

Coast & Country Commercial

Property Location

1268 Kolic Helmey
Road, Guyton, GA
31312

Total Acres: 4.2 +/-



Coast & Country
Commercial
Adrian Webber LLC

843.301.2900

125 South Laurel
Street
Springfield, GA 31329



Table of Contents

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Coast & Country Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Coast & Country Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Coast & Country Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Coast & Country Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Coast & Country Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Coast & Country Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9
ADDITIONAL INFORMATION	10
GDOT TRAFFIC CIRCLE MAP	11
GDOT TRAFFIC COUNT	12



PROPERTY INFORMATION

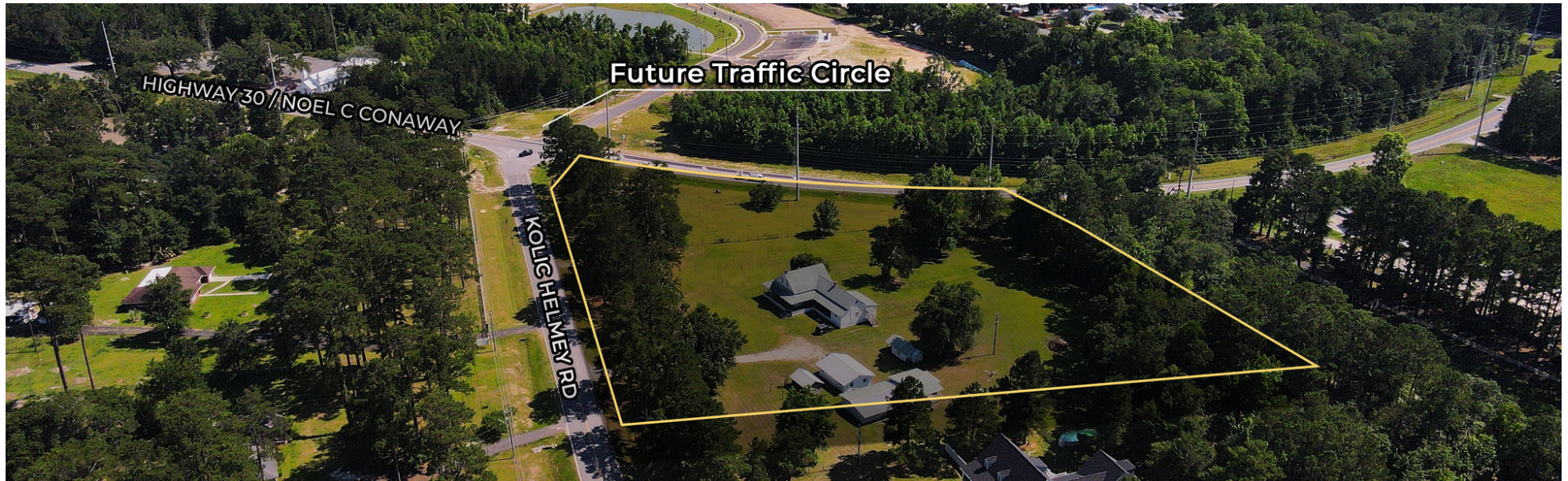
Section 1

ADRIAN WEBBER

843.301.2900

adrian@savcommercial.com

Property Summary



PROPERTY DESCRIPTION

Positioned at one of Effingham County's fastest-growing intersections, this 4.2± acre corner tract presents an exceptional opportunity for commercial redevelopment. With approximately 558 feet of frontage along Kolic Helmey Road and 410 feet of frontage along Highway 30, the property offers outstanding visibility, accessibility, and exposure to increasing traffic counts. Effingham County is currently constructing a new traffic circle at the intersection to accommodate an estimated 11,000+ vehicles per day, creating a highly desirable commercial hub for future development. The site's strategic location makes it well-suited for a convenience store, fuel station, retail strip center, restaurant, medical office, or neighborhood service-oriented businesses.

PROPERTY HIGHLIGHTS

- Ideal for convenience store, retail, restaurant, medical, or mixed commercial uses
- Located in one of Effingham County's fastest-growing development corridors
- Seller will allow time to rezone for commercial use
- Over 11,000 average daily traffic along Highway 30
- All structures on the property are being sold as-is

