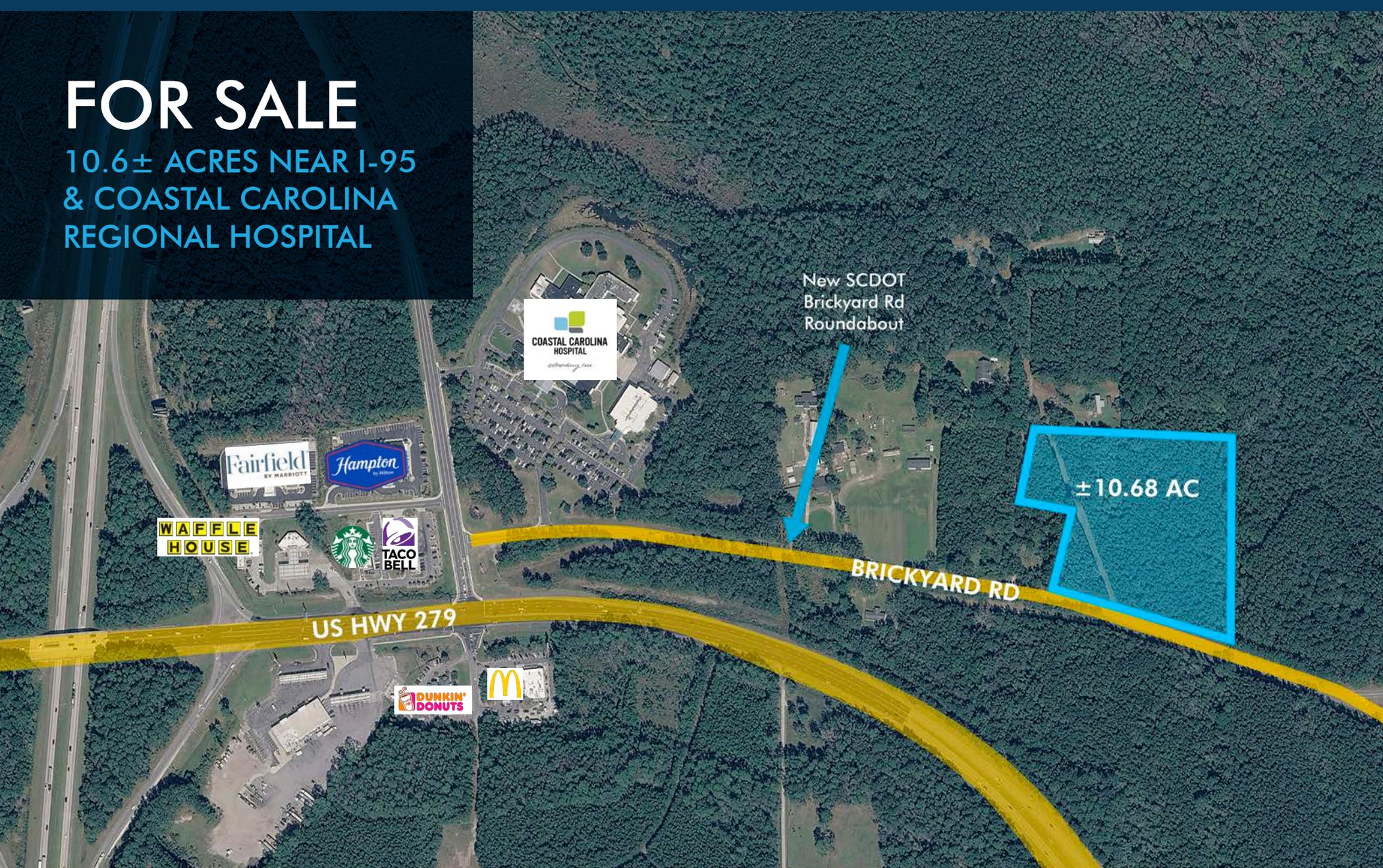


# FOR SALE

10.6± ACRES NEAR I-95  
& COASTAL CAROLINA  
REGIONAL HOSPITAL



0 BRICKYARD RD, HARDEEVILLE, SC 294927

RESIDENTIAL/SENIOR HOUSING DEVELOPMENT SITE IN PRIMARY GROWTH CORRIDOR



0 Brickyard Rd, Hardeeville, SC 29927



## PROPERTY DESCRIPTION

The ±10.68-acre site along Brickyard Road in Hardeeville, South Carolina presents a compelling residential development opportunity within one of the Lowcountry's fastest-growing corridors. Positioned just off US Highway 278 and minutes from I-95 Exit 8, the property benefits from excellent regional connectivity to Bluffton, Hilton Head, Savannah, and Charleston while remaining in a rapidly expanding residential and mixed-use growth corridor.

The site is surrounded by significant planned and active development, including West Argent, Carolina Station, and Latitude Margaritaville Hilton Head. The Brickyard Road / US-278 corridor has been the primary path of growth for Hardeeville and greater Jasper County.

