Carolina

BUSINESS OVERVIEW

Beaufort County, South Carolina has a diverse and growing economy, driven by several key industries. Here is an overview of the business landscape in Beaufort County:

TOURISM

Beaufort County is a popular tourist destination, particularly in the coastal areas of Hilton Head Island and Beaufort. Tourism is a major contributor to the local economy, with thousands of visitors coming to the area each year to enjoy the beaches, golf courses, historic sites, and other attractions.

HEALTHCARE

Beaufort County has a strong healthcare sector, with several hospitals, medical centers, and clinics serving the local community. The county's largest hospital is Beaufort Memorial Hospital, which has over 200 beds and offers a range of medical services.

MILITARY

The United States Marine Corps Recruit Depot Parris Island is located in Beaufort County, and is a significant contributor to the local economy. The base employs thousands of civilians and military personnel, and generates millions of dollars in economic activity each year.

MANUFACTURING

Beaufort County has a growing manufacturing sector, with companies involved in aerospace, automotive, and other industries. Major manufacturing employers in the county include Gulfstream Aerospace, Boeing, and Montage International.

SMALL BUSINESSES

Beaufort County is home to a thriving small business community, with a range of locally-owned and operated businesses in sectors such as retail, hospitality, and professional services. The Beaufort County Chamber of Commerce works to support and promote these small businesses, providing resources and networking opportunities for entrepreneurs and business owners.

Beaufort County boasted a

 **3.3%**

UNEMPLOYMENT RATE, JAN 2023

Companies Headquartered in Beaufort County



Publix



Kroger

Gulfstream



**HILTON
WORLDWIDE**

INVESTMENT ADVISORS

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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