The Crossroads
Parcel 8
Capacity Study Concept 'K'
July 13, 2007
Prepared for:
BUCKWALTER COMMERCIAL
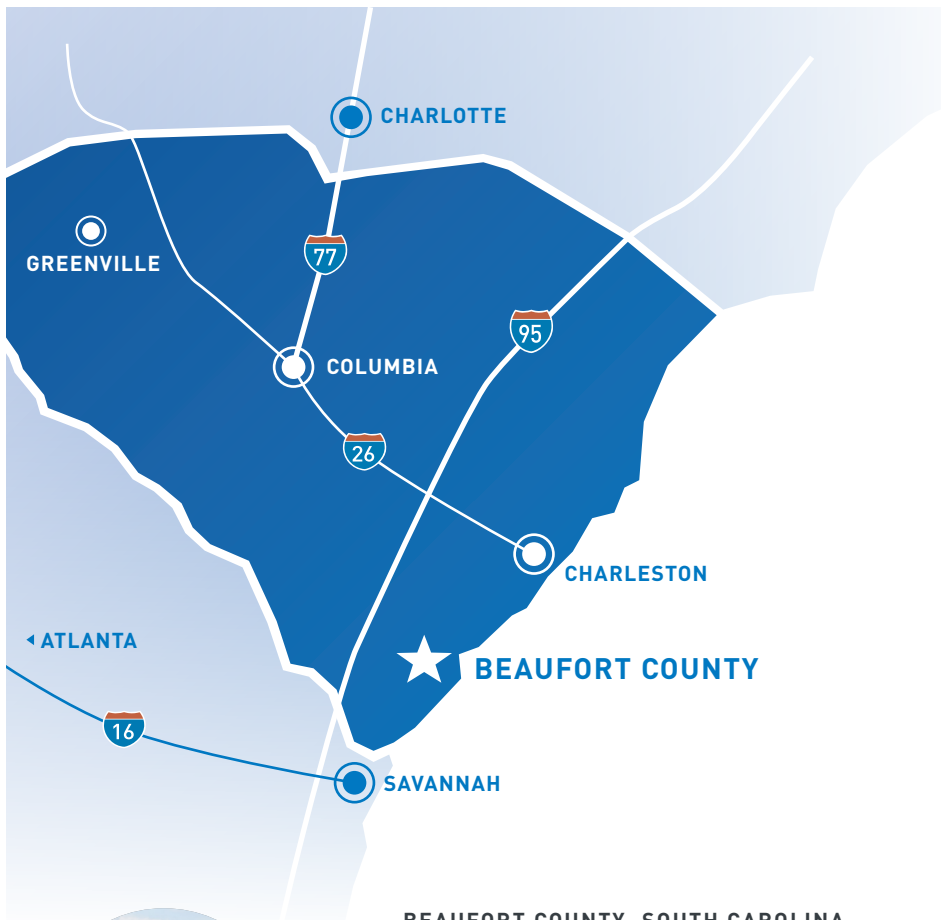
15 SUBDIVIDED & FULLY ENTITLED SITES (1 to 90 ACRES)

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.

ThriveBeaufort.org

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Economic Development Corporation

DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	120,035	64,691
45 minutes	417,662	243,291
60 minutes	532,691	308,959

Source: ESRI, December 2025

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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