

COMMERCIAL / MIXED-USE LAND FOR SALE

Buckwalter Crossroads

Highway 170 & Bluffton Parkway
Bluffton, SC 29909

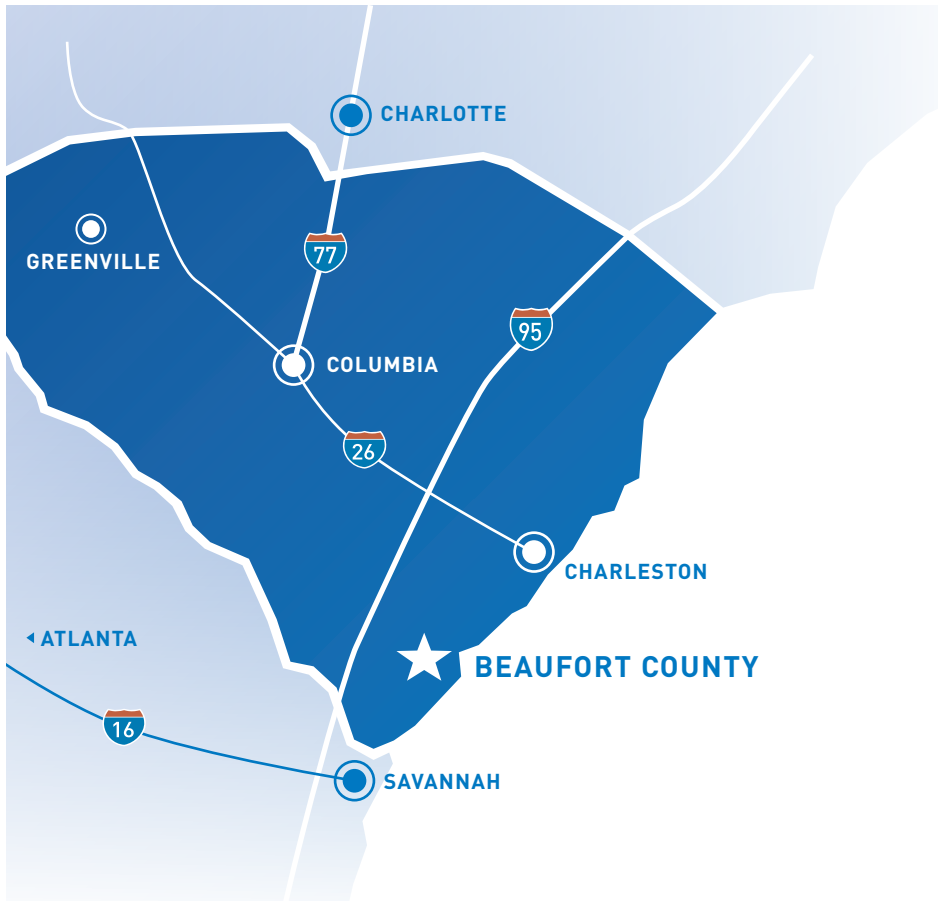


90 commercial/mixed use acres perfect for corporate headquarters, medical, or back office services

- ▶ 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**.



KELLI BRUNSON
Sr. Project Manager

✉ kbrunson@thrivebeaufort.org

☎ (843) 226-3462

in [/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

f [/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)

