

For Sale

Land Fronting 278 in Bluffton

1.13 Acres | \$871,681 / AC

1.13 Acres Fronting Highway 278 in Bluffton

42 Plantation Park Drive
Bluffton, South Carolina 29910

Property Highlights

- Rare opportunity to purchase land fronting Hwy 278
- Great location with direct access and visibility on Hwy 278 in Bluffton
- Located in Plantation Business Park across from Belfair
- Zoned General Mixed Use
- Access to two lighted intersections at Simmonsville Road and Buck Island Road
- Two Frontages - Approximately 180 feet on Highway 278 and approximately 180 feet on Plantation Park Drive
- All utilities are to the lot
- Lot is 80% cleared and currently being used for parking and storage

Offering Summary

Sale Price:	\$985,000
Lot Size:	1.13 Acres
Town of Bluffton Zoning:	General Mixed Use
2018 Traffic Counts:	48,500 VPD
Location:	Plantation Business Park



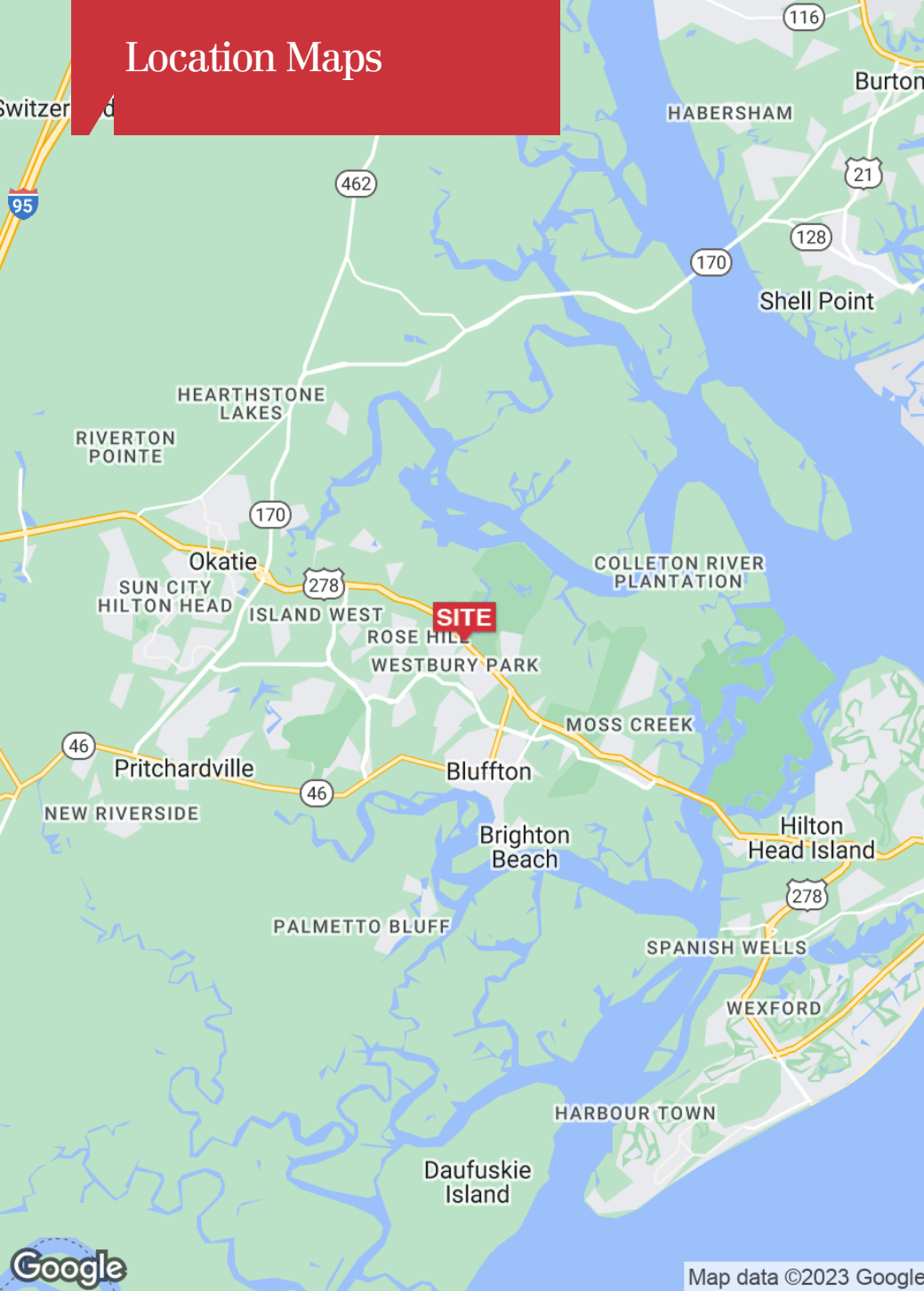
For more information

