



## ABOUT THE PROPERTY

2927 Old Claxton-Metter Highway offers a prime opportunity for developers and investors to acquire a 69.48-acre, development-ready land tract in Evans County. Located within the City of Claxton and zoned R-1 Low-Density Residential, this property has direct access to established infrastructure and is surrounded by neighborhoods and amenities. With nearly 38 buildable acres, it is ideal for single-family or planned residential projects in a stable Southeast Georgia market.

### Investment Highlights:

- Jurisdiction: City of Claxton, Evans County, Georgia
- Permitted Density Under Current Zoning: Up to 3 single-family lots per acre
- Environmental Features: 31.6 acres of forested wetland, lake, and stream areas under U.S. Army Corps of Engineers jurisdiction

## HIGHLIGHTS



\$745,000

TOTAL SITE AREA:

**± 69.48 ACRES**



BUILDABLE AREA:

**±37.9 ACRES**



PARCEL ID: 016 046 001



FLEX SPACE



ZONING: R-1

(LOW DENSITY RESIDENTIAL)



ACCESS: FRONTAGE ON OLD  
CLAXTON-METTER HIGHWAY  
(COUNTY ROAD #25)

## KATIE CHANCY

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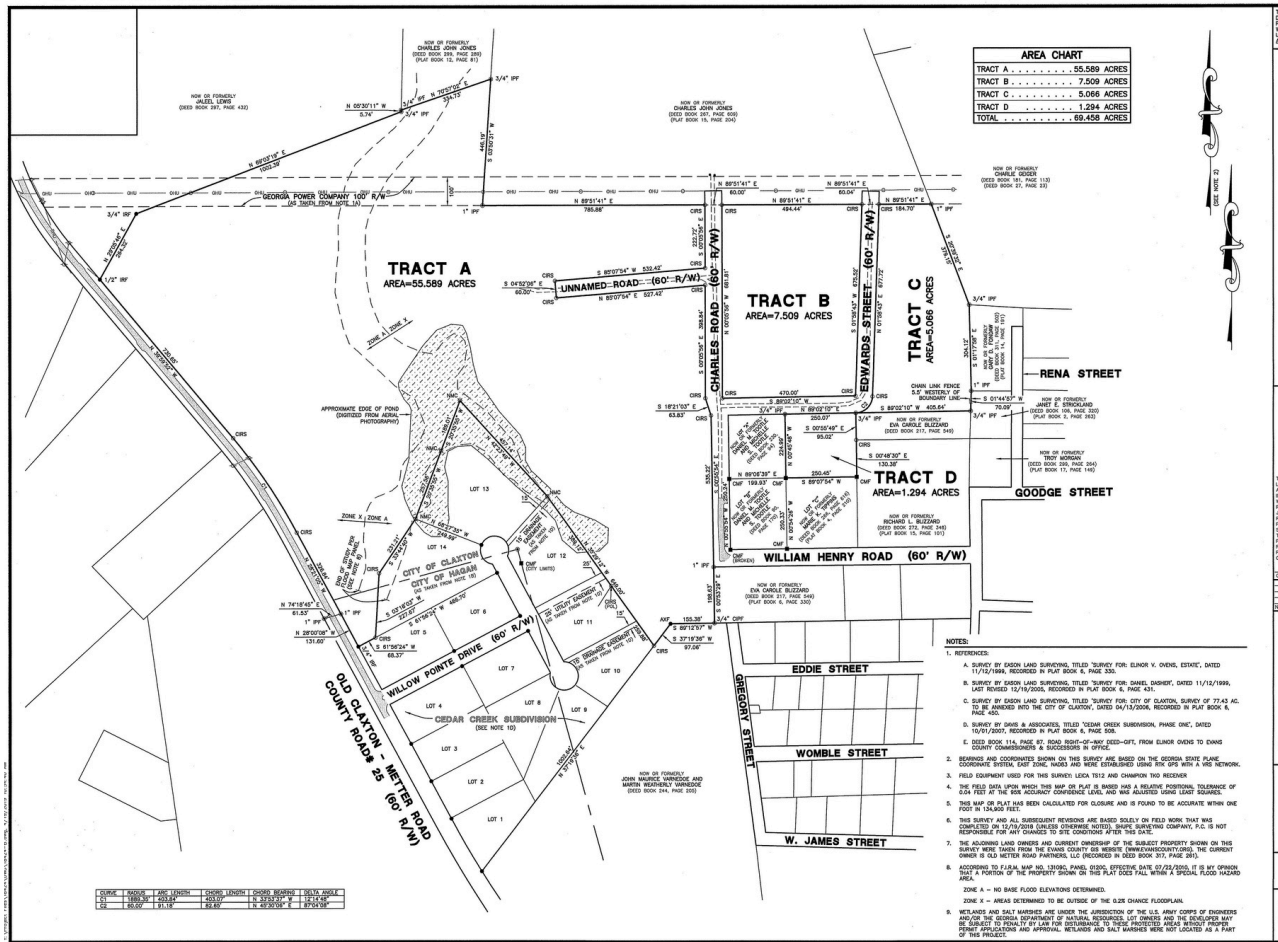
## VICKY KENNICKELL

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# PLAT MAP & AERIAL IMAGE



## LOCATION MAP



## ABOUT THE LOCATION - MORE ABOUT HYUNDAI METAPLANT

The property's location offers a blend of convenience, connectivity, and growth potential. One of its most compelling advantages is its close proximity, just 25 miles, to the rapidly developing Hyundai Motor Group Metaplant America (HMGMA) automotive manufacturing facility, a transformative project expected to drive major economic expansion throughout the region. The property is also within an easy and scenic drive to several established communities, including Statesboro (20 miles), Glennville (30 miles), and Vidalia (36 miles). This central positioning provides access to a broad labor pool, supports strong customer and employee reach, and places the property at the heart of a growing network of commerce, industry, and opportunity.

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