

HAMPTON LAKE

15 ACRE COMMERCIAL TRACT

BLUFFTON, SOUTH CAROLINA

1,000+ FT OF BLUFFTON PARKWAY FRONTAGE | \$6,500,000



Hampton Lake

Lawton Station

15.104 Acres
Zoned Commercial

Hampton Lake Entrance

Bluffton Parkway



CHARTERONE | COMMERCIAL
REALTY

Matt Bradford | 843.290.8121 | Matt@CharterOneRealty.com

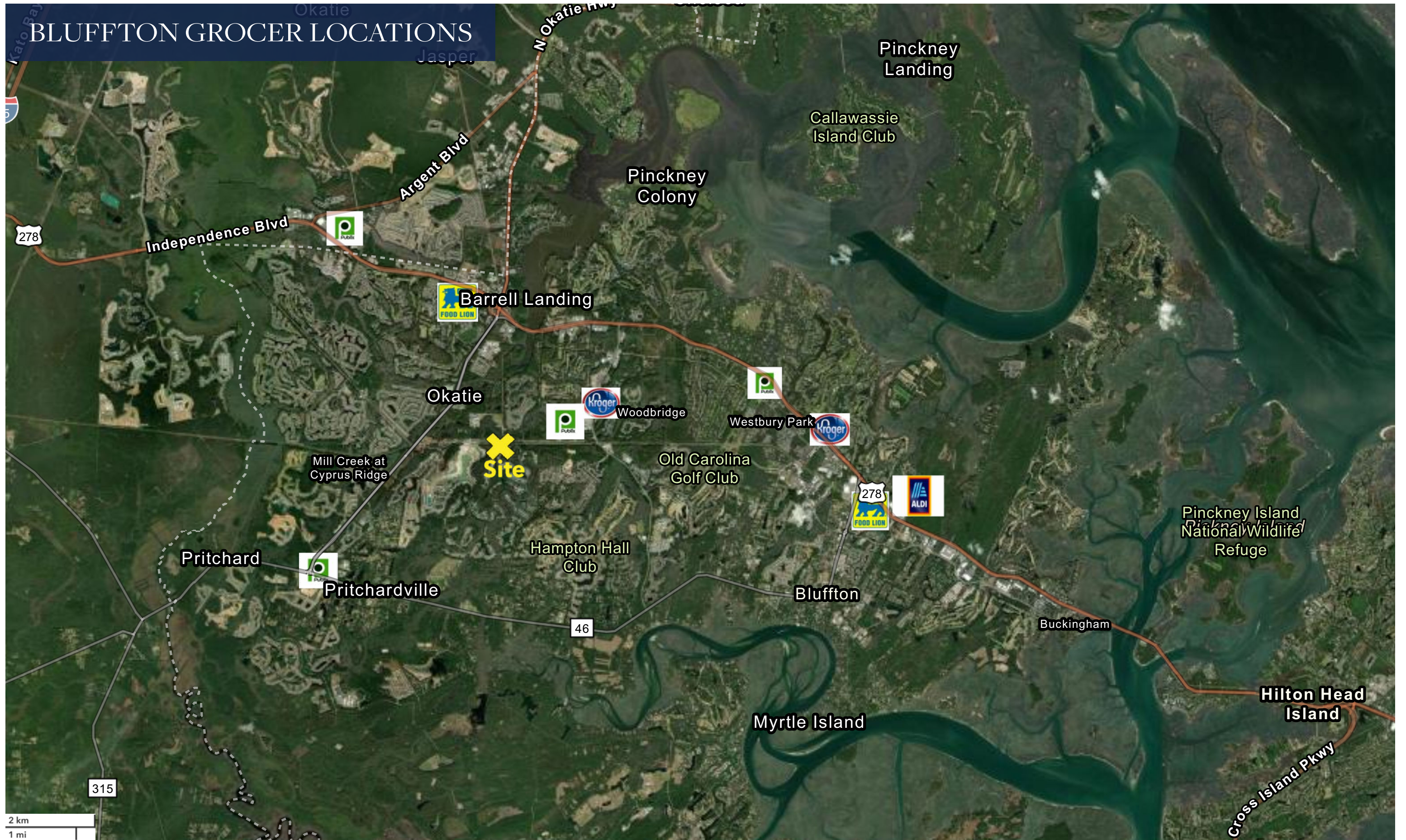
ABOUT

15 acre tract, Zoned Commercial, with over 1000 feet of Bluffton Parkway frontage and on a signalized corner. The back entrance to Hampton Lake is right across from River Ridge School. The site has been cleared and graded to development elevation. Entry road and utilities into the site, also in place is the detention lake. This is a great shopping center or mixed use site. No wetlands and the site is pure select-grade sand, with nothing to remove or add.



- *15.104 Acre Tract Zoned Commercial, Offered for \$6,500,000.00*
- *1,000+ft of Bluffton Parkway Frontage*
- *Hard Corner Signalized intersection*
- *Secondary Entrance to Hampton Lake*
- *Entire Site Cleared and Graded to Development Elevation*
- *Utilities to the Site and Detention Pond in Place*
- *No Wetland and Fill is Pure Select Grade Sand*
- *Across from River Ridge Academy and Fire Station*
- *Shopping Center or Mixed Use Development/18 Residential Densities*

