



401 South Main Street
Statesboro, GA

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Site Overview



Address
401 South Main Street
Statesboro, GA 31313

Parcel
S20-000066 00
S20-000065 A000,
S20-000065 000,
S21-000001A 000

Jurisdiction
City of Statesboro, Bulloch County

Site Area
±4.949 acres

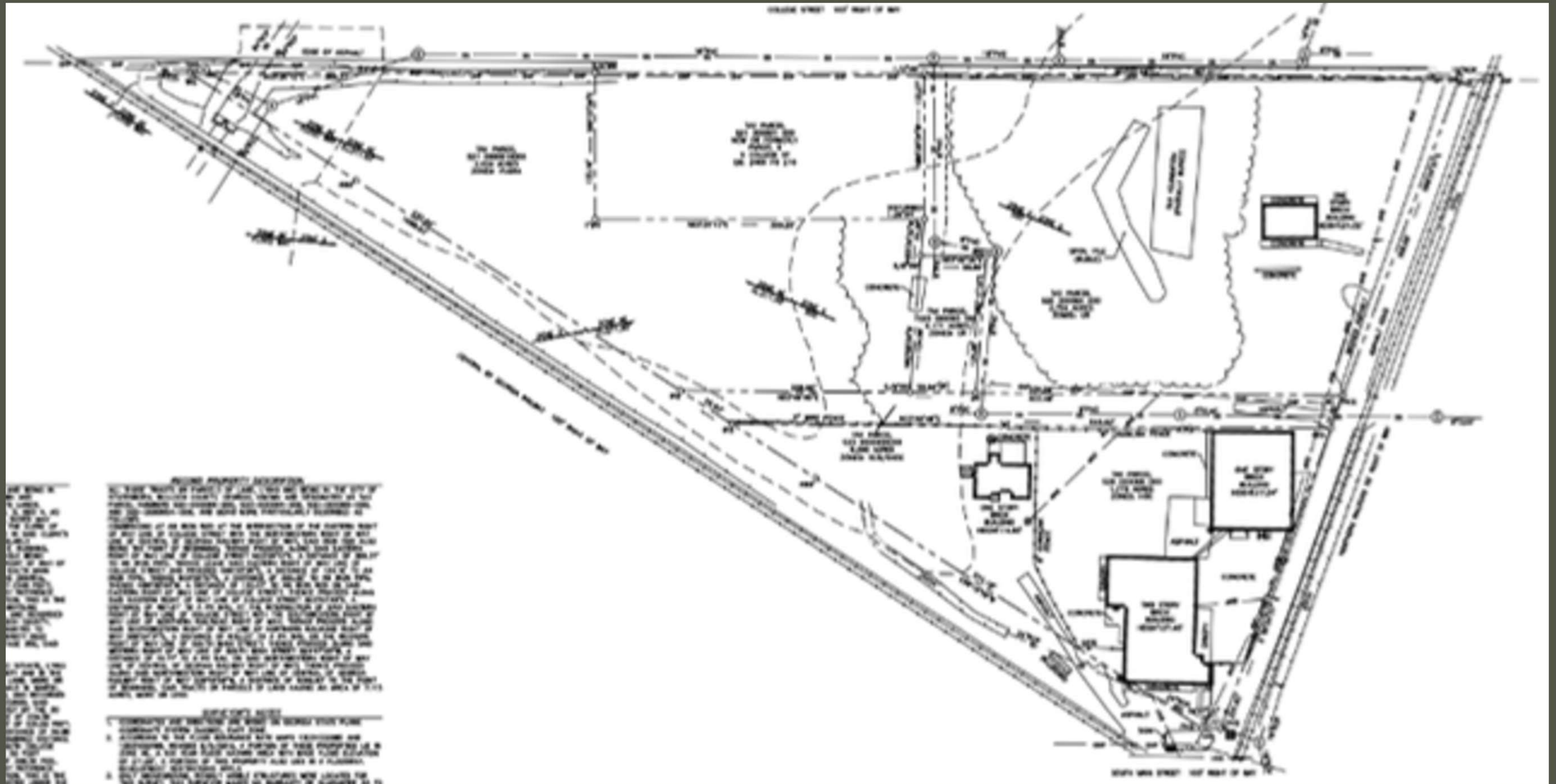
Condition
Vacant, wooded land

Current Zoning
PUD (Planned Unit Development)

Future Land Use
MFR (Multi Family Residential)

