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Hardeeville Expands Housing with New 312-Unit Development Opening in 2027

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A major new housing development is on its way to Hardeeville, South Carolina, as the area continues to attract investment and growth from nearby regions. The upcoming Waterford Pointe Apartments, a 312-unit complex, is expected to break ground in April 2026 and open its doors in early 2027, further expanding housing options in this rapidly developing part of Jasper County.

Located directly across from The Retreat on East Argent Parkway, the project reflects a strategic push by developers to meet increasing demand from the growing population in

nearby Beaufort County. As home prices rise and housing becomes scarcer in Bluffton and Hilton Head, neighboring Hardeeville is emerging as a key area for new residential development.

Stoneleigh Companies, a private real estate firm with a track record in apartment construction, is leading the project. Once it's completed, its property management affiliate, Waterford Residential, will manage the community. The development will include 12 residential buildings and a standalone clubhouse, offering floor plans from one to three-bedroom units. Unit sizes will range from 590 to 1,409 square feet.

Though interior details are still being finalized, early plans confirm that apartments will feature 9-foot ceilings, marble countertops, USB charging outlets, LED lighting, and hardwood-style luxury flooring—aiming to offer a higher-end rental experience.

“Hardeeville, being part of the Bluffton/Hilton Head market, has seen tremendous growth over the past seven years and has an apartment market that has limited future supply given the growth prospects,” said Rick Cavanaugh, president of Stoneleigh Companies. “Based on the rents in the market and the high occupancies, we felt that this location and our proposed Waterford product would be a great addition to the Bluffton area.”

In addition to housing, the property will include approximately 14,000 square feet of outdoor community features. Plans call for a 5,000-square-foot clubhouse equipped with a staffed kitchen, resident lounge, game room, fitness studio, tech lounge, and conference room to support remote workers. Outdoor amenities will include a pool, a pickleball court, putting greens, walking trails, a gazebo overlooking a lagoon, and a dog park.

While rental pricing has not yet been released, developers anticipate that Waterford Pointe will fall within the upper end of the market due to its size, features, and location. “We feel we’ll be at the top of the market with our product,” said Rachel Cahanin, Director of Marketing at Stoneleigh Companies.

With the Lowcountry region continuing to experience sharp population growth, Hardeeville is positioning itself as a practical and appealing extension of the Bluffton-Hilton Head corridor. Waterford Pointe is the latest in a wave of projects designed to address the rising need for quality rental housing as families and workers seek alternatives outside of the pricier Beaufort County core.

This development underscores the broader trend of westward housing expansion, driven by market conditions and demand for more accessible living options. As construction begins in 2026, Hardeeville is set to welcome hundreds of new residents, reinforcing its role in the region's evolving residential landscape.