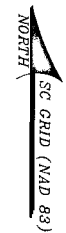
BLUFFTON GROCCER LOCATIONS



2 km
1 mi

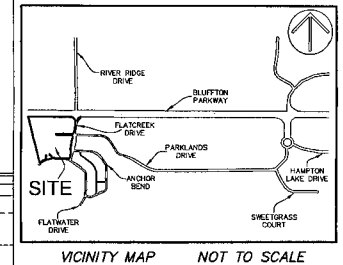
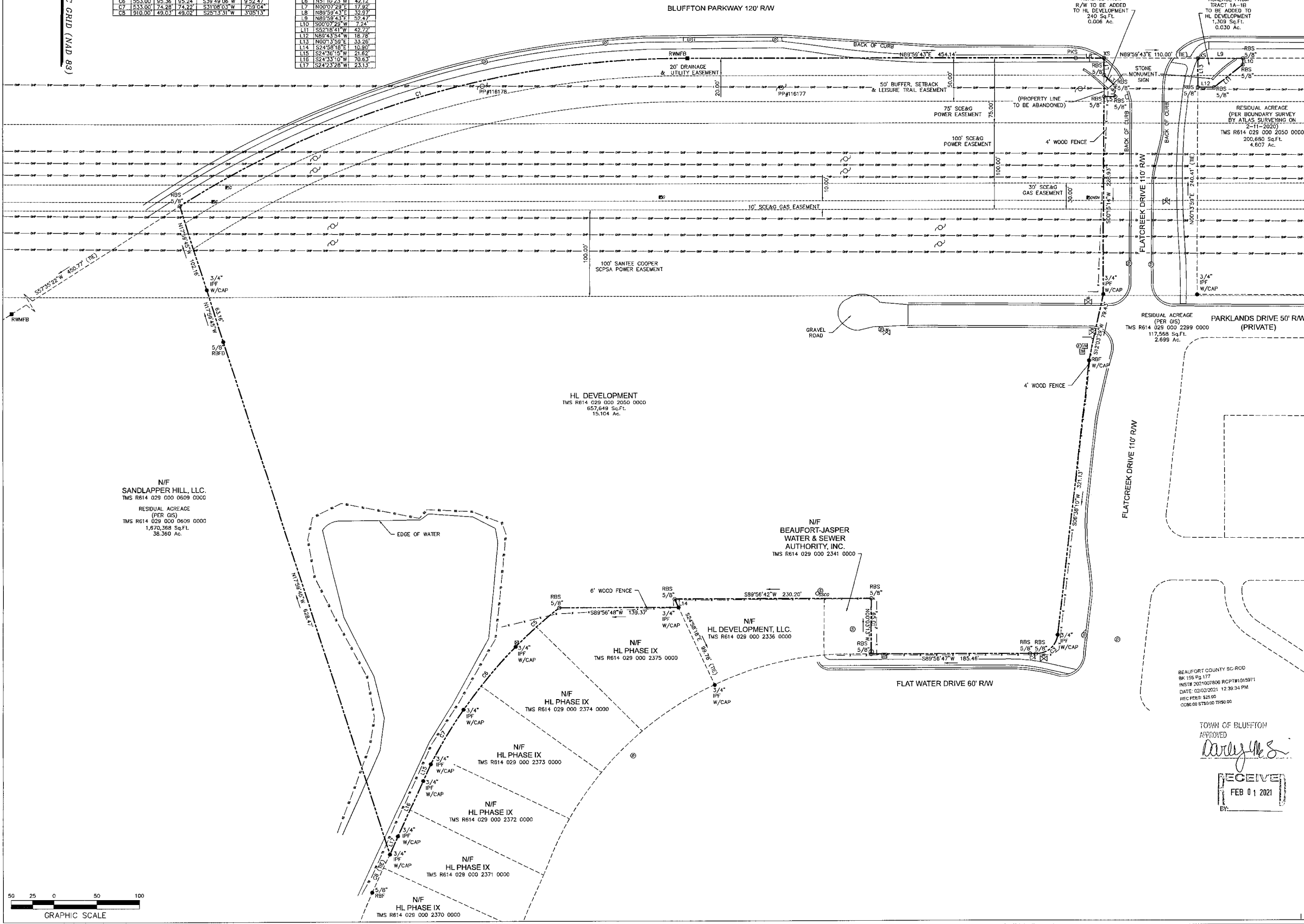
BLUFFTON PKWY & BUCKWALTER PKWY Medical & Commercial





CURVE TABLE				
LABEL	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	1110.00	628.04	617.78	N74°03'06"E
C2	1228.00	722.09	713.19	N61°59'37"W
C3	25.00	55.30	53.04	S48°54'36"W
C4	330.00	7.00	7.00	N89°26'44"W
C5	553.00	68.78	68.74	S48°15'55"W
C6	553.00	95.38	95.24	S39°49'06"W
C7	533.00	74.28	74.22	S31°08'03"W
C8	910.00	49.01	49.02	S29°13'31"W

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S00°15'14"W	19.58
L2	S00°15'14"W	24.74
L3	S45°22'08"E	17.72
L4	S00°00'00"W	12.50
L5	N00°00'00"W	12.85
L6	N51°10'23"E	42.12
L7	N00°07'29"E	17.92
L8	N89°59'43"E	32.97
L9	N85°58'43"E	59.47
L10	S00°07'29"W	7.24
L11	S52°16'41"W	42.72
L12	N89°43'54"E	18.78
L13	N00°13'59"E	33.28
L14	S24°58'18"E	10.80
L15	S24°36'15"W	21.62
L16	S24°33'10"W	70.63
L17	S24°23'28"W	23.13

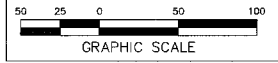


- LEGEND**
- IPF ● IRON PIPE FOUND
 - PKS ○ PK NAIL SET
 - RBF ● IRON REBAR FOUND
 - RBS ○ IRON REBAR SET
 - XS ⊙ SCRIBED X SET
 - RWMFB ■ RIGHT-OF-WAY CONC. MONUMENT FOUND BROKEN
 - POWER POLE
 - SIGN
 - GAS VALVE
 - UNDERGROUND GAS MARKER
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - ELECTRIC METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - TRANSFORMER-ELECTRIC
 - OVERHEAD POWER LINE
 - TOP OF BANK
 - SANITARY SEWER CLEAN OUT
 - EDGE OF PAVEMENT
 - CONCRETE

- NOTES**
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D COMMUNITY 450025.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - POWER, GAS, LEISURE, DRAINAGE AND UTILITY EASEMENTS ARE PER REFERENCE #2.

- REFERENCES**
- | | |
|-----------|--------|
| 1. PB:152 | PG:50 |
| 2. PB:152 | PG:116 |
| 3. PB:152 | PG:117 |
| 4. PB:145 | PG:140 |
| 5. PB:153 | PG:150 |
| 6. PB:148 | PG:10 |
| 7. PB:152 | PG:184 |

PREPARED FOR:
HL DEVELOPMENT, LLC.
 A BOUNDARY / SUBDIVISION & CONSOLIDATION PLAT OF
A PORTION OF
TMS # R614 029 000 0609 0000,
R614 029 000 2050 0000 &
R614 029 000 2299 0000
 THE TOWN OF BLUFFTON
 BLUFFTON COUNTY, SOUTH CAROLINA
 FIELD WORK: N/A
 FIELD CHECK: N/A
 DRAWN BY: JWR
 DATE: 01-18-2021
 SCALE: 1"=50'
 PROJECT NO.: BFT-19152
 FILE: BFT-19152 83.DWG



BEAUFORT COUNTY SC-ROD
 BK 155 Pg 117
 INST# 2021007808 RCP#1015971
 DATE 02/02/2021 12:39:34 PM
 REC PER# 829.00
 COR#00 ST#000 TR#000

