



## Luxury Car Villas For Sale

Highway 170 & Seagrass Station  
Bluffton, South Carolina 29910

### Property Highlights

- The Car Village will create an opportunity for automobile enthusiasts in the Lowcountry to be a part of a facility which will provide individually owned garage condominiums for classic and collector motor vehicles. There will be a clubhouse included on the second floor as shown on the site plan which will have common gathering spaces, lounge areas, office and dining and kitchen facilities for Club Members and all owners of the Car Villas.
- The Car Village is located in Seagrass Station on Highway 170 in Bluffton, SC across the highway from Sun City and close to the intersection of Highway 278. It's approx. 20 Minutes to Savannah International Airport AND 15 Minutes to Hilton Head Island.
- For additional information, contact Baker Wilkins.

### Offering Summary

|  |                      |
|--|----------------------|
| Approx. Square Footage (each Car Villa): | 1,664 - 1,680 +/- SF |
| Total Number Car Villas:                 | 30                   |
| Sale Price (per Car Villa):              | \$550,000.00         |
| Estimated timing for Permits:            | March 2024           |
| Estimated timeline for Completion:       | Late 2025            |
| Current Cost of Memberships:             | \$12,500.00          |

### For More Information

#### Baker Wilkins

O: 843 837 4460 x2  
baker@naicarolinacharter.com



## Membership

There will be a total of 500 Memberships Sold

## Car Village Description

Limited Exclusive Memberships

Fully Customizable Condos

Condo Sizes are 1,664-1,680 +/- SF that hold up to 10 Cars with Mezzanine

State of the Art Security System

All Buildings are Climate Controlled

All Buildings are equipped with Sprinkler Systems

Lush Landscaping

## Amenities (Subject To Change)

Private Member Bar

Pool Tables

Private Offices and Conference Room for Member Use

Private Bottle Storage

Detail Services Available

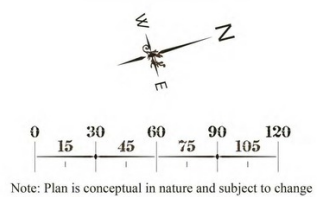
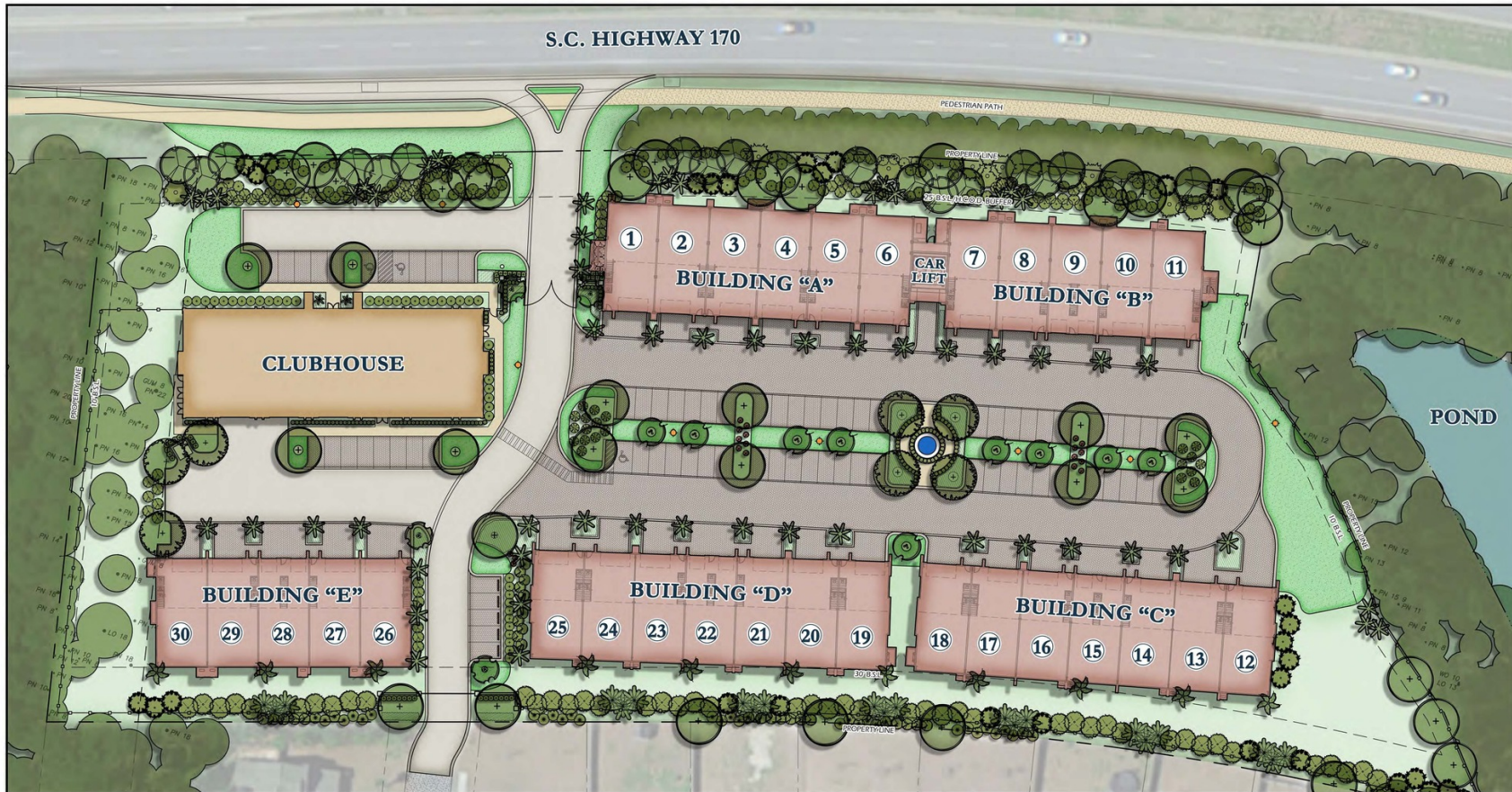
Wash Bay

