

Colliers

**HMG** Metaplant America



11232 Highway 280  
Ellabell, GA 31308

±13.7 Acres  
Commercial/Industrial Land

For Sale

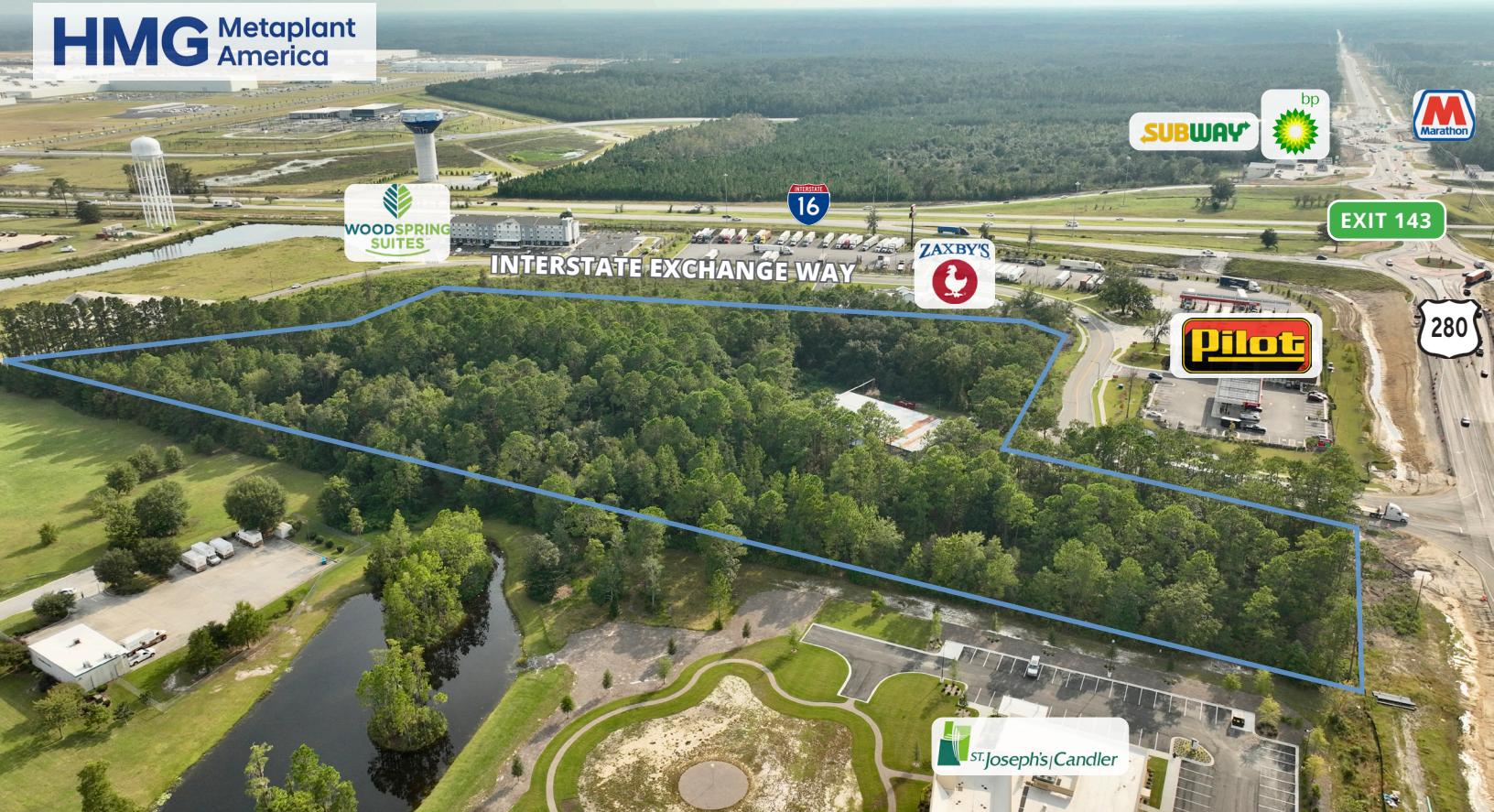
Asking Price:  
\$6,500,000

Minutes from Hyundai Metaplant &  
Interstate-16 Interchange

- ±13.7 Acres with ±12,150 SF building on site
- Strategic location: just off I-16 at Exit 143, minutes from Hyundai Metaplant (8,500+ jobs)
- Proposed zoning: C-I (Interchange Commercial) or I-2 (General Industrial)
- Flood Zone X with utilities at Interstate Exchange Loop
- Surrounded by major development fueling rapid growth in Bryan County
- Flexible use potential: industrial, retail, or mixed-use projects

# Property Profile

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11232 Highway 280 in Ellabell, Georgia offers a rare opportunity to acquire ±13.7 acres of strategically positioned commercial/industrial land with an existing ±12,150 SF building. Located just off I-16 at Exit 143 and minutes from the Hyundai Metaplant America, the site is ideally suited for users, investors, or developers seeking immediate access to one of the Southeast's fastest-growing industrial corridors. With proposed C-I (Interchange Commercial) and I-2 (General Industrial) zoning, Flood Zone X designation, utilities in place, and significant regional development activity, the property provides flexible development potential for industrial, retail, or mixed-use projects.

