

Osteen Road Commercial Parcels

+/- 84 Acres for sale | Bloomingdale, Georgia



Property Summary

Osteen Road Commercial Parcels

This property offers the potential for re-zoning from residential agricultural use to commercial. The property is currently operating as a working horse farm with land cleared for pastures, electric already on site, and private well and septic. The package includes four adjacent parcels totaling 84+ acres with many possibilities including light industrial and multi-family. Located in Bloomingdale, Georgia just outside the municipal limits in West Chatham County. Strategically located between I-16, Jimmy Deloach Parkway and US Highway 80. One parcel has direct frontage on I-16. This location provides access to Hyundai Metaplant and Georgia Ports Authority in Savannah, Georgia.

Current access to the property is from Osteen Road. Exit 152 Bloomingdale, before the Old River Road exit.

84+ Acres

Location Close proximity to I-16, Jimmy Deloach Parkway, US Highway 80

Price \$10,000,000

Zoning R-A

Parcels:

Address	Parcel Number	Acreage
1075 Osteen Rd	11044 01002	52.46
1205 Osteen Rd	11041 01024	8.99
1055 Osteen Rd	11041 01004C	5.02
O I-16 (currently listed)	11041 01027	18.1
Total acreage		84.57

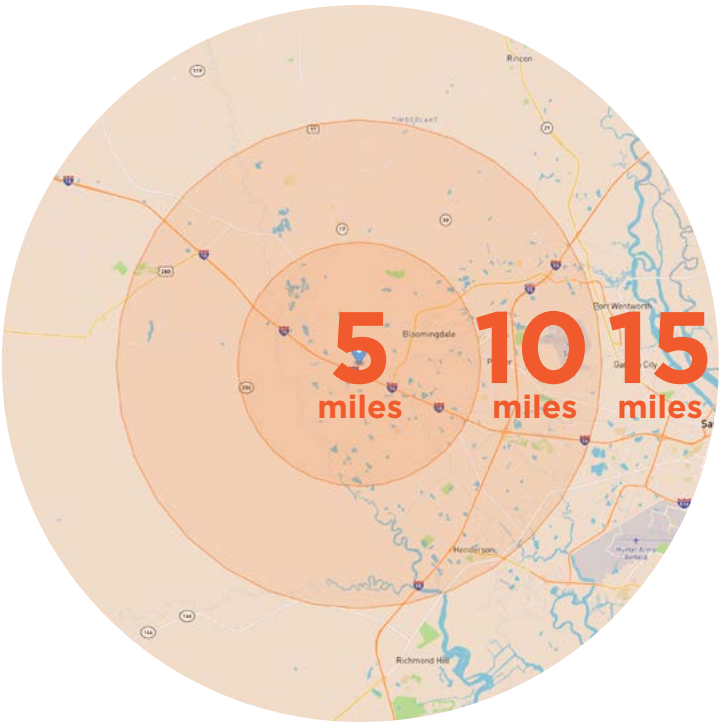




Demographics

5, 10, and 15 miles around 1075 Osteen Rd, Bloomingdale, GA

	5 miles	10 miles	15 miles
How many people live here? county: 298K state: 10,823K	18K	100K	231K
How much money do they make? county: \$70K state: \$75K	\$80K	\$87K	\$73K
How old are they? county: 37 state: 37	41	37	35

