

COMMERCIAL / MIXED-USE LAND FOR SALE

Buckwalter Crossroads

Highway 170 & Bluffton Parkway
Bluffton, SC 29909

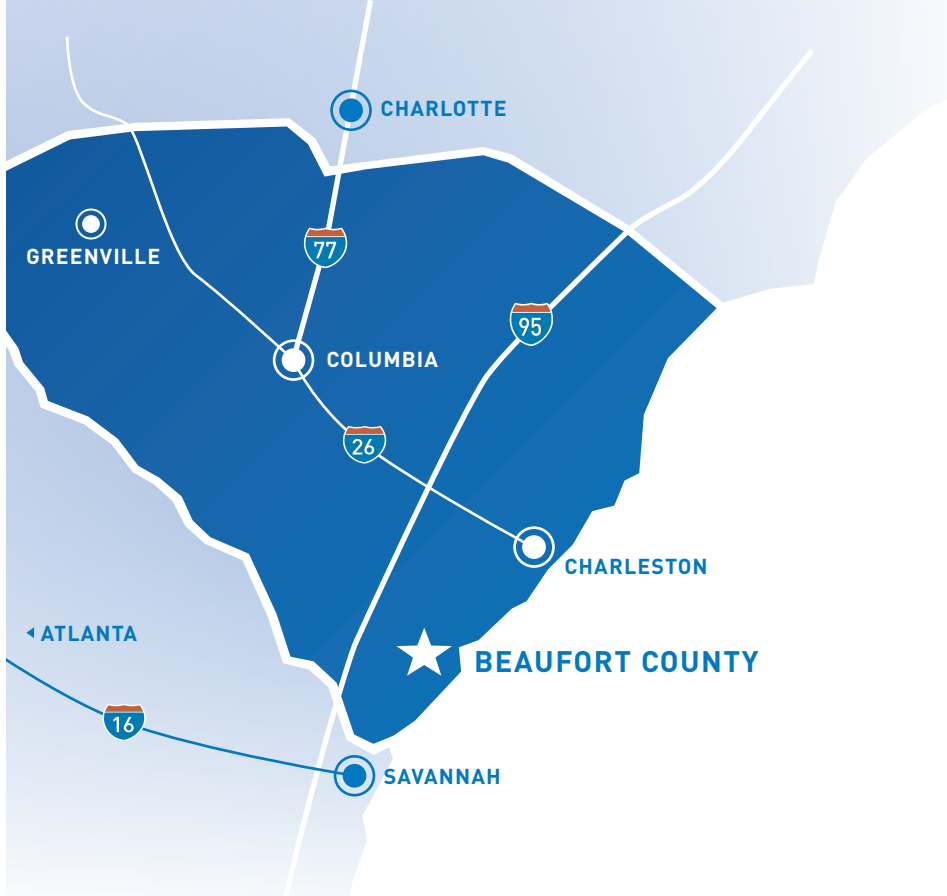


90 commercial/mixed use acres perfect for corporate headquarters, medical, or back office services

- ▶ 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	133,000	70,766
45 minutes	422,538	243,087
60 minutes	533,308	306,118

Source: ESRI, November 2024

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