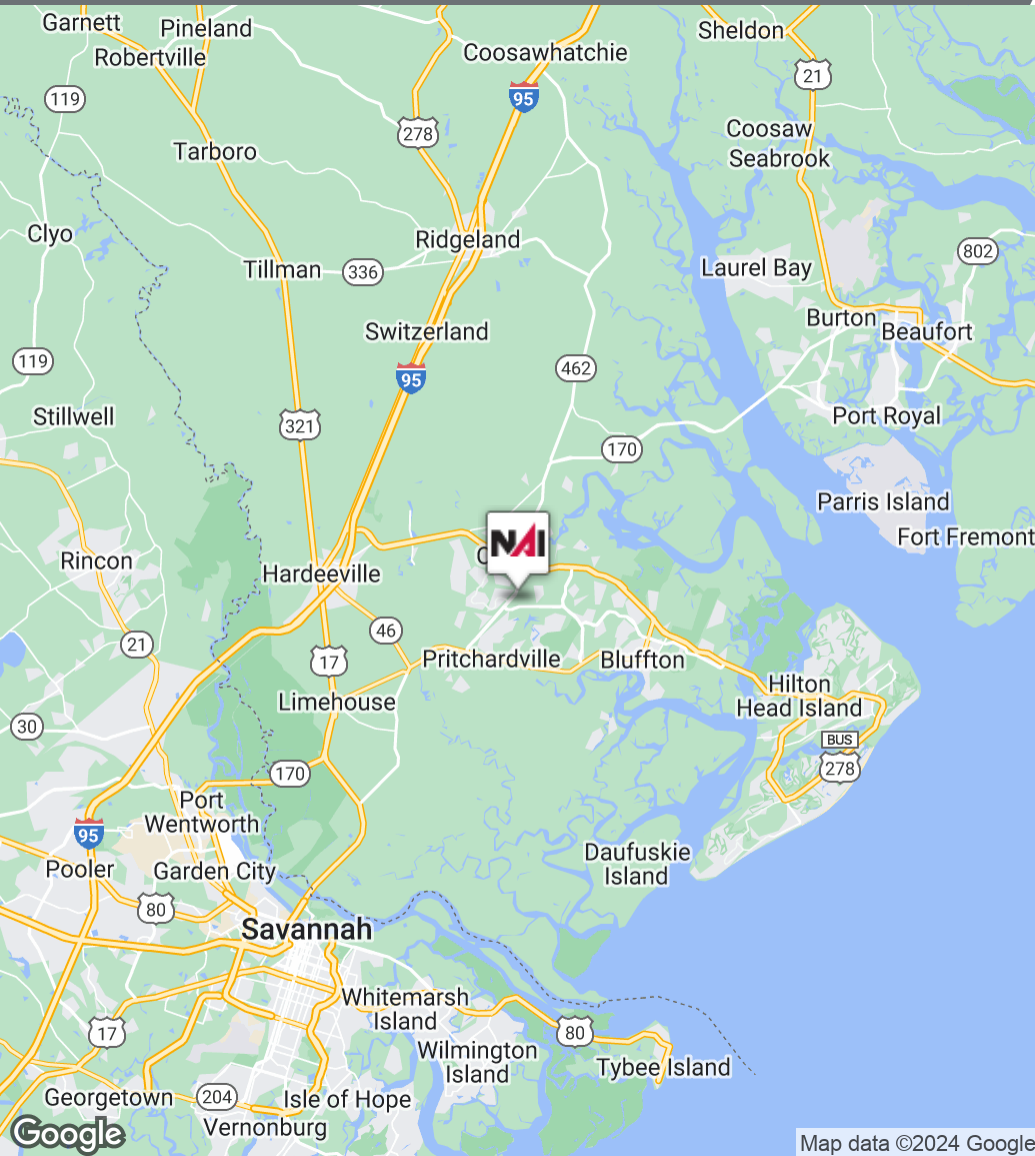
Commercial Smart Systems

Weekend Car and Coffee Events

