

For Sale

Corner Lot

1.41 Acres

Lot 29 - New River Center

Lot 29 - New River Center - Highway 141
Hardeeville, South Carolina 29927

Property Highlights

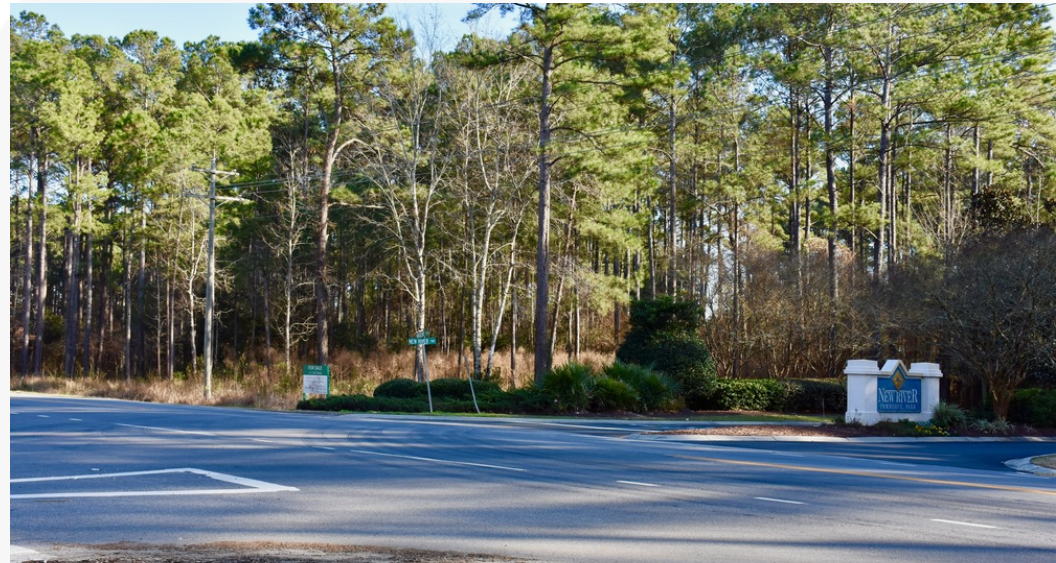
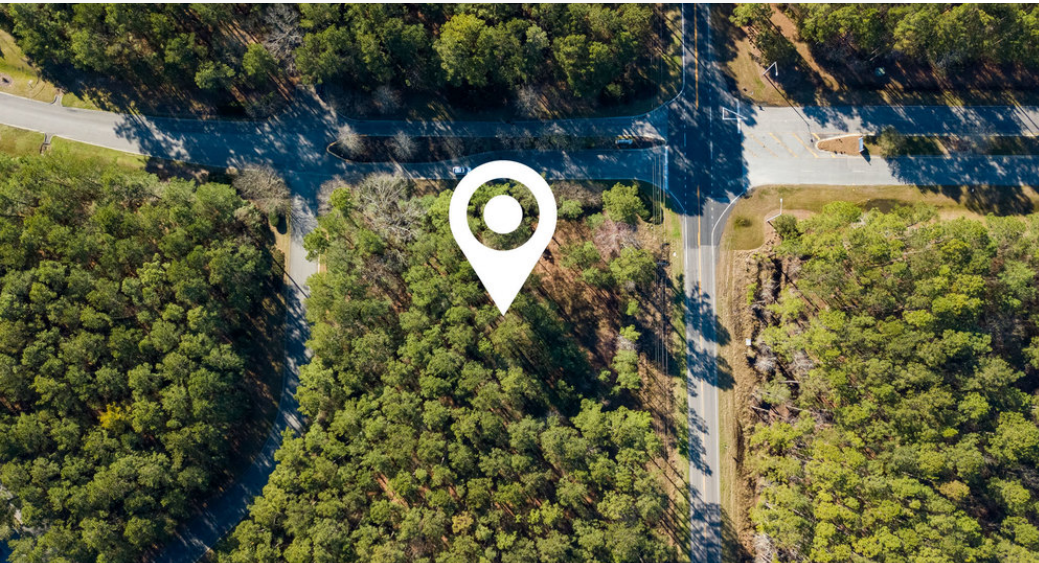
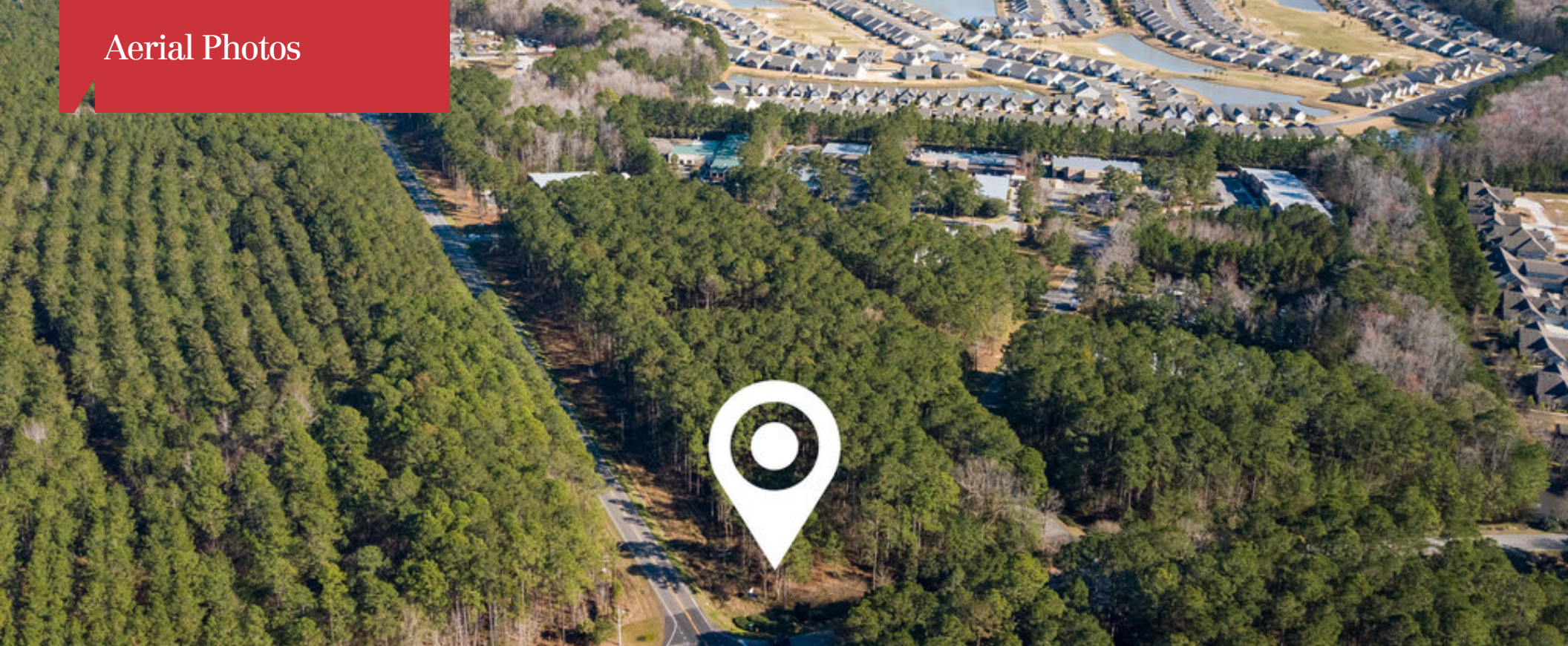
- 1.41 Acre Corner Lot Fronts Highway 141 (Argent Boulevard) in New River Center
- Close Proximity to Sun City, Wal-Mart, Publix, Ace Hardware, Peacock Auto Mall, and University of South Carolina Beaufort - New River
- Short Drives to Bluffton, Beaufort, Savannah, and Hilton Head Island.