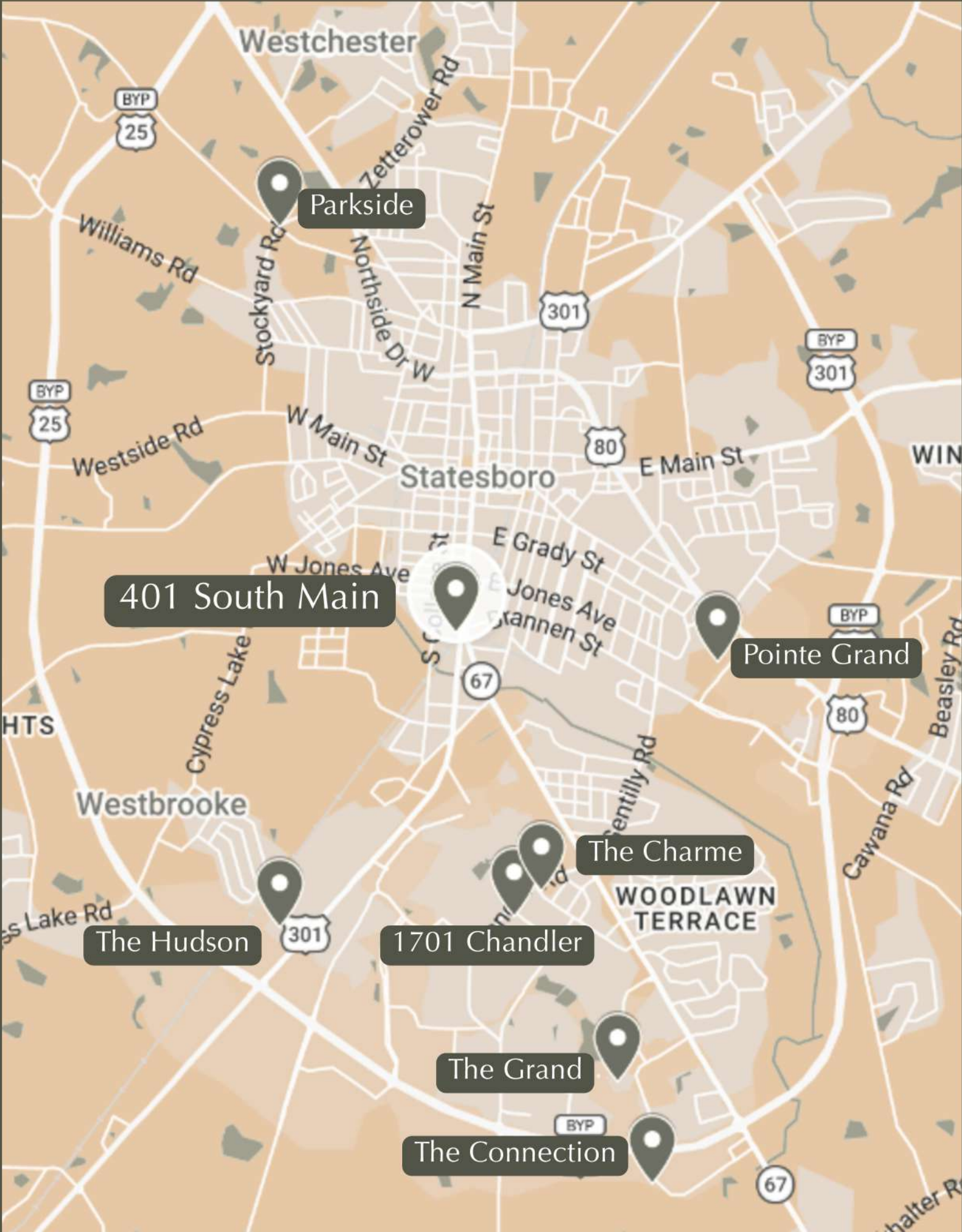
Asking Price
Call For Pricing

Survey



Market Overview

Property	Unit	SF	Advertised Rate
The Connection	1 bed	612	\$1,500
	2 bed	886	\$884
1701 Chandler	1 bed	451	\$1,515
	2 bed	807	\$1,178
The Grand	2 bed	1,200	\$1,545
Parkside	1 bed	816	\$1,365
	2 bed	1,102	\$1,550
Pointe Grand	2 bed	1,170	\$1,804
Charme	1 bed	546	\$1,719
	2 bed	888	\$1,139
The Hudson	1 bed	620	\$1,275
	2 bed	876	\$865



Site Plan

MULTIFAMILY PORTION OF SITE

- Site Area - 5 Acres
- Parking - 185 Spaces
- Zoning - Planned Unit Development

MULTIFAMILY BREAKDOWN

- Four x 3 Story Buildings
- Each Building 30,000 SF
- 240 Beds, 140 Units



401 SOUTH MAIN STREET

401 S. Main Street, Statesboro, GA 30458

SOUTH COLLEGE ST

LOCATION OVERVIEW



401 SOUTH MAIN STREET
401 S. Main Street, Statesboro, GA 30458

GEORGIA SOUTHERN UNIVERSITY
• Current Enrollment - 27,000
• Economic Impact - \$1.7 Billion
• One Of Three Colleges In Statesboro

