

For Sale

Acres at Exit 8 / I-95

\$4,200,000



257 Acres at Exit 8

Exit 8 & I-95

Hardeeville, South Carolina 29927

Property Highlights

- Located at Exit 8 and I-95 at the entryway to Hilton Head Island
- Just minutes from Savannah, GA and the Savannah/Hilton Head International Airport
- Can accommodate many commercial or residential uses
- Located within an Opportunity Zone offering many tax and developer benefits

Property Description

Offered for sale is approximately 257 acres on the Southwest corner of I-95 and Highway 17 at Exit 8 with direct frontage on the interstate. The property is located directly at the beginning of the main gateway leading to Hilton Head Island and Bluffton which attracts tons of tourist and local traffic alike. This land is also located in an Opportunity Zone which offers developers many tax and development benefits and could be developed for both commercial or residential uses. Buyer to confirm wetlands. For more information please contact David Bachelder, Jr. at (843) 422-6543.

OFFERING SUMMARY

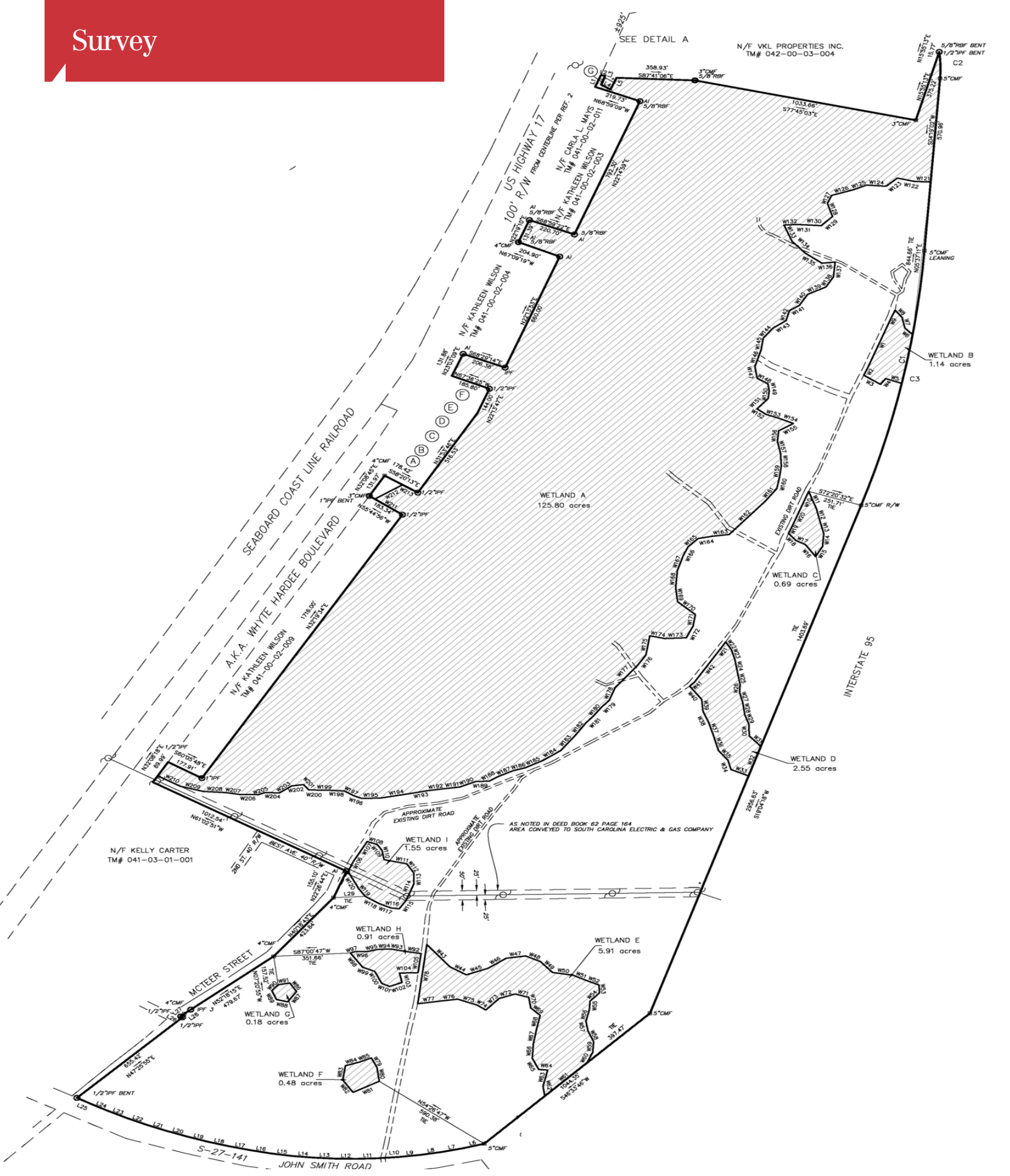
Sale Price	\$4,200,000
Lot Size	Approx. 257 Acres
Sale Price / Acre	\$16.342 / Acre
Jasper Co. Zoning	Rural Preservation

