

LAND FOR SALE

13 Westbury Park Way
Bluffton, SC 29910

6.872 Acres - Westbury Park Office District

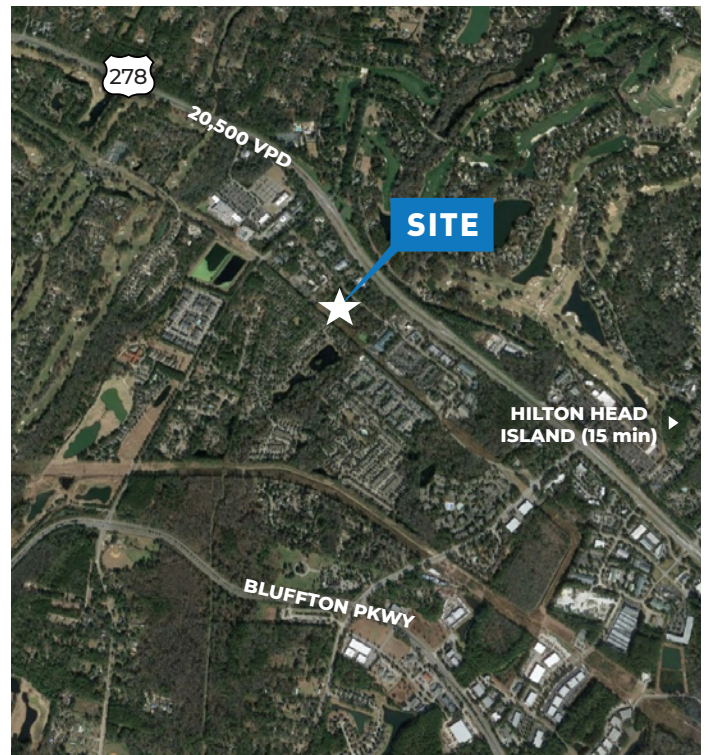


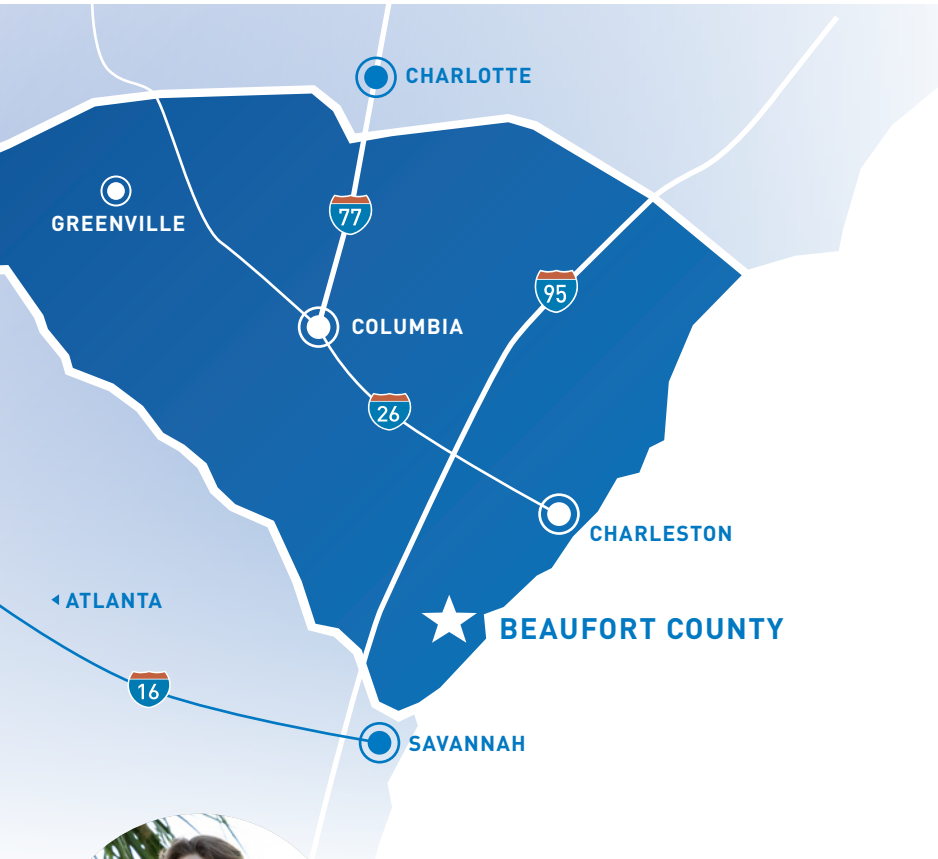
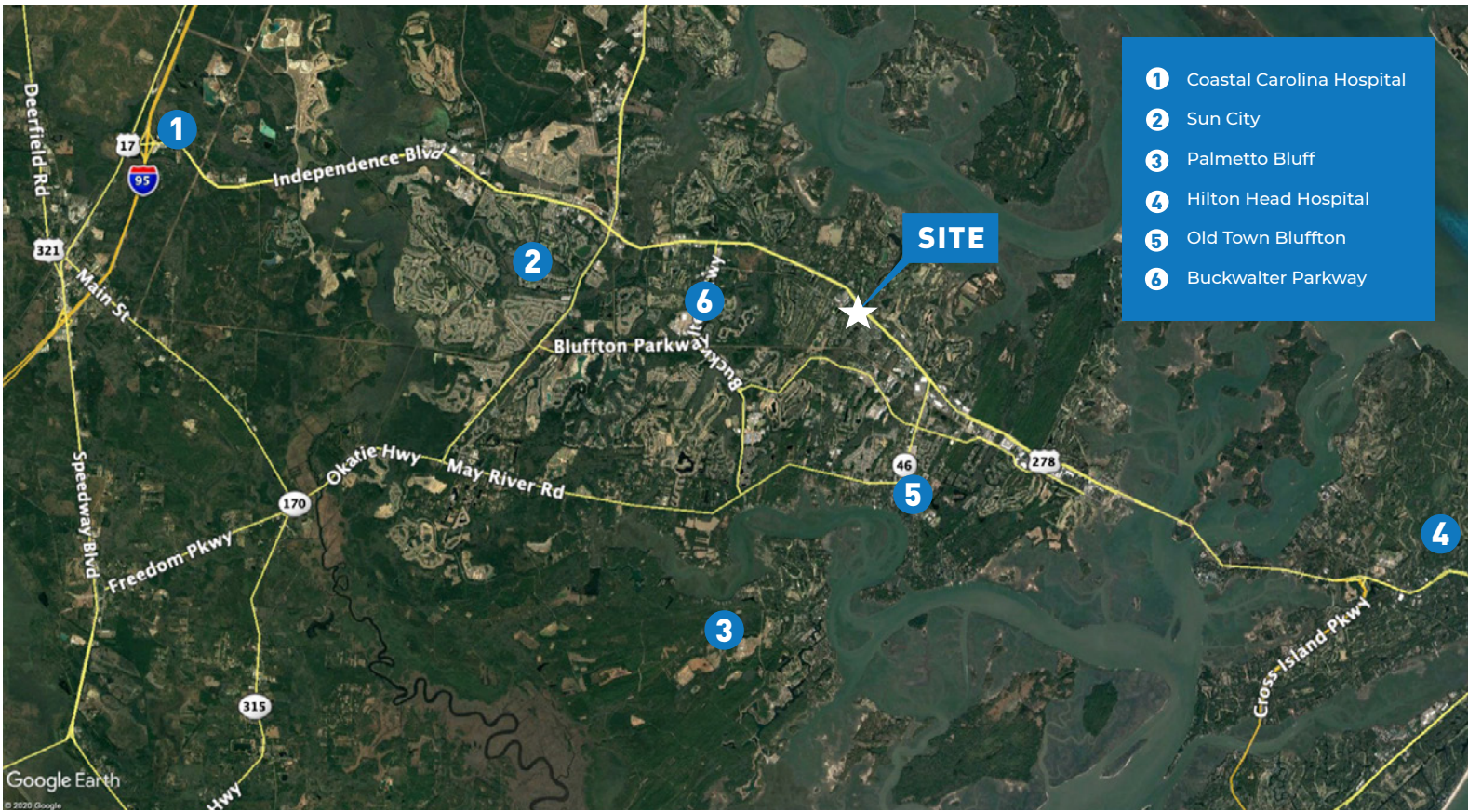
SALE PRICE

\$1,230,000 (\$178,987/acre)

- ▶ 6.872 acres located in Westbury Park's office/financial district in the center of Bluffton, just off Hwy 278.
- ▶ Zoned Commercial/Mixed Use - ideal for a corporate headquarters, back office services, or medical use.
- ▶ Excellent proximity to both Hilton Head Island and Savannah.

- 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.





DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	141,834	69,155
45 minutes	265,994	128,969
60 minutes	598,678	301,479

DRIVE TIMES FROM SITE

Interstate-95:	19 minutes
Port of Savannah:	36 minutes
Port of Charleston:	2 hours
Savannah Int'l Airport:	37 minutes
Charleston Int'l Airport:	1 hour, 45 min
Hilton Head Airport:	22 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



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