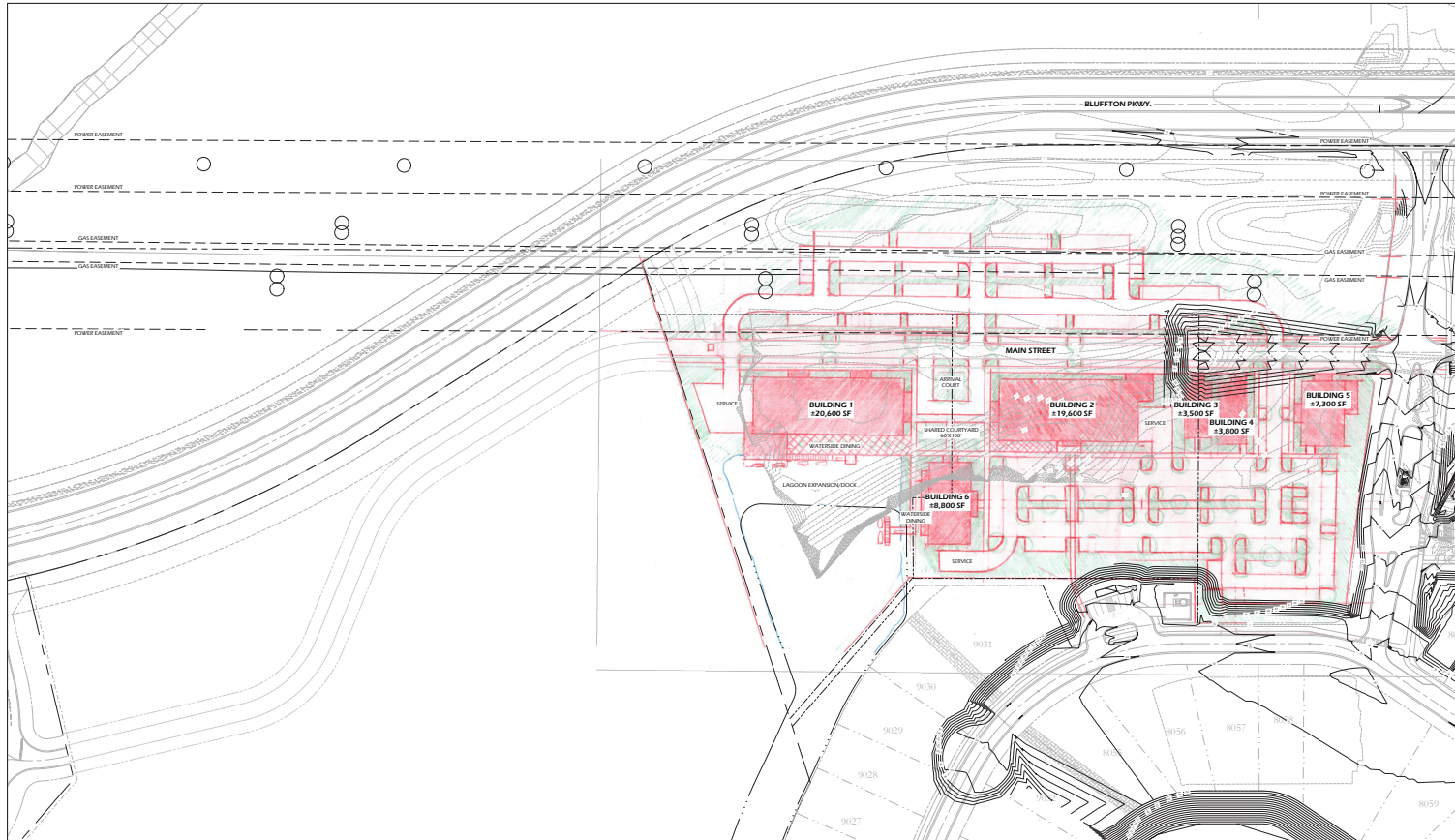
TOWN OF BLUFFTON
 APPROVED
[Signature]
 RECEIVED
 FEB 01 2021
 BY: [Signature]

ATLAS SURVEYING, INC.
 49 BROWN'S COVE ROAD, SUITE #5
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

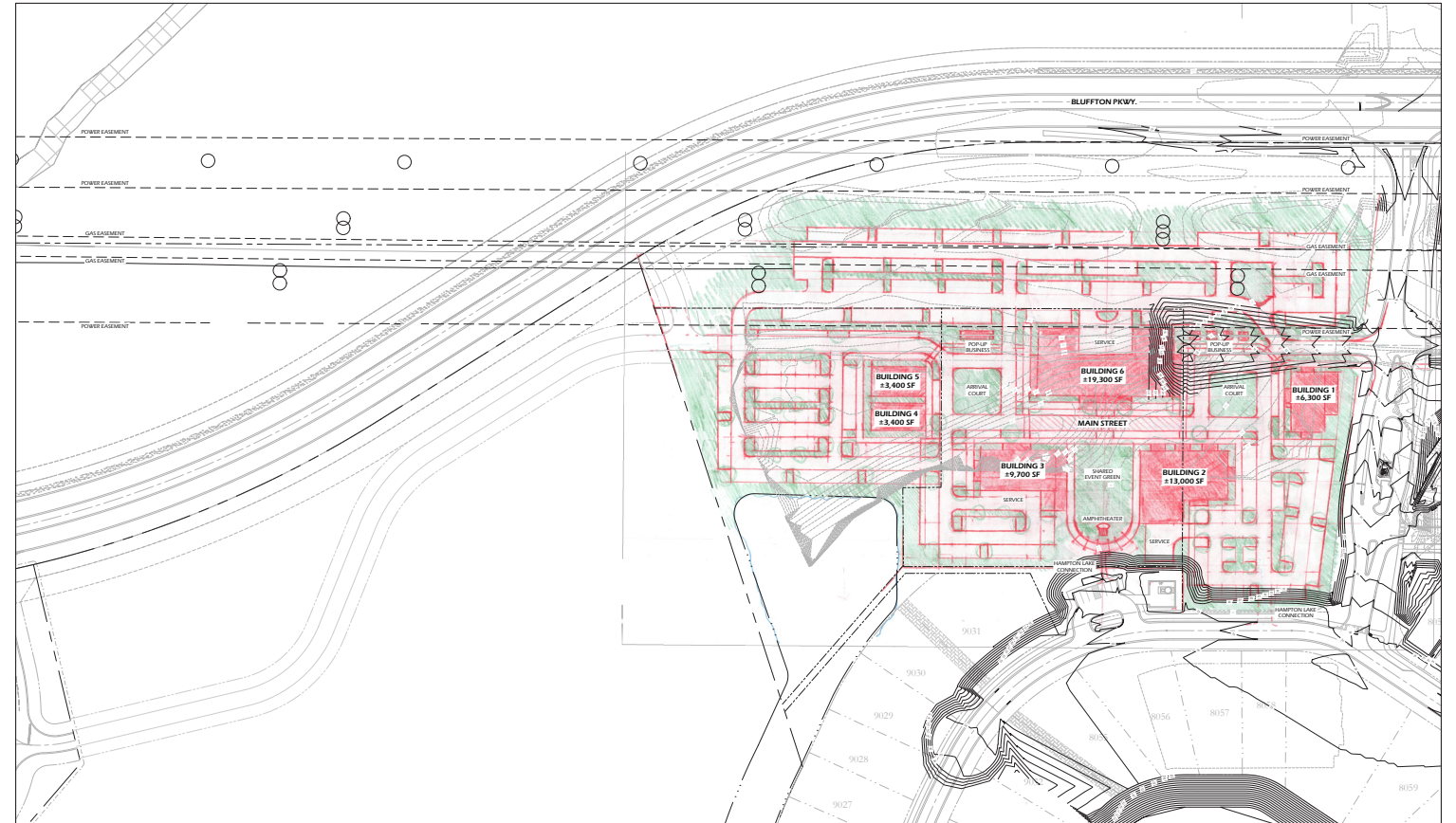
[Signature]
 JEREMY W. REEDER
 S.C.P.L.S. No. 28139
 NOT MADE UNLESS DRAWN WITH SEAL