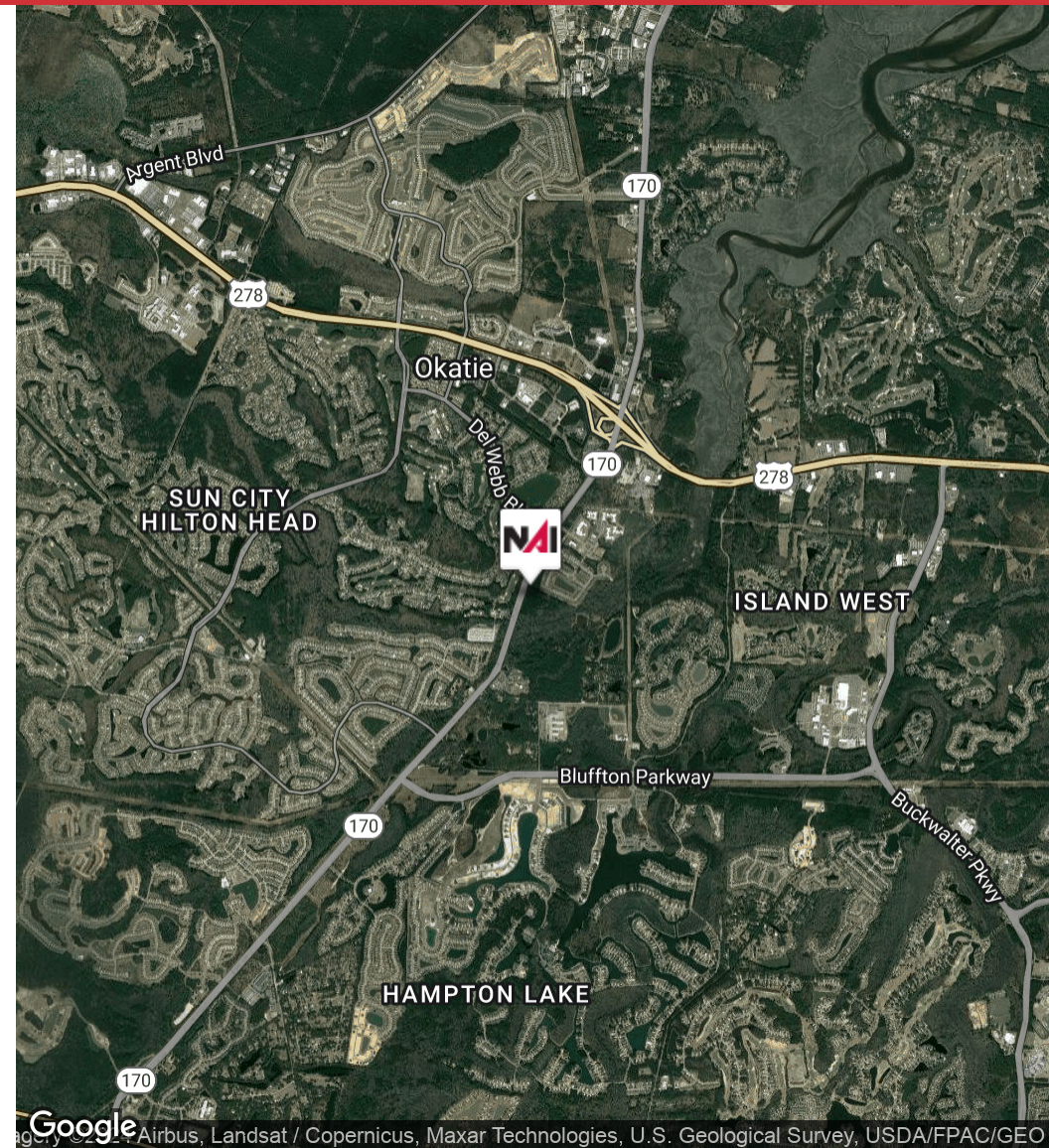
For **ADDITIONAL INFORMATION**, Contact Baker Wilkins