Recent infrastructure improvements, including the SCDOT Brickyard Road roundabout and enhanced traffic patterns along US-278, have materially improved access and long-term development viability for the area. The subject site offers sufficient scale for a range of residential uses, including single-family subdivisions, build-for-rent communities, or garden-style multifamily development, subject to zoning and entitlements.

With strong surrounding demand drivers and regional accessibility the property represents an attractive opportunity for developers seeking to establish a presence in the high-growth coastal South Carolina market.

## PROPERTY SPECS

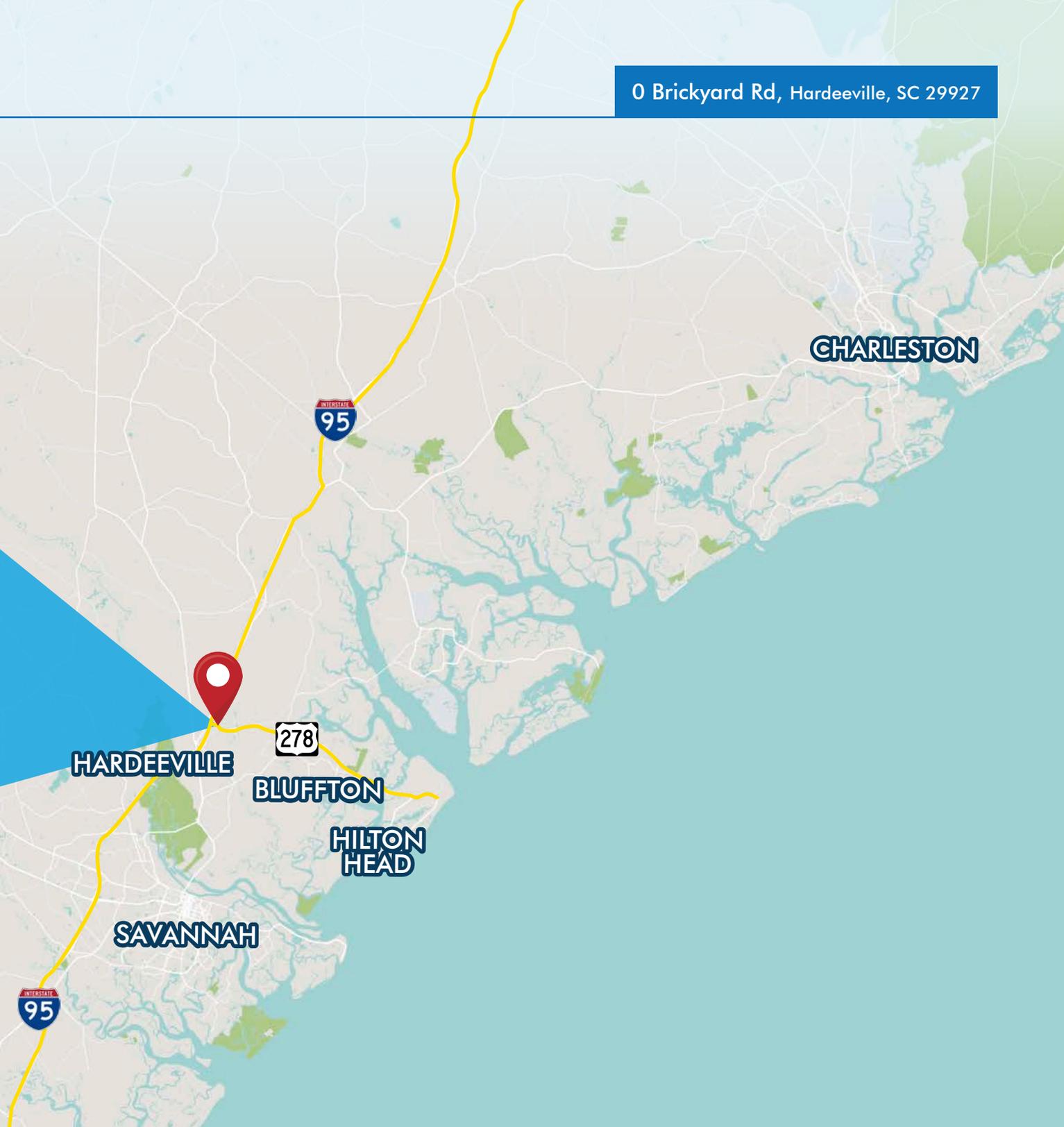
LISTING PRICE	\$2,950,000
LOT SIZE	±10.68 AC
TAX ID/APN	042-00-05-009
COUNTY	Jasper
UTILITIES	At Street

# LOCATION MAP

0 Brickyard Rd, Hardeeville, SC 29927



0 BRICKYARD RD  
HARDEEVILLE, SC 29927



0 Brickyard Rd, Hardeeville, SC 29927

# DEVELOPMENT MAP

## NOTABLE DISTANCES:

- 10 MILES TO BLUFFTON, SC
- 15 MILES TO HILTON HEAD
- 20 MILES TO SAVANNAH, GA
- 30 MILES TO BEAUFORT, SC
- 90 MILES TO CHARLESTON, SC

TO CHARLESTON



COASTAL LAND TRACT PUD  
360 Units



BRICKYARD RD

WEST ARGENT  
9,500 Homes Planned

SOUTHPOINT PROPERTY  
Housing, Shopping & Potential Hotels



JOHN SMITH RD

TO HILTON HEAD

CAROLINA STATION  
6,200 Residential Units



TO SAVANNAH

HARDEEVILLE

LATITUDE MARGARITAVILLE  
3,000 Homes

# DEVELOPMENT MAP

0 Brickyard Rd, Hardeeville, SC 29927

## COASTAL LAND TRACT PUD

Mixed-use PUD near Exit 8 including retail and multifamily components; Provides additional density in the corridor.

