

# ±11.21 COMMERCIAL ACRES ON US HWY 80 | FOR SALE

166 US HWY 80  
GUYTON, GA 31312

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**SITE**  
±11.21 Acres





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# 1 PROPERTY INFORMATION

166 US Hwy 80  
Guyton, GA 31312

# Property Summary



Sale Price

**\$3,300,000**

## OFFERING SUMMARY

Lot Size:

11.21 Acres

Price / Acre:

\$294,380

Zoning:

B-3

Market:

Savannah

Submarket:

Effingham

APN:

03020166

## PROPERTY OVERVIEW

SVN is pleased to offer ±11.21 commercial acres for sale at the northwest quadrant of the intersection of US Highway 80 and Sandhill Road. The parcel is level and has been cleared and rough graded. Present zoning is B-3, which allows for a variety of heavy commercial uses to include convenience stores, retail businesses, automotive storage and screened outdoor storage as well as conditional uses with county commission authorization to include warehouse operations and motor freight terminals.

## LOCATION OVERVIEW

This location in Effingham County is near the Bryan County line and is approximately 4 miles from the interchange of I-16 & US Highway 280 where the Hyundai Metaplant is being constructed, representing a multi-billion-dollar investment in the immediate area. To the East along Highway 80 is Jimmy Deloach Parkway, which is approximately 13 miles away and provides quick access to many areas of Savannah including Pooler and I-95 as well as a direct corridor to the Georgia Ports Authority gate. Traffic counts are approximately 14,000 vehicles per day along US Highway 80.