**Baker@NAICarolinaCharter.Com / (843) 837-4460**



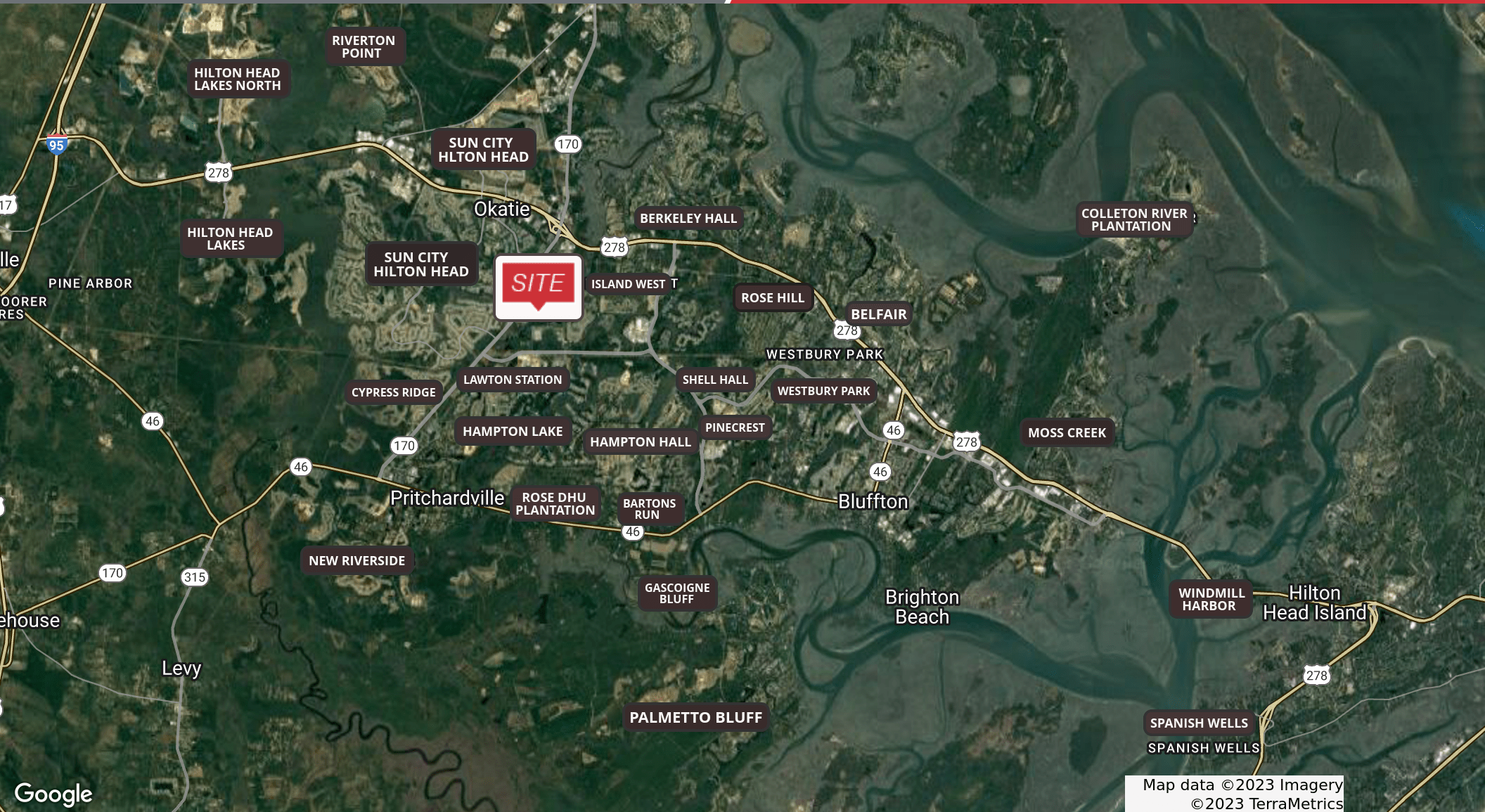


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Google

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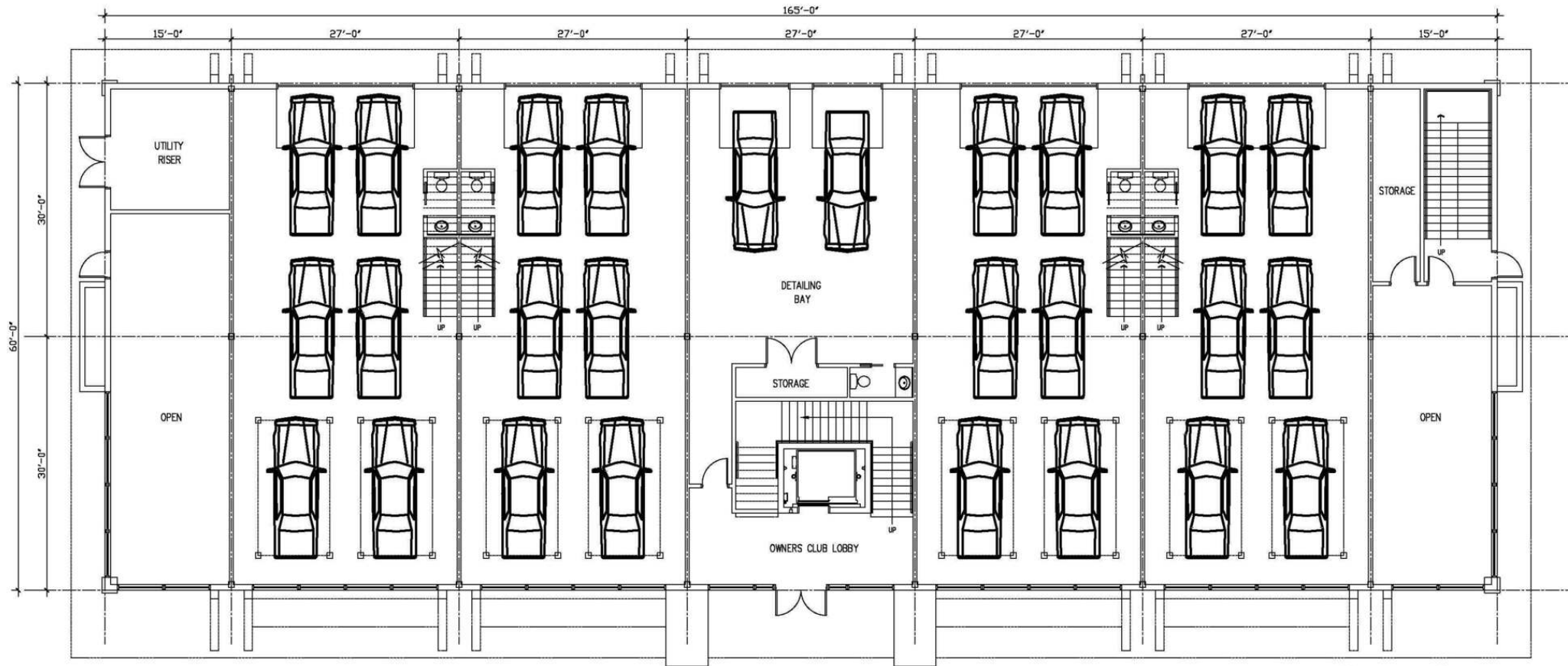






