

Buckwalter Place Commerce Park



**4.72 acres available for office/flex development (approximately 45,000 SF)
in the heart of Bluffton, located just off of Hilton Head Island**

- ▶ Buckwalter Place is a 94 acre Multi-County Business Park located in the geographic center of Bluffton.
- ▶ Equidistant from Savannah to the south, Beaufort to the north, Hilton Head Island to the east, and I-95 to the West.
- ▶ Special incentives available to target businesses such as healthcare, back office / IT and corporate headquarters.

- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 2,100 exiting military annually.



MASTER PLAN



- A** RETAIL
- B** RESTAURANT OUTPARCELS
- C** FUTURE DEVELOPMENT
- D** TOWN OF BLUFFTON COMMERCE PARK FUTURE DEVELOPMENT
- E** ST. JOSEPH'S CANDLER FUTURE DEVELOPMENT



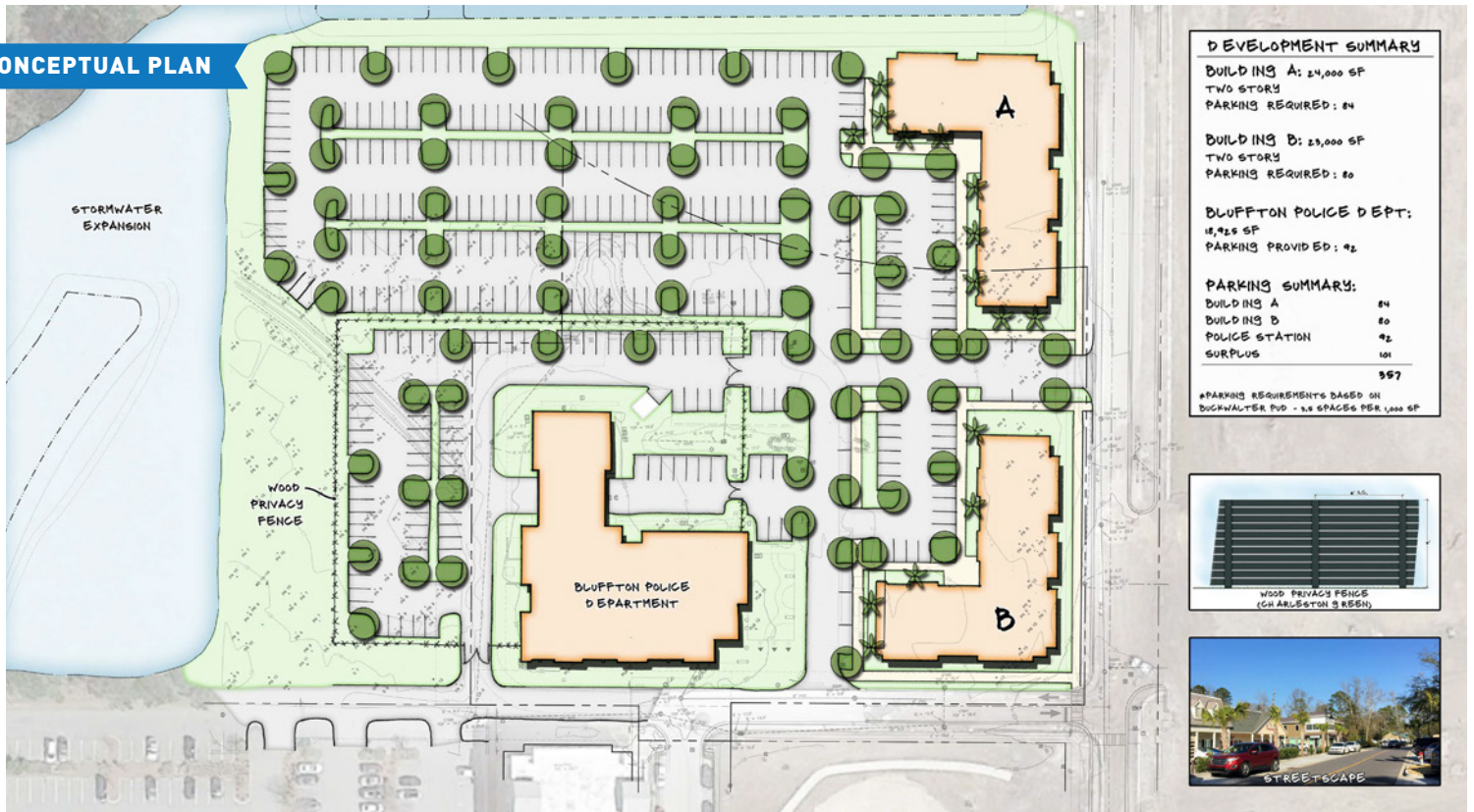
4.72 ACRES
AVAILABLE



SOUTHERN BARREL CO.
BREWING



CONCEPTUAL PLAN



WITHIN 45 MINUTES:

- Population: 1,013,737
- Workforce: 478,372
- 2,100 exiting military per year
- Median age (Bluffton): 35

DISTANCES TO:

Interstate-95:	16 miles
Hilton Head Airport:	16 miles
Savannah Int'l Airport:	24 miles
Charleston Int'l Airport:	91 miles
Jacksonville Int'l Airport:	153 miles
Port of Savannah:	19.5 miles
Port of Charleston:	90 miles

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.



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Beaufort County
Economic Development Corporation