CONCEPTUAL PLAN - A
 FOR
HAMPTON LAKE COMMERCIAL
 BLUFFTON, SOUTH CAROLINA

CLIENT: REED GROUP
 JULY 2020

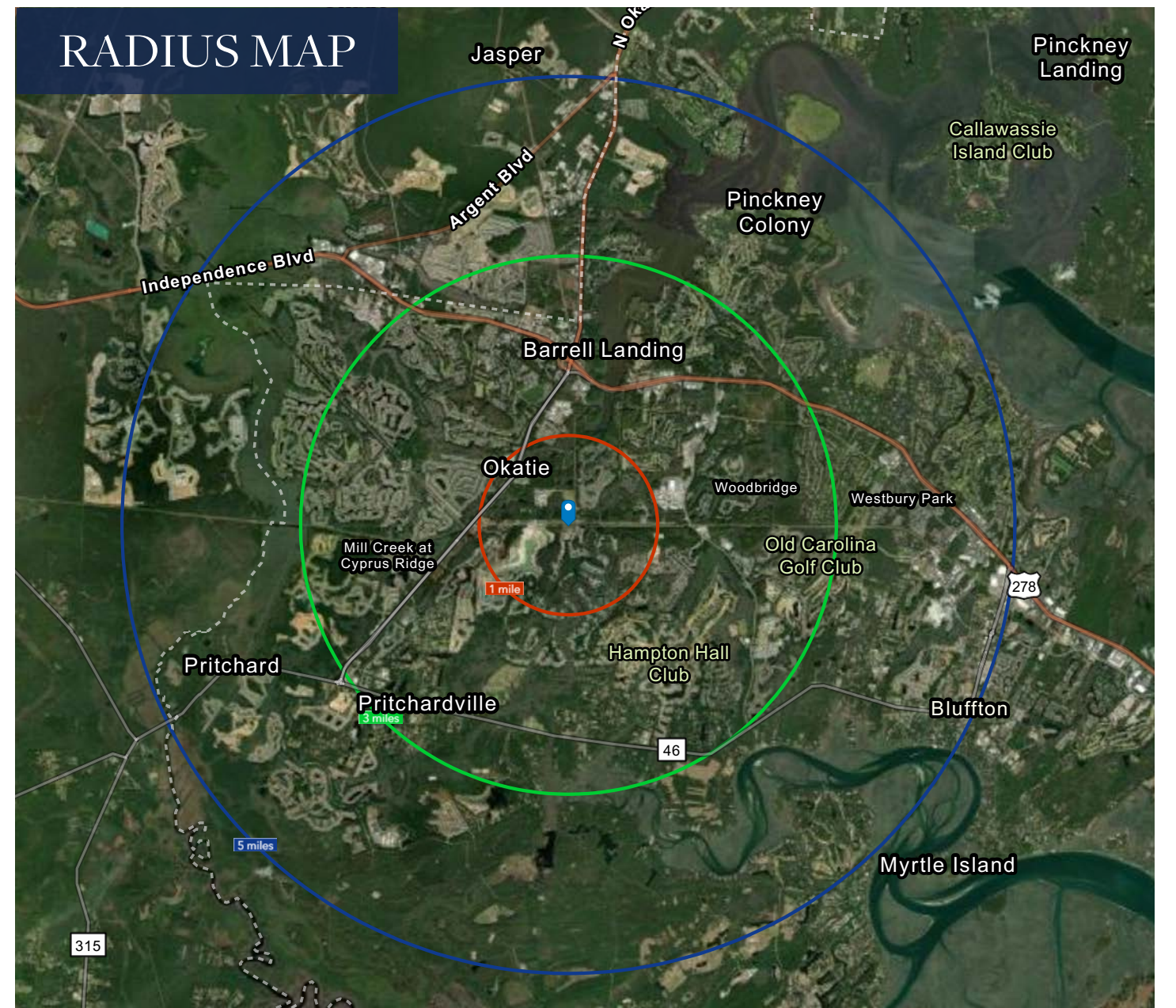
Scale 1" = 60'
 Note: Plan is conceptual in nature and subject to change




CONCEPTUAL PLAN - B
 FOR
HAMPTON LAKE COMMERCIAL
 BLUFFTON, SOUTH CAROLINA

CLIENT: REED GROUP
 JULY 2020

Scale 1" = 60'
 Note: Plan is conceptual in nature and subject to change





Demographic and Income Profile

1150-1198 Bluffton Pkwy
 1150-1198 Bluffton Pkwy, Bluffton, South Carolina, 29910
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.26722
 Longitude: -80.93734

Summary	Census 2010	Census 2020	2024	2029
Population	1,805	3,817	4,041	4,248
Households	675	1,545	1,648	1,751
Families	524	1,199	1,267	1,340
Average Household Size	2.67	2.43	2.41	2.39
Owner Occupied Housing Units	523	1,193	1,252	1,295
Renter Occupied Housing Units	152	352	396	456
Median Age	35.2	44.6	44.9	44.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.00%	0.86%	0.38%
Households	1.22%	1.13%	0.64%
Families	1.13%	1.08%	0.56%
Owner HHs	0.68%	1.57%	0.97%
Median Household Income	3.38%	3.53%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	52	3.2%	38	2.2%
\$15,000 - \$24,999	27	1.6%	17	1.0%
\$25,000 - \$34,999	31	1.9%	21	1.2%
\$35,000 - \$49,999	85	5.2%	64	3.7%
\$50,000 - \$74,999	274	16.6%	214	12.2%
\$75,000 - \$99,999	240	14.6%	213	12.2%
\$100,000 - \$149,999	389	23.6%	437	25.0%
\$150,000 - \$199,999	214	13.0%	300	17.1%
\$200,000+	336	20.4%	446	25.5%

Median Household Income	\$110,410	\$130,370
Average Household Income	\$145,255	\$171,062
Per Capita Income	\$55,606	\$66,282