CLUBHOUSE

To be Permitted

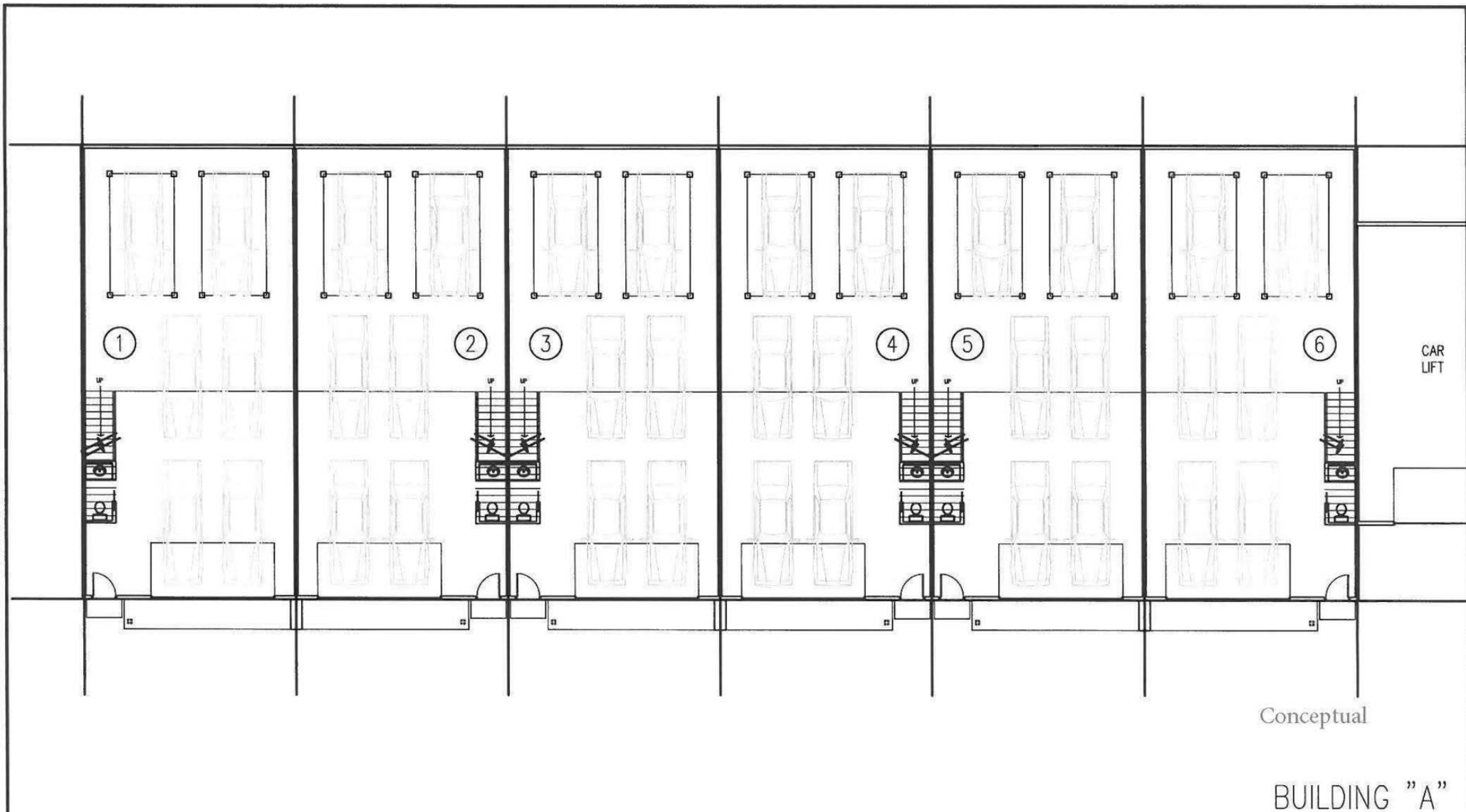


Conceptual

# Building A - Floor Plan

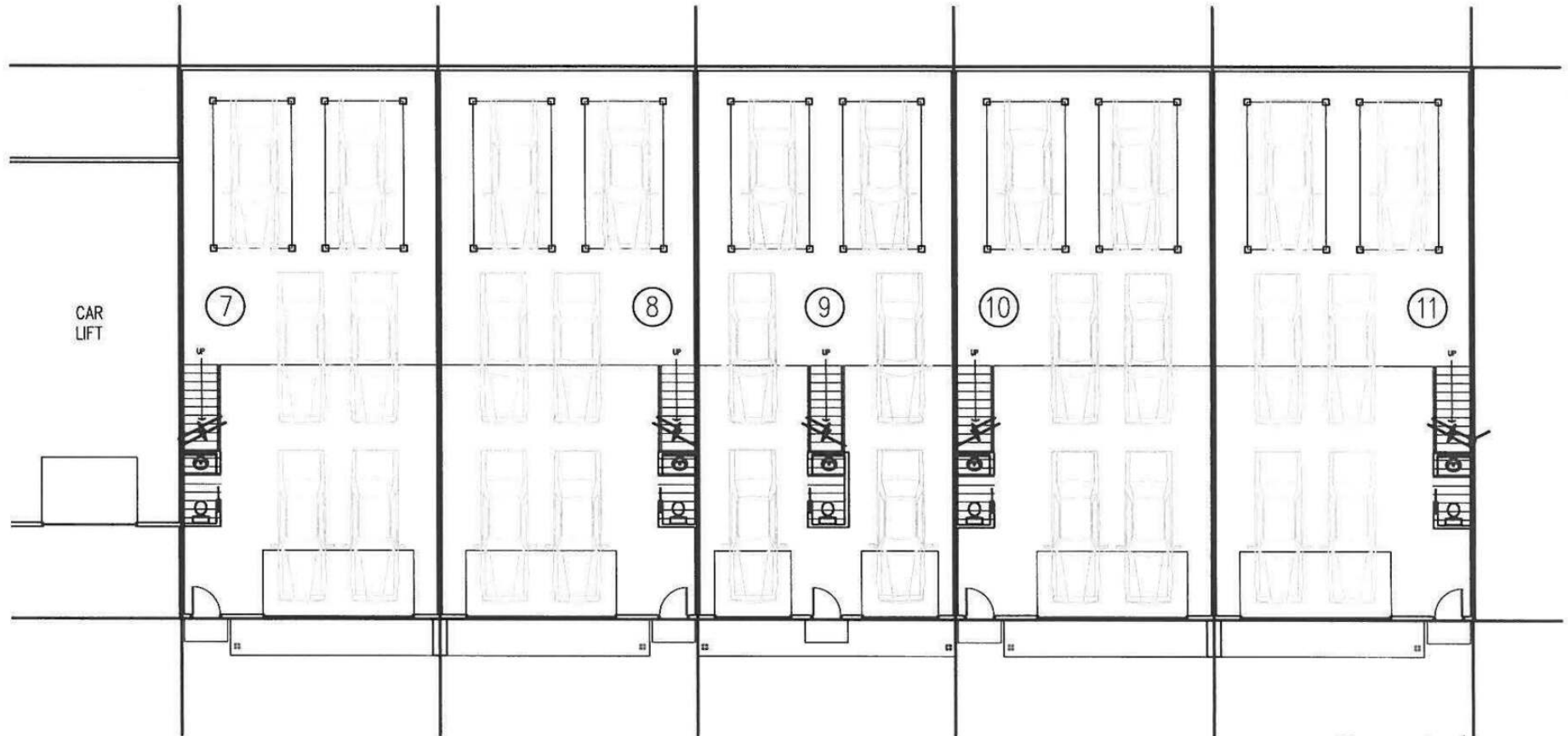
