

**FOR SALE: Land**

# Lot A Speedway Blvd

Lot A Speedway Blvd, Hardeeville, SC 29927



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## Executive Summary



### PROPERTY SUMMARY

**Sale Price:** \$550,970

**Lot Size:** 4.63 Acres

**Price Per Acre:** \$119,000

**2020 Property Taxes:** \$4,177.80

**Hardeeville Zoning:** Highway Commercial

### PROPERTY OVERVIEW

This property is essentially a rectangle with 515 feet fronting Highway 17 and 395 feet deep. It is zoned Highway Commercial; has direct frontage on Highway 17; water and sewer is to the property and a lift station is at the south-east corner of the property. Seller has a Corps Engineer's letter confirming no wetlands on the property.

This is a site that is ready for immediate development with full amenities already available.

This is a great Hardeeville location. In addition, this area is poised to grow rapidly to serve the port activity at both the Port of Savannah (second largest on the east coast) and the future Jasper County Port.

### LOCATION OVERVIEW

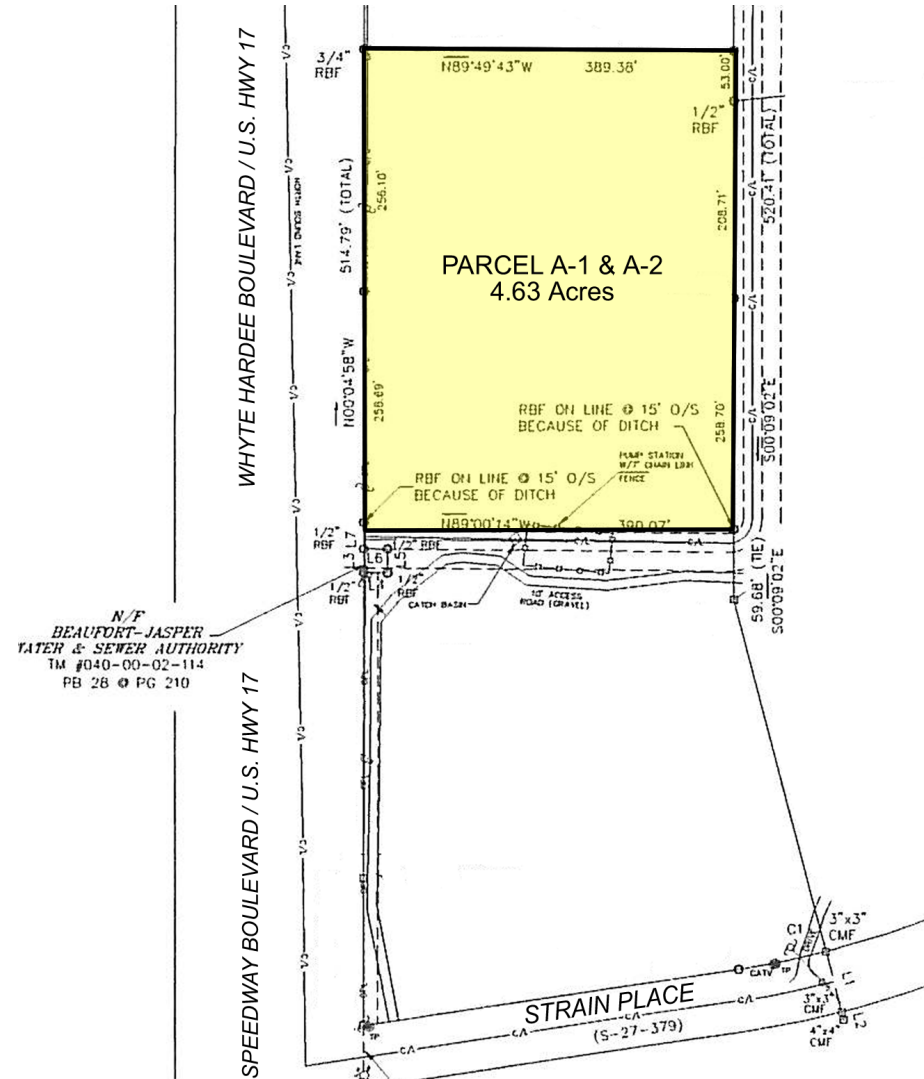
This 4.63 acre property fronting Highway 17 is located about 1,250 feet southeast of Exit 5, the intersection of I-95 and Highway 17. Highway 17, also known as Speedway Boulevard, is the road that takes you from Hardeeville to downtown Savannah, GA.