Offering Summary

Sale Price:	\$299,900
Lot Size:	1.41 Acres
Jasper Co. Zoning	General Commercial
Cross Streets	Argent Blvd & New River Pkwy

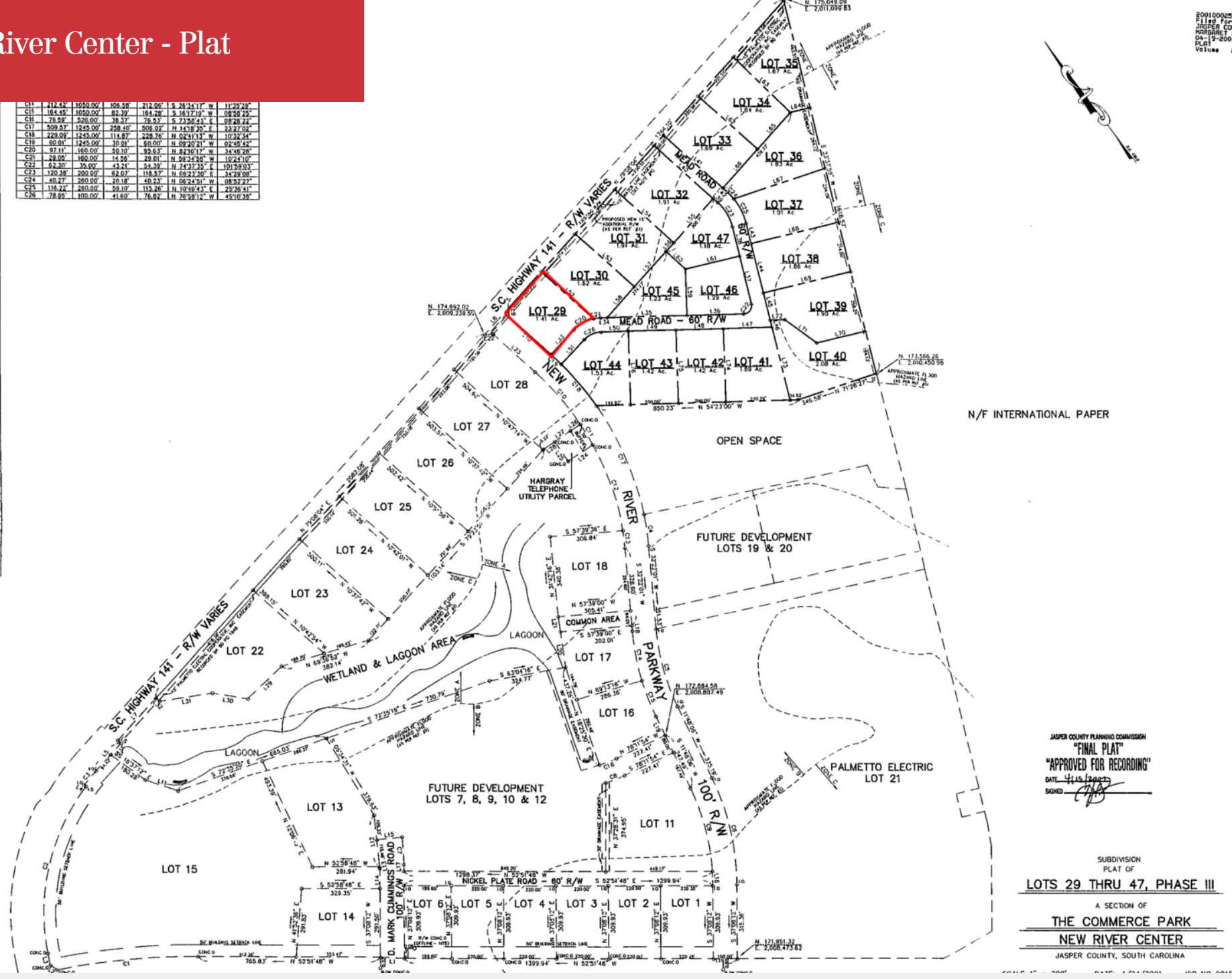


Aerial Photos



New River Center - Plat

C14	212.42'	1050.00'	106.58'	212.00'	S 28°34'17" W	11°25'22"
C15	164.45'	1050.00'	82.39'	164.28'	S 16°17'19" W	08°58'25"
C16	78.99'	920.00'	38.37'	78.93'	S 73°58'43" E	09°28'24"
C17	509.97'	1245.00'	298.10'	506.92'	N 14°18'29" E	22°27'02"
C18	229.09'	1245.00'	114.87'	228.76'	N 02°41'13" W	10°32'34"
C19	60.01'	1245.00'	30.01'	60.00'	N 09°20'21" W	02°45'42"
C20	97.11'	160.00'	50.10'	95.63'	N 82°10'17" W	34°46'28"
C21	29.00'	160.00'	14.50'	29.01'	N 89°15'59" W	10°24'10"
C22	62.30'	35.00'	43.21'	64.39'	N 74°37'35" E	101°59'03"
C23	120.38'	200.00'	62.07'	118.97'	N 06°21'30" E	34°29'08"
C24	40.27'	280.00'	20.18'	40.23'	N 06°24'51" W	08°52'27"
C25	116.22'	280.00'	59.10'	115.26'	N 10°49'43" E	22°36'41"
C26	78.00'	100.00'	41.60'	76.82'	N 76°08'12" W	45°10'38"

