

LENDER AUTHORIZED

ABSOLUTE AUCTION



ISLAND GATEWAY TRACT 82.96 Acre PUD

NE Quadrant of I-95 & US 278, Hardeeville, Jasper County, South Carolina



CO-BROKERED WITH:

Tom DeMint, CCIM, Sperry Van Ness

1536 Fording Island Rd, Suite 201, Hilton Head, SC 29926
843-837-3754

www.InterstateAuction.com
404-303-1232 (ext. 30)

**Tuesday
September 29
1:00 PM**

SALE SITE:

Holiday Inn Express
145 Independence Blvd
Hardeeville, SC



**ISLAND
GATEWAY
TRACT**
82.96 Acre PUD

**Coastal Carolina
Hospital**



EXIT #8



to Hilton Head
(approx. 15 miles)



ISLAND GATEWAY TRACT - 82.96 ACRE PUD

- Strategically Located at the Gateway to Hilton Head Island
- 15+- miles to Hilton Head
- Fastest Growing Area in South Carolina
- Frontage on I-95
- All Utilities Available
- Zoned PUD (Planned Development District)
- Zoned and Approved for: Multifamily, Retail, Entertainment, Lodging, Office & Assisted Living
- Adjacent to Coastal Carolina Hospital
- Property Access from Medical Center Drive
- Water & Sewer Capacity Fees Locked at 2002 Prices



Property is a Planned Development District allowing multiple uses including residential, retail, office, commercial, entertainment, lodging, and assisted living. The property can support over 800,000 sq. ft. of retail space. The site can accommodate a multi-family development with a density of 16 units per acre. The 82.96 acre Island Gateway Tract contains 75.83 upland acres. The remaining 7.13 acres contribute to the overall density.

The Hwy 278 corridor is the gateway to Hilton Head Island via I-95 & US 278. The Carolina Regional Hospital adjoins the site. Traditions, a 5,000 acre community located just to the east of the site will have 9,500 homes. The Morgan tract, located just across Hwy 278 from the site is an approved PUD allowing 3,000 residential units. The Anderson Tract,

located nearby on the south side of US 278, is planned for 4,000 homes with some commercial uses. The East Argent Tract, located nearby, has been approved for 12,500 units.

Complete diligence information available for free download at www.InterstateAuction.com including:

- Site Plan • Wetland Survey • Capacity Study
- Declaration of Covenants • Easements & Restrictions
 - Phase I Environmental Survey
 - Aerial Images • Demographic Reports
 - Auction Terms & Conditions
- Auction Purchase & Sale Agreement • Maps
- Recorded Deed • Title Commitment Letter
- Fiscal Impact Analysis and more.



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TERMS:

A downpayment of \$50,000 in certified funds or as a cashiers check is due at the conclusion of the auction. Closing must incur within 45 days. Additional terms and conditions available at www.InterstateAuction.com or call 404-303-1232 (ext. 30).

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