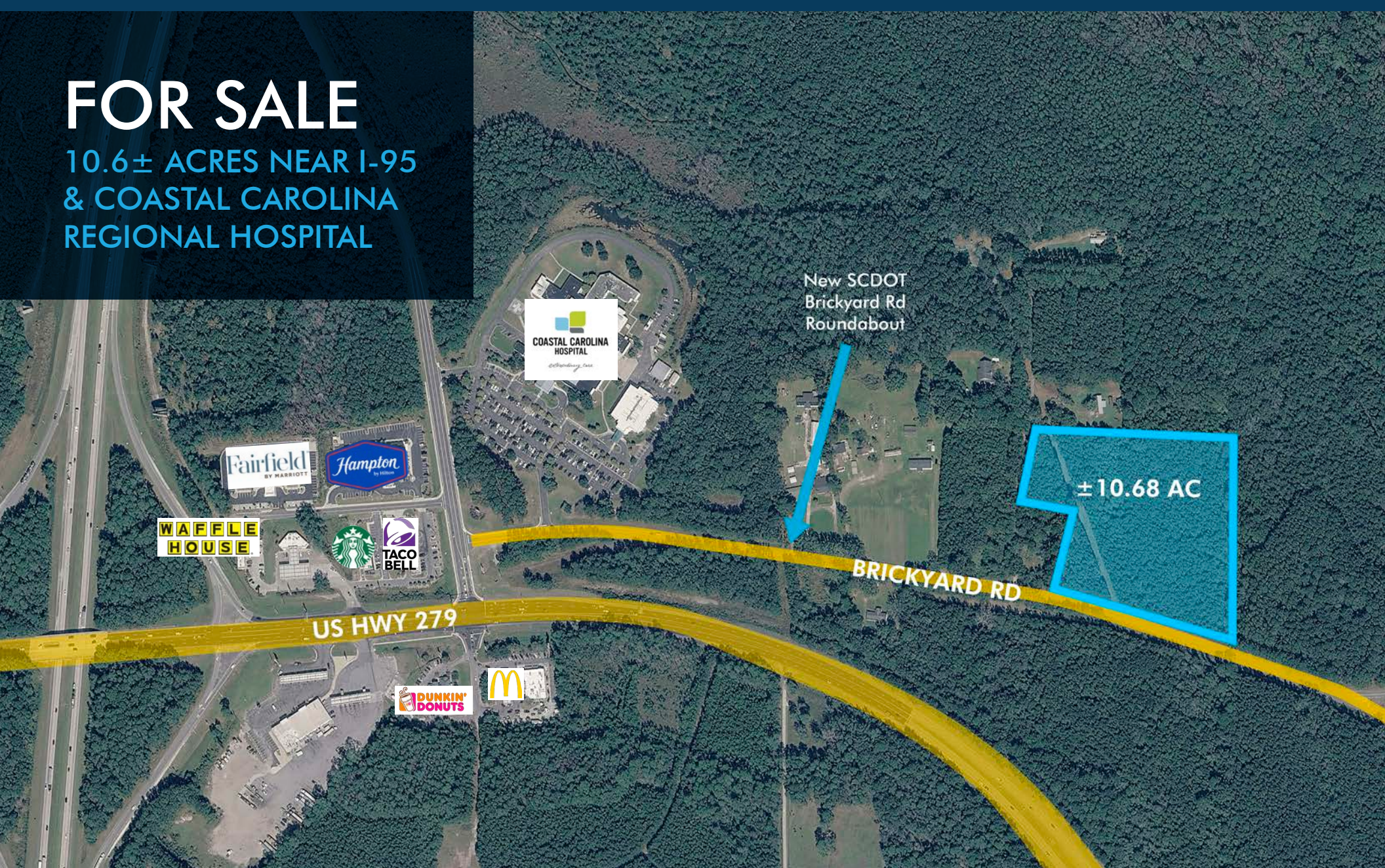


FOR SALE

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.