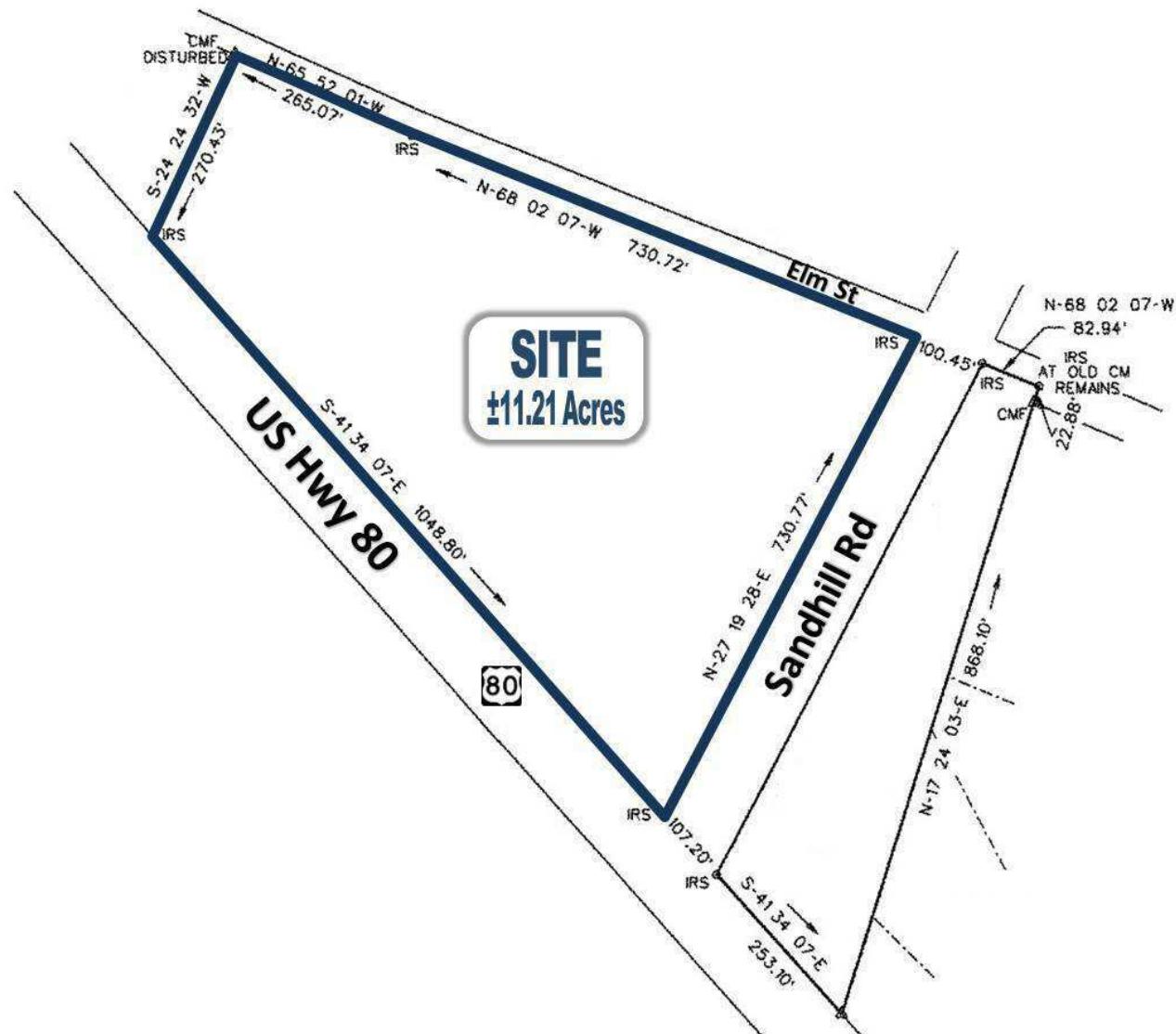
# Complete Highlights



## PROPERTY HIGHLIGHTS

- ±11.21 Acres on NW Quadrant of US Hwy 80 & Sandhill Rd | for Sale
- Level, Cleared and Rough Graded; Zoned B-3
- Heavy Commercial Uses Include: Retail, Convenience Store, Automotive Storage, Screened Outdoor Storage
- Conditional Uses Include: Warehouse Operations & Motor Freight Terminals
- Near Bryan County Line; 4 Miles from Hyundai Metaplant
- Easy Access to I-16, Jimmy Deloach Pkwy; I-95; GA Ports

