FOR SALE: Land

Land Fronting Argent Blvd (Hwy 141)
Parcel A & B, Argent Blvd, Hardeeville, SC 29927
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Parcel A & B, Argent Blvd, Hardeeville, SC 29927

Executive Summary

PROPERTY OVERVIEW
7.31 Acres fronting Argent Blvd (Hwy 141) very close to the lighted intersection of Highway 170 and Argent Boulevard.

This property has two different zoning descriptions; the front 2 acres is zoned General Commercial by Jasper County, and the back 5.31 Acres is zoned Multifamily Residential by City of Hardeeville.

There is the potential to annex the front 2 acres in to the City of Hardeeville and submit for a zoning change.

LOCATION OVERVIEW
7.31 acres available for sale located on Argent Blvd (Hwy 141) in Hardeeville.

This property is just south of the intersection at Argent Blvd and Highway 170.

Excellent access to Bluffton, Beaufort, Hilton Head Island, Savannah, and I-95 at Exit 8.

PROPERTY SUMMARY
Sale Price: $320,000
Lot Size: 7.31 Acres
Price Per Acre: $43,776
Zoning: General Commercial & Multi-family Residential

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Location Maps
FOR SALE: Land

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Retailer Map
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Survey
FOR SALE: Land

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Demographics Map

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>10 Miles</th>
<th>30 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>1,002</td>
<td>40,787</td>
<td>553,238</td>
</tr>
<tr>
<td>Population Density</td>
<td>35</td>
<td>130</td>
<td>196</td>
</tr>
<tr>
<td>Median Age</td>
<td>32.1</td>
<td>42.6</td>
<td>36.8</td>
</tr>
<tr>
<td>Median Age (Male)</td>
<td>30.3</td>
<td>42.5</td>
<td>35.9</td>
</tr>
<tr>
<td>Median Age (Female)</td>
<td>33.3</td>
<td>42.3</td>
<td>37.7</td>
</tr>
<tr>
<td>Total Households</td>
<td>314</td>
<td>16,580</td>
<td>213,276</td>
</tr>
<tr>
<td># of Persons Per HH</td>
<td>3.2</td>
<td>2.5</td>
<td>2.6</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$54,654</td>
<td>$72,240</td>
<td>$68,008</td>
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<tr>
<td>Average House Value</td>
<td>$287,568</td>
<td>$275,436</td>
<td>$277,650</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census