

Buckwalter Place Commerce Park



4.72 acres available for office/flex development (approximately 45,000-60,000 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.
- ▶ Excellent local incentives: \$300K for pad development costs, plus over \$2.3M in off-site improvements.

- 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.



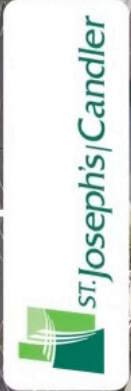
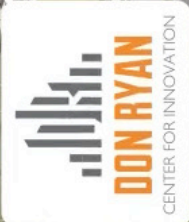
MASTER PLAN



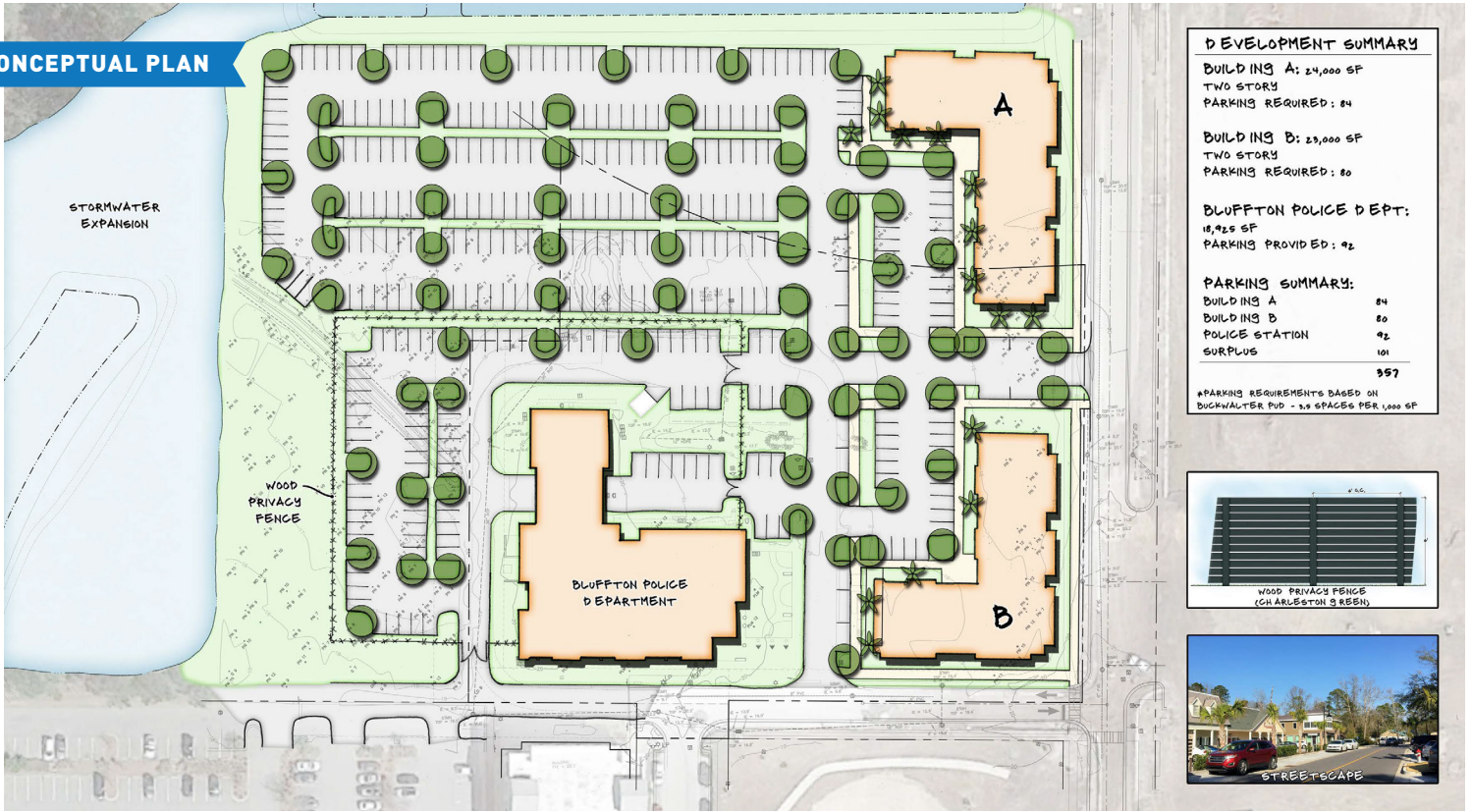
- A** RETAIL
- B** RESTAURANT OUTPARCELS
- C** FUTURE DEVELOPMENT
- D** TOWN OF BLUFFTON COMMERCE PARK FUTURE DEVELOPMENT
- E** ST. JOSEPH'S CANDLER FUTURE DEVELOPMENT