OFFERING SUMMARY

Sale Price:	\$1,995,000
-------------	-------------

Additional Photos





LOCATION INFORMATION

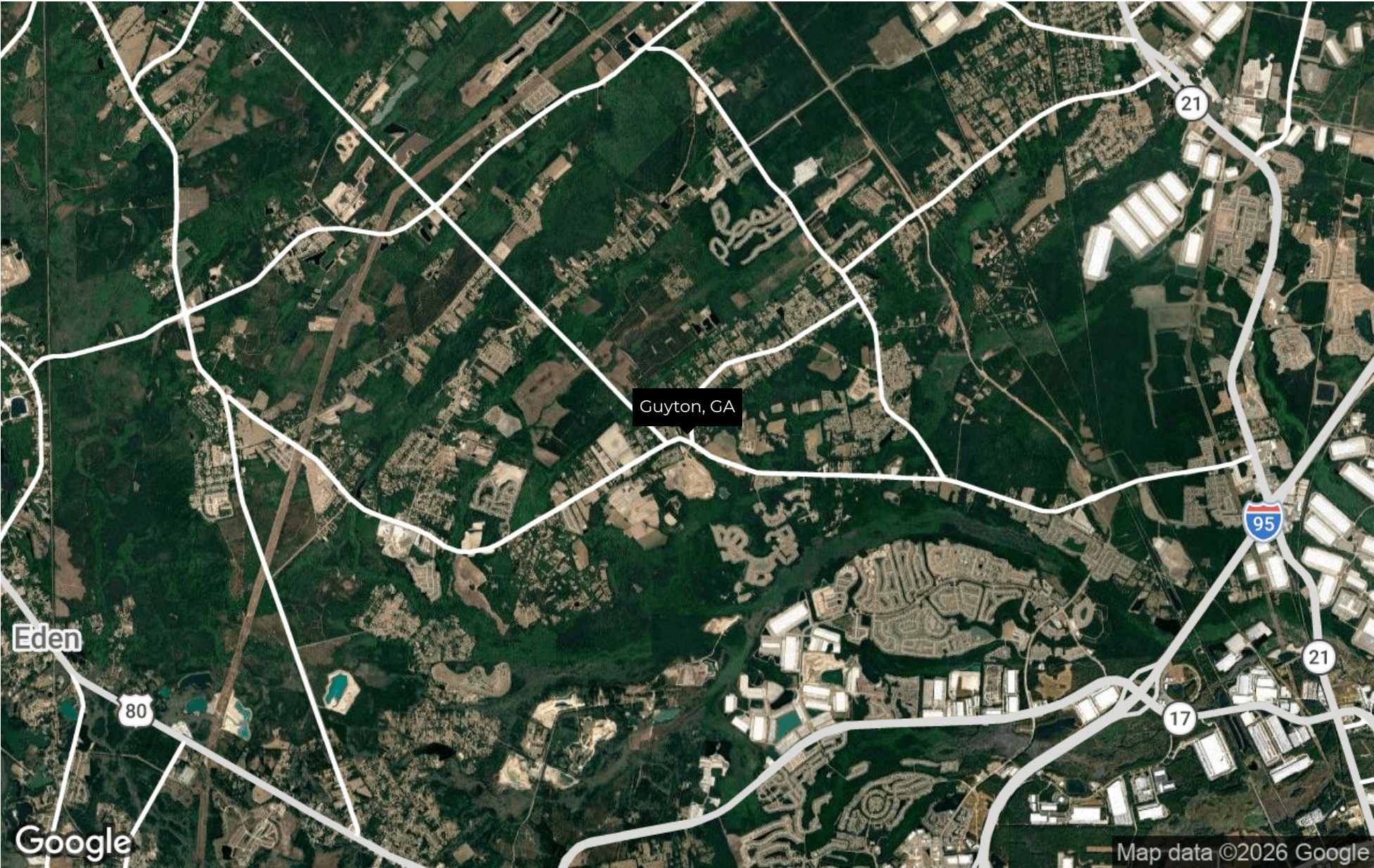
Section 2

ADRIAN WEBBER

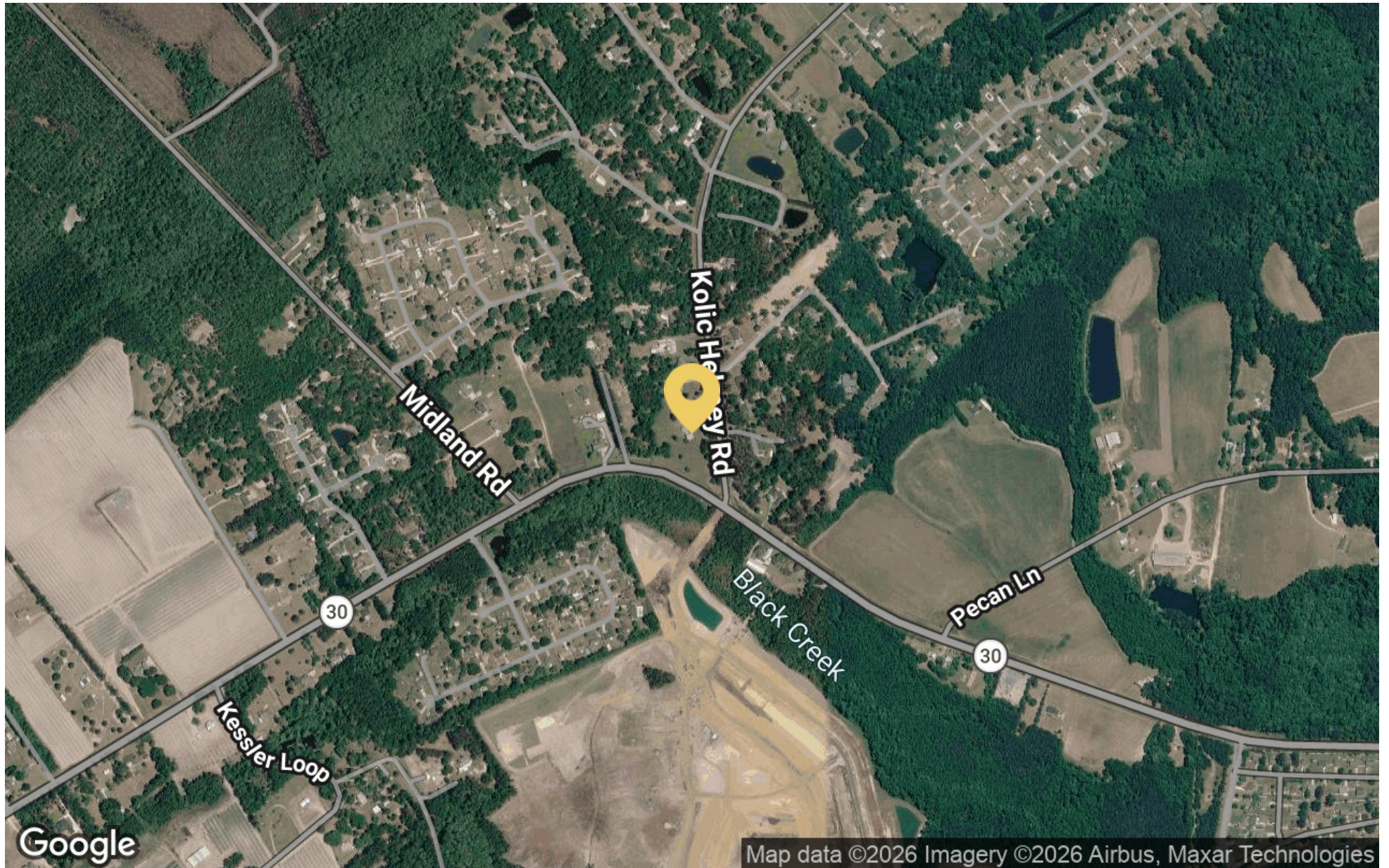
843.301.2900

adrian@savcommercial.com

Regional Map



Aerial Map





GDOT MAPS AND REPORTS

Section 3

ADRIAN WEBBER

843.301.2900

adrian@savcommercial.com

GDOT Traffic Count

0000103_0166 - 103-0166 - CRY 015800 L

County: EFFINGHAM
 Route number: 00003000
 LRS section: 1031003000
 Functional class: 4U - Minor Arterial (Urban)
 Coordinates: 32.19605655, -81.27369195



Site Data



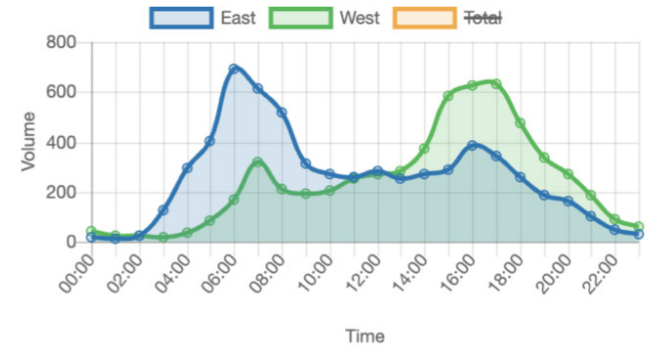
Count History

Year	Month	Count type	Duration	ADT
2026	April	Volume	48 hours	11,902