# Site Plan



±11.21 COMMERCIAL ACRES ON US HWY 80 | FOR SALE | 166 US HWY 80 GUYTON, GA 31312

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos

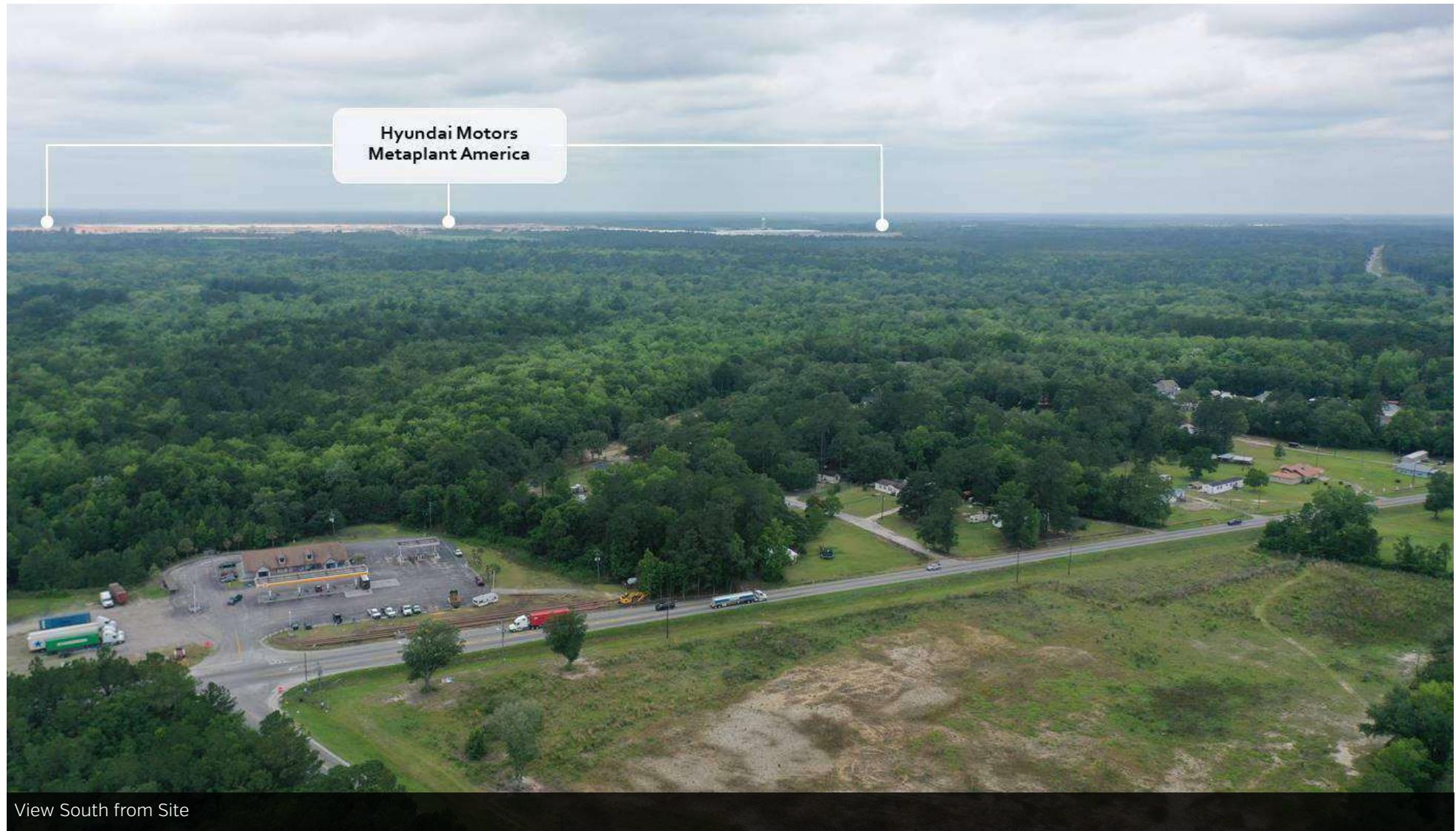


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# Additional Photos