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	161	8.9%	198	5.2%	207	5.1%	224	5.3%
5 - 9	146	8.1%	246	6.4%	246	6.1%	234	5.5%
10 - 14	125	6.9%	286	7.5%	279	6.9%	266	6.3%
15 - 19	101	5.6%	229	6.0%	271	6.7%	260	6.1%
20 - 24	101	5.6%	145	3.8%	187	4.6%	235	5.5%
25 - 34	263	14.6%	342	9.0%	356	8.8%	435	10.2%
35 - 44	313	17.3%	486	12.7%	480	11.9%	481	11.3%
45 - 54	237	13.1%	486	12.7%	533	13.2%	535	12.6%
55 - 64	197	10.9%	575	15.1%	521	12.9%	500	11.8%
65 - 74	112	6.2%	557	14.6%	564	14.0%	555	13.1%
75 - 84	37	2.0%	202	5.3%	322	8.0%	428	10.1%
85+	12	0.7%	65	1.7%	74	1.8%	96	2.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,488	82.4%	3,030	79.4%	3,208	79.4%	3,315	78.1%
Black Alone	172	9.5%	205	5.4%	206	5.1%	226	5.3%
American Indian Alone	2	0.1%	15	0.4%	15	0.4%	16	0.4%
Asian Alone	28	1.6%	58	1.5%	66	1.6%	76	1.8%
Pacific Islander Alone	1	0.1%	3	0.1%	3	0.1%	3	0.1%
Some Other Race Alone	70	3.9%	150	3.9%	158	3.9%	176	4.1%
Two or More Races	45	2.5%	356	9.3%	385	9.5%	435	10.2%
Hispanic Origin (Any Race)	230	12.7%	412	10.8%	436	10.8%	491	11.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

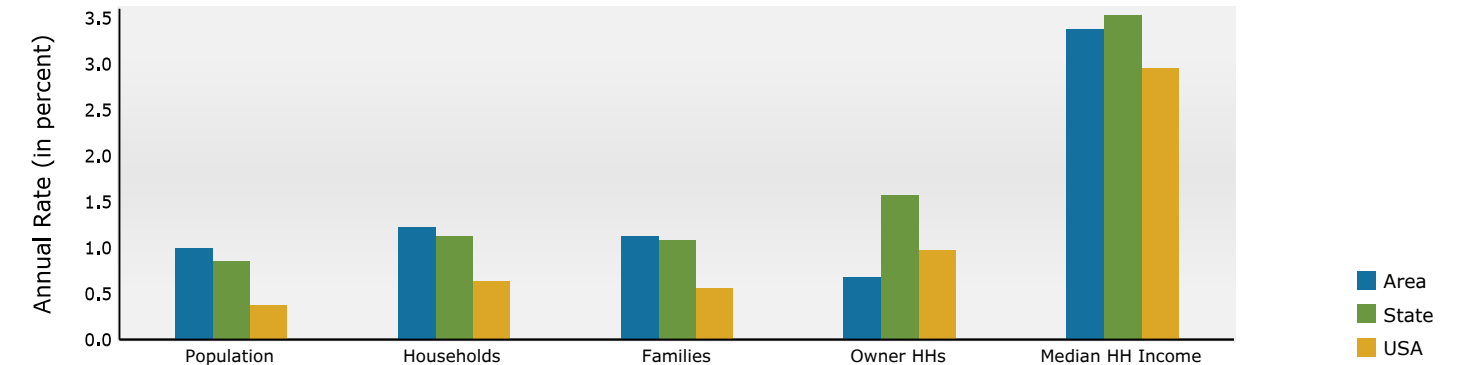


Demographic and Income Profile

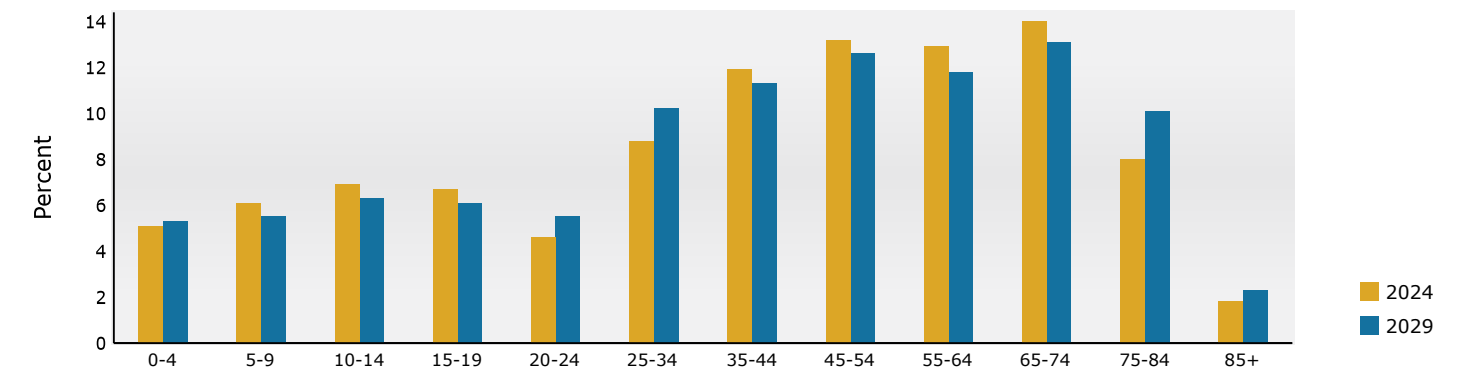
1150-1198 Bluffton Pkwy
 1150-1198 Bluffton Pkwy, Bluffton, South Carolina, 29910
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.26722
 Longitude: -80.93734

