Any of the sites. Lucrative fractional ownership opportunities abound and the island offers exceptional privacy. Private beaches and the peaceful waters of St. Helena Sound offer the perfect setting for crabbing, fishing, swimming, jet ski, and boating.

Flying into nearby Beaufort, how you decide to traverse the final eight miles to Live Oaks is a simple matter of personal preference. Offering guests and inhabitants highly desirable dual access by car and boat, the island boasts both a rare, 0.5-mile, private, paved and gated causeway lined with lush palms and a large private dock. The dock boasts two electric lifts and can easily accommodate eight boats and 60-foot yachts alike. Water depth is consistently safe for boat anchoring and launching, with depths rarely sinking below 9.5 feet, even at low tide.

Tucked cozily in the midst of one of South Carolina’s most pristine wildlife estuaries, Live Oaks Island tempts with its irresistible mix of seclusion and old-fashioned, southern charm. A canopy of majestic, Spanish Moss-draped live oaks and towering, 45-foot palms give this 12-acre coastal gem utter privacy. Boasting panoramic vistas of unspoiled St. Helena Sound, a plethora of nature and water-based activities, and several charming cities and cultural centers within mere minutes’ driving distance, the coastal gem is the ideal island retreat. Located within historic Beaufort County, one of the South’s most vibrant and fastest growing counties, the turnkey paradise is an investor’s dream.

With an annual average temperature of 68 degrees, the private white-sand beach that shapes the south end of the island makes an ideal spot to while away a day or a month, interrupted only perhaps by a dip in the surrounding waters or a spontaneous crabbing expedition. Alternatively, take advantage of Live Oaks’ perfect location in St. Helena’s Sound to enjoy sailing and boating activities. The 7.5-mile-wide waters, crossed by the Intracoastal Waterway, are a fisherman’s dream—offering abundant opportunities for both inshore and offshore sport fishing. The “226 hole,” straight offshore from Live Oaks, is renowned for its teeming population of wahoo, tuna, and dolphins. A nature walk round the island’s man-made, 2.5-acre tidal lagoon reveals a rich and unique wildlife habitat and exceptional bird watching.

Located in the ACE Basin National Wildlife Refuge, the area is home to dozens of bird species, including egrets, herons, osprey, and pelicans.

Beaufort, South Carolina, is just eight miles inland. Voted “American’s Most Romantic Town” by Life Magazine, Beaufort delights visitors with its antebellum architecture and unique mixture of early European colonial, southern, African, Gullah, and Creole cultures. The second landing site of Europeans on North America, and second oldest city in South Carolina, offers a slew of activities and several festivals of note, including the vibrant shrimp festival and the annual Gullah festival.

Those in search of yet more island adventures, can explore nearby Fripp and Hilton Head Islands, both no more than 20 minutes away by boat. Just six miles from Live Oaks, Fripp offers up its own mix of relaxation and adventure, with uncrowded beaches, golf resort amenities, and legend that the island was one of Blackbeard’s favorite bounty-storing spots. Renowned for its eco-friendly development, Hilton Head Island is a hotbed of cultural activity. Enjoy one of several beautiful public beaches, attend a Broadway-quality show at the Art Center, partake in the town’s famed wine tasting event, or spend an evening with the Hilton Head Symphony Orchestra.

With Beaufort County and the various Sea Islands of the South Carolina Low Country expected to see continued exponential growth, Live Oaks’ appealing mélange of privacy and proximity to amenities makes it a veritable investor’s paradise. Listed at an incredible $4,500,000 (reduced from $10,000,000), development options on the island abound, limited only by the investor’s imagination. Lucrative fractional ownership opportunities also present unlimited income potential, with returns on investment conservatively estimated at more than $30 million. So make your way over the causeway, settle down with a Mint Julep under that canopy of Spanish Moss, and don’t miss this once-in-a-lifetime opportunity to own your very own slice of southern heaven.

The South’s most vibrant and fastest growing counties, the turnkey paradise is an investor’s dream.