Material Capital Partners Announces Leasing Underway at Indigo Cove, an 82-Home Build-to-Rent Community in Bluffton, SC

BLUFFTON, SC, UNITED STATES, September 15, 2026 / EINPresswire.com/ -- Material Capital Partners ("MCP"), a data-driven real estate development and investment management firm focused on single-family build-to-rent communities, announced that leasing is underway at Indigo Cove, its new 82-home build-to-rent townhome community located at 65 Blue Point Boulevard in Bluffton, South Carolina.

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>
> *Khrista Villegas, managing director of Material Capital Partners.*

Located on 24 acres near the intersection of Buck Island Road and Bluffton Parkway, approximately two miles from Old Town Bluffton, Indigo Cove consists of 82 three-bedroom townhomes offering the space and privacy of single-family living with the flexibility and convenience of a professionally managed rental community. Each 1,600-square-foot townhome offers three bedrooms and two-and-a-half baths, with monthly rents starting at $2,850.

Homes feature open-concept floor plans with quartz countertops, stainless steel appliances, tile backsplashes, built-in office nooks, upgraded hard-surface flooring and walk-in showers in the primary bedroom suites. Each residence also includes an attached garage and private fenced backyard.

Indigo Cove includes a clubhouse with a coworking lounge and fitness center, a large dog park, nature trails, pocket parks and landscaped green spaces throughout the property.

"Bluffton has experienced tremendous growth, creating continued demand for new housing options that can accommodate the range of residents choosing to live and work in the Lowcountry," said Alex Chalmers, founder and managing partner of Material Capital Partners. "With Indigo Cove already 33% leased, we are encouraged by the response to the community and the need for high-quality single-family rental housing in the market. With greater policy certainty surrounding the build-to-rent sector, we are also seeing renewed interest from investors and capital partners that can support continued housing production across the

Southeast."

The community is professionally managed by Greystar, a global leader in rental housing management, which oversees leasing and day-to-day property operations.

"Indigo Cove was designed to provide residents with the space and privacy of a single-family home while delivering the convenience and service of a professionally managed community," said Khrista Villegas, managing director of Material Capital Partners. "Greystar brings the scale, operational expertise and resident-focused approach to support that experience as the community continues to welcome new residents."



Indigo Cove is located in one of South Carolina's fastest-growing communities. According to the U.S. Census Bureau, Bluffton's population reached an estimated 36,807 residents in 2025, an increase of approximately 33% since 2020.

The community is also within easy reach of many of the Lowcountry's most popular destinations, with Old Town Bluffton approximately two miles away and Hilton Head Island within a short drive. Residents are close to Bluffton's restaurants, shops, galleries and waterfront parks, as well as the beaches, golf courses and recreational offerings of Hilton Head Island. The location also provides convenient access to Savannah and major employment centers throughout Beaufort County and the greater Savannah region.

Indigo Cove expands Material Capital Partners' growing portfolio of purpose-built rental communities across the Southeast. The firm focuses on developing and investing in single-family rental communities in high-growth markets where population gains, employment growth and housing demand support the need for additional rental options.

Three-bedroom townhomes are available for immediate move-in. For leasing information, to schedule a tour or for additional details about the community, visit www.liveindigocove.com.

About Material Capital Partners

Material Capital Partners is a data-driven real estate development and investment management

firm based in Charleston, S.C., focused on single-family build-to-rent (BTR) communities throughout the Southeast and the Midwest. The firm's build-to-rent communities typically consist of 100-200 standalone single-family homes and townhomes, with full Class A amenities and managed by institutional third-party property management companies. The MCP executive team has developed, built, and managed over 9,000 units across the Southeast. For more information, visit www.materialcapitalpartners.com.

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