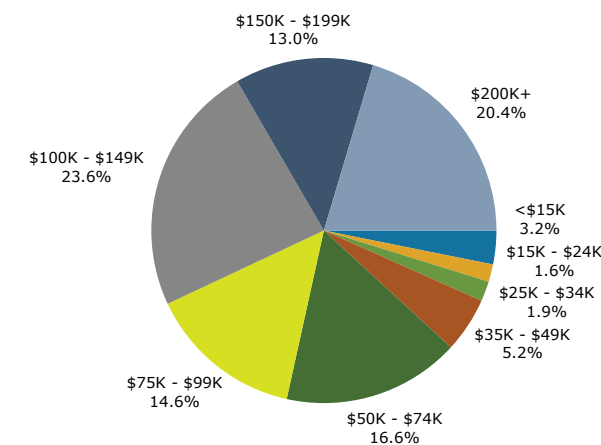
Trends 2024-2029



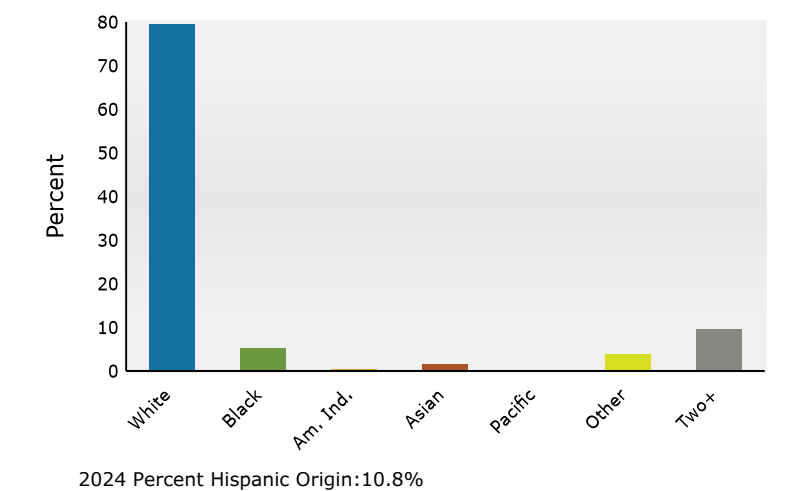
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

1150-1198 Bluffton Pkwy
 1150-1198 Bluffton Pkwy, Bluffton, South Carolina, 29910
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.26722
 Longitude: -80.93734

Summary	Census 2010	Census 2020	2024	2029
Population	21,168	31,910	33,750	36,011
Households	9,211	13,630	14,479	15,607
Families	6,843	9,887	10,393	11,161
Average Household Size	2.28	2.29	2.28	2.26
Owner Occupied Housing Units	7,836	11,552	12,361	13,305
Renter Occupied Housing Units	1,375	2,078	2,118	2,302
Median Age	48.3	53.1	52.9	53.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.31%	0.86%	0.38%
Households	1.51%	1.13%	0.64%
Families	1.44%	1.08%	0.56%
Owner HHs	1.48%	1.57%	0.97%
Median Household Income	2.83%	3.53%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	588	4.1%	499	3.2%
\$15,000 - \$24,999	365	2.5%	269	1.7%
\$25,000 - \$34,999	615	4.2%	485	3.1%
\$35,000 - \$49,999	1,195	8.3%	1,032	6.6%
\$50,000 - \$74,999	2,396	16.5%	2,137	13.7%
\$75,000 - \$99,999	2,399	16.6%	2,377	15.2%
\$100,000 - \$149,999	2,979	20.6%	3,520	22.6%
\$150,000 - \$199,999	1,673	11.6%	2,319	14.9%
\$200,000+	2,269	15.7%	2,969	19.0%

Median Household Income	\$95,744	\$110,101
Average Household Income	\$130,881	\$151,734
Per Capita Income	\$54,593	\$64,090

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,270	6.0%	1,340	4.2%	1,397	4.1%	1,519	4.2%
5 - 9	1,197	5.7%	1,627	5.1%	1,591	4.7%	1,552	4.3%
10 - 14	1,053	5.0%	1,789	5.6%	1,800	5.3%	1,729	4.8%
15 - 19	940	4.4%	1,718	5.4%	1,903	5.6%	1,884	5.2%
20 - 24	761	3.6%	1,284	4.0%	1,614	4.8%	1,887	5.2%
25 - 34	2,335	11.0%	2,516	7.9%	2,586	7.7%	3,134	8.7%
35 - 44	2,385	11.3%	3,260	10.2%	3,370	10.0%	3,475	9.6%
45 - 54	1,800	8.5%	2,975	9.3%	3,299	9.8%	3,533	9.8%
55 - 64	3,161	14.9%	3,886	12.2%	3,604	10.7%	3,576	9.9%
65 - 74	4,139	19.6%	6,527	20.5%	6,310	18.7%	6,188	17.2%
75 - 84	1,769	8.4%	4,084	12.8%	5,237	15.5%	6,146	17.1%
85+	358	1.7%	904	2.8%	1,038	3.1%	1,389	3.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,733	83.8%	25,163	78.9%	26,565	78.7%	27,796	77.2%
Black Alone	1,685	8.0%	1,996	6.3%	2,012	6.0%	2,283	6.3%
American Indian Alone	58	0.3%	119	0.4%	123	0.4%	134	0.4%
Asian Alone	304	1.4%	536	1.7%	608	1.8%	709	2.0%
Pacific Islander Alone	9	0.0%	14	0.0%	13	0.0%	15	0.0%
Some Other Race Alone	971	4.6%	1,561	4.9%	1,681	5.0%	1,929	5.4%
Two or More Races	408	1.9%	2,521	7.9%	2,747	8.1%	3,145	8.7%
Hispanic Origin (Any Race)	2,534	12.0%	3,686	11.6%	3,952	11.7%	4,539	12.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

