FOR SALE — LIGHT INDUSTRIAL LAND PARCEL 50.017 Total Acres & 30.207 Upland Acres

Pine Barren Road, ±1 mile Southeast of Jimmy Deloach Parkway

Bloomingdale, Georgia

Listing Price: Please Inquire



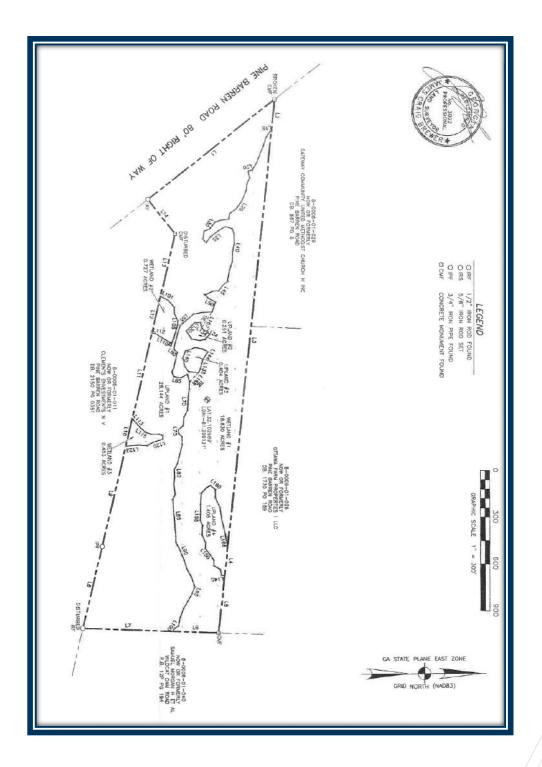
PROPERTY OVERVIEW

PARCEL FEATURES

- Strategic location Northeast of Exit No. 152 at I-16 and Jimmy Deloach Parkway, the front door and connection to the Georgia Ports Authority Terminal in Garden City and Hyundai EV Plant
- Located within five miles of New Hampstead PUD, a 4,250acre mixed use project slated for development of 10,000 dwelling units with K-12 public school campus in place
- Zoned I1 (Light Industrial) and will be served by municipal water and sewer
- Current wetlands delineation in place
- 42,500+ vehicles per day on Interstate 16 at Exit 152; 4,800 vehicles annual daily traffic on Jimmy Deloach Parkway

This land parcel is well positioned for immediate development of a wide array of light industrial uses to support the Jimmy Deloach Parkway Warehouse Corridor which is slated for 12 MSF+ of institutional warehouse development to the North, New Hampstead PUD to the South, and Hyundai EV Plant to the West.