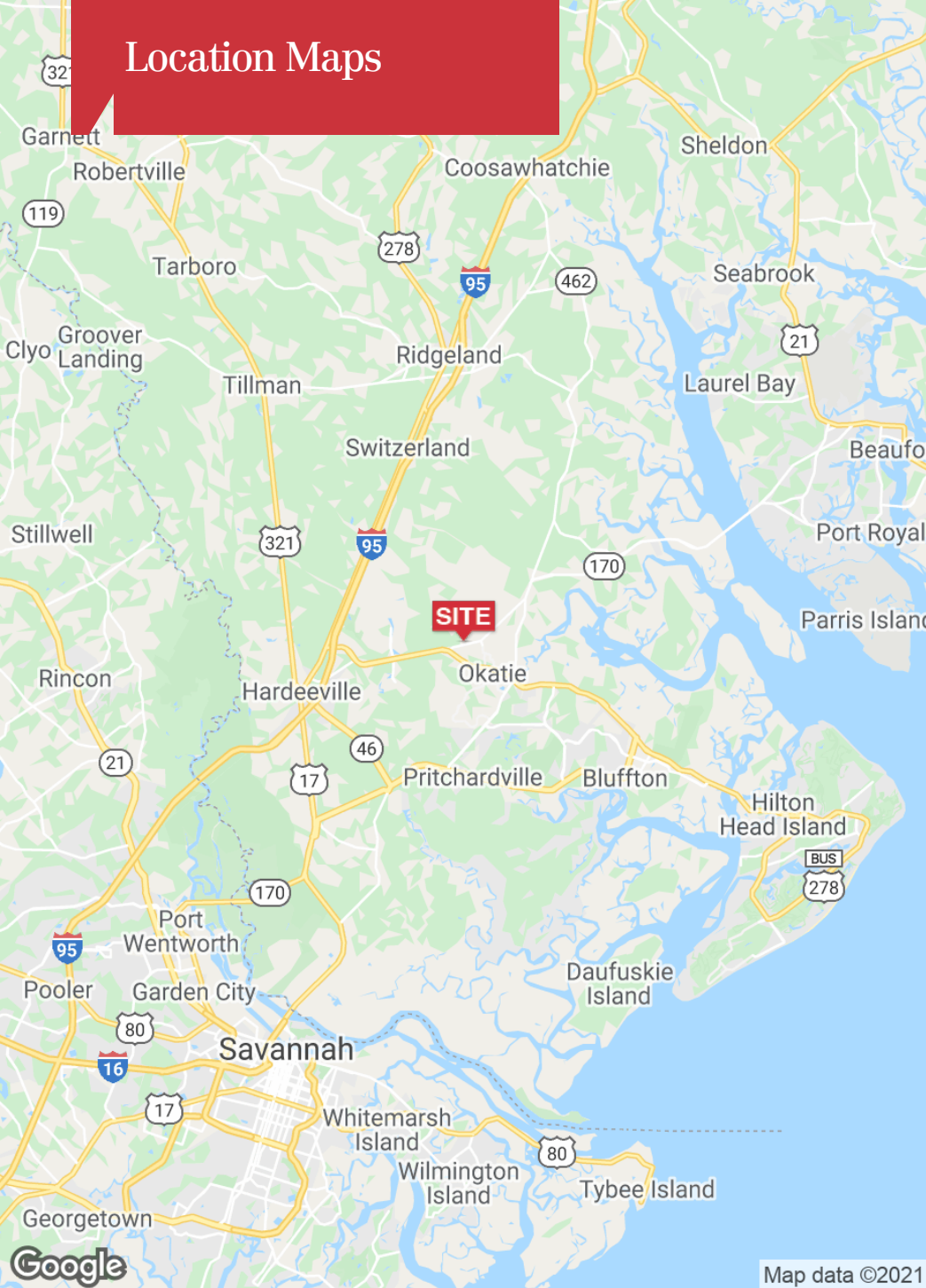


JASPER COUNTY PLANNING COMMISSION
 "FINAL PLAT"
 "APPROVED FOR RECORDING"
 DATE 11/15/2021
 SIGNED [Signature]