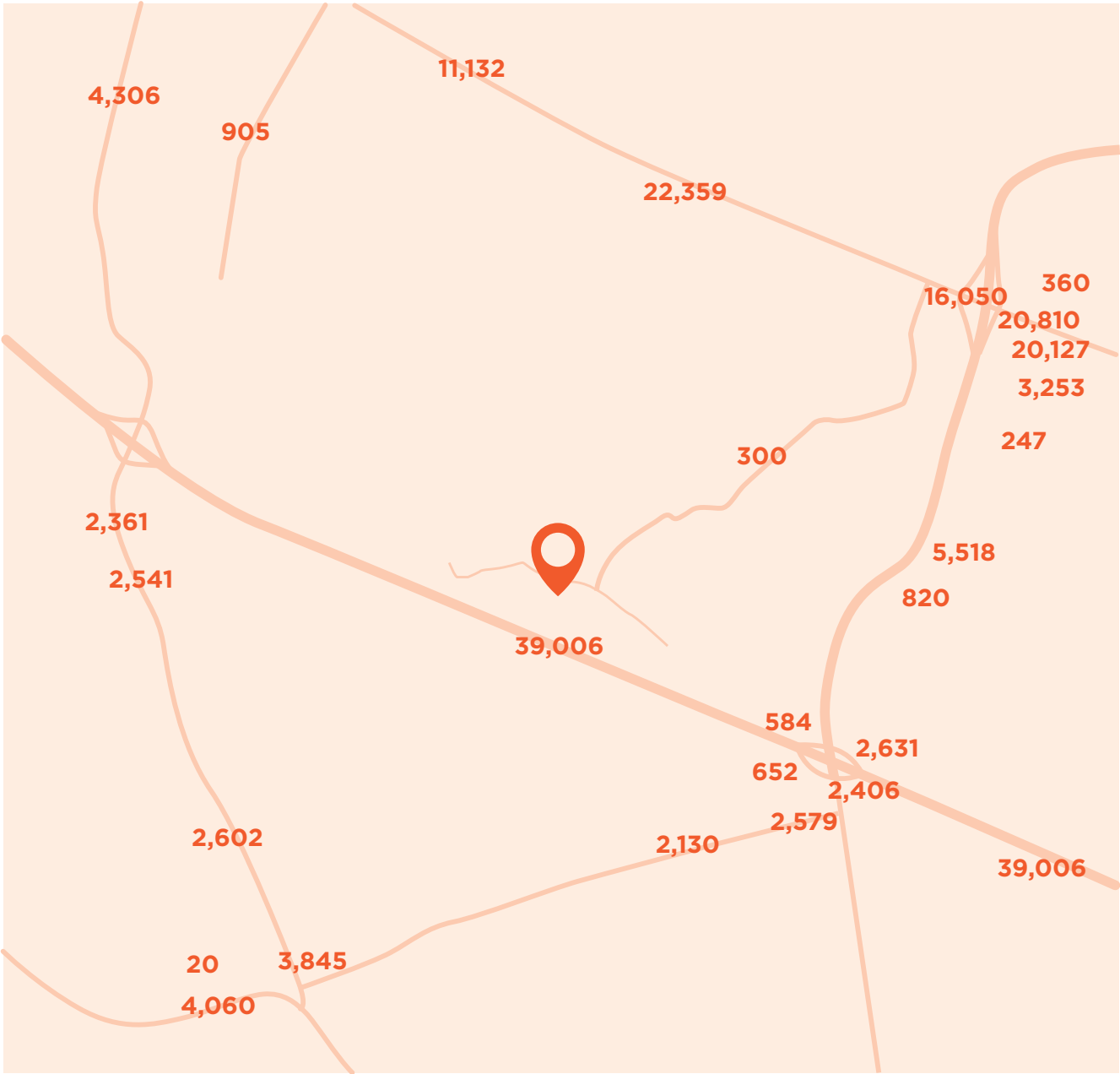


State and County Population Projections

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Georgia	11% 9,687,653 - 10,711,908	10% 10,711,908 - 11,823,402	Grow
Bryan County	48% 30,233 - 44,738	28% 44,738 - 57,437	Grow
Bulloch County	15% 70,217 - 81,099	17% 81,099 - 95,215	Grow
Chatham County	11% 265,128 - 295,291	12% 295,291 - 330,372	Grow
Effingham County	24% 52,250 - 64,769	26% 64,769 - 81,624	Grow
Liberty County	3% 63,453 - 65,256	13% 65,256 - 73,577	Grow

Source: State of Georgia, Governor's Office of Planning and Budget, State and County Residential Population, 2024-2060. July 2024.
U.S. Census Bureau, Decennial Censuses 2010, and 2020.

Daily Traffic Count



SOURCE: U.S. Census Bureau, 2023 American Community Survey, Tables B01001, B01002, B01003, and B19013.