Luxury Car Villas in Bluffton, SC

Building Permits expected in March 2024



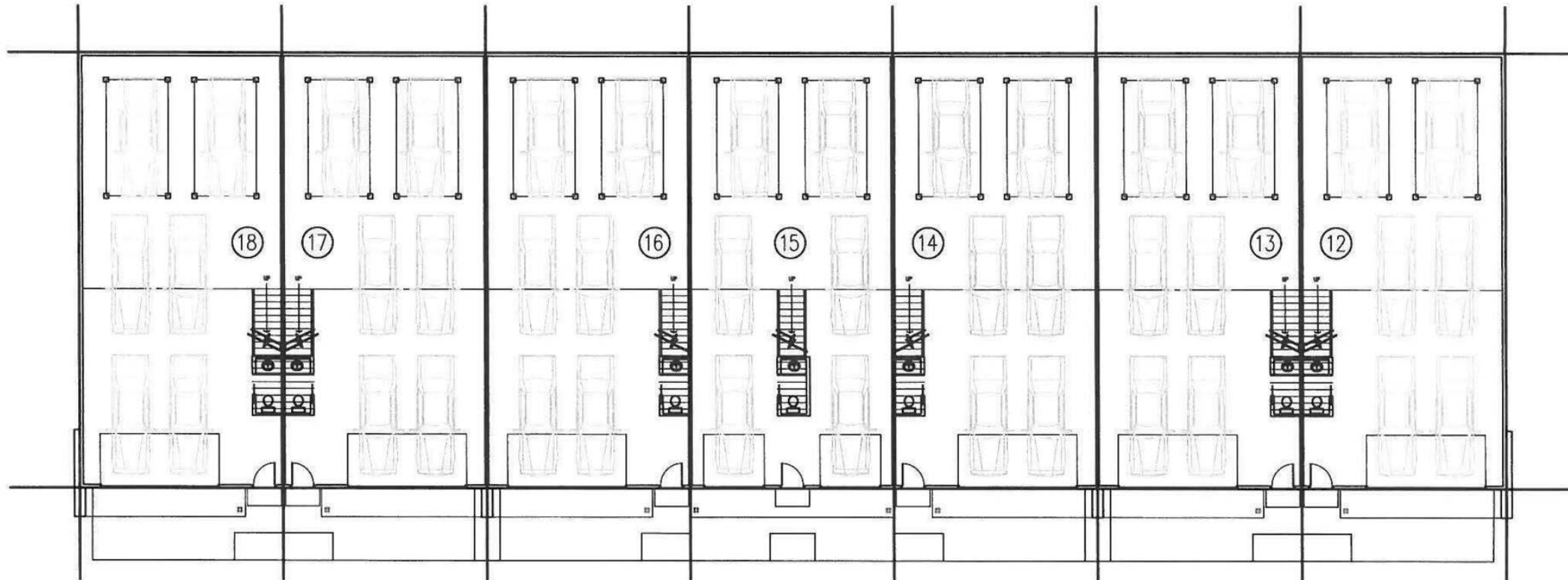
