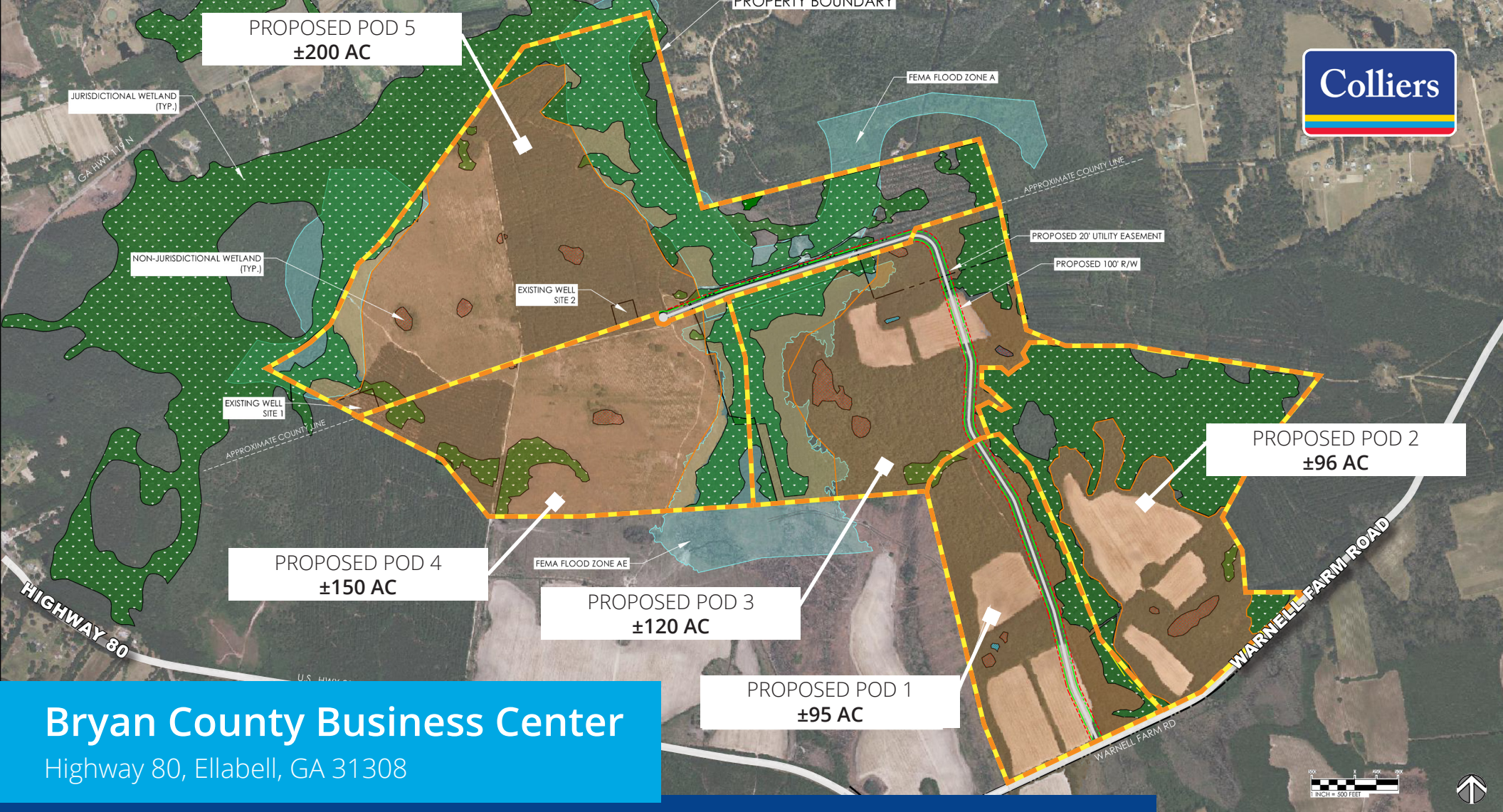




Bryan County Business Center

Highway 80, Ellabell, GA 31308

Land Sale | Build to Suit Lease | Build to Suit Sale

- ±50 - 650 Acre Industrial Land Sites
- Located in the booming Highway 280 corridor of north Bryan County, just minutes from Interstate-16 (±4 miles)
- Tremendous industrial growth in the corridor with the new **\$7.6 Billion Hyundai Motor Group's Electric Vehicle Manufacturing Plant** just a few miles away (±5 miles)
- ±23 miles from the Port of Savannah
- Zoned Heavy Industrial (I-2)
- Fully Entitled Land Sites