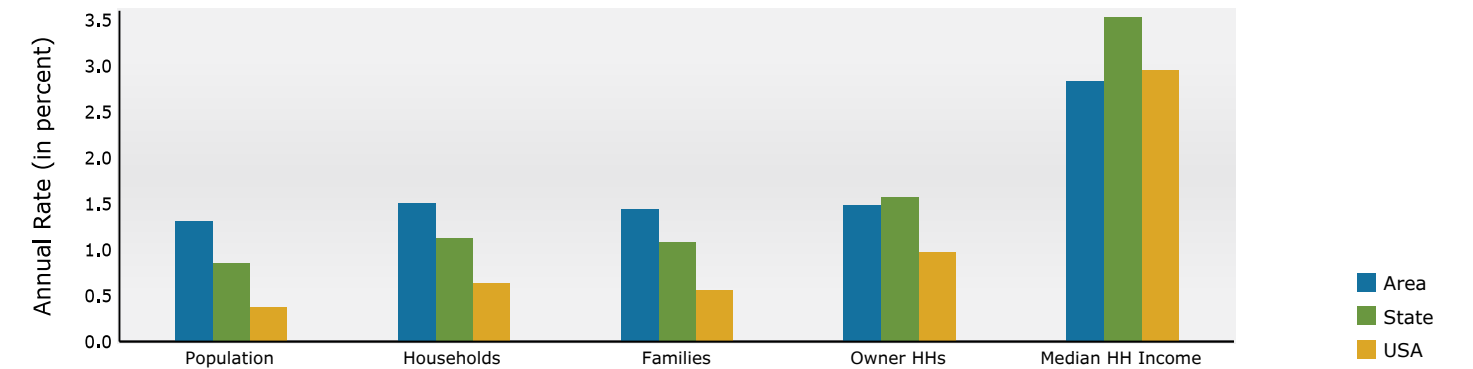


Demographic and Income Profile

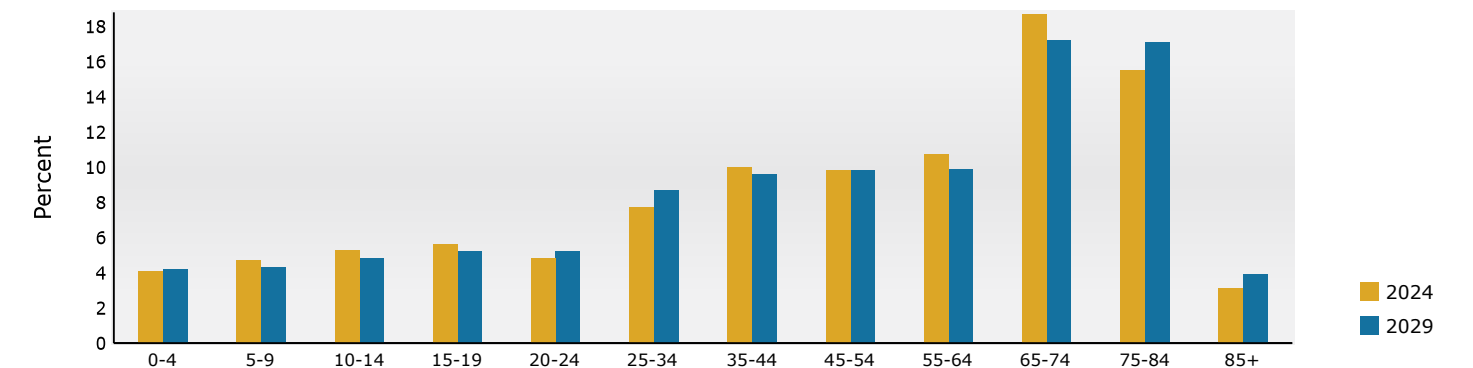
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 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.26722
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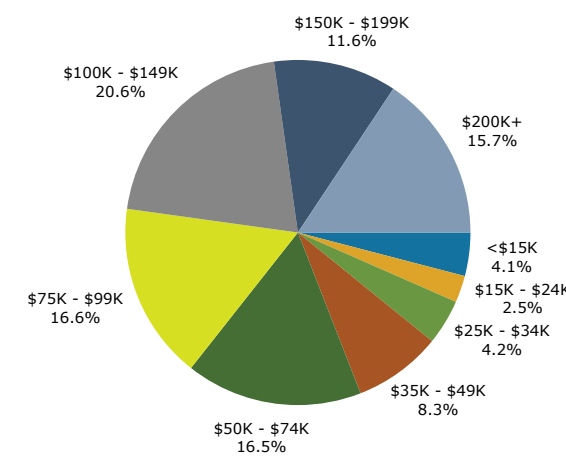
Trends 2024-2029



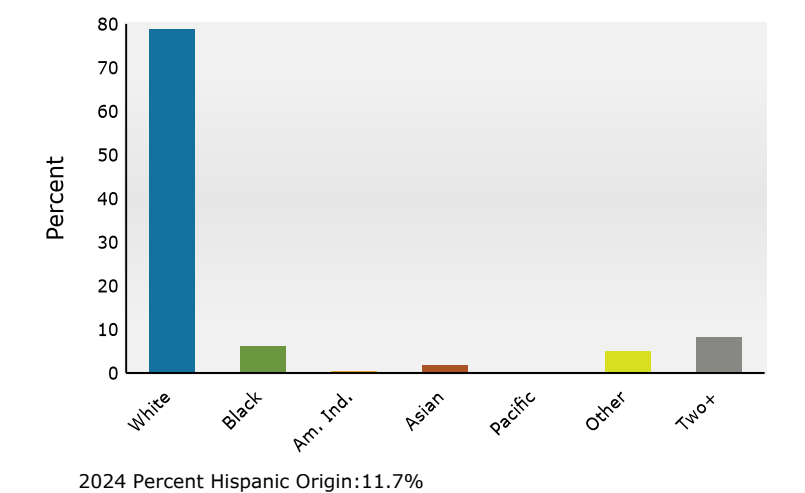
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

1150-1198 Bluffton Pkwy
 1150-1198 Bluffton Pkwy, Bluffton, South Carolina, 29910
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.26722
 Longitude: -80.93734

Summary	Census 2010	Census 2020	2024	2029
Population	39,582	60,282	64,783	71,502
Households	16,252	25,147	27,275	30,788
Families	11,938	18,233	19,441	21,829
Average Household Size	2.42	2.35	2.34	2.29
Owner Occupied Housing Units	12,942	20,555	22,452	25,262
Renter Occupied Housing Units	3,311	4,592	4,823	5,526
Median Age	44.1	50.0	50.2	51.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.99%	0.86%	0.38%
Households	2.45%	1.13%	0.64%
Families	2.34%	1.08%	0.56%
Owner HHs	2.39%	1.57%	0.97%
Median Household Income	2.55%	3.53%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,536	5.6%	1,418	4.6%
\$15,000 - \$24,999	752	2.8%	611	2.0%
\$25,000 - \$34,999	1,148	4.2%	1,002	3.3%
\$35,000 - \$49,999	2,307	8.5%	2,186	7.1%
\$50,000 - \$74,999	4,436	16.3%	4,311	14.0%
\$75,000 - \$99,999	4,965	18.2%	5,250	17.1%
\$100,000 - \$149,999	5,659	20.7%	6,952	22.6%
\$150,000 - \$199,999	2,642	9.7%	3,805	12.4%
\$200,000+	3,830	14.0%	5,252	17.1%

Median Household Income	\$90,651	\$102,830
Average Household Income	\$125,768	\$145,730
Per Capita Income	\$52,769	\$62,429

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,575	6.5%	2,689	4.5%	2,829	4.4%	3,072	4.3%
5 - 9	2,326	5.9%	3,150	5.2%	3,126	4.8%	3,076	4.3%
10 - 14	1,979	5.0%	3,330	5.5%	3,427	5.3%	3,388	4.7%
15 - 19	1,914	4.8%	3,295	5.5%	3,554	5.5%	3,614	5.1%
20 - 24	1,810	4.6%	2,757	4.6%	3,400	5.2%	3,863	5.4%
25 - 34	4,928	12.5%	5,614	9.3%	5,715	8.8%	6,736	9.4%
35 - 44	4,647	11.7%	6,461	10.7%	6,955	10.7%	7,339	10.3%
45 - 54	3,723	9.4%	5,681	9.4%	6,381	9.8%	7,144	10.0%
55 - 64	5,611	14.2%	7,386	12.3%	7,194	11.1%	7,601	10.6%
65 - 74	6,731	17.0%	11,694	19.4%	11,740	18.1%	12,625	17.7%
75 - 84	2,751	7.0%	6,815	11.3%	8,784	13.6%	10,705	15.0%
85+	586	1.5%	1,410	2.3%	1,678	2.6%	2,340	3.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,379	79.3%	45,826	76.0%	49,183	75.9%	53,371	74.6%
Black Alone	4,103	10.4%	4,613	7.7%	4,773	7.4%	5,650	7.9%
American Indian Alone	93	0.2%	259	0.4%	271	0.4%	295	0.4%
Asian Alone	509	1.3%	897	1.5%	1,022	1.6%	1,204	1.7%
Pacific Islander Alone	13	0.0%	22	0.0%	23	0.0%	26	0.0%
Some Other Race Alone	2,688	6.8%	3,826	6.3%	4,210	6.5%	4,828	6.8%
Two or More Races	797	2.0%	4,839	8.0%	5,301	8.2%	6,128	8.6%
Hispanic Origin (Any Race)	5,769	14.6%	8,224	13.6%	8,950	13.8%	10,288	14.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