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## Additional Photos



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

David Bachelder Jr.  
davidjr@naicarolinacharter.com  
O: 843.837.4460 x4  
C: 843.422.6543

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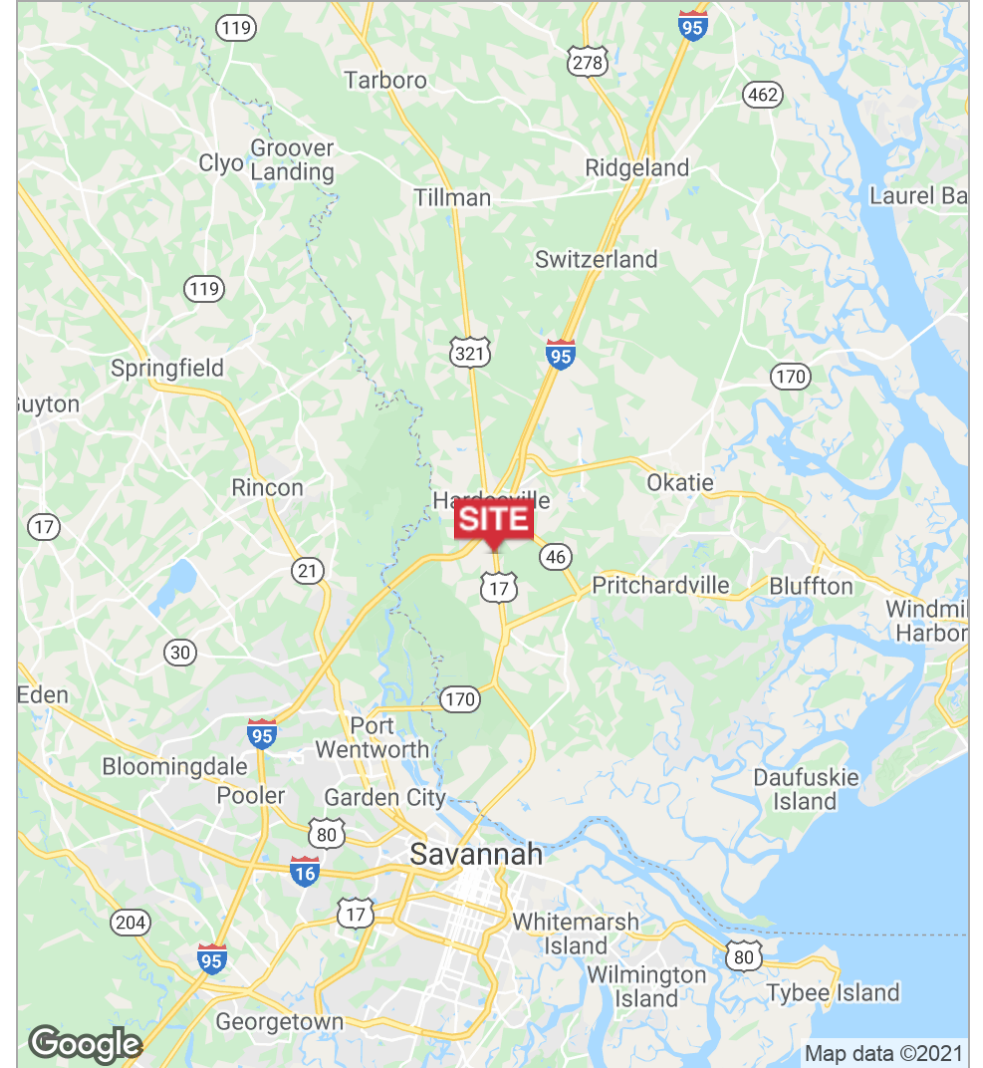
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## Location Maps