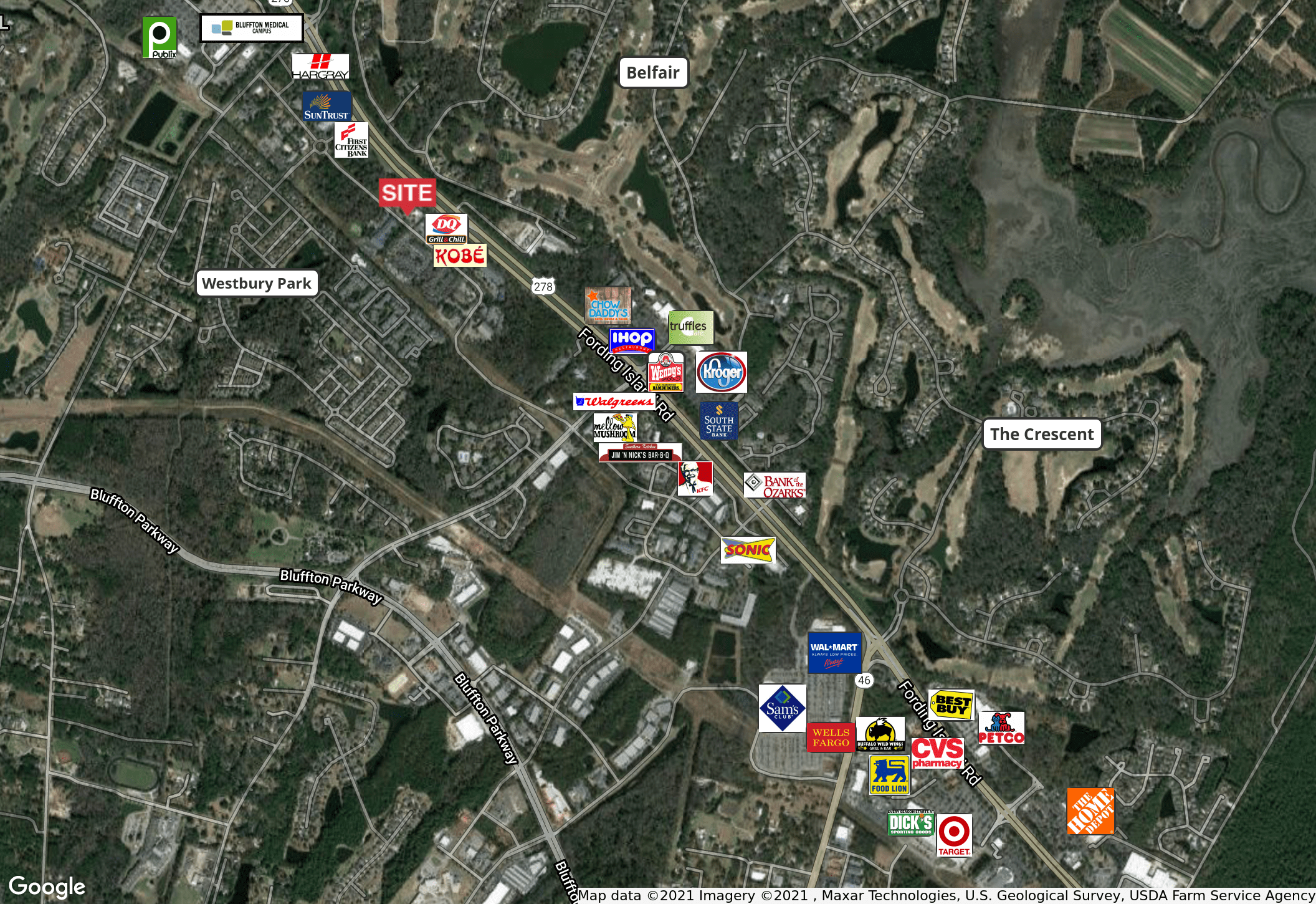
Baker Wilkins

843 837 4460 x2

baker@naicarolinacharter.com

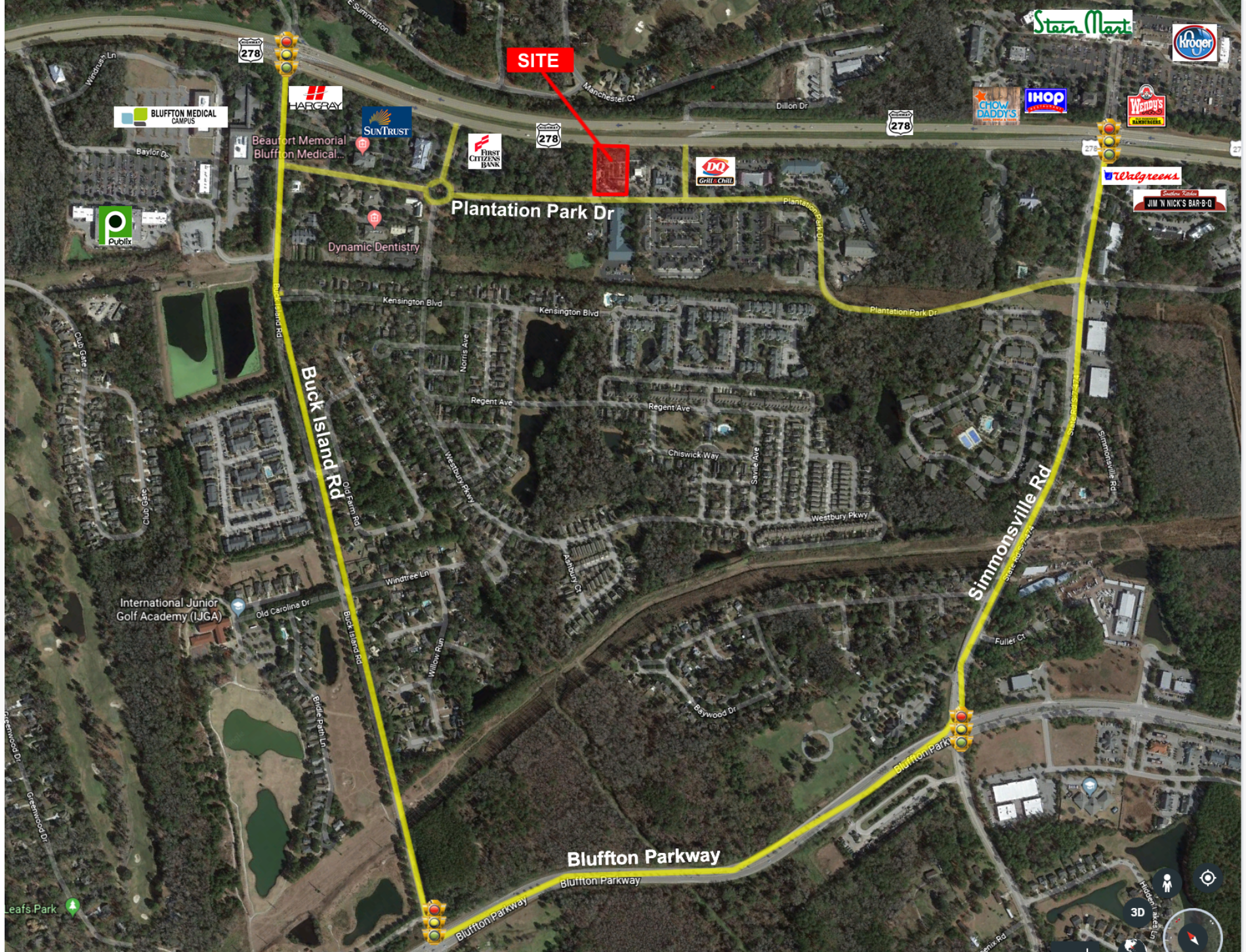
Location Maps



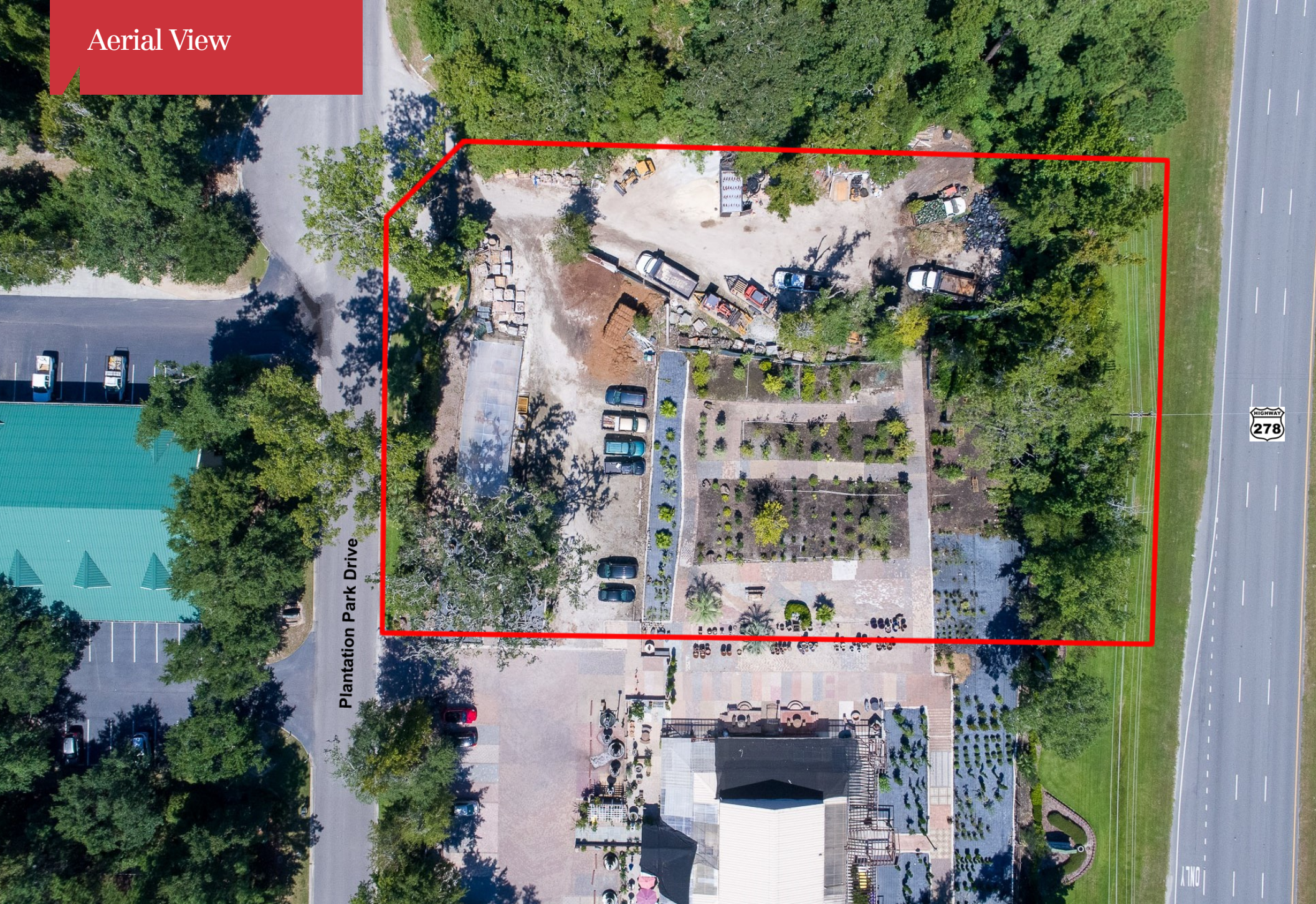


Google

Map data © 2021 Imagery © 2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Aerial View