# Additional Photos



View East from Site

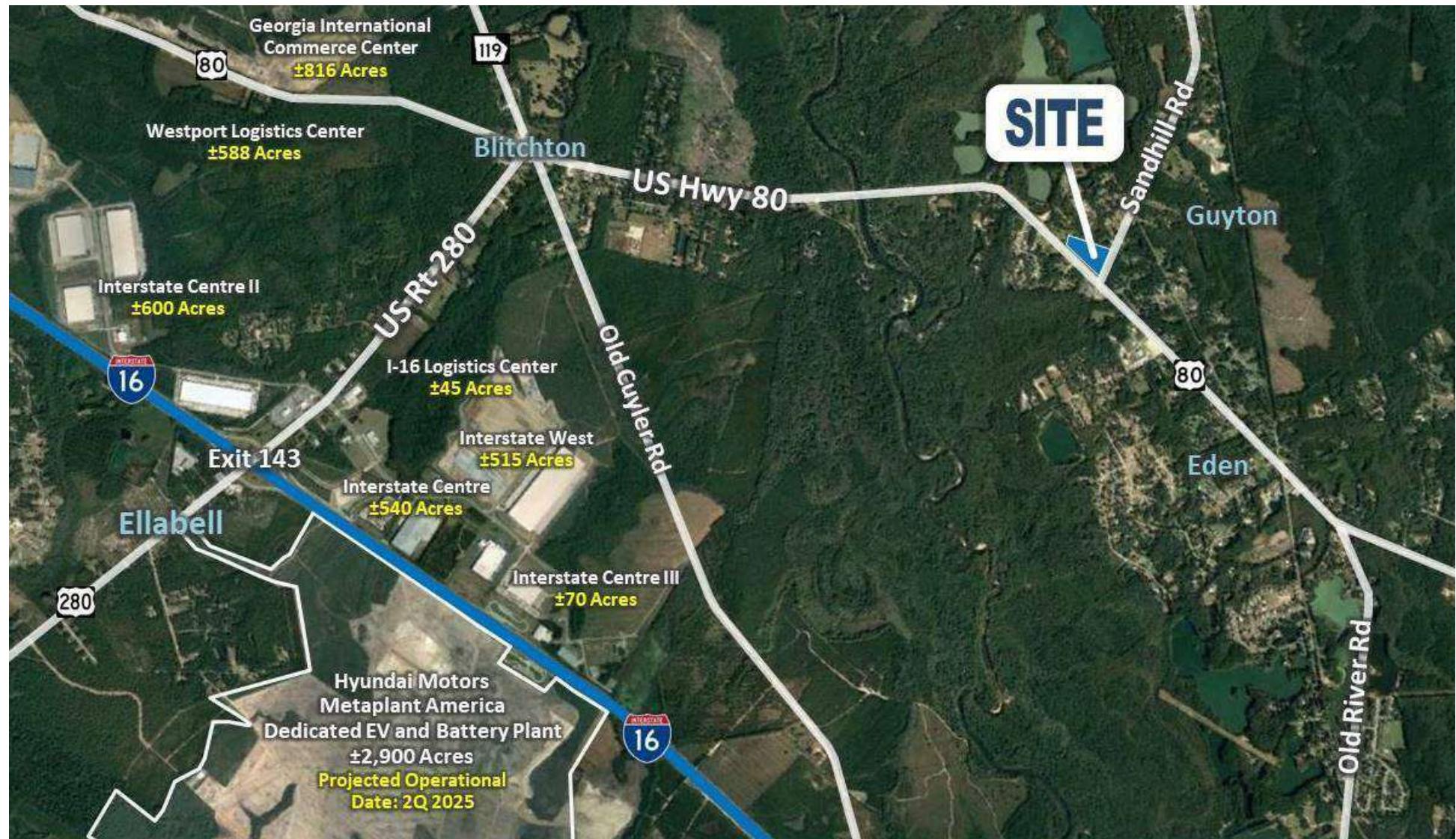


View West from Site

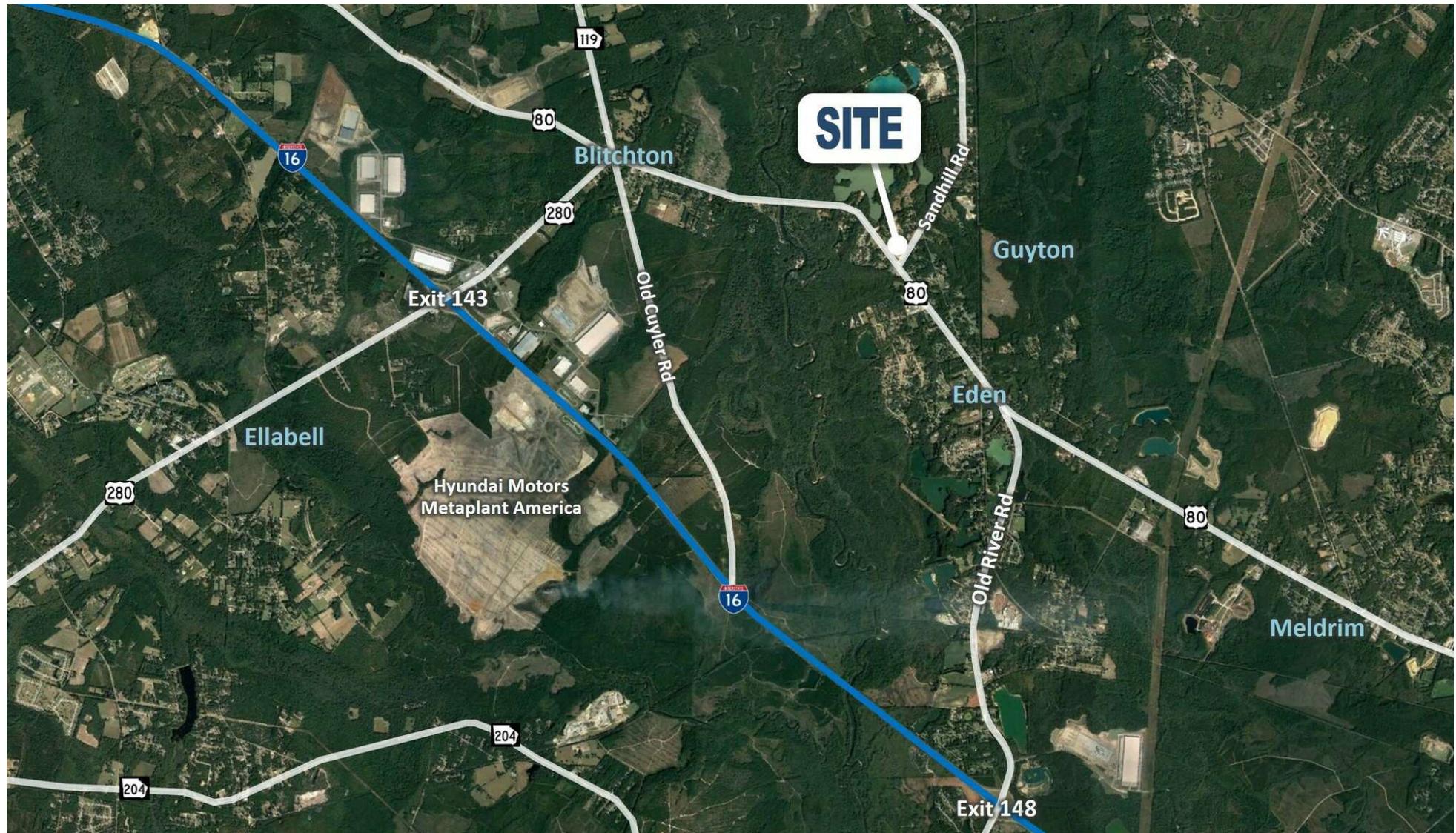