DEMOGRAPHICS

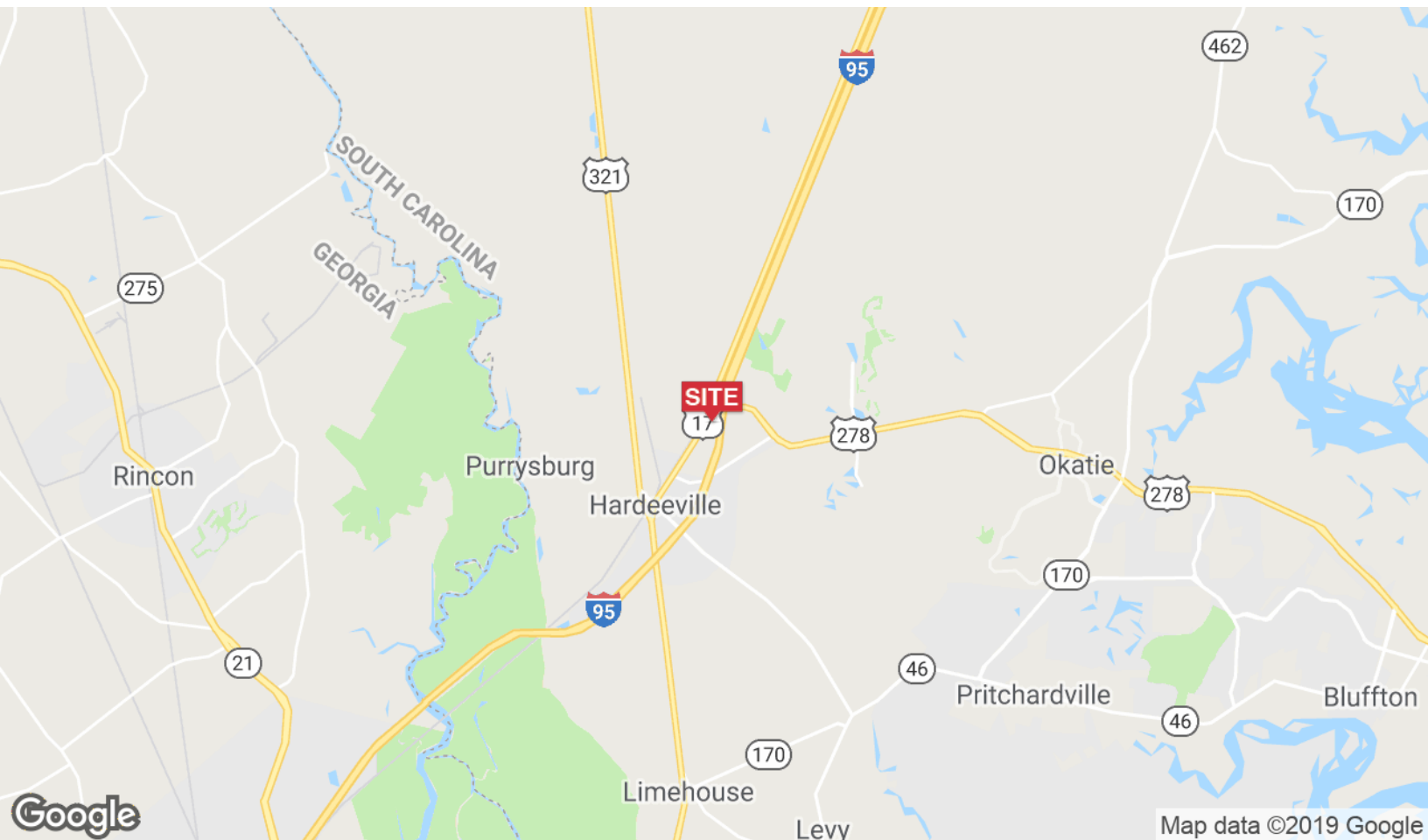
Stats	Population	Avg. HH Income
5 Miles	3,870	\$63,164
10 Miles	34,598	\$71,733
15 Miles	91,309	\$70,876