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Conceptual Master Plan

ENTITLED LAND SITES



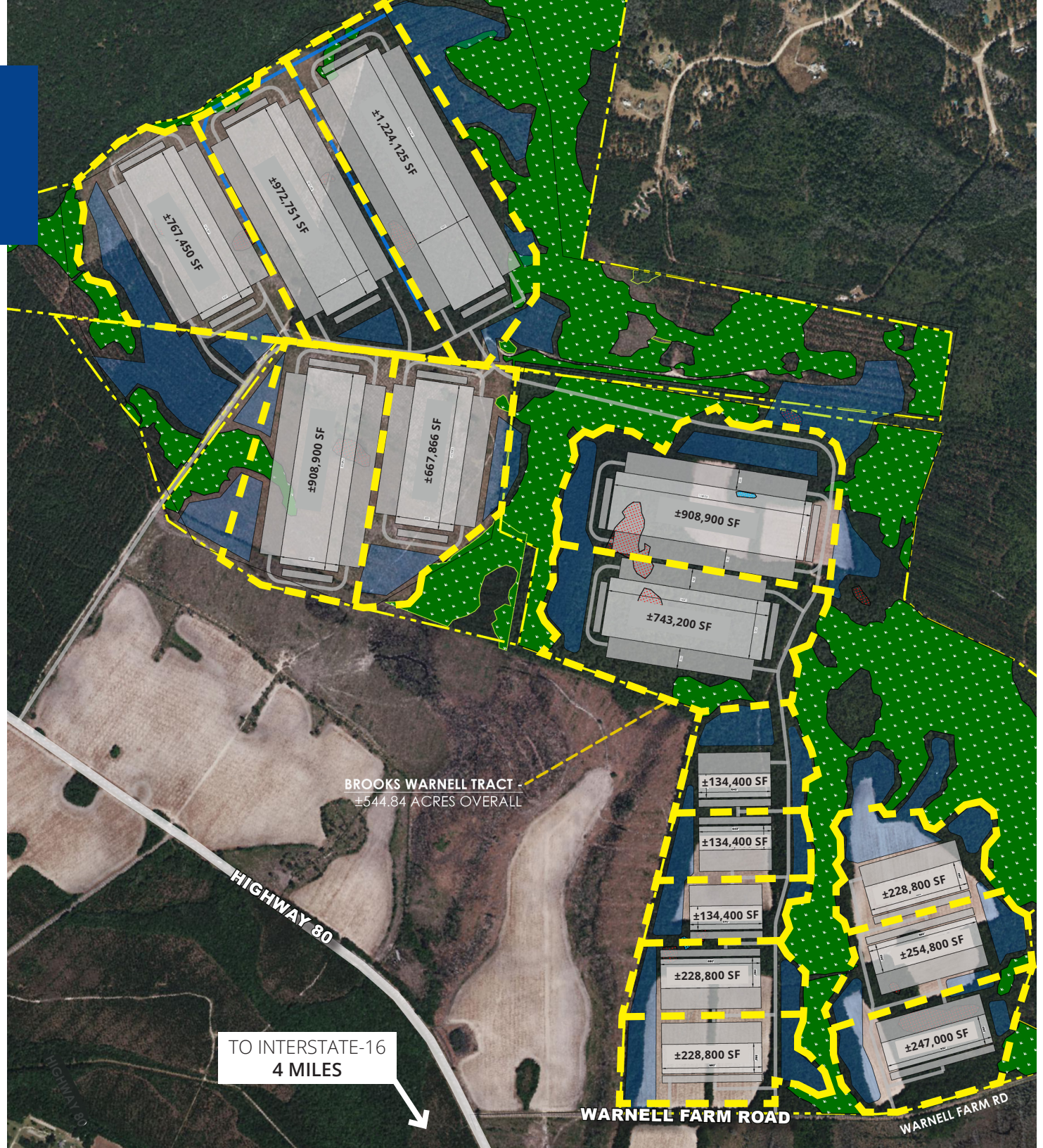
15 Buildings

Ranging from
±134,400 - ±1,224,125 SF



Loading Type

Crossdock,
Front-Load & Rear-Load



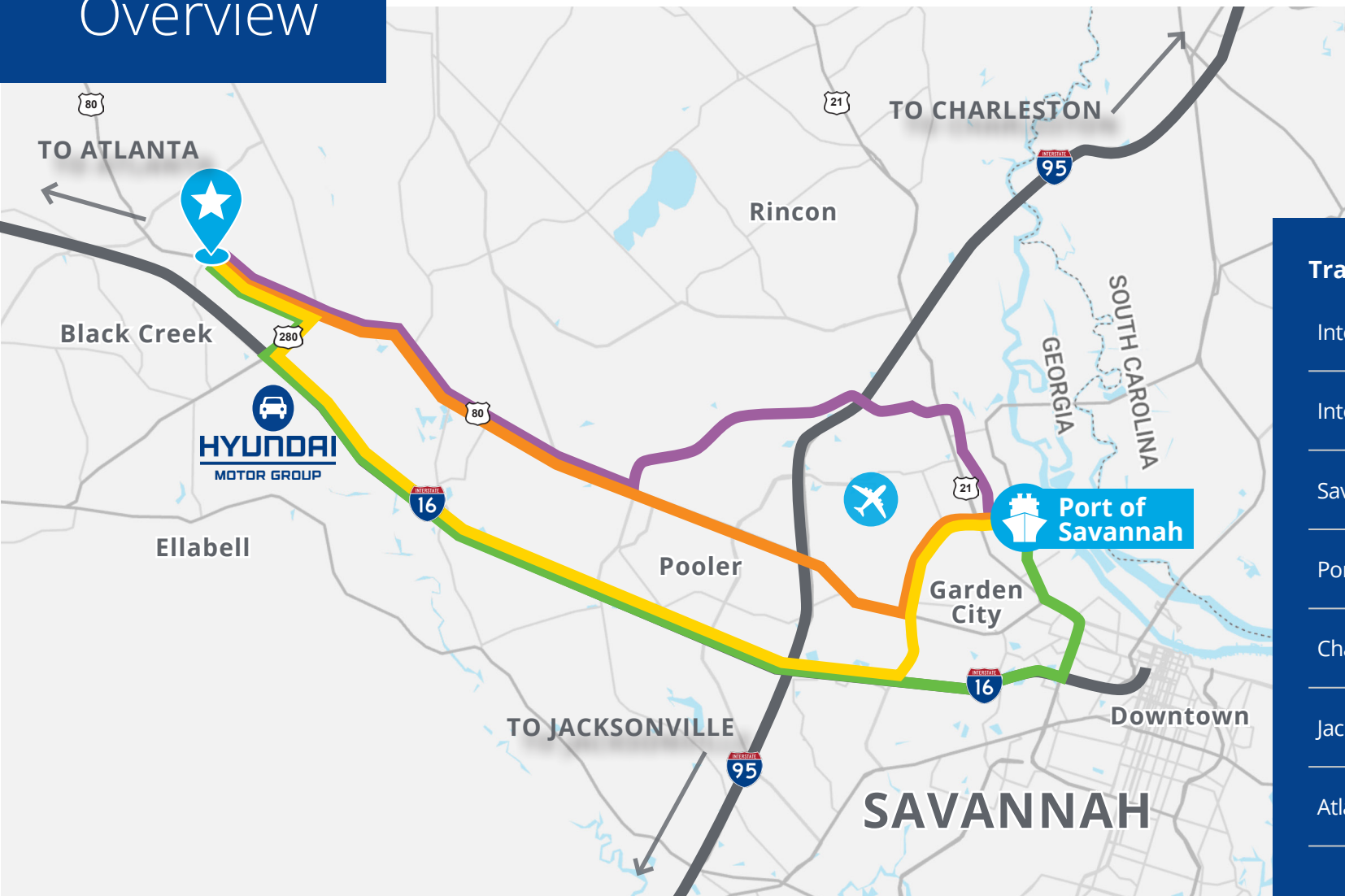
2012

Proximity to Hyundai & I-16



HMG Metaplant
America

Location Overview



Several Routes to the Port of Savannah

	23.1 Miles		23.5 Miles
	27.7 Miles		30.5 Miles

Travel Distances

Interstate-16	4 Miles
Interstate-95	15.5 Miles
Savannah Airport	18.2 Miles
Port of Savannah	23.6 Miles
Charleston, SC	120 Miles
Jacksonville, FL	148 Miles
Atlanta, GA	222 Miles

Legend



Property Location



Routes to Port



Hyundai Metaplant America



Port of Savannah



Savannah Hilton Head International Airport

Bryan County, Georgia

Bryan County, Georgia is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The Development Authority of Bryan County works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

Local Incentives

- Graduated tax abatements (real & personal property)*
- Potential for fee waivers and/or reductions*
- 100% Freeport exemption
- Fast track local permitting*
- Foreign Trade Zone No. 104 service delivery territory
- Mentoring program

*Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

State Incentives

- Quick Start
- Customized workforce training
- Georgia's corporate income and job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