## 2 LOCATION INFORMATION

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# Aerial | I-16

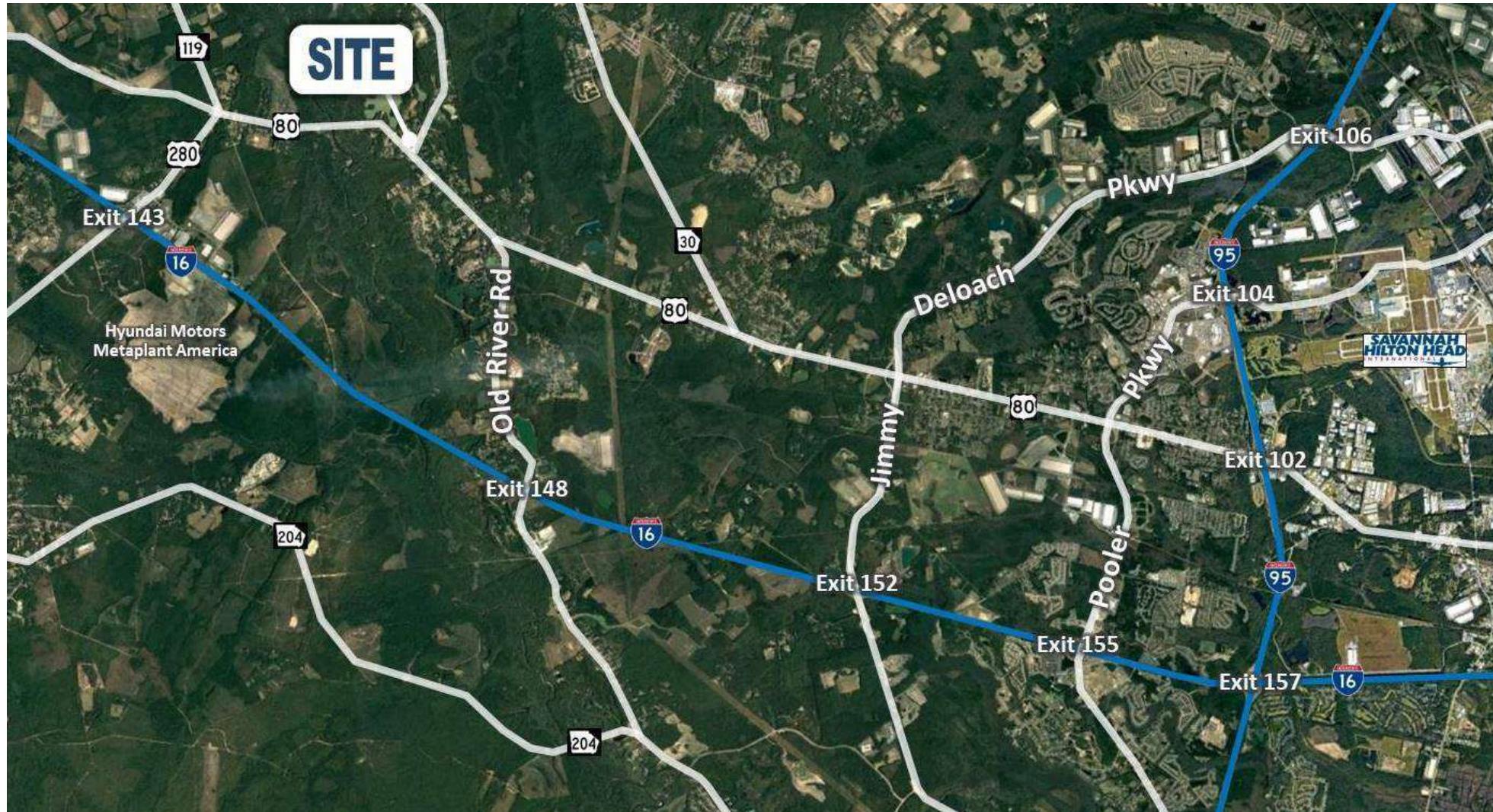