For more information

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



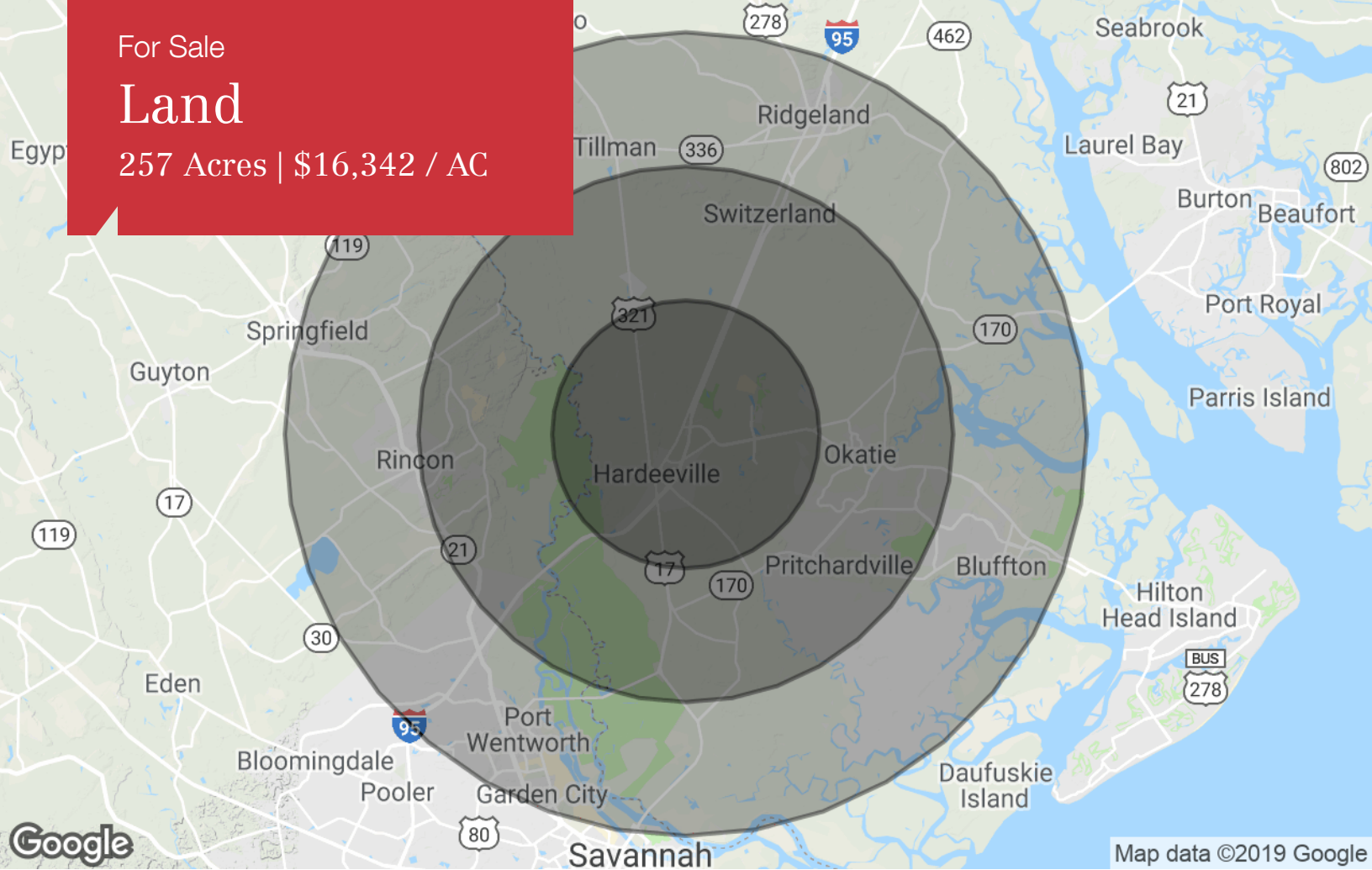
Location Maps



For Sale

Land

257 Acres | \$16,342 / AC



	5 Miles	10 Miles	15 Miles
Population			
TOTAL POPULATION	3,870	34,598	91,309
MEDIAN AGE	41.1	44.8	38.1
MEDIAN AGE (MALE)	40.1	44.6	38.2
MEDIAN AGE (FEMALE)	41.5	44.6	37.6
Households & Income			
TOTAL HOUSEHOLDS	1,453	14,255	34,672
# OF PERSONS PER HH	2.7	2.4	2.6
AVERAGE HH INCOME	\$63,164	\$71,733	\$70,876
AVERAGE HOUSE VALUE	\$275,937	\$270,822	\$261,744

* Demographic data derived from 2010 US Census