

# FOR SALE

3.37 Acres  
HOC Zoning

**1.72 + 1.65 Acre Adjacent Development Tracts (3.37 Acres)**  
0 HWY 301 N, Statesboro, GA



For more information  
please contact:

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# Property Summary

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## The Offering

<b>Zoning:</b>	HOC
<b>1.65 Acre Tract:</b>	\$130,000
<b>1.72 Acre Tract:</b>	\$150,000
<b>Pricing for both:</b>	\$280,000
<b>Traffic Count:</b>	10,800 VPD

## Property Overview

Blokk Commercial Real Estate is pleased to present these two development tracts, totaling 3.37 acres, are strategically located at the entrance of a 100-unit single-family home community, currently under construction, off Highway 301 N in Statesboro, GA. The parcels, sized at 1.72 acres and 1.65 acres, can be sold individually or together and offer approximately 500 feet of highway frontage, with a daily traffic count of 10,800 vehicles. Just 0.8 miles from Bulloch County Airport, the property is well-positioned for commercial or residential development.

Zoned Highway Oriented Commercial, the lots are ideal for higher-density housing, self-storage facilities, a discount dollar store, or a small diner. All city utilities are available at the lots, providing a ready-to-develop opportunity in a growing area.

# Investment Highlights

**10.8K**  
VPD

**1.65 + 1.72**  
ACRE TRACTS



Full access off of  
HWY 301 N



Excellent Visibility



Less than a mile from  
Bulloch County Airport



Highway Oriented  
Commercial Zoning



All utilities present

# Site Zoom Retailers



# Property Overview



# Bio/Contact

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## **PRASHANT PATEL**

Associate

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229.256.3260

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### **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

### **EDUCATION**

Georgia Southern University  
College of Business Management

# Bio/Contact

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## **TRAVER VLIEM**

Associate

[traver.vliem@blokkcre.com](mailto:traver.vliem@blokkcre.com)

912.515.6060

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## **BACKGROUND**

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

## **EDUCATION**

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team