

The Parkways Office

A Small Office, Retail & Flex Development

Speculative & Build-To-Suit Opportunities

26,730 +/- SF on 5.225 Acres

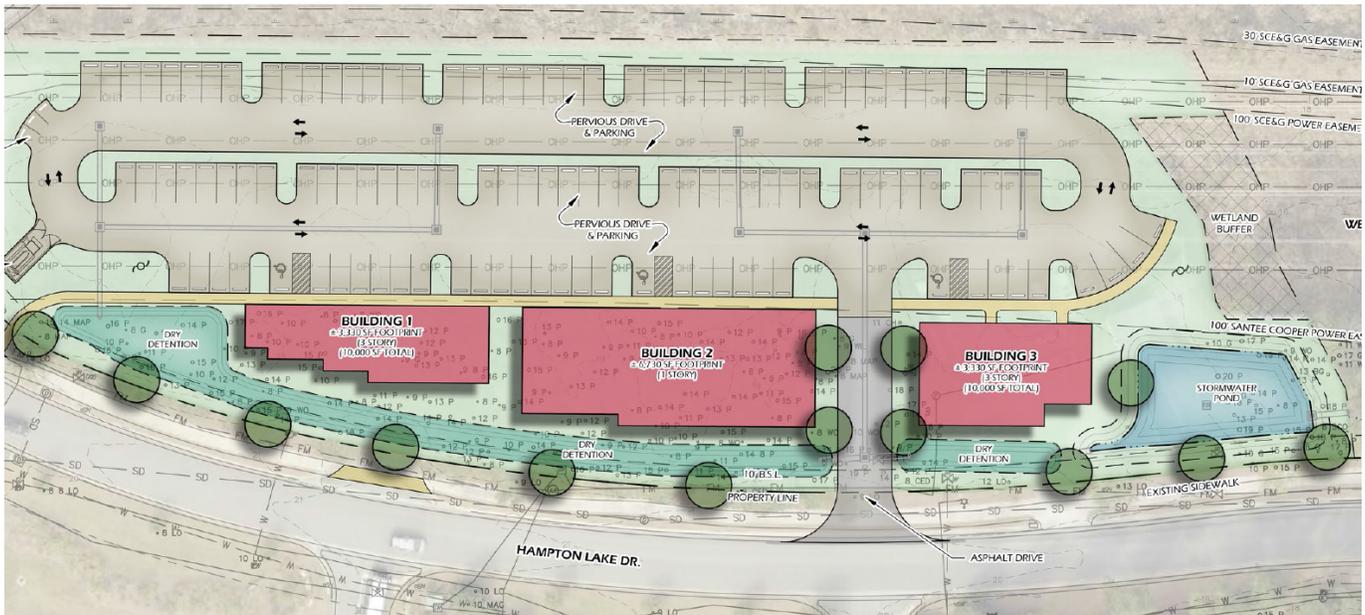
3, 5 & 7 Hampton Lakes Drive. Bluffton, South Carolina
Southeast Corner of Hampton Lakes Drive & Bluffton Parkway

Developed by:

RF Enterprises LLC

A Joint Venture between

Reed Commercial Partners & Forino Homes



The Parkways Office will be a Small Office, Retail & Flex Business Park in Bluffton, South Carolina.

Our Business Model plans for a 3-building development, with total of 26,730* Square Feet, on 5.225 total acres (~2.56 Upland Acres). The project will consist of Two 3-story buildings on either end - 10,000* SF. and 10,000* SF and a single-story building in between of 6,730* SF. We will develop in 2 phases, with Buildings 1 & 2 (3 and 5 Hampton Lakes Dr) developed as phase 1 and Building 3 (7 Hampton Lakes Dr) developed as phase 2; after construction and pre-leasing of phase 1 is complete.

The overall target parking ratio will be 4.25 parking spaces per 1,000 Sq. Ft., allowing for a mix of Office, Retail and Flex service uses. Our current plan shows an overall ratio of 4.60 parking spaces per 1,000 Sq. Ft., This increased ratio allows us flexibility for an approximate 2,000 SF restaurant use. Individual units/buildings will be available for Lease, but the partnership may consider the sale to an individual user which enhances the overall location and project.