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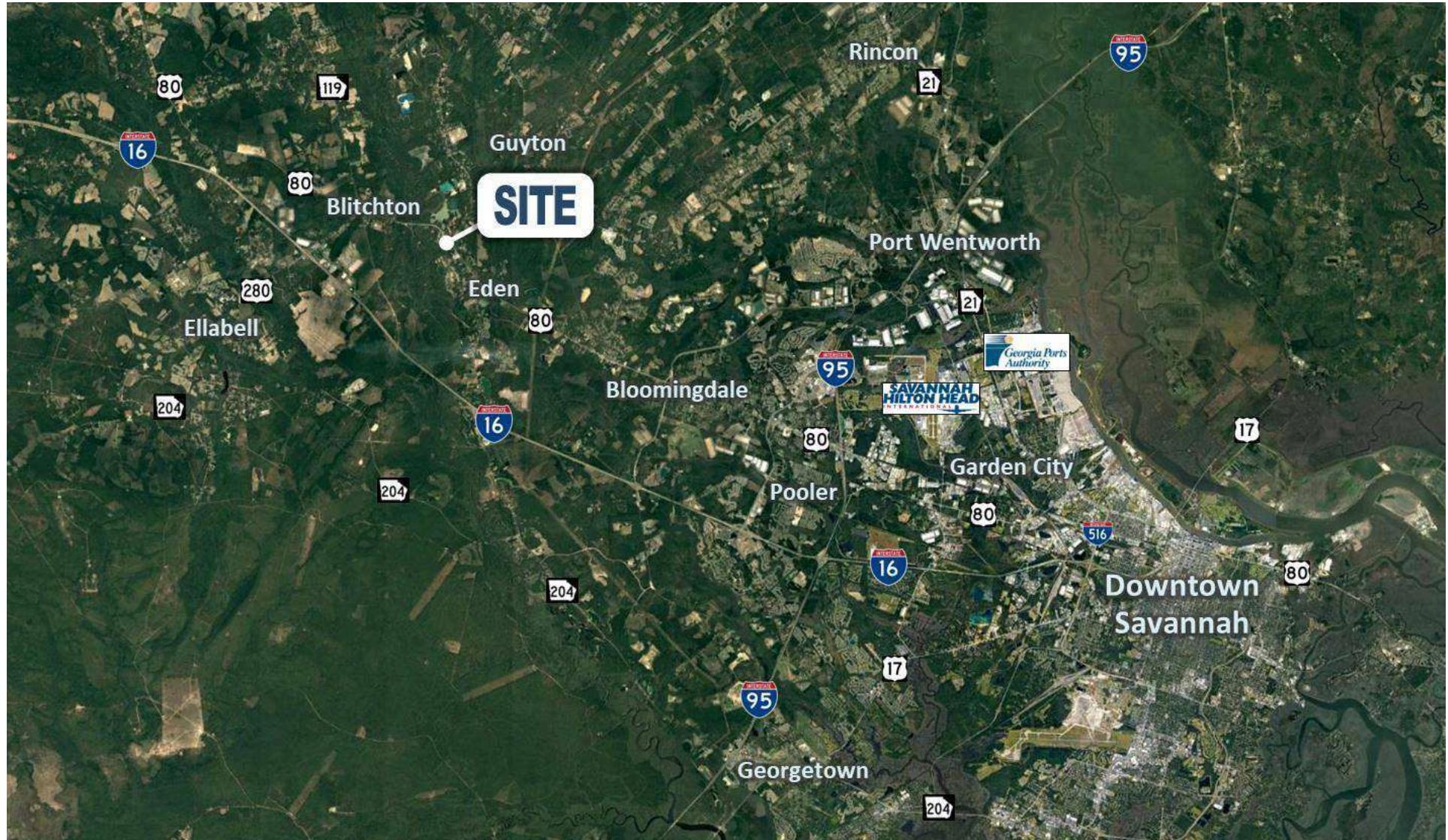
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# Aerial | I-16 & I-95