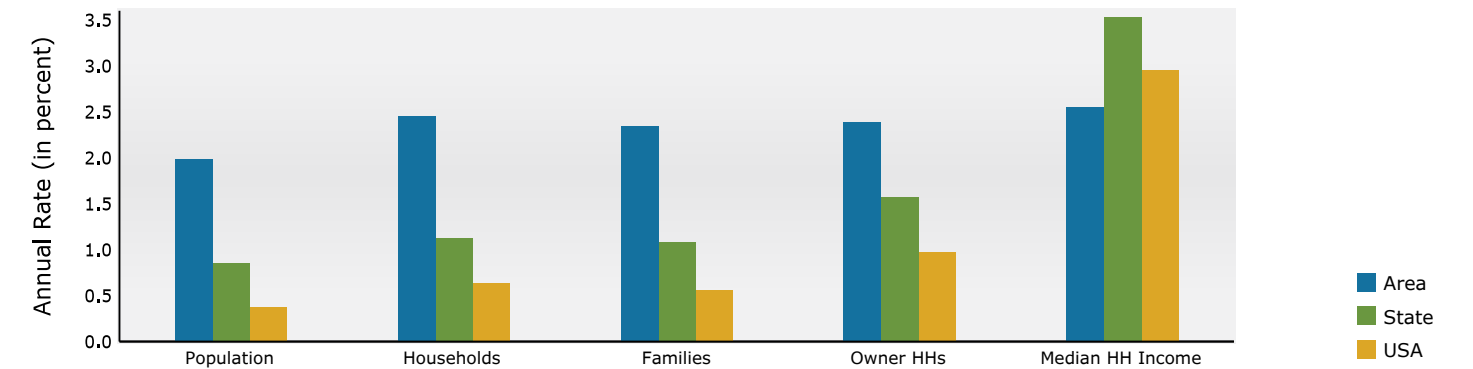


Demographic and Income Profile

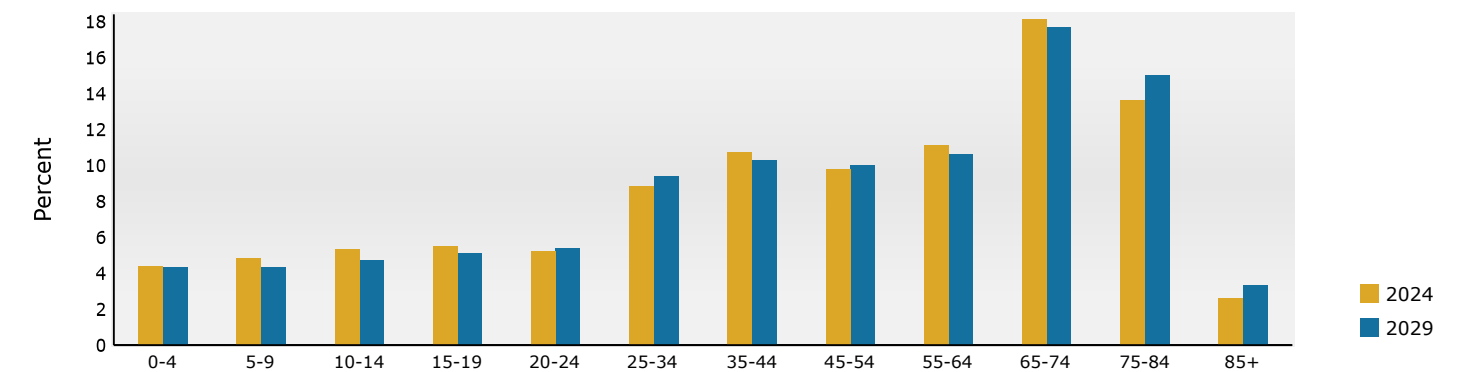
1150-1198 Bluffton Pkwy
 1150-1198 Bluffton Pkwy, Bluffton, South Carolina, 29910
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.26722
 Longitude: -80.93734

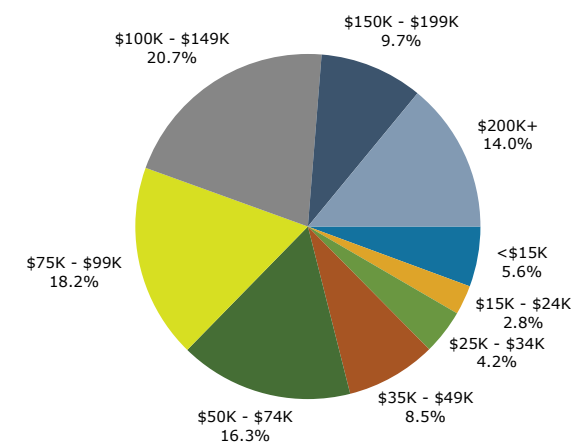
Trends 2024-2029



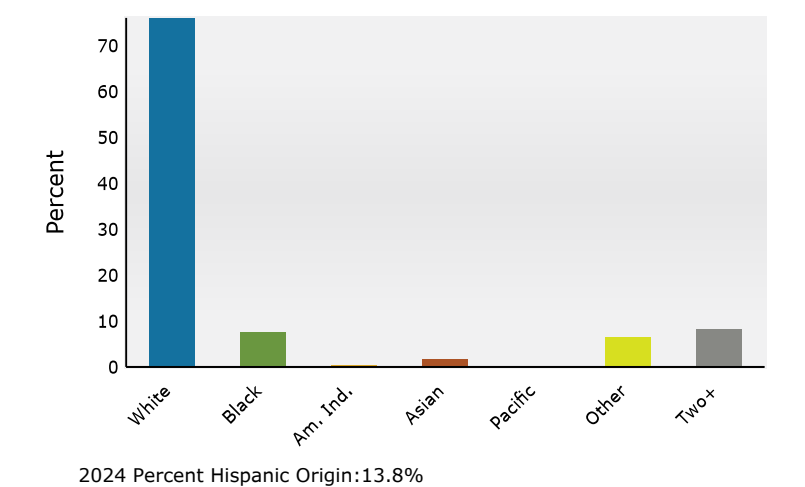
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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