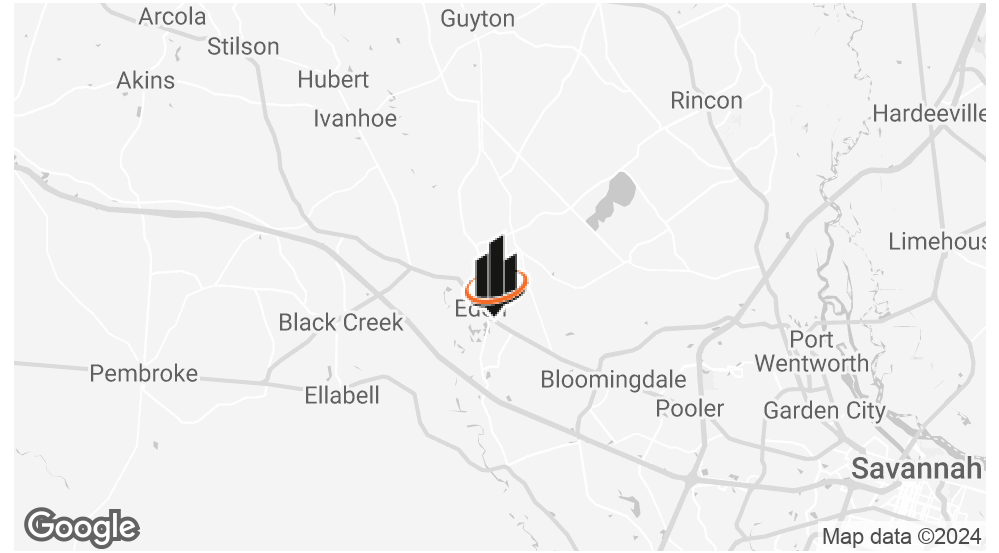


1682 US HIGHWAY 80 BLOOMINGDALE, GA 31302



OFFERING SUMMARY

SALE PRICE:	\$3,095,000
AVAILABLE SF:	12.38 Acres
LOT SIZE:	12.38 Acres
PRICE / ACRE:	\$250,000
ZONING:	B-3
MARKET:	Savannah MSA

PROPERTY OVERVIEW

SVN is pleased to offer 12.38 acres for sale at 1682 US Highway 80 in Bloomingdale, Georgia. The land is level and cleared and provides a superior location with a variety of potential uses under its current B-3 zoning.

LOCATION OVERVIEW

12.38 acres of cleared land available for sale or for lease with B-3 zoning, which allows for a variety of uses. The property is strategically located just seven miles from the new Hyundai Metaplant, eleven miles to Savannah/HH Intl. Airport and just over fifteen miles to the Port of Savannah. The land is located on US Highway 80 in Bloomingdale, Georgia and provides quick access to Jimmy DeLoach Parkway, I-16 and I-95. There are also two +/-2,400 SF versatile metal/steel buildings with high ceiling heights, additional canopies and storage areas near the main entrance to the property. The property was most recently leased by Georgia Power for the buildout of the nearby Metaplant.

PETER KUSEK

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