

FOR SALE: Land

Land Fronting Argent Blvd (Hwy 141)

Parcel A & B, Argent Blvd , Hardeeville, SC 29927



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Executive Summary



PROPERTY SUMMARY

Sale Price: \$320,000

Lot Size: 7.31 Acres

Price Per Acre: \$43,776

Zoning: General Commercial & Multi-family Residential

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.

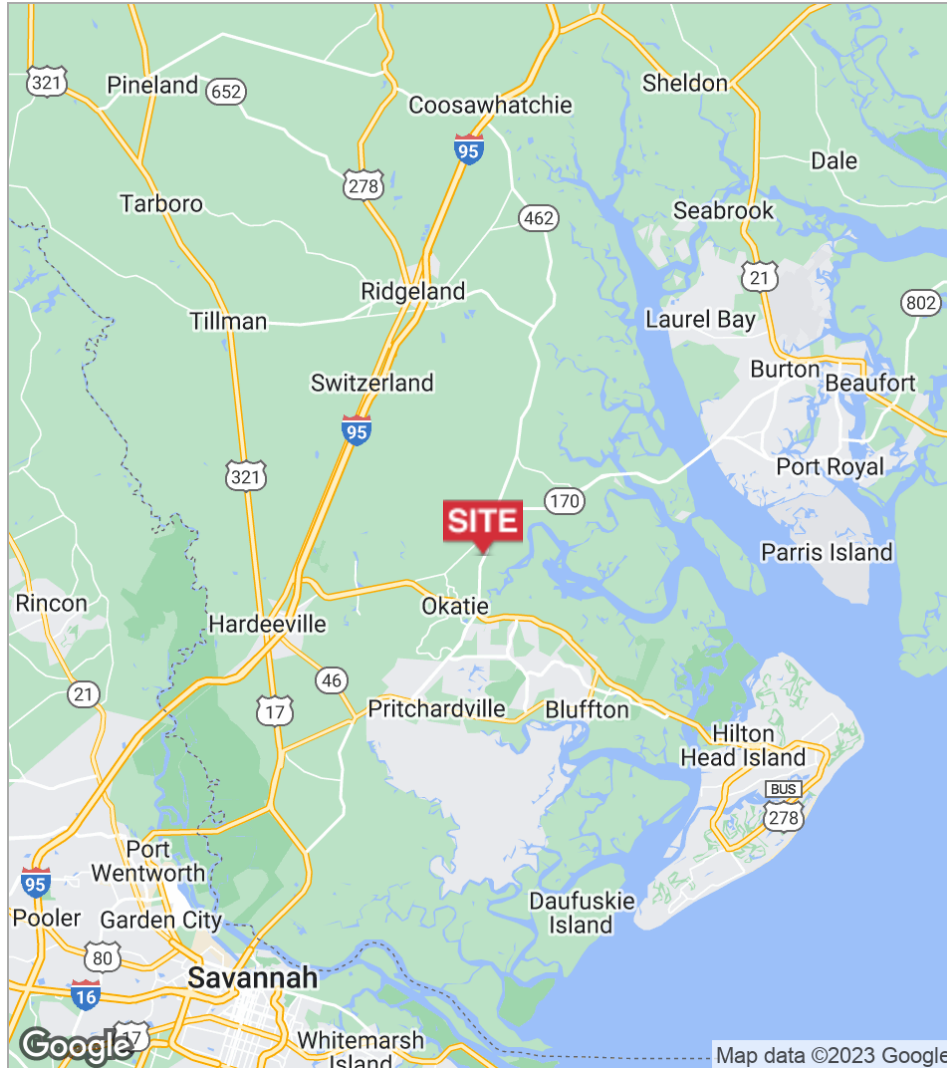
This property is just south of the intersection at Argent Blvd and Highway 170.

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

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Location Maps



1227 May River Road, Suite 100 | Bluffton, SC 29910 | 843.837.4460 | naicarolinacharter.com

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Retailer Map



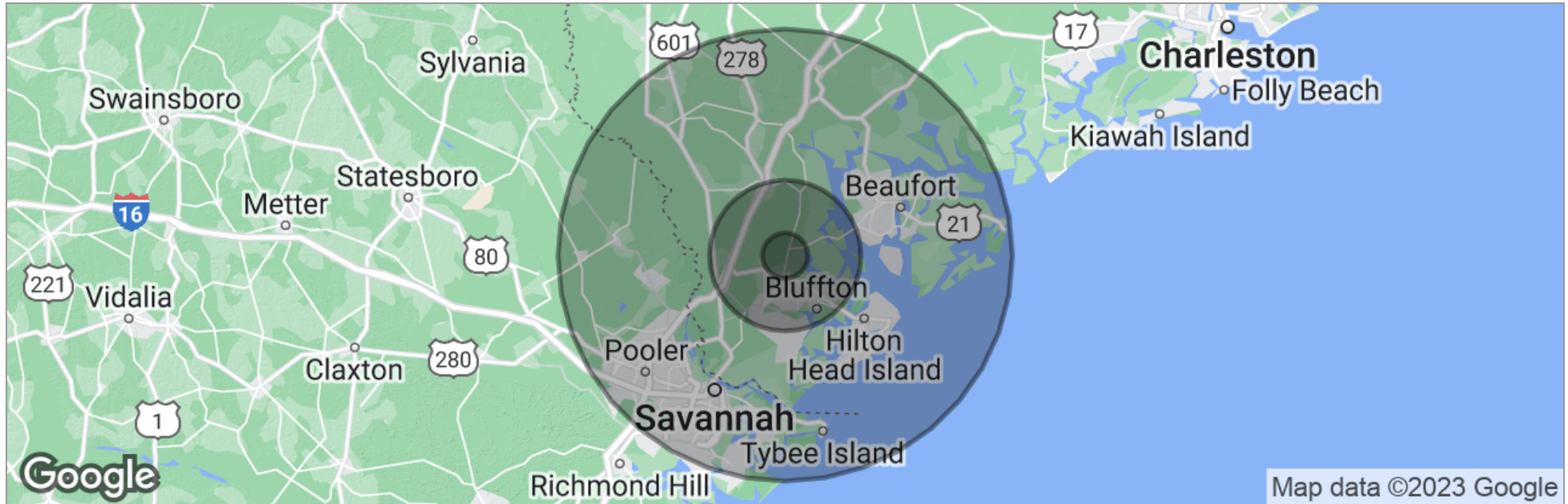
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Demographics Map



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

* Demographic data derived from 2020 ACS - US Census

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