

# SALE

LAND - 12.20 ACRES



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**324 SPEEDWAY BLVD**

Hardeeville, Jasper County, SC

**SALE PRICE \$595,000**



**PATRICK BARRY**

ASSOCIATE BROKER

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Cell: (478) 718-1806

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**JAY DAVIS, CCIM, SIOR**

PRESIDENT & BROKER-IN-CHARGE

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Office: (803) 778-1139

2 N. Main Street

Sumter, SC 29150

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## OFFERING SUMMARY

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Lot Size: 12.20± Acres

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Location: Located right by the Little Back River & Savannah River  
Beside the Georgia / South Carolina State Line

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Zoning: Zoned mostly General Commercial  
w/ ~1.6 ac zoned Industrial Development

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Traffic Count: ~20,900 Vehicles per Day - Speedway Blvd (SC)  
~22,600 VPD - US Hwy 17 (GA)

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2023 Estimated Property Taxes: ~\$2,819.16

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Access: 0.3 miles (1 min) to Savannah, GA

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Airport: ~14 miles to Savannah/Hilton Head Int. Airport

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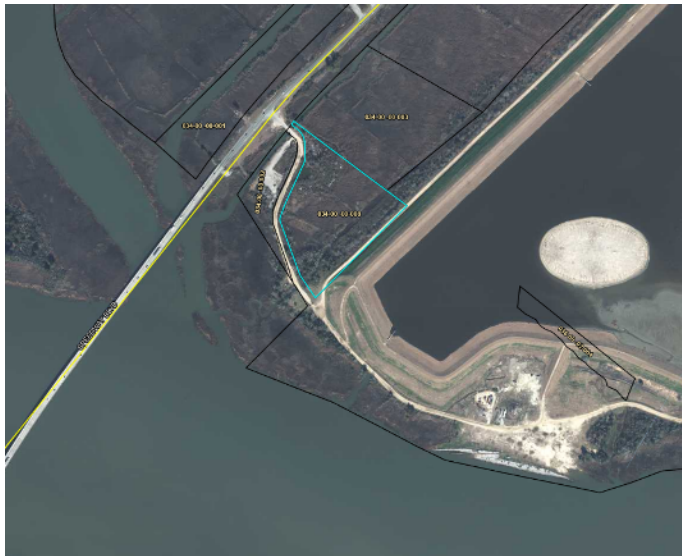
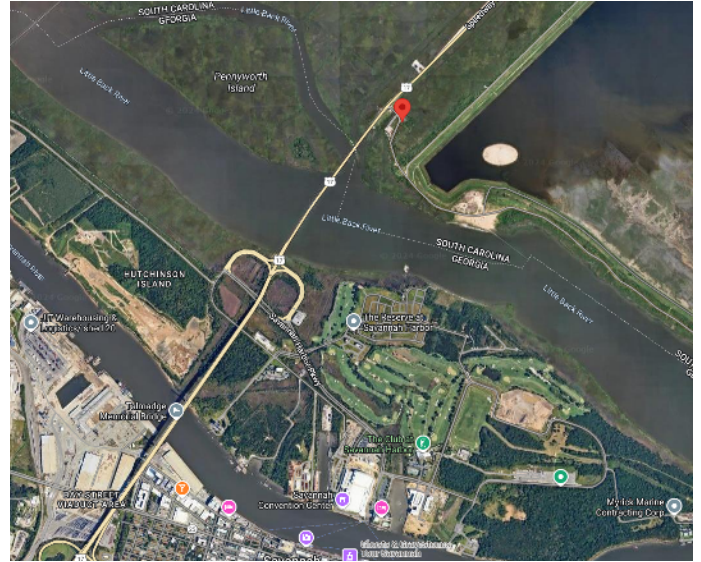
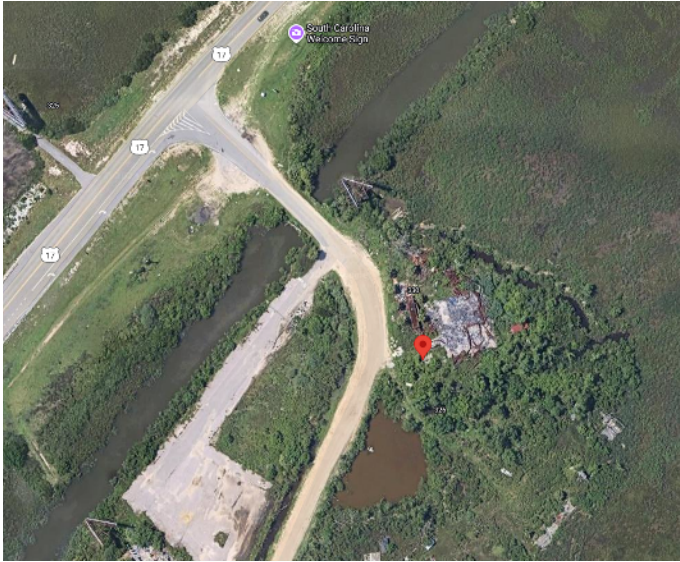
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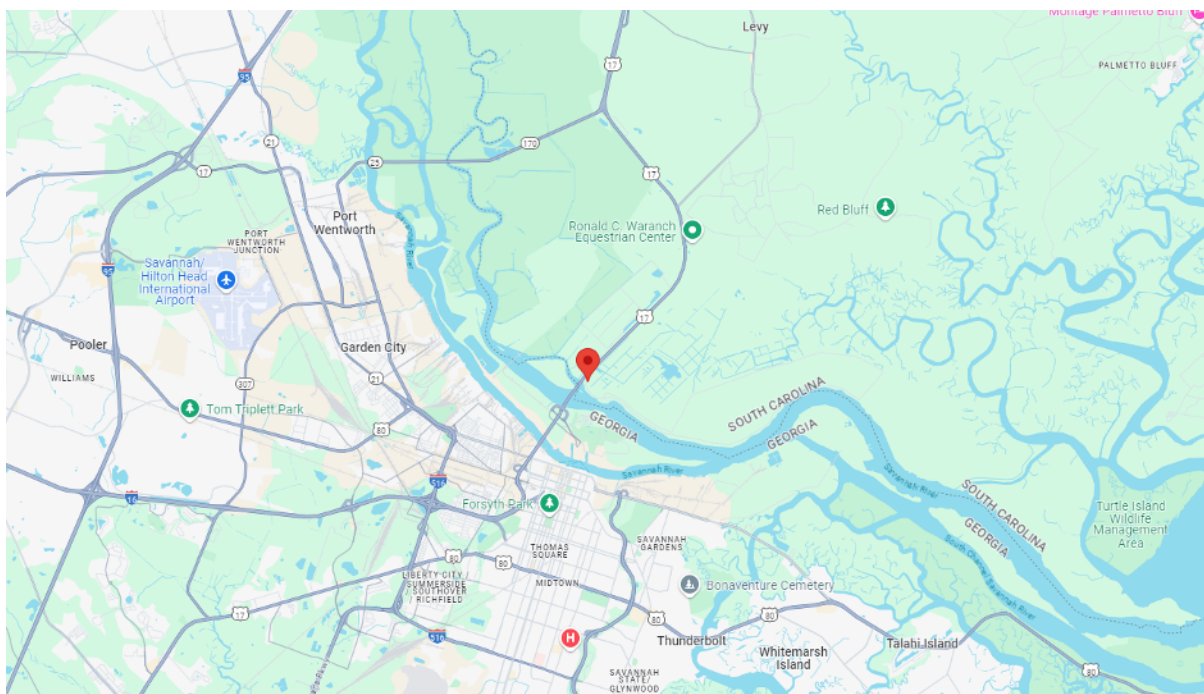
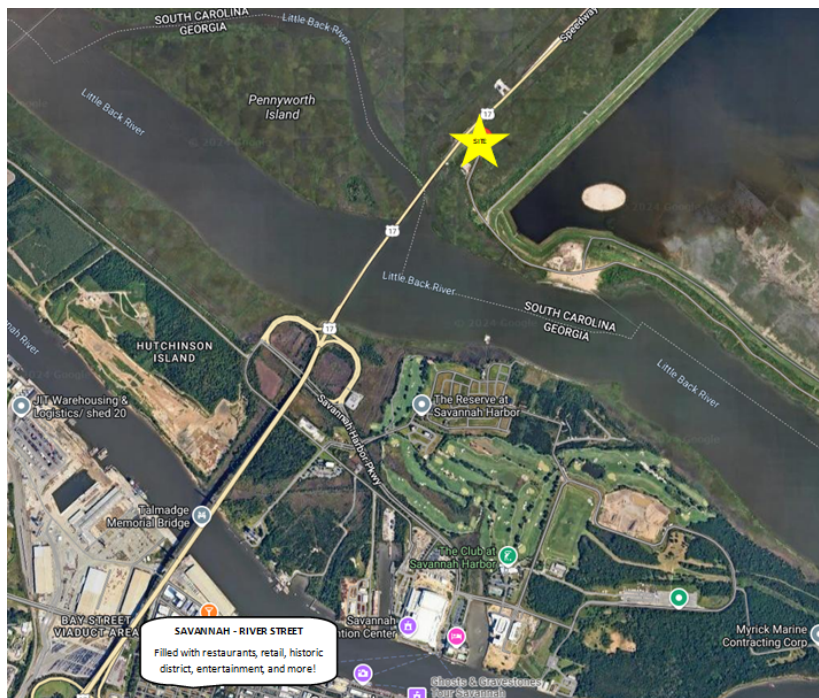
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## DEMOGRAPHICS - 5 MILE RADIUS

### KEY FACTS

78,783

Population



Average Household Size

33.8

Median Age

\$47,499

Median Household Income

### EDUCATION

9%

No High School Diploma



27%

High School Graduate



29%

Some College



34%

Bachelor's/Grad/Prof Degree

### BUSINESS



4,381

Total Businesses



57,884

Total Employees

### EMPLOYMENT



White Collar

57%



Blue Collar

21%



Services

22%



Unemployment Rate

### INCOME



\$47,499

Median Household Income



\$32,201

Per Capita Income



\$39,394

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: <\$15,000 (15.3%)

The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+2.6%	
\$15,000 - \$24,999	11.5%	+3.6%	
\$25,000 - \$34,999	11.3%	+2.8%	
\$35,000 - \$49,999	13.6%	-2.7%	
\$50,000 - \$74,999	13.8%	-3.5%	
\$75,000 - \$99,999	11.7%	-3.4%	
\$100,000 - \$149,999	11.5%	-1.9%	
\$150,000 - \$199,999	5.2%	-0.4%	

Bars show deviation from Jasper County ▾