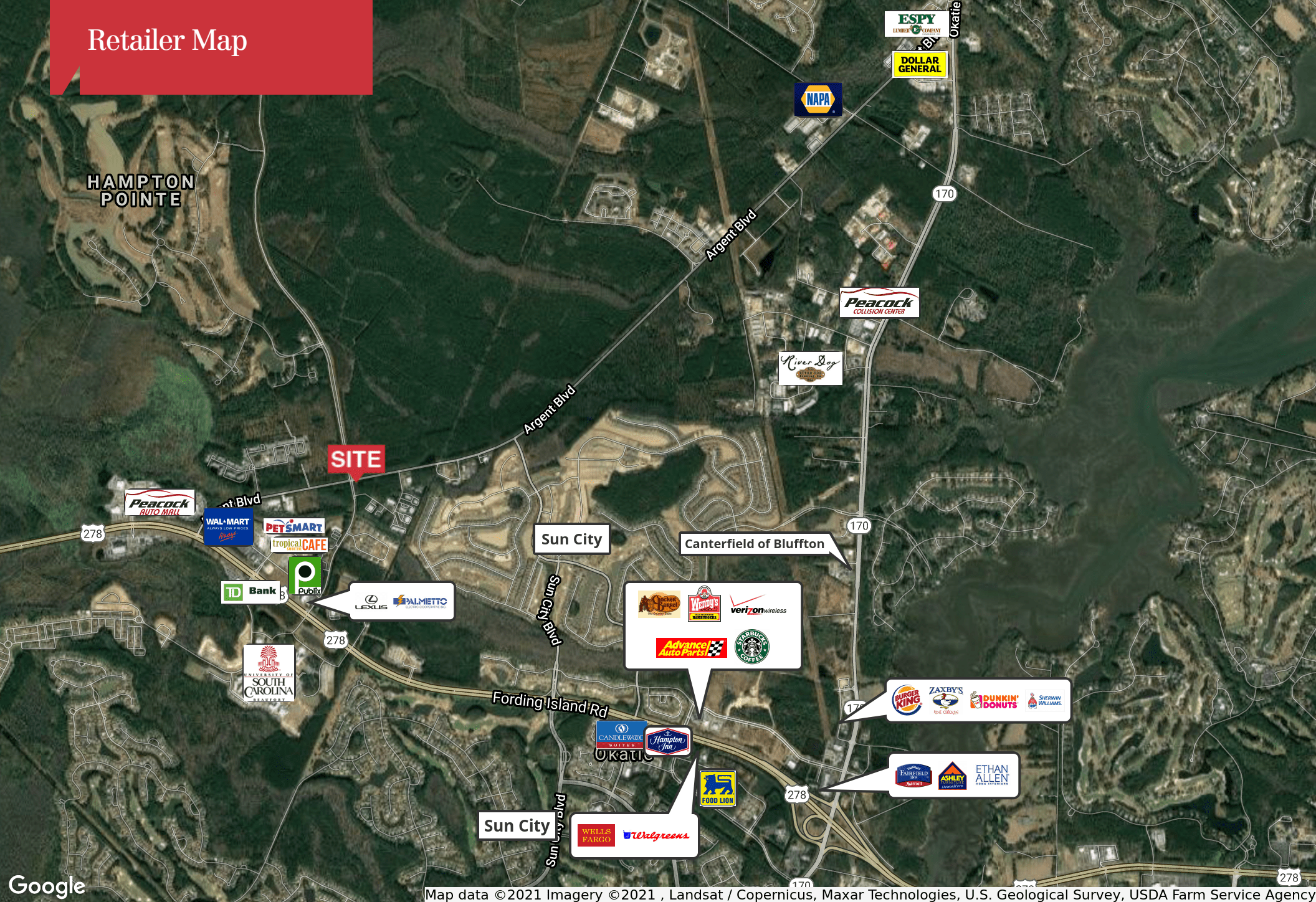
SUBDIVISION
 PLAT OF
LOTS 29 THRU 47, PHASE III
 A SECTION OF
THE COMMERCE PARK
NEW RIVER CENTER
 JASPER COUNTY, SOUTH CAROLINA

