

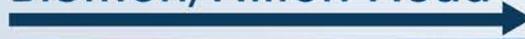
# FOR SALE

1.68 AC LOT

I-95 Exit 8



Bluffton/Hilton Head



0 BRICKYARD RD, HARDEEVILLE, SC 294927



0 Brickyard Rd, Hardeeville, SC 29927



## PROPERTY DESCRIPTION

Positioned in the rapidly growing I-95 to Hilton Head corridor, this 1.68-acre General Commercial site offers visibility, access, and flexibility. Featuring direct Highway 278 frontage and enhanced access via the new SCDOT traffic pattern and Brickyard Road roundabout, the property sits squarely in the path of Hardeeville's ongoing growth and development momentum.

## PROPERTY SPECS

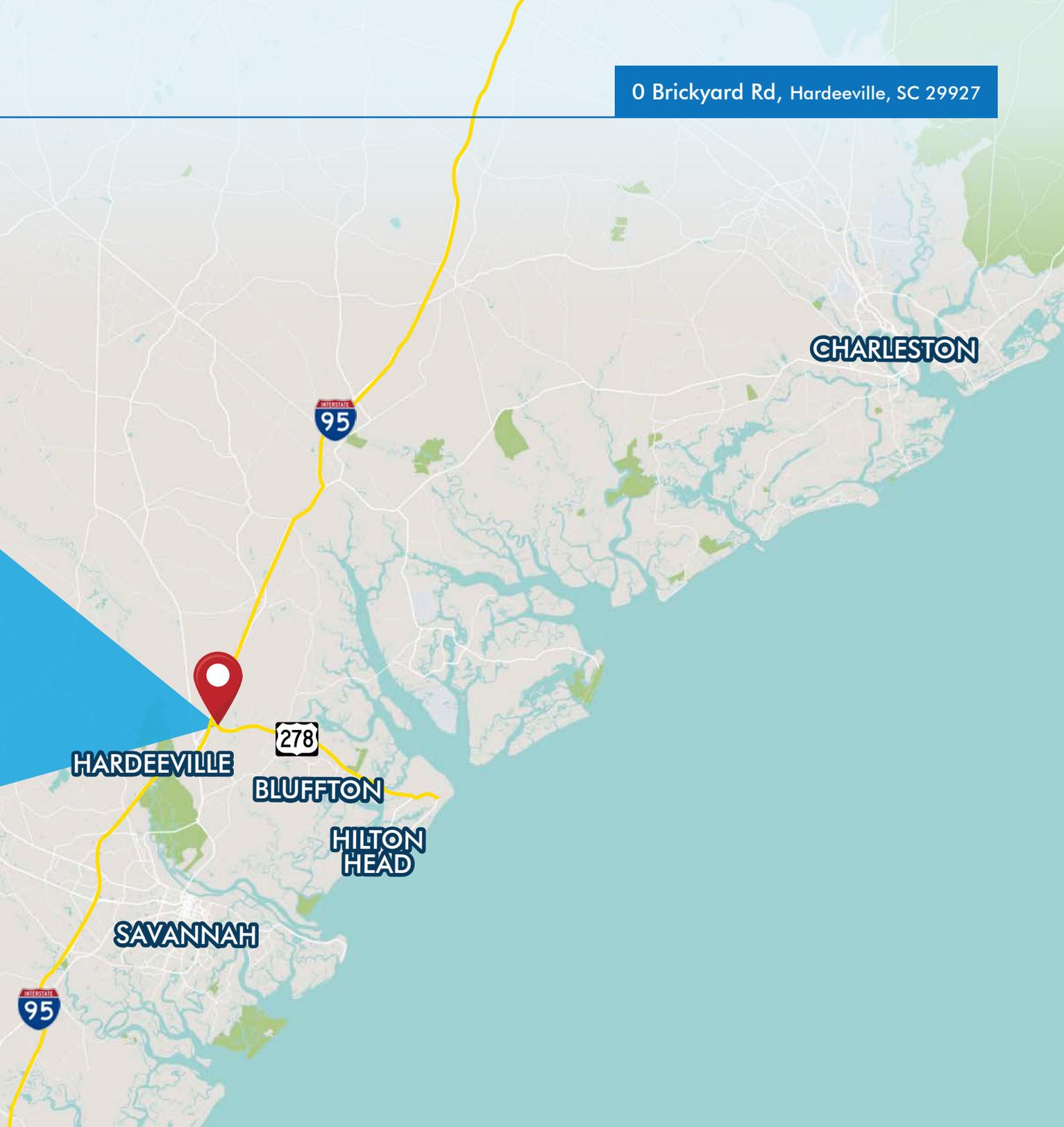
LISTING PRICE	\$924,000
LOT SIZE	1.68 AC
TAX ID/APN	042-00-04-008
COUNTY	Jasper
ZONING	General Commercial
UTILITIES	At Street

