

SALE

LAND - 12.20 ACRES



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

324 SPEEDWAY BLVD

Hardeeville, Jasper County, SC

SALE PRICE \$649,000



PATRICK BARRY

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201

JAY DAVIS, CCIM, SIOR

PRESIDENT & BROKER-IN-CHARGE

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Cell: (803) 934-6597

Office: (803) 778-1139

2 N. Main Street

Sumter, SC 29150

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OFFERING SUMMARY

Sales Price:	\$649,000
Lot Size:	12.20± Acres
Location:	Located right by the Little Back River & Savannah River Beside the Georgia / South Carolina State Line
Zoning:	Zoned mostly General Commercial w/ ~1.6 ac zoned Industrial Development
Traffic Count:	~20,900 Vehicles per Day - Speedway Blvd (SC) ~22,600 VPD - US Hwy 17 (GA)
2023 Estimated Property Taxes:	~\$2,819.16
Access:	0.3 miles (1 min) to Savannah, GA
Airport:	~14 miles to Savannah/Hilton Head Int. Airport

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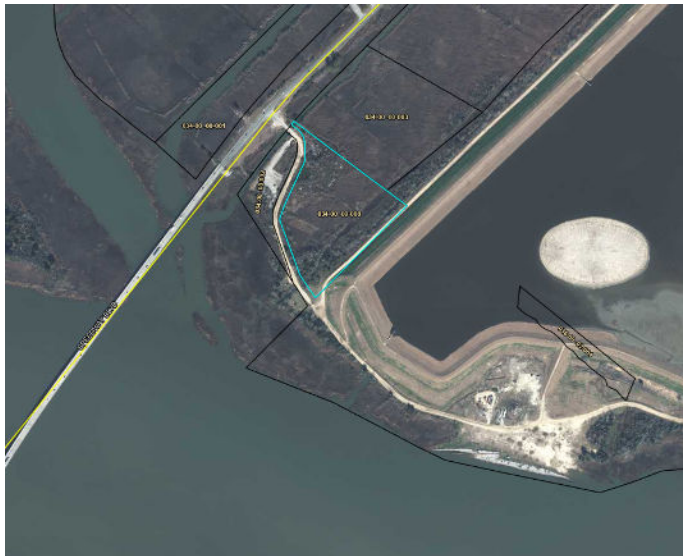
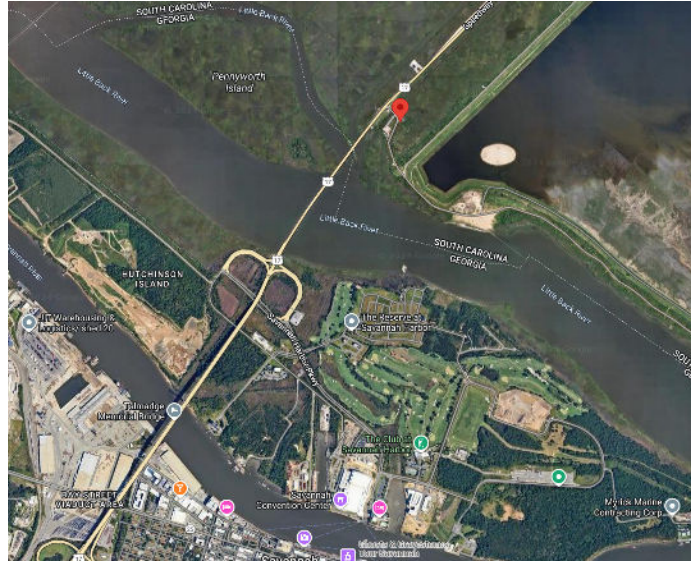
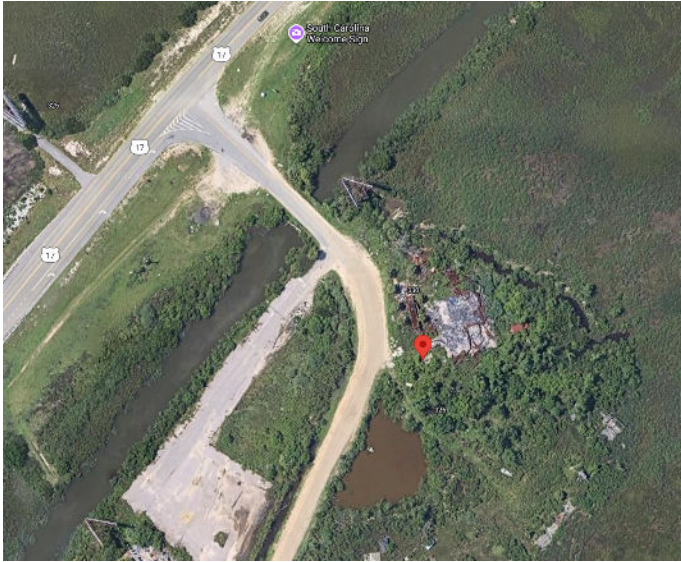
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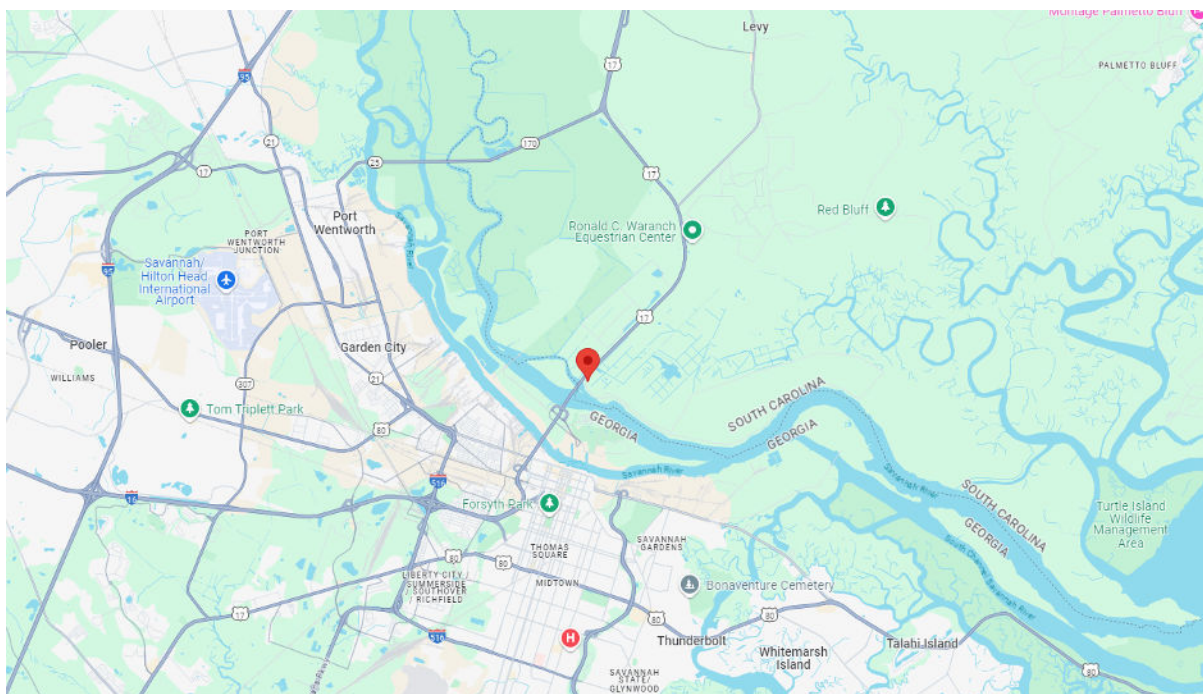
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DEMOGRAPHICS - 5 MILE RADIUS

KEY FACTS

78,783

Population



2.2

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%

5.3%

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%	<div style="width: 15.3%;"></div>
\$15,000 - \$24,999	11.5%	+3.6%	<div style="width: 11.5%;"></div>
\$25,000 - \$34,999	11.3%	+2.8%	<div style="width: 11.3%;"></div>
\$35,000 - \$49,999	13.6%	-2.7%	<div style="width: 13.6%;"></div>
\$50,000 - \$74,999	13.8%	-3.5%	<div style="width: 13.8%;"></div>
\$75,000 - \$99,999	11.7%	-3.4%	<div style="width: 11.7%;"></div>
\$100,000 - \$149,999	11.5%	-1.9%	<div style="width: 11.5%;"></div>
\$150,000 - \$199,999	5.2%	-0.4%	<div style="width: 5.2%;"></div>

Bars show deviation from Jasper County ▾