Hyundai Motor Group's \$7.6 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group has officially opened its first fully dedicated electric vehicle (EV) and battery manufacturing facility—the Hyundai Metaplant America—at the Bryan County Mega Site on the south side of Interstate 16. Representing a \$7.6 billion investment, the state-of-the-art smart factory marks Hyundai's first such facility in the United States and is expected to create approximately 8,100 new jobs in Georgia's coastal region. An additional \$1 billion investment from Hyundai suppliers supports the project. Full production at the facility is now underway as of the first half of 2025.

Port of Savannah



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Port of Savannah Facts

- North America's busiest single-terminal container facility with access to two major interstates (I-16 & I-95)
- Atlanta, Charlotte and Orlando within a 4-hour drive
- Two class I railroads (Norfolk Southern & CSX)
- 60% of vessels coming into Savannah are Neopanmax
- Georgia has one of the highest over-the-road weight allowances for southeast states
- The Georgia Ports Authority is moving cargo at a rate of more than 6 million twenty-foot equivalent container units per year

- No. 1** LARGEST SINGLE-CONTAINER TERMINAL IN THE NATION
- 2nd** LARGEST PORT ON THE EAST COAST
- 3rd** LARGEST & FASTEST GROWING CONTAINER TERMINAL IN THE NATION

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