Walter Wilkins
 O: 843 837 4460 x3
 walter@naicarolinacharter.com

Location Maps

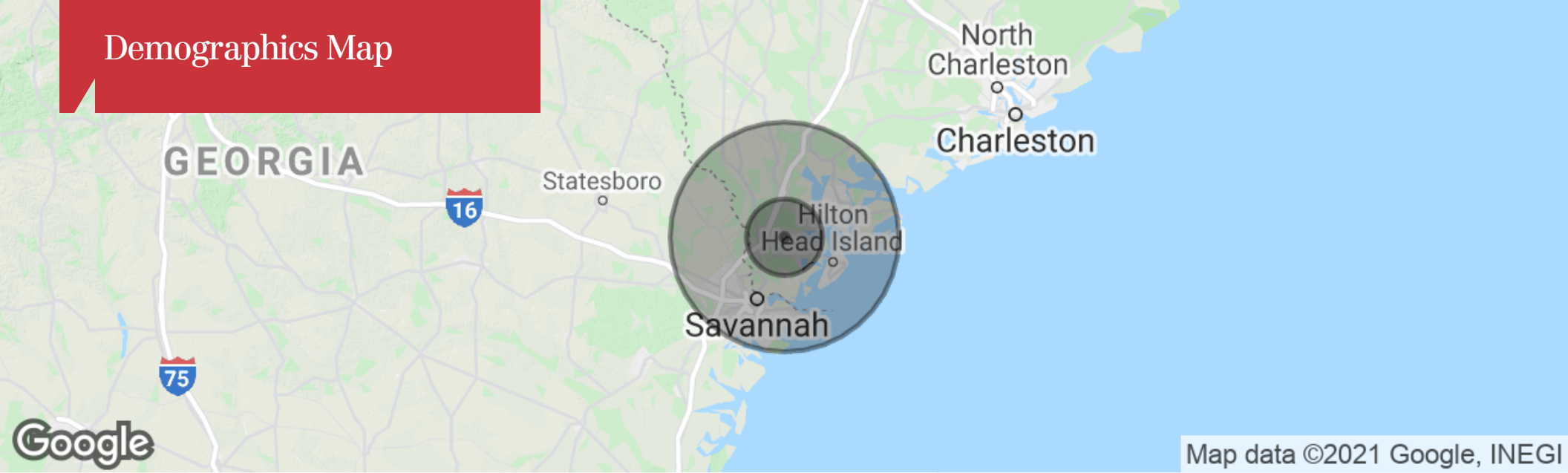


Retailer Map



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Demographics Map



Map data ©2021 Google, INEGI

Population	1 Mile	10 Miles	30 Miles
Total Population	631	48,704	537,933
Median Age	64.1	42.8	37.2
Median Age (Male)	64.5	42.7	36.3
Median Age (Female)	63.5	42.7	38.1
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	333	20,173	209,959
# of Persons Per HH	1.9	2.4	2.6
Average HH Income	\$72,038	\$74,211	\$66,815
Average House Value	\$275,880	\$295,234	\$280,559

* Demographic data derived from 2010 US Census