

COMMERCIAL / MIXED-USE LAND FOR SALE

Buckwalter Crossroads

Highway 170 & Bluffton Parkway
Bluffton, SC 29909

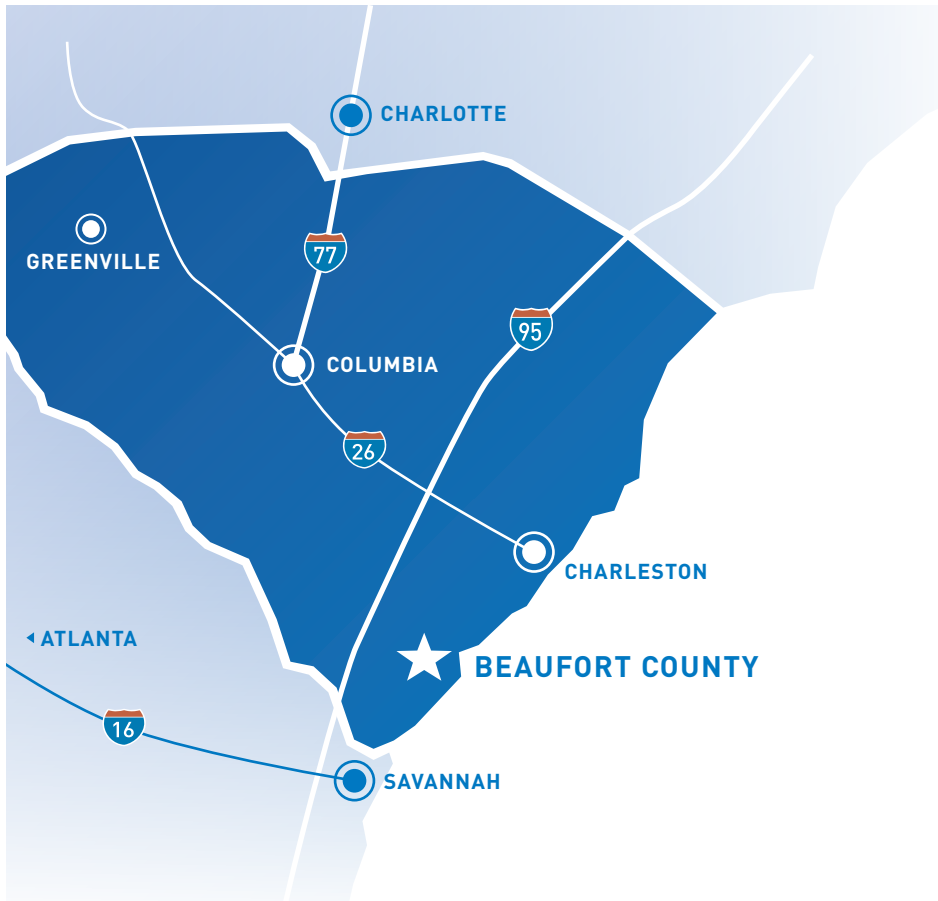


90 commercial/mixed use acres perfect for corporate headquarters, medical, or back office services

- ▶ Conveniently located at the intersection of Bluffton Parkway and HWY 170, only 20 minutes from Savannah and 15 minutes from Hilton Head Island.
- ▶ Over two miles of 4-lane road frontage.
- ▶ Close to Sun City within an ever-expanding Residential and Commercial Market.
- ▶ Tract includes all property along SC170 from Bluffton Parkway to Gibbet Road intersections.

- 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	128,169
60 minutes	598,678	301,179

DRIVE TIMES FROM SITE

Savannah:	20 minutes
Hilton Head Island:	15 minutes
Palmetto Bluff:	5 minutes
Charleston:	1 hour, 45 min

BEAUFORT COUNTY, SOUTH CAROLINA

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



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