2024	January	Volume	48 hours	11,521
2022	April	Volume	48 hours	12,059
2019	November	Volume	48 hours	9,646
2018	May	Class	48 hours	8,728
2016	June	Volume	48 hours	7,684
2014	June	Volume	48 hours	6,827

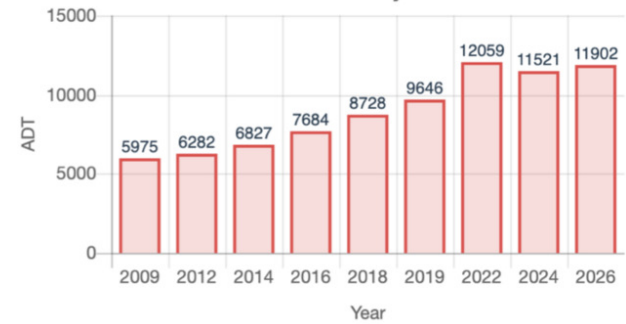
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
AADT	7,030	6,850	6,900	7,930	8,000	7,930	8,500	10,000	10,100	11,100
SU AADT	-	-	-	267	269	267	286	337	339	374
CU AADT	-	-	-	171	172	171	183	216	217	239
K-Factor	0.085	0.100	-	0.124	0.124	0.119	0.119	0.105	0.105	0.096
D-Factor	0.500	0.500	-	0.840	0.840	0.830	0.830	0.890	0.890	0.830
Future AADT	-	7,680	8,040	12,400	13,800	13,800	15,600	17,900	18,200	19,600

Average Hourly Volume



Count History



AADT Trend