Tax ID No.	Upland Acres	Total Acres
80006-01-041 80006-01-001A	30.207	50.017



REGIONAL LOCATON

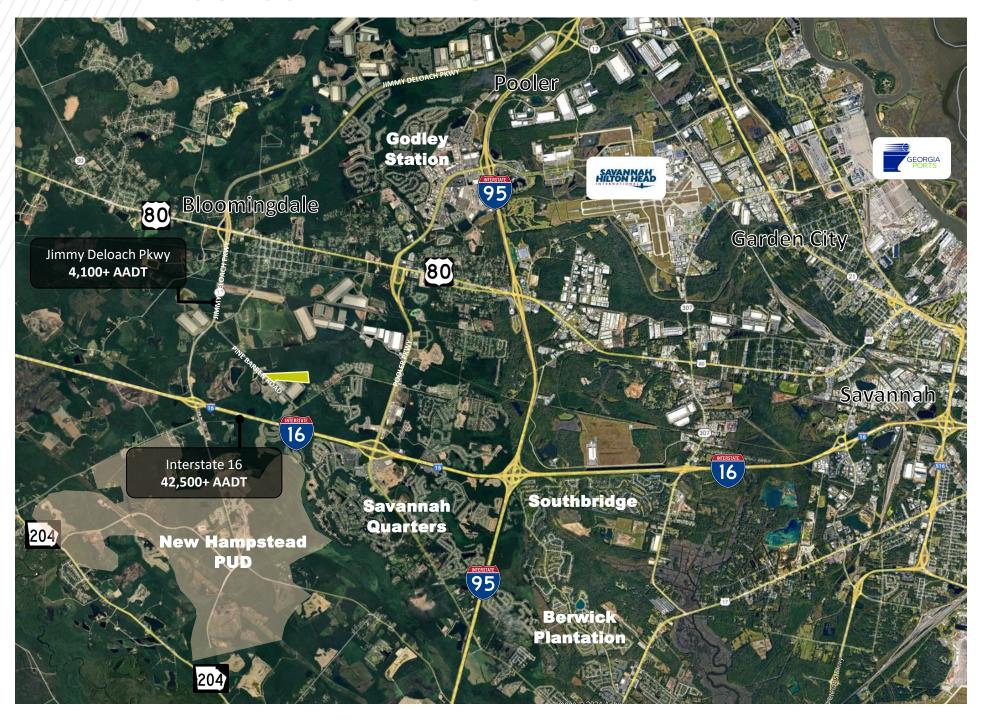


2023 Demographics	5 Mile	10 Miles	15 Miles
Population	35,534	84,734	178,746
Median Age	36.7	35.2	34.5
Households	14,178	30,851	71,199
Average Household Income	\$104,449	\$100,774	\$82,933

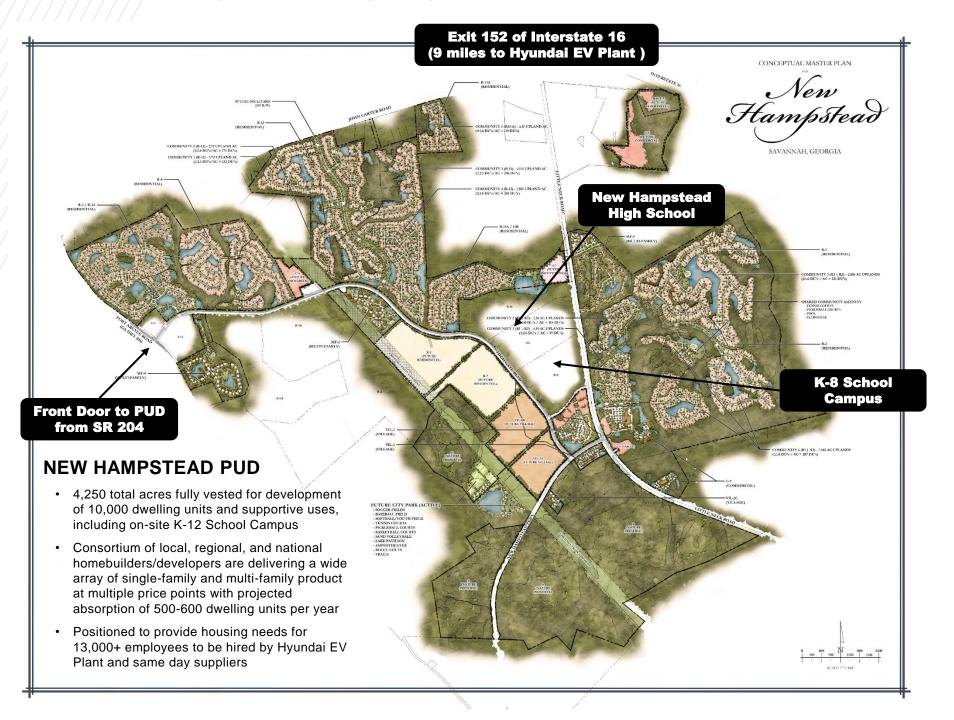
Source: ESRI, April 2024

- Proximate to Georgia Ports Authority, Savannah Hilton Head International Airport, \$5.5 billion Hyundai EV Plant Site, and major employers
- At epicenter of residential, commercial, and industrial growth corridor for Savannah MSA / West Chatham County

HIGHLY ACCESSIBLE TRACT



NEW HAMPSTEAD PUD OVERVIEW





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