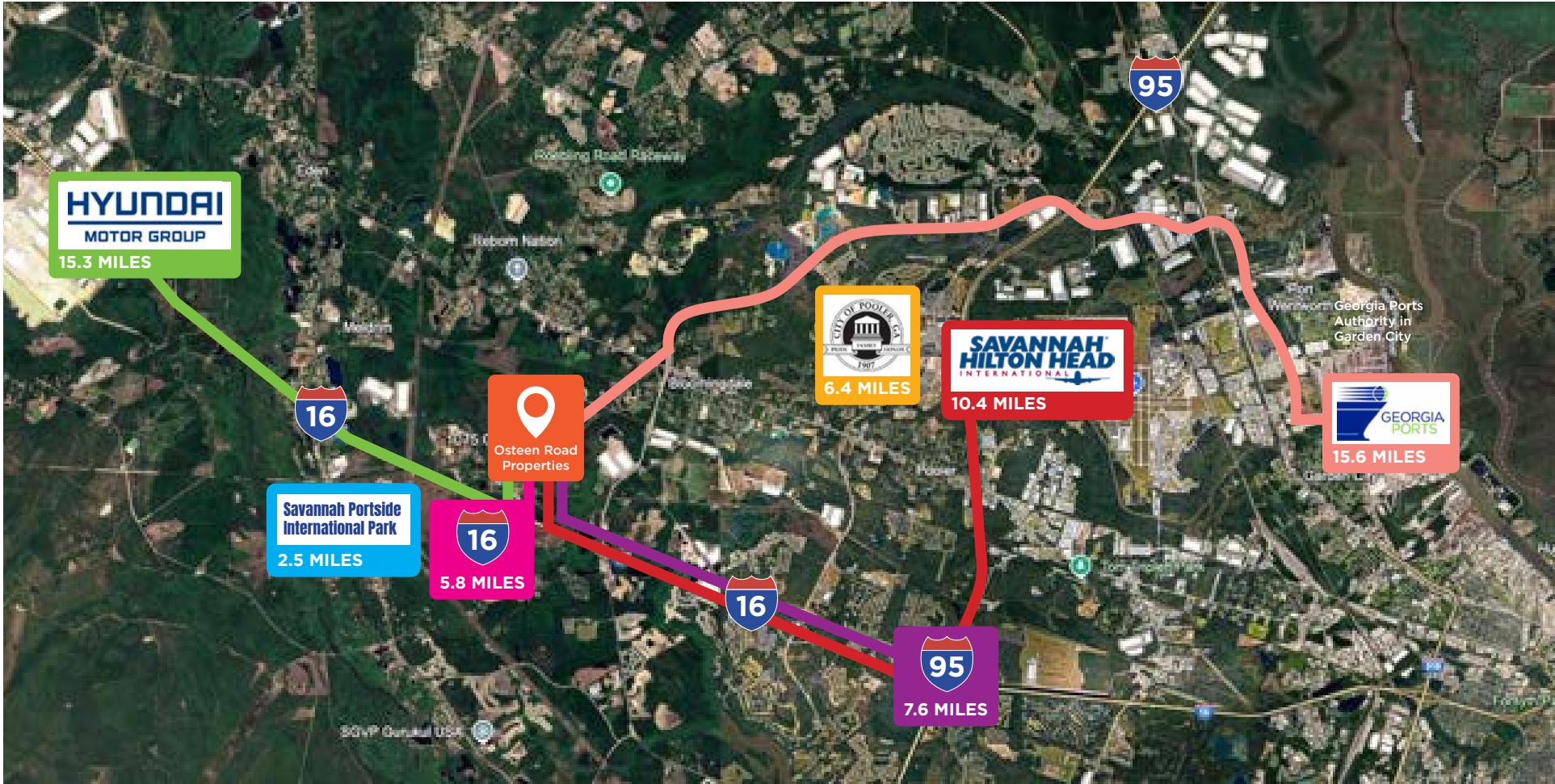
Aerial/Satellite Views



An aerial map of Savannah, Georgia, with several location markers and distance labels. The markers are as follows:

- HYUNDAI MOTOR GROUP**: 15.3 MILES (Green label, top left)
- Savannah Portside International Park**: 2.5 MILES (Blue label, bottom left)
- Osteen Road Properties**: 5.8 MILES (Pink label, bottom left)
- CITY OF POOLER, GA**: 6.4 MILES (Yellow label, center)
- SAVANNAH HILTON HEAD INTERNATIONAL**: 10.4 MILES (Red label, center-right)
- GEORGIA PORTS**: 15.6 MILES (Orange label, right)

Major highways shown include **Interstate 16** and **Interstate 95**. Other labels on the map include "Roanoke Island Raceway", "Reborn Nation", "Port Wentworth", and "Georgia Ports Authority in Garden City".



Contact



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Google & Zillow Rated
Five Star Agent ★★★★★

About Pam Peterson

Award-winning real estate expert Pam Peterson has more than 15 years of real estate experience as a sales leader in Savannah, Georgia and surrounding markets. At Seabolt Real Estate, Peterson is focused on both commercial and residential real estate transactions, assisting sellers with new listings and helping buyers discover the variety of housing options available in coastal Georgia. Originally from New Smyrna Beach, Florida, Pam earned a bachelor's degree in business with a specialty in finance from Stetson University. A licensed real estate agent since 2010, Peterson currently lives on her farm in Bloomingdale Georgia.

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