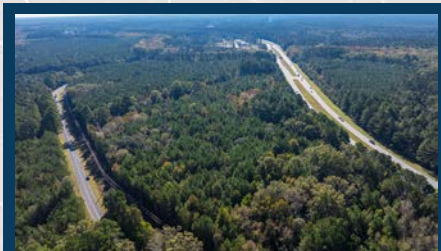
With strong surrounding demand drivers and regional accessibility the property represents an attractive opportunity for developers seeking to establish a presence in the high-growth coastal South Carolina market.

PROPERTY SPECS

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

LOCATION MAP

0 Brickyard Rd, Hardeeville, SC 29927



0 BRICKYARD RD
HARDEEVILLE, SC 29927

HARDEEVILLE

278

BLUFFTON

HILTON
HEAD

SAVANNAH

CHARLESTON

95

95

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



SOUTHPOINT
PROPERTY
Housing, Shopping
& Potential Hotels



JOHN SMITH RD



TO HILTON HEAD

CAROLINA
STATION
6,200 Residential Units

HARDEEVILLE



TO SAVANNAH

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.

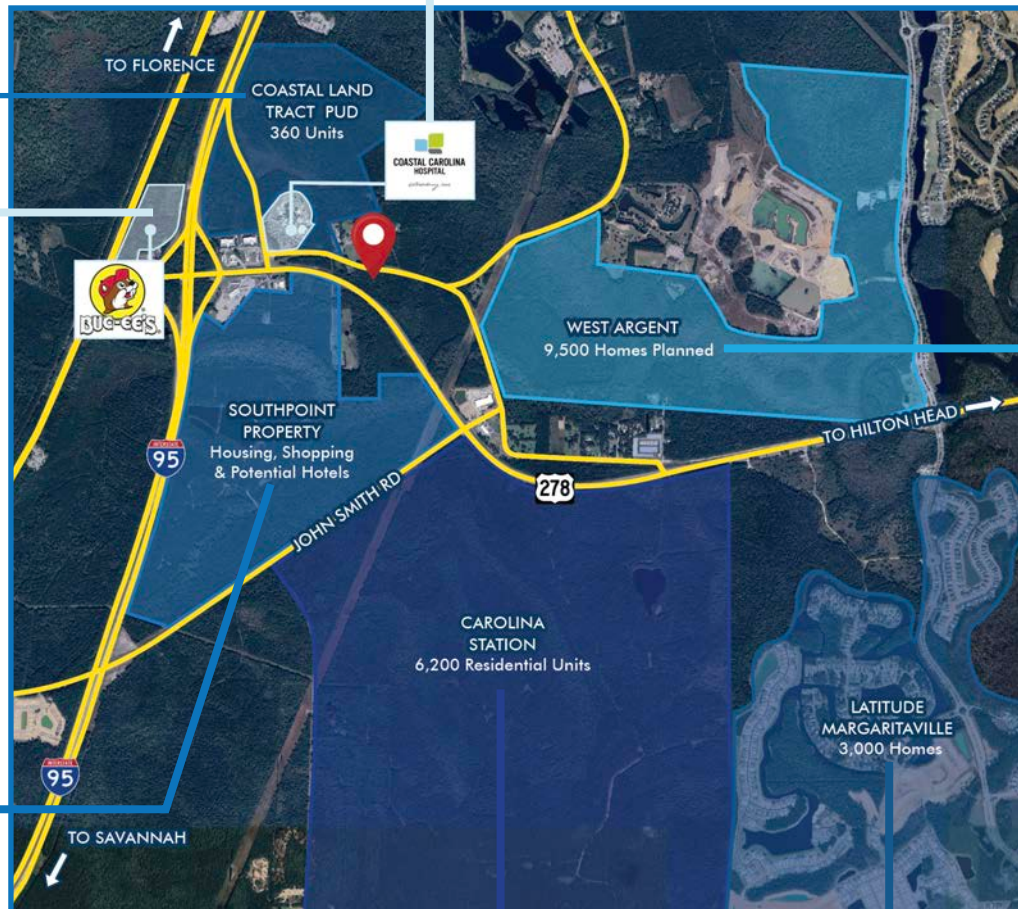
BUC-EE'S TRAVEL CENTER

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 $\frac{1}{4}$ 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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