# 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



WEST ARGENT  
9,500 Homes Planned

BRICKYARD RD

SOUTHPOINT PROPERTY  
Housing, Shopping & Potential Hotels



TO HILTON HEAD

JOHN SMITH RD

CAROLINA STATION  
6,200 Residential Units

LATITUDE MARGARITAVILLE  
3,000 Homes

HARDEEVILLE



TO SAVANNAH

# 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.

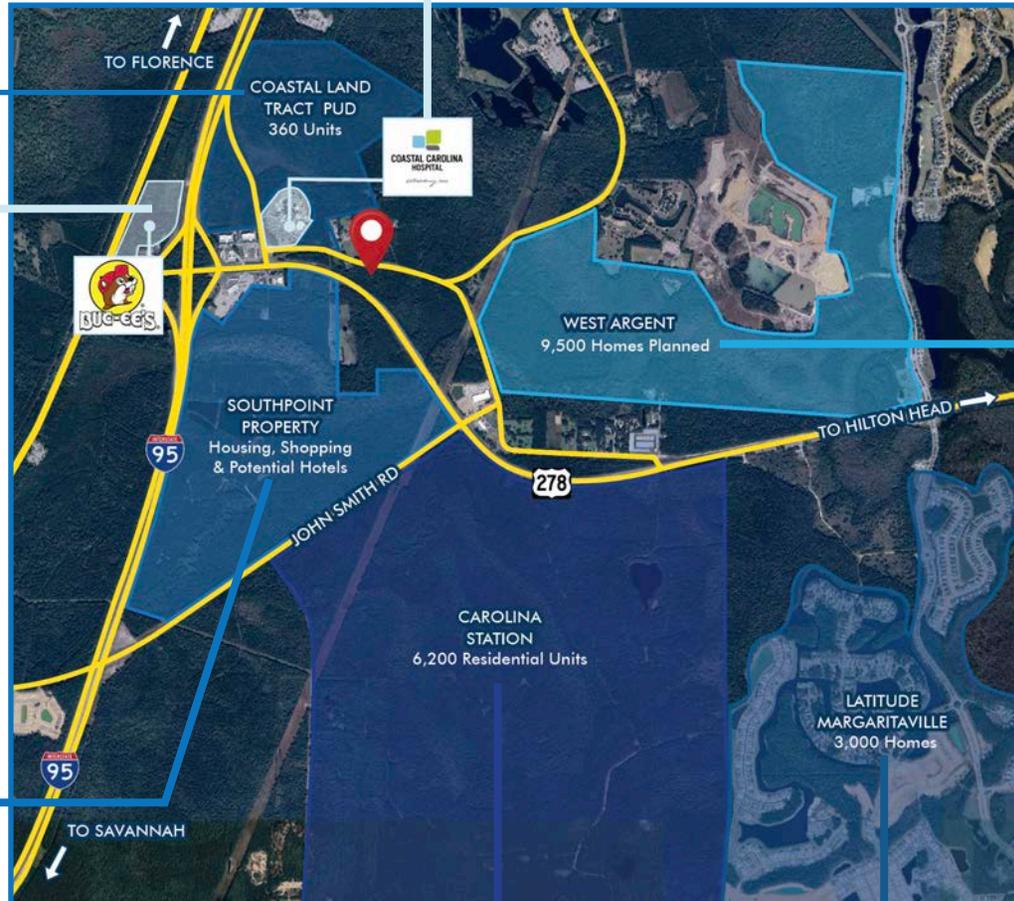
## BUC-EE'S TRAVEL CENTER

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



## CONTACT:

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