

LAND FOR SALE

412 Buck Island Road
Bluffton, SC 29910

10.19 Acres - Light Industrial Zoning

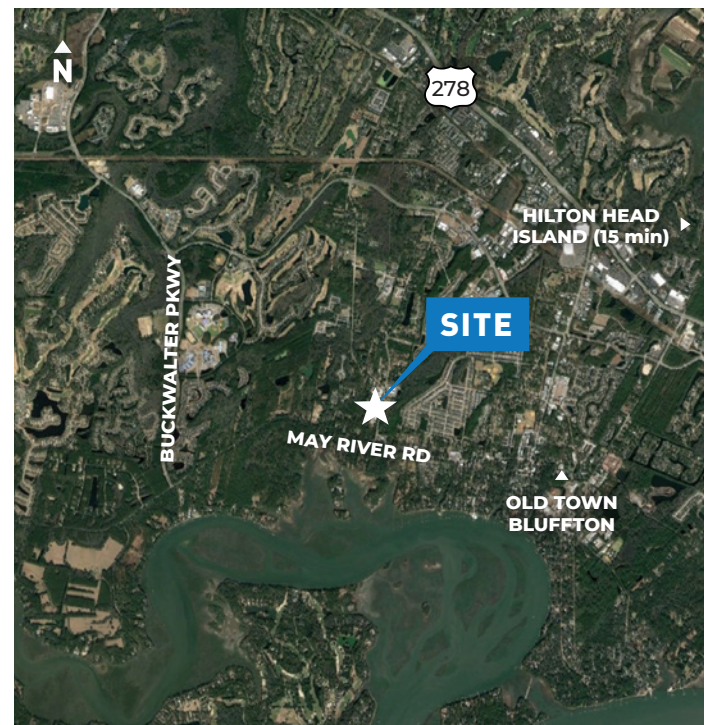


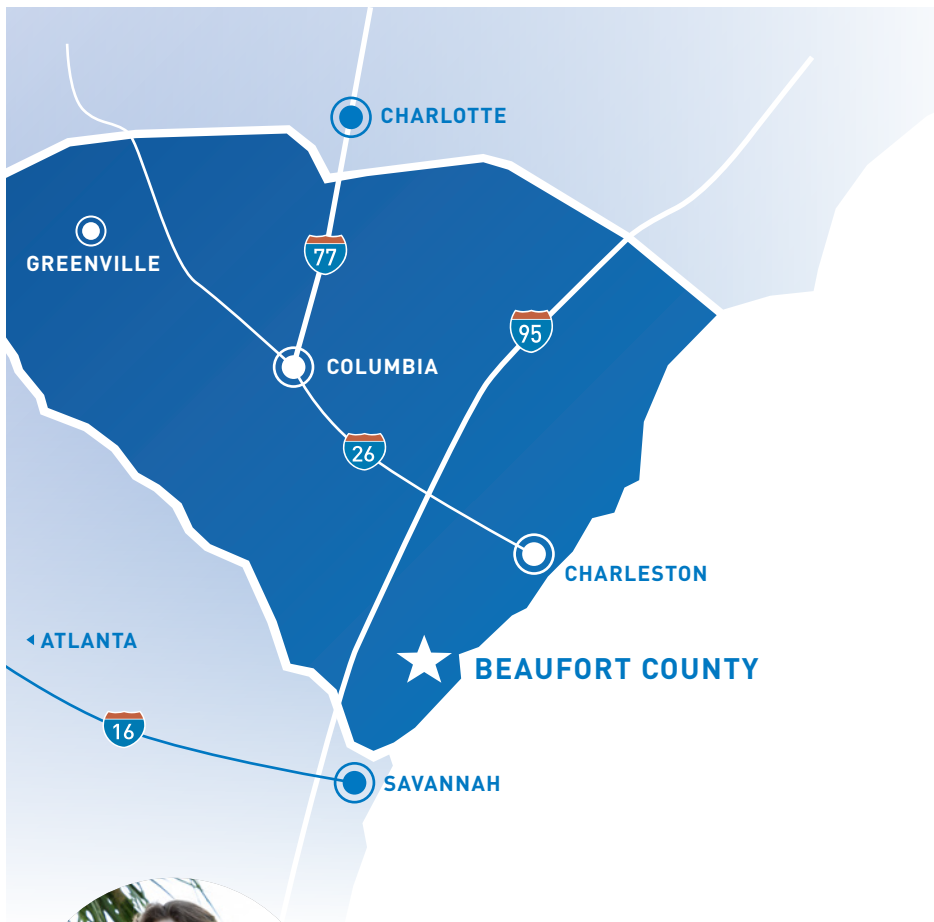
SALE PRICE

\$1,580,000 (\$155,054/acre)

- ▶ One of the few remaining tracts in Bluffton with light industrial zoning.
- ▶ Located in close proximity to Old Town Bluffton and only 15 minutes from Hilton Head Island.
- ▶ Perfect for the development of distribution, flex, office services, and office/warehouse uses.

- 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	227,732	110,647
45 minutes	561,484	284,825
60 minutes	638,881	321,001

DRIVE TIMES FROM SITE

Interstate-95:	22 minutes
Port of Savannah:	31 minutes
Port of Charleston:	2 hours
Savannah Int'l Airport:	37 minutes
Charleston Int'l Airport:	1 hour, 50 min
Hilton Head Airport:	22 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.



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