±13.7 acres  
Gross Total

Utilities  
In Place

±12,150 sf  
Current Warehouse Building

A-5  
Current Zoning

C-I or I-2  
Proposed Zoning

Visibility  
from both I-16 & Highway 280

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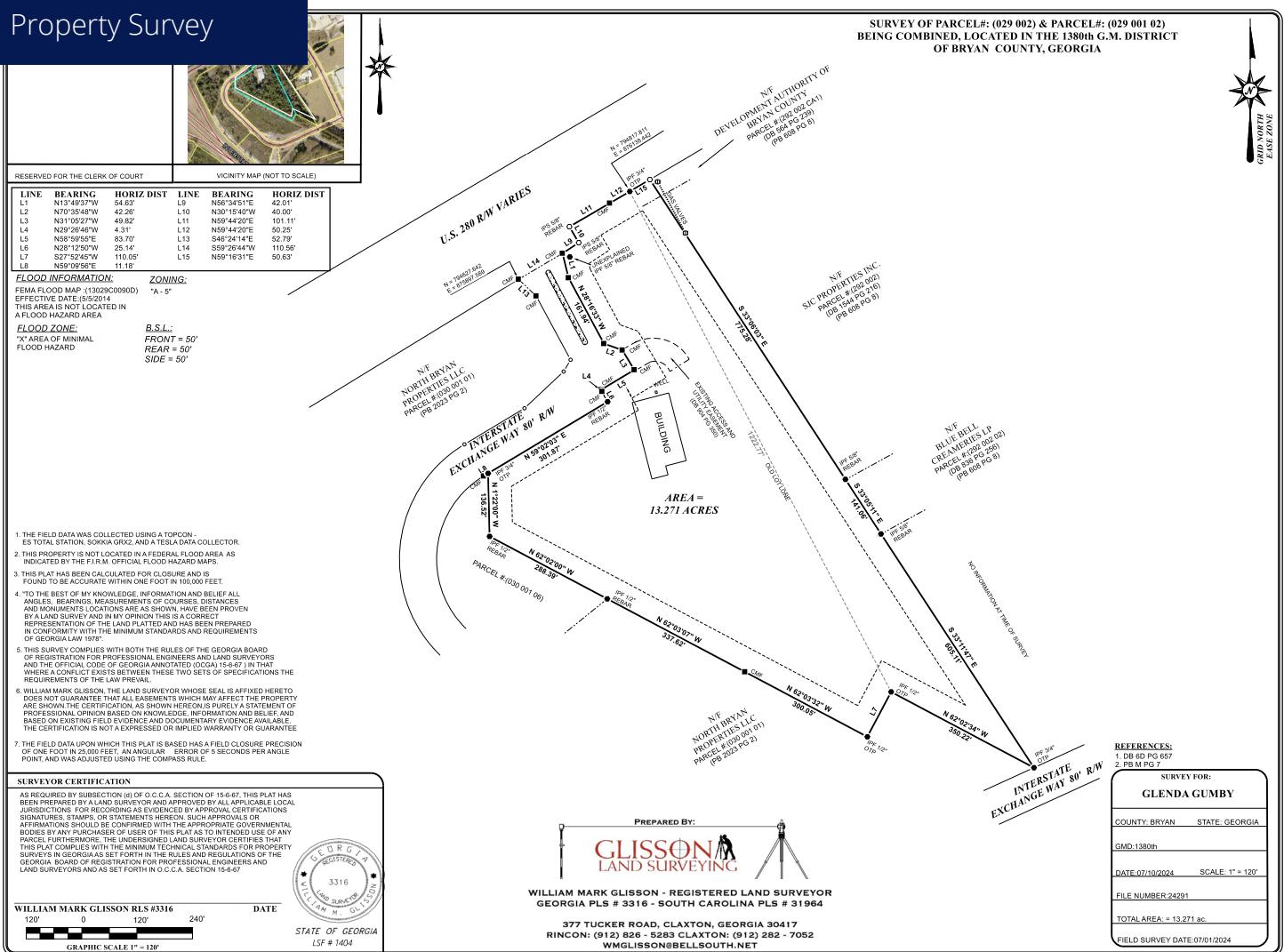