# Aerial | Savannah MSA

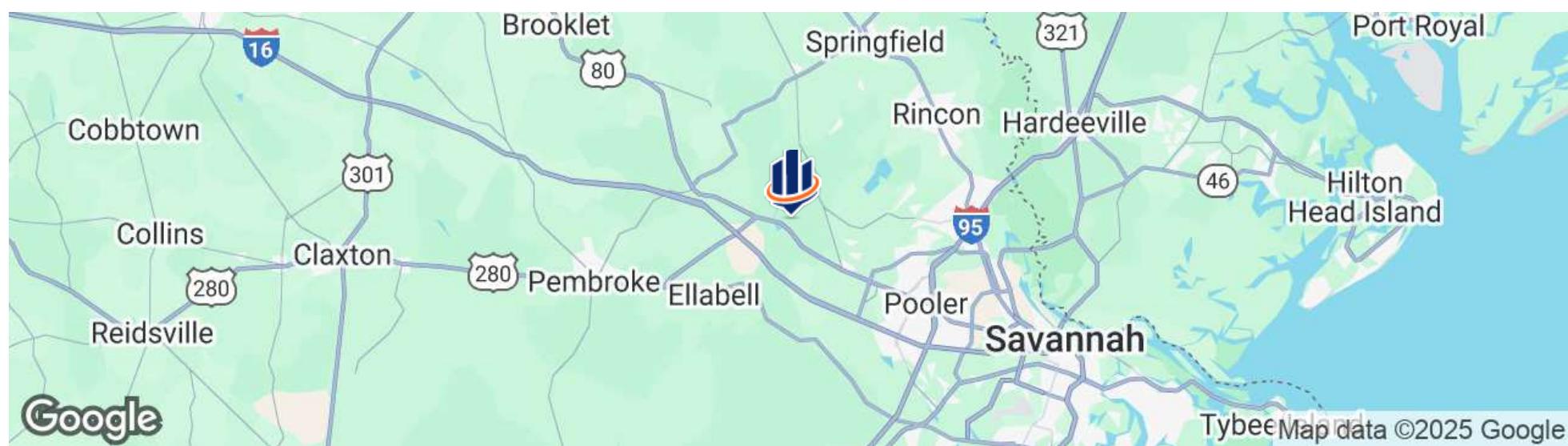


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# Location Maps



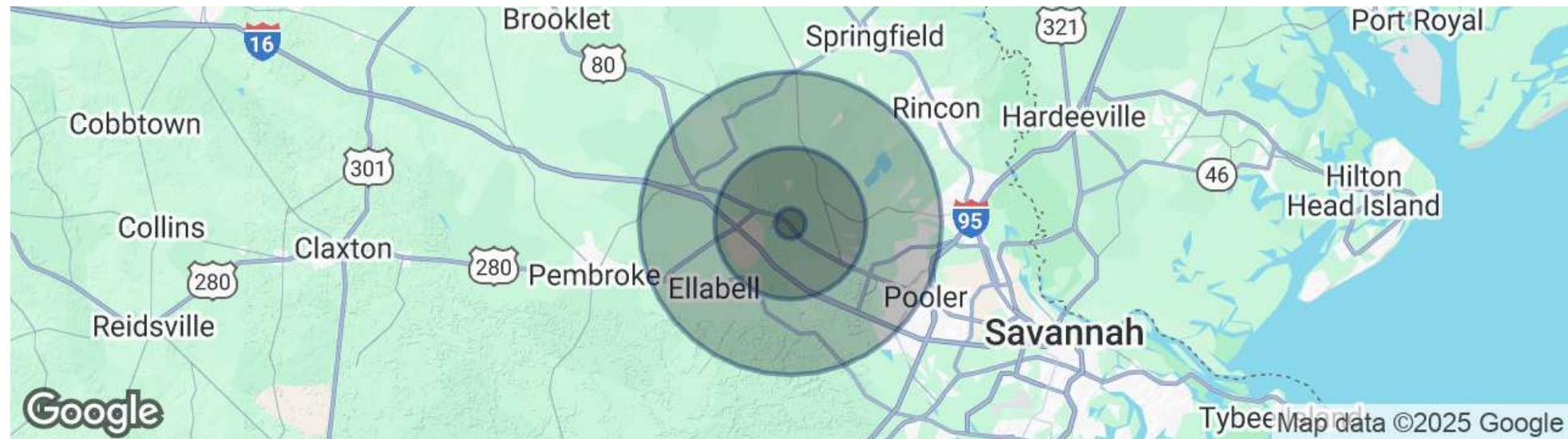


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## DEMOGRAPHICS

166 US Hwy 80  
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# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	751	13,207	67,247
Average Age	40	39	38
Average Age [Male]	40	38	38
Average Age [Female]	40	39	39

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	281	4,750	25,209
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$85,700	\$97,615	\$108,208
Average House Value	\$250,322	\$275,002	\$291,847

Demographics data derived from AlphaMap



## 4 ADVISOR BIO & CONTACT

166 US Hwy 80  
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# Advisor Bio & Contact



## ADAM BRYANT, CCIM, SIOR

Partner

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Cell: 912.667.2740

GA #279255 // SC #88499

### PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

### EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

### MEMBERSHIPS

Certified Commercial Investment Member [CCIM]  
Society of Industrial and Office Realtors [SIOR]

[svnsavhh.com](http://svnsavhh.com)