These businesses will be located along Bluffton Parkway, enhancing the commercial real estate environment in central Bluffton, with proximity to serve the communities of Hampton Lakes, Sun City, New Riverside and Palmetto Bluff. It also offers new location opportunities for businesses from the surrounding markets of Hilton Head, Beaufort, and Savannah.

Construction will consist of either wood or light gage metal structural system with shallow foundations typical of other buildings in the area. Exterior materials shall utilize masonry, stucco, or other contemporary materials.

Palmetto Electric leased security lighting will be utilized in the parking area. A photometric map will be provided at time of Final DRC submittal, and fixtures shall be compliant with Town of Bluffton and Santee Cooper requirements.

The style of the buildings will be based on traditional main street developments across the Low Country. Modern elements and materials will be introduced to create unique and exciting designs while still maintaining the pedestrian scale along the street which is essential to maintain an active and diverse area. The water features on the site will be integrated into the building designs to help anchor the structures to the site and the surrounding environment.

Developed by: RF Enterprises, LLC

Design Team:

- Joint Venture between Reed Commercial Partners & Forino Homes
- Architect – SM7 Design
- Land Planner - Witmer Jones Keefer
- Civil Engineer – Ward Edwards
- Legal Services – Lewis Hammet

Our development team is designing the project, located in the Buckwalter PUD, under the Neighborhood Commercial Land Use Designation, while understanding the following criteria:

- Permitted & Targeted Uses include:
 - Offices for business, professional, government or general purposes
 - Medical Offices
 - Retail & personal service businesses, financial institutions
 - Churches, synagogue, temple & other places of worship housed in permanent structures
 - Public/private schools, day care centers & nurseries
 - Restaurants – allowed as Conditional Use
 - Flex Services – building supply, furniture, etc.
- Maximum Building Height - 35' Mean Height above base flood elevation, or finished grade, whichever is greater
- Maximum Building Size – 10,000 SF maximum floor area per building
- Parking Regulations
 - Offices – 3.5 spaces per 1,000 SF
 - Retail – 5.0 spaces per 1,000 SF
 - Restaurants – 12 spaces per 1,000 SF
 - Flex Services – 3 spaces per 1,000 SF
- Required Parking to Site Plan – 114 Spaces
- Provided Parking – 123 Spaces (+/-)

Note: All square footages and required parking are approximate and may be slightly altered during plan and design phases.



SITE DESCRIPTION	
EXISTING ZONING	R40
TOTAL SITE AREA (ACRES)	53.9 AC

PROPOSED SITE COVERAGE TABLE	
BUILDING FOOTPRINTS	113,296
IMPERVIOUS PARKING	15,529
TOTAL IMPERVIOUS	128,825
TOTAL SITE	211,234
% SITE COVERAGE	61%

OPEN SPACE SUMMARY			
DESCRIPTION	AREA	ACTUAL	REQUIRED
TOTAL OPEN SPACE	88,342 AC	88,342 AC	20%
TOTAL OPEN SPACE %		42%	

REQUIRED PARKING			
DESCRIPTION	SF	REQUIREMENTS	PARKING SPACES
OFFICE	3,150,000 SF	3.5 SPACES/1,000 SF	110
OFFICE	5,500,000 SF	5.5 SPACES/1,000 SF	3
TOTAL REQUIRED SPACES			113
TOTAL PROPOSED SPACES			121

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	117
ACCESSIBLE CAR/VAN	3
TOTAL PARKING SPACES	121

DATE: DEC 03, 2022
 DRAWN BY: CJK
 CHECKED BY: BR

SITE DEVELOPMENT PLANS
 FOR
THE PARKWAYS OFFICE
 AT HAMPTON LAKE
 BLUFFTON, SOUTH CAROLINA



Walter Jones Keefer
 Landscape Architecture
 and Planning
 www.wjktid.com

DRIVING TITLE
 REFERENCE PLAN
 PROPOSED CONDITIONS
 DRAWING NUMBER
L111



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