4.72 ACRES
AVAILABLE



CONCEPTUAL PLAN



DEVELOPMENT SUMMARY

BUILDING A: 24,000 SF
TWO STORY
PARKING REQUIRED: 84

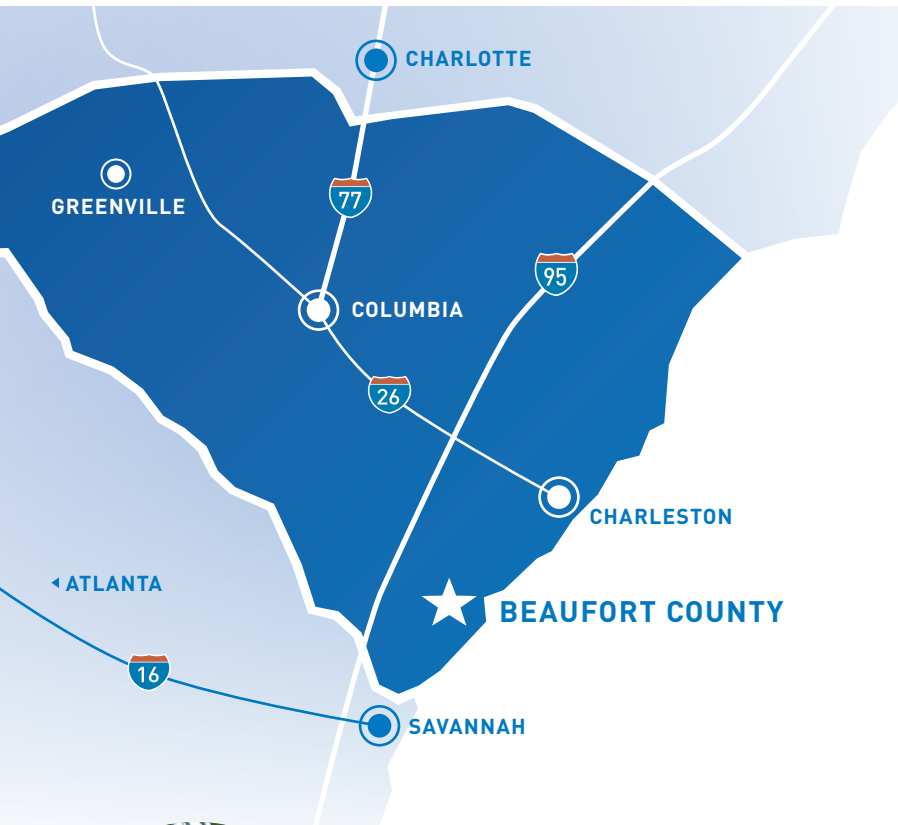
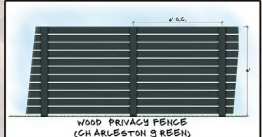
BUILDING B: 23,000 SF
TWO STORY
PARKING REQUIRED: 80

BLUFFTON POLICE DEPT:
18,925 SF
PARKING PROVIDED: 92

PARKING SUMMARY:

BUILDING A	84
BUILDING B	80
POLICE STATION	92
SURPLUS	101
957	

#PARKING REQUIREMENTS BASED ON
DUCKWALTER PUD - 3.9 SPACES PER 1,000 SF



WITHIN 45 MINUTES:

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

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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