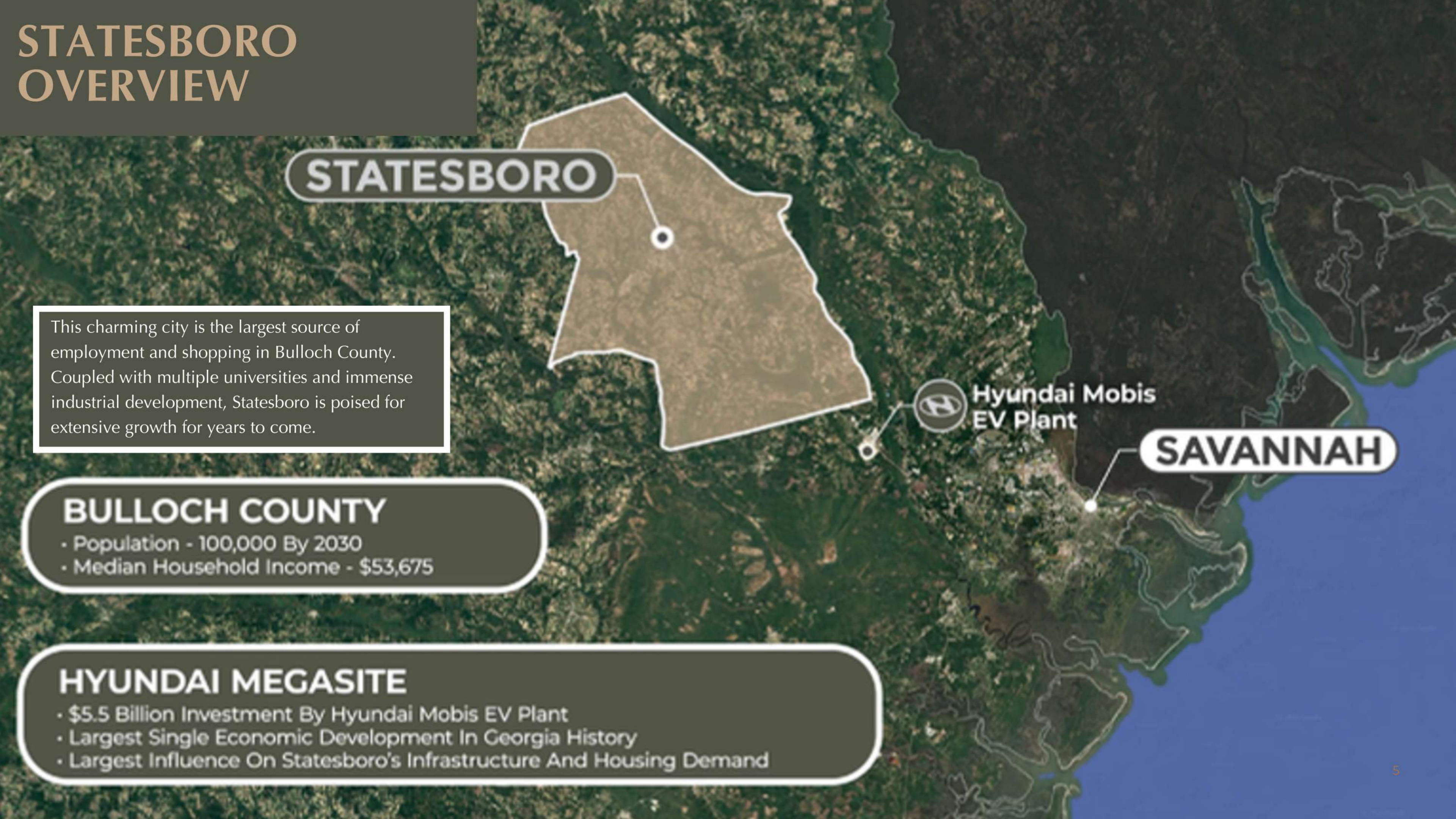


Downtown Statesboro



STATESBORO BLUE MILE DISTRICT
◦ 80+ Businesses
◦ 1,200+ Residents within walking distance
◦ 15,000+ People travel the blue mile daily





STATESBORO OVERVIEW

STATESBORO

This charming city is the largest source of employment and shopping in Bulloch County. Coupled with multiple universities and immense industrial development, Statesboro is poised for extensive growth for years to come.

BULLOCH COUNTY

- Population - 100,000 By 2030
- Median Household Income - \$53,675

HYUNDAI MEGASITE

- \$5.5 Billion Investment By Hyundai Mobis EV Plant
- Largest Single Economic Development In Georgia History
- Largest Influence On Statesboro's Infrastructure And Housing Demand



**Hyundai Mobis
EV Plant**

SAVANNAH



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