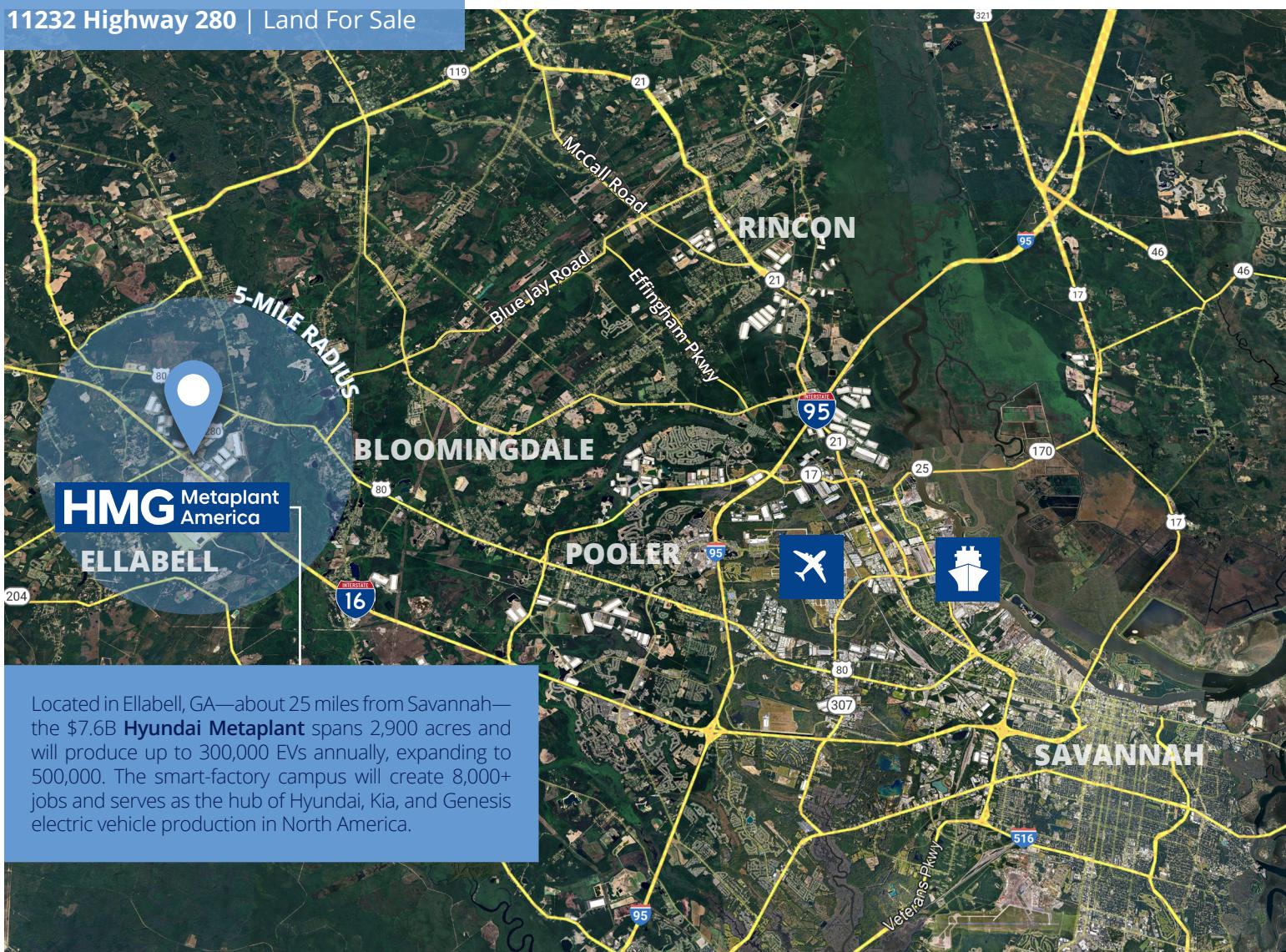
## 11232 Highway 280 | Land For Sale

### Property Zoning



### Property Survey





## Location Overview

## Travel Distances

Interstate-16 (Exit 143)	0.2 Miles
Hyundai Metaplant America	1.0 Mile
Highway 80	1.5 Miles
Savannah-Hilton Head Int'l Airport	21.0 Miles
Port of Savannah	23.0 Miles

## Area Demographics (5-Mile Radius)

Total Population (2025)	11,745
Projected Population Growth Rate (2025-2030)	2.16%
Average Household Income	\$89,651
Daytime Employees	934
Number of Businesses	146

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# Contact

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