Conceptual

BUILDING "A"



Conceptual

BUILDING "B"



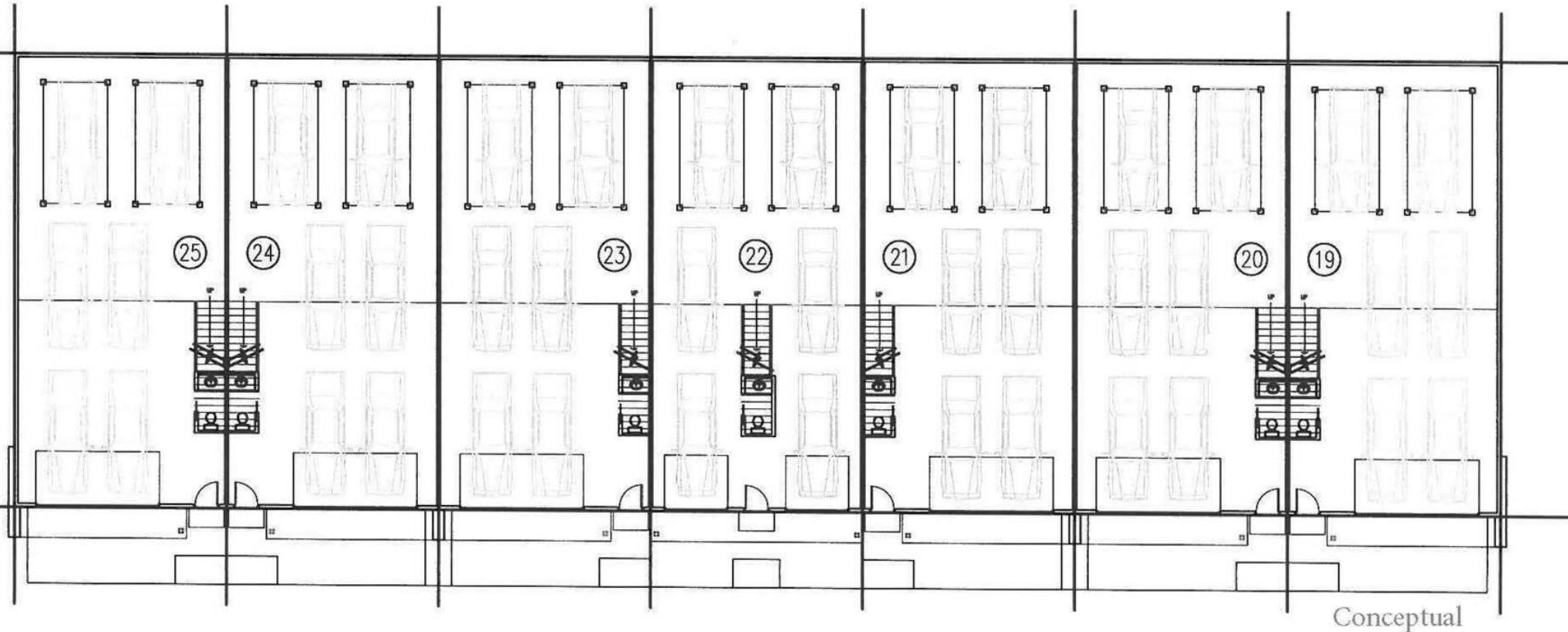
Conceptual

BUILDING "C"