Plantation Park Drive

Hwy 278 Access

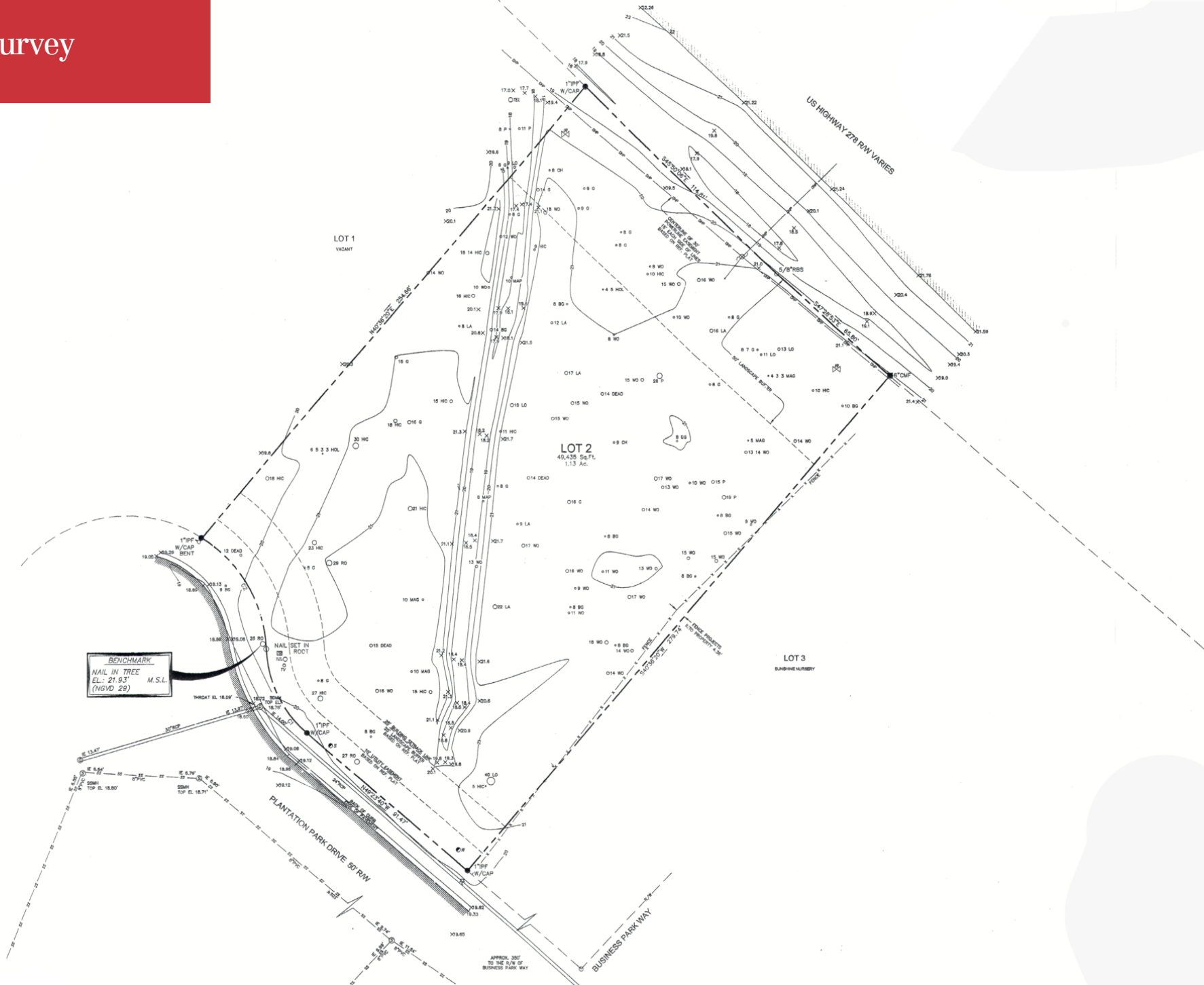


Hwy 278 Access

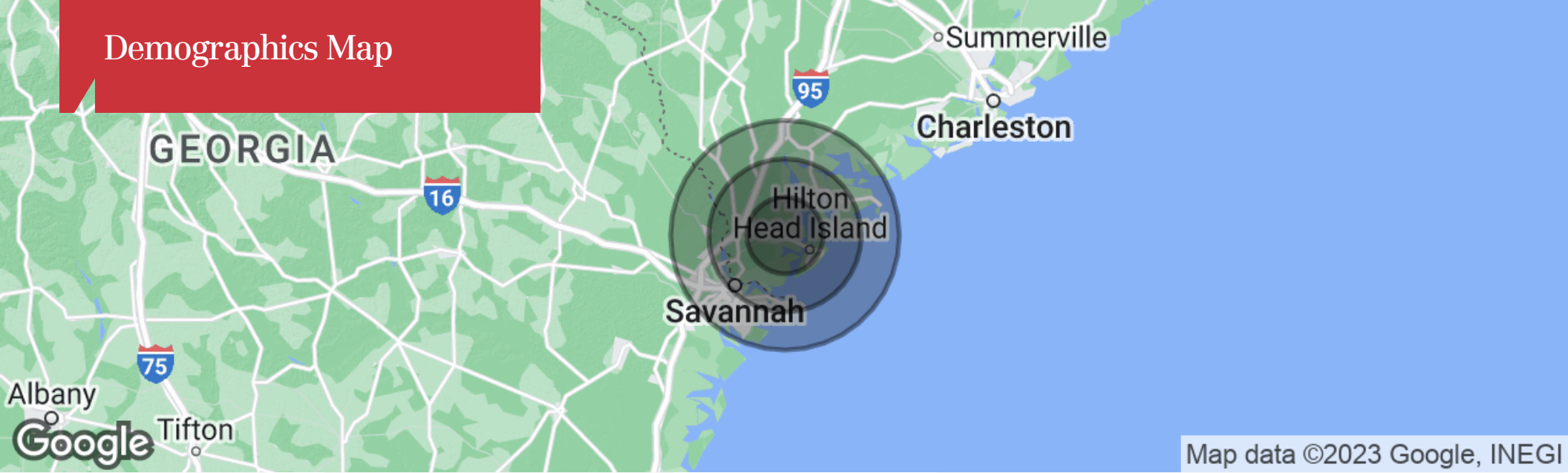


Close Up View





Demographics Map



Map data ©2023 Google, INEGI

	10 Miles	20 Miles	30 Miles
Population			
Total Population	72,598	204,718	484,381
Median Age	45.8	39.8	37.6
Median Age (Male)	45.6	39.1	36.7
Median Age (Female)	45.8	40.4	38.6
Households & Income			
Total Households	31,142	81,306	189,884
# of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$87,291	\$76,363	\$67,371
Average House Value	\$354,160	\$351,952	\$295,021
Race			
% White	82.9%	71.4%	60.9%
% Black	11.1%	21.6%	33.5%
% Asian	1.0%	1.4%	1.7%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.1%	0.2%	0.2%
% Other	4.0%	3.8%	2.3%
Ethnicity			
% Hispanic	14.7%	11.0%	7.2%

* Demographic data derived from 2020 ACS - US Census