



## Highway 170 & 462 Intersection

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Ridgeland, South Carolina 29936

### Property Highlights

- The property is located at the intersection of Highway 170 and Hwy 462.
- Easy Access to Bluffton (+/-18 Minutes), Beaufort (+/-22 minutes), Hilton Head Island (+/-25 minutes) and Savannah (+-36 minutes).
- The property is in the path of growth from Bluffton/Okatie market towards Beaufort, SC. It's across Highway 170 from Oldfield and adjacent to the new East Argent Development and next to John Paul II Catholic School. The Beaufort County Law Enforcement Center will be directly across Highway 170.
- This is a portion of the property that is included in the 2010 development agreement "Lowcountry Commerce Park" with Jasper County which has expired.

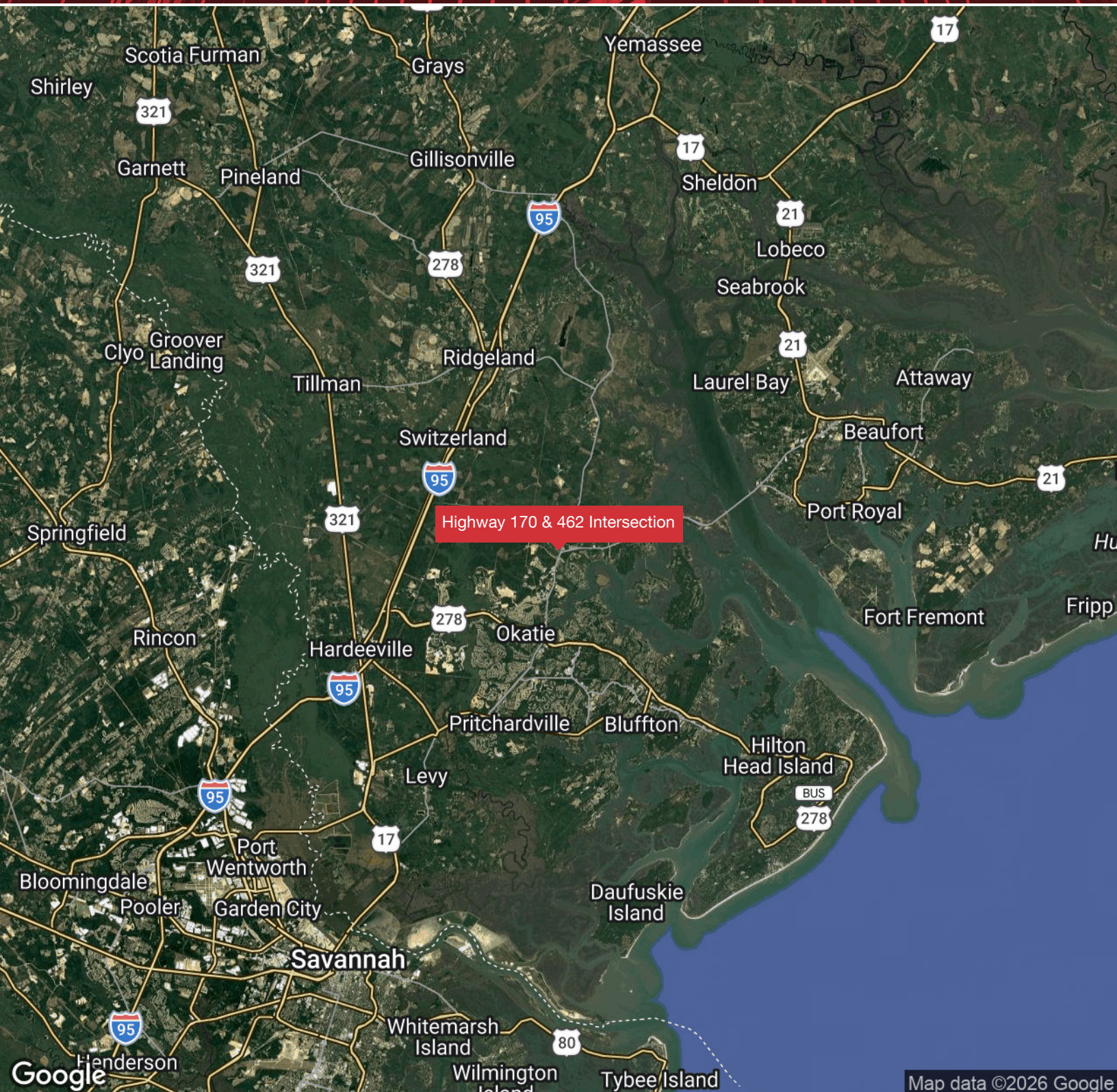
<b>Sale Price:</b>	\$3,800,000
<b>Upland Acres:</b>	+/-17 Acres
<b>Jasper County Parcels:</b>	081-00-01-029, 032 & 042
<b>Beaufort County Parcel:</b>	R600 008 000 0623 0000
<b>Jasper County Zoning:</b>	Planned Development
<b>2025 Highway 170 Traffic Count:</b>	43,000 VPD
<b>Jasper County Development Agreement:</b>	Expired