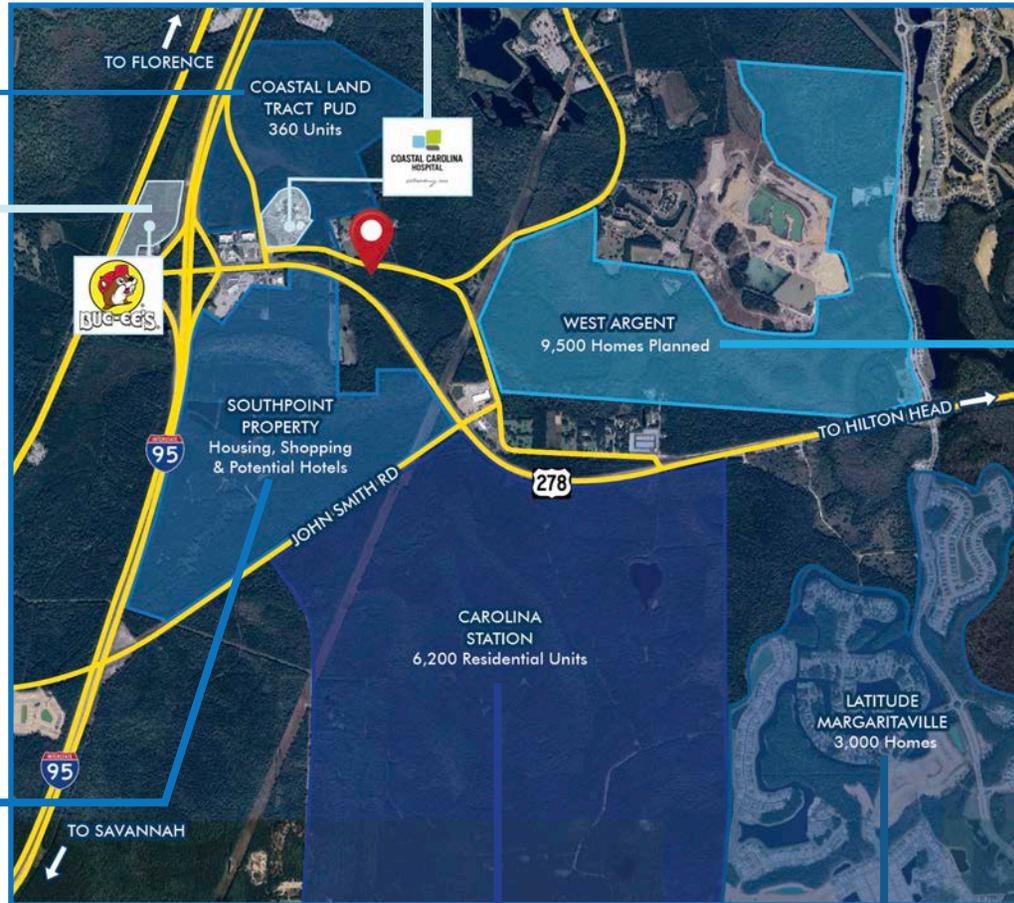
## BUC-EE'S TRAVEL CENTER

EXIT 8, HARDEEVILLE, SC

75,000 SF travel center and 120 fueling stations at I-95 Exit 8. Major traffic generator for US 278 corridor; anchors retail demand and drives daily volumes.

## SOUTHPOINT MIXED-USE DEVELOPMENT

+/- 300-362 Acres planned for the mixed-use residential, retail and hospitality uses. Includes apartments, hotel, and retail pads. Located immediately south of US 278 and Coastal Hospital.



## COASTAL CAROLINA REGIONAL HOSPITAL

Regional medical campus serving southern Jasper & northern Beaufort Counties. Less than 1/4 mile from site; employs ~500 staff and anchors medical and office demand.

## WEST ARGENT PUD HARDEEVILLE, SC

Planned Development approved by City of Hardeeville. Master-plan includes residential neighborhoods, schools, parks and commercial centers along US 278 west of site.

## CAROLINA STATION

Mastered-planned by HIC Land. Mixed-use community with residential, commercial and recreational components. First major phase under development 2025

## LATITUDE MARGARITAVILLE HILTON HEAD (ACTIVE ADULT COMMUNITY)

55+ resort-style community by Minto & Margaritaville Holdings. Located off of US 278 East of I-95 within Hardeeville city limits



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