# Building D - Floor Plan

Luxury Car Villas in Bluffton, SC

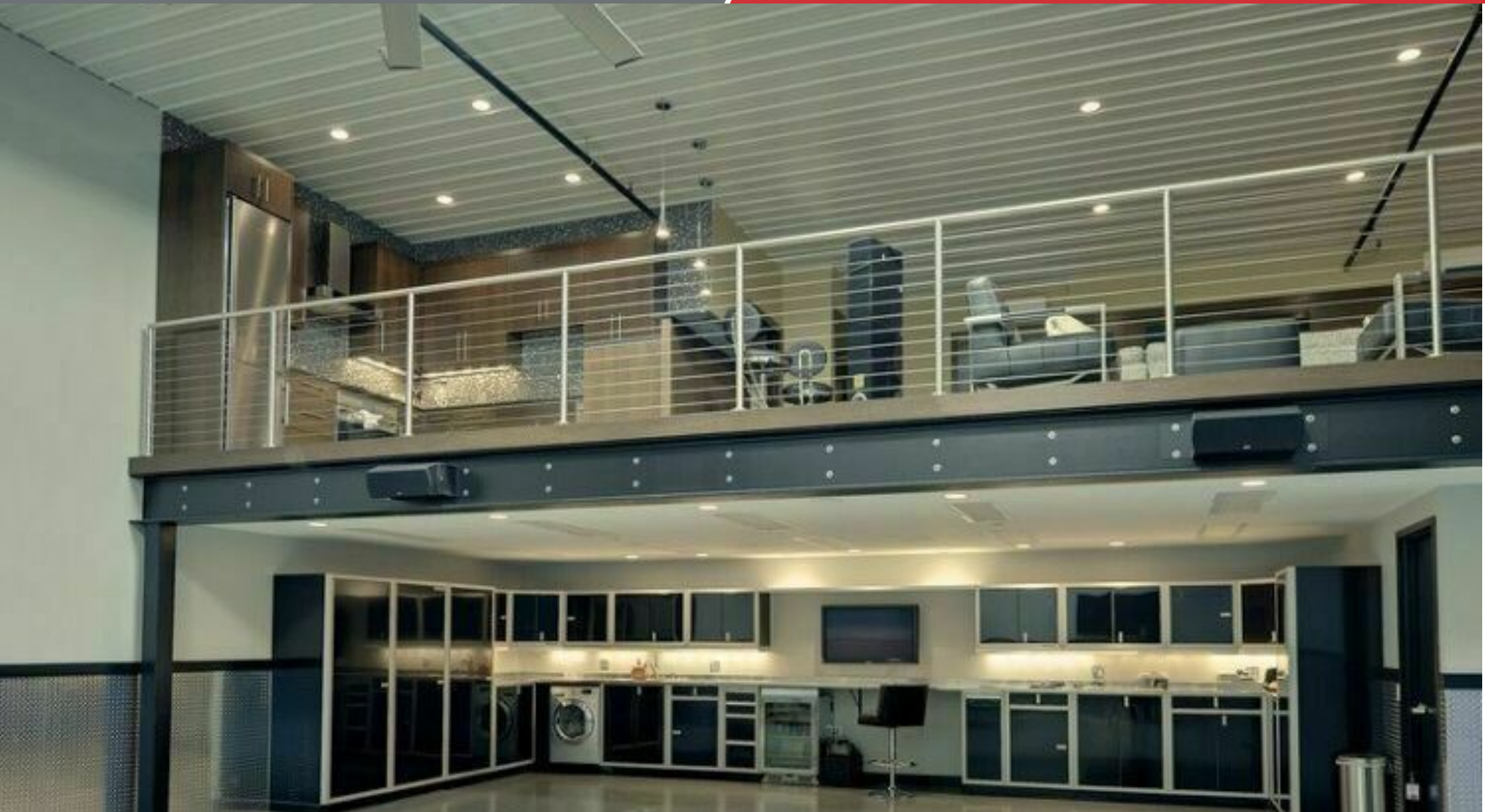
Building Permits expected in March 2024



BUILDING "D"







| <b>Population</b>    | <b>5 Miles</b> | <b>15 Miles</b> | <b>25 Miles</b> |
|----------------------|----------------|-----------------|-----------------|
| Total Population     | 46,460         | 141,281         | 504,706         |
| Average Age          | 49.8           | 48.0            | 40.6            |
| Average Age (Male)   | 50.7           | 47.3            | 39.0            |
| Average Age (Female) | 49.5           | 48.1            | 41.9            |

| <b>Households &amp; Income</b> | <b>5 Miles</b> | <b>15 Miles</b> | <b>25 Miles</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total Households               | 20,861         | 73,715          | 233,768         |
| # of Persons per HH            | 2.2            | 1.9             | 2.2             |
| Average HH Income              | \$86,988       | \$80,372        | \$72,276        |
| Average House Value            | \$318,972      | \$376,518       | \$266,444       |

*\* Demographic data derived from 2020 ACS - US Census*