### For More Information

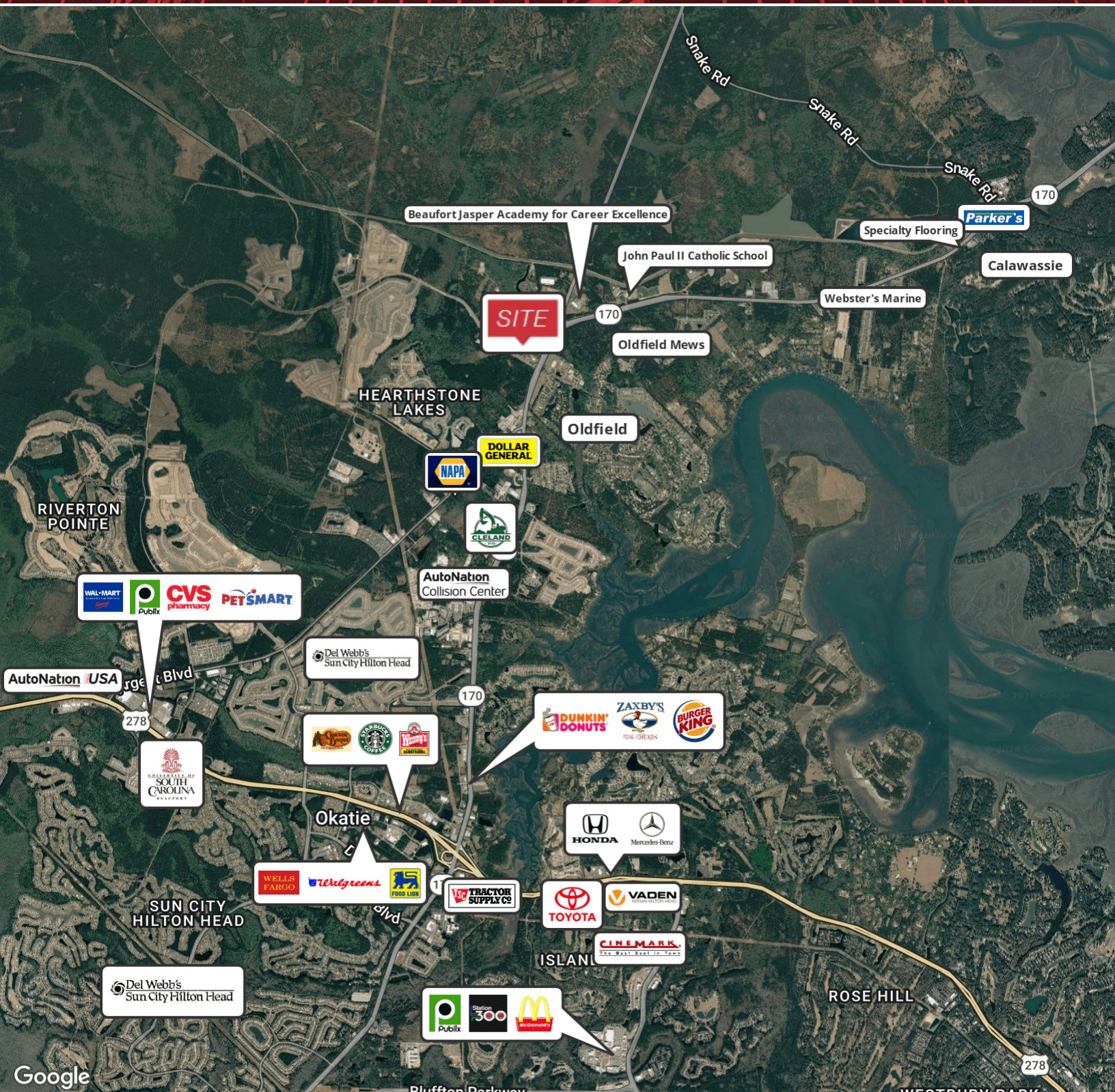
**Baker Wilkins**

Broker In Charge  
O: 843 837 4460 x2  
baker@naicarolinacharter.com

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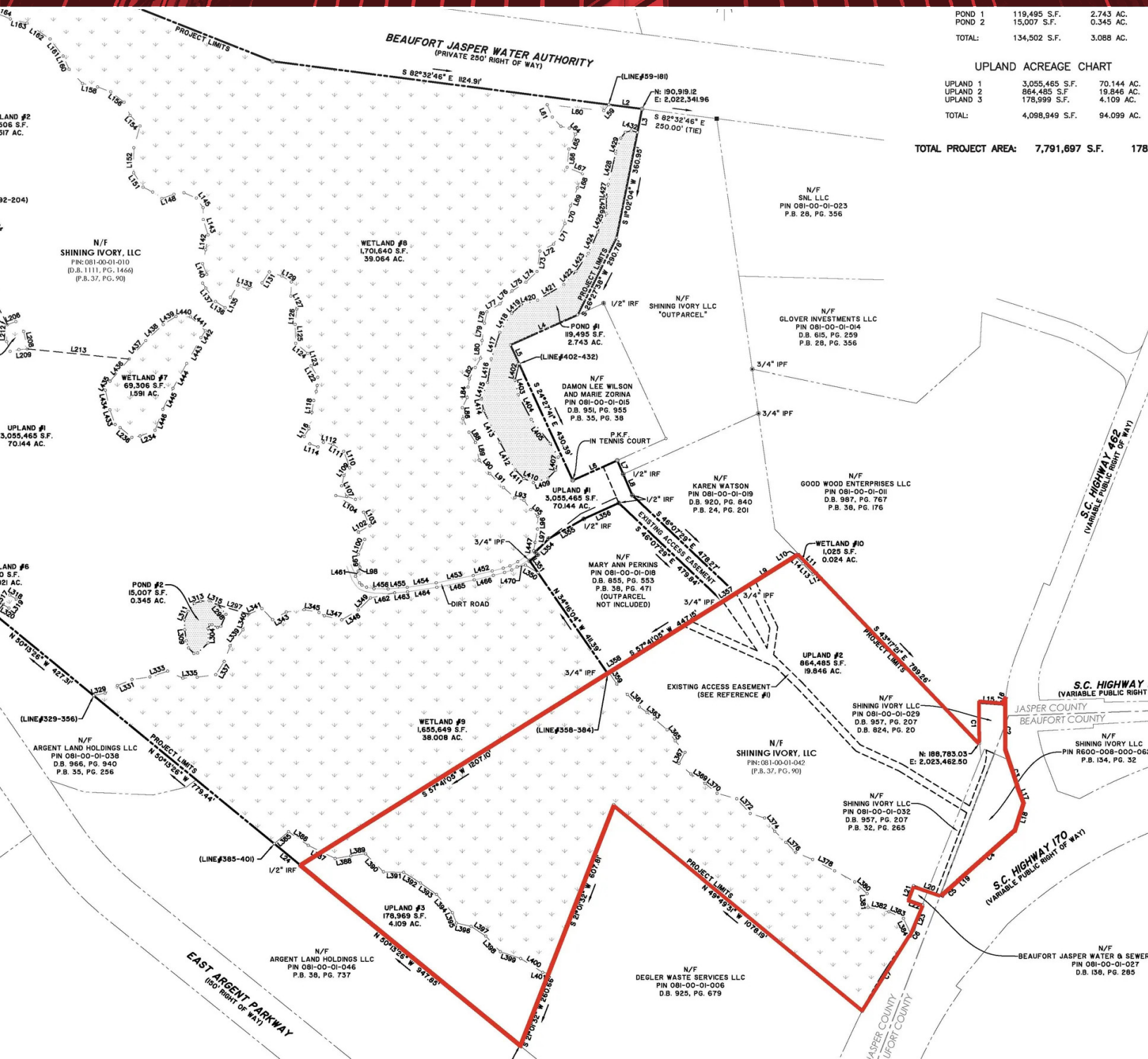
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# Survey

Approx. 17 Upland Acres  
Highway 170 & 462 Intersection



POND 1	119,495 S.F.	2.743 AC.
POND 2	15,007 S.F.	0.345 AC.
<b>TOTAL:</b>	<b>134,502 S.F.</b>	<b>3.088 AC.</b>

**UPLAND ACREAGE CHART**

UPLAND 1	3,055,465 S.F.	70.144 AC.
UPLAND 2	864,485 S.F.	19.846 AC.
UPLAND 3	178,999 S.F.	4.109 AC.
<b>TOTAL:</b>	<b>4,098,949 S.F.</b>	<b>94.099 AC.</b>

**TOTAL PROJECT AREA: 7,791,697 S.F. 178**

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