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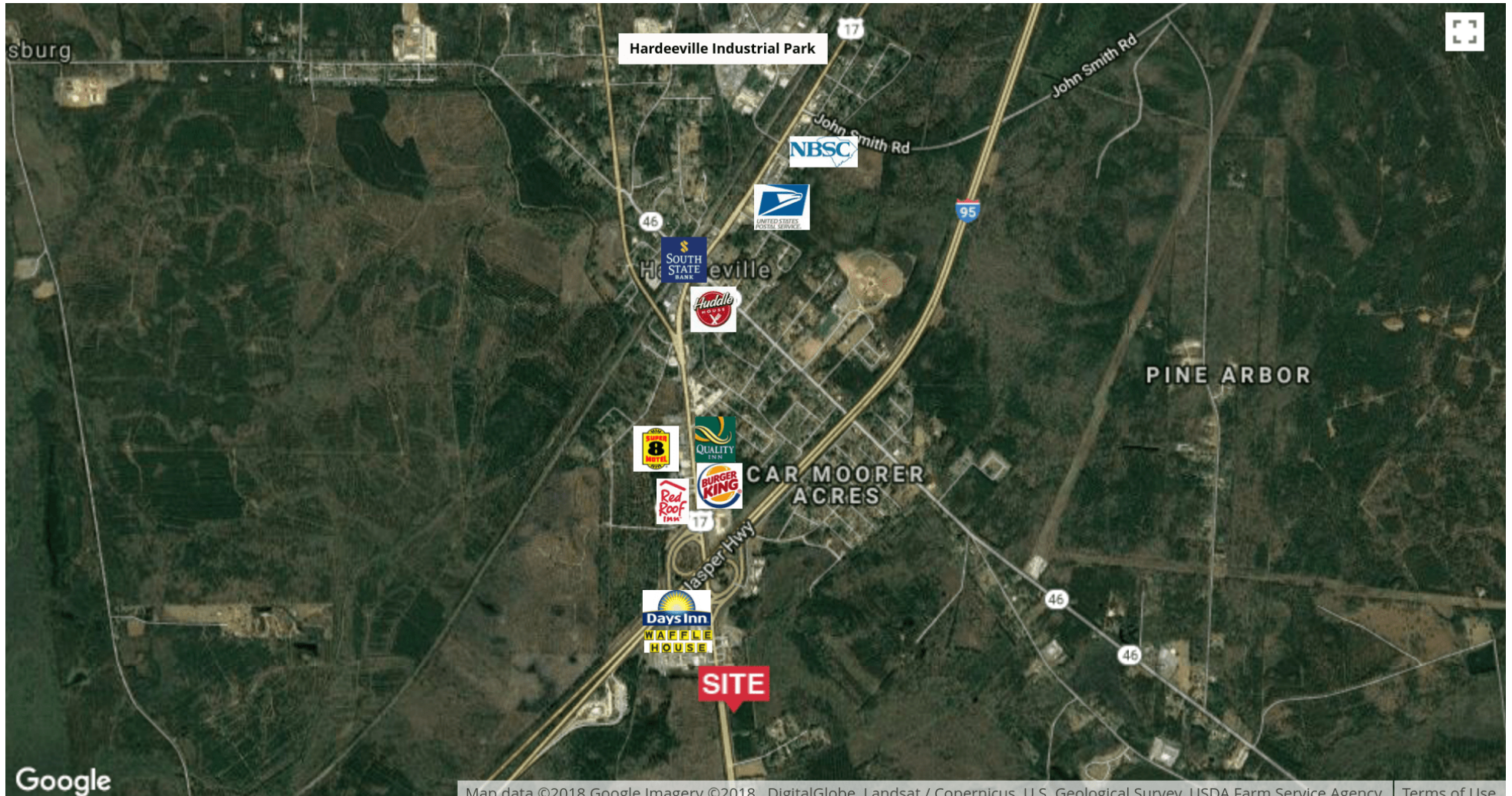
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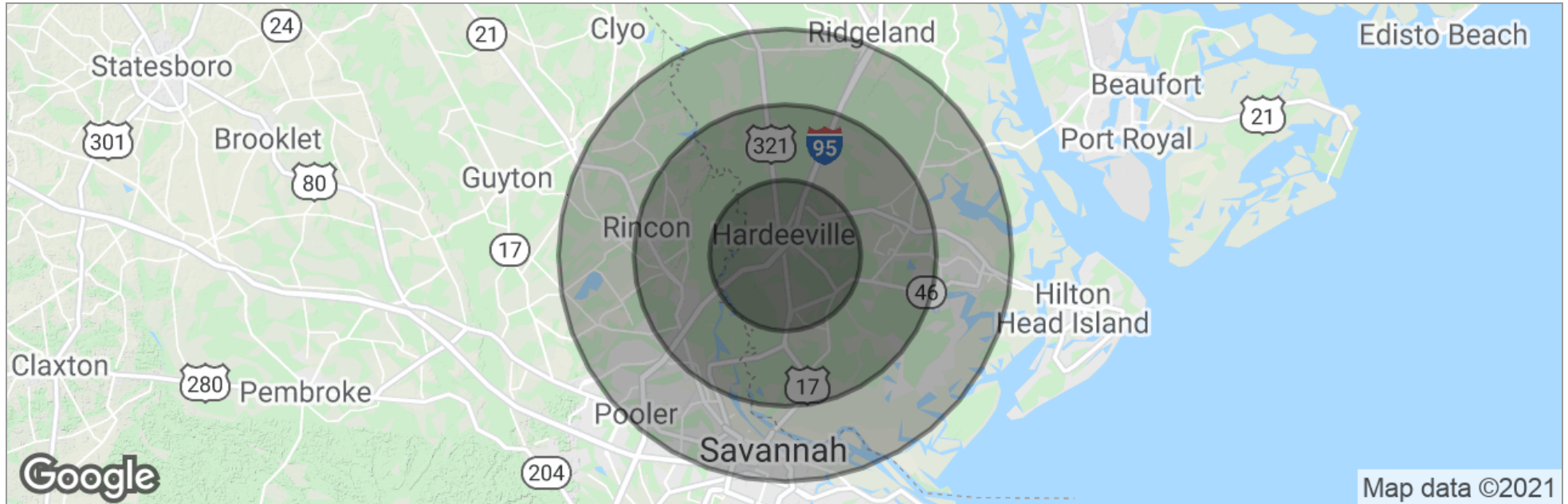
## Retailer Map



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## Demographics Map



	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	3,481	39,294	157,642
Population Density	44	125	223
Median Age	31.7	42.6	35.7
Median Age (Male)	30.5	42.6	35.1
Median Age (Female)	32.2	42.1	36.2
Total Households	1,108	15,782	59,991
# of Persons Per HH	3.1	2.5	2.6
Average HH Income	\$60,759	\$71,800	\$58,516
Average House Value	\$279,659	\$264,086	\$246,628

\* Demographic data derived from 2010 US Census

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