

Commercial Development Opportunity

at the entrance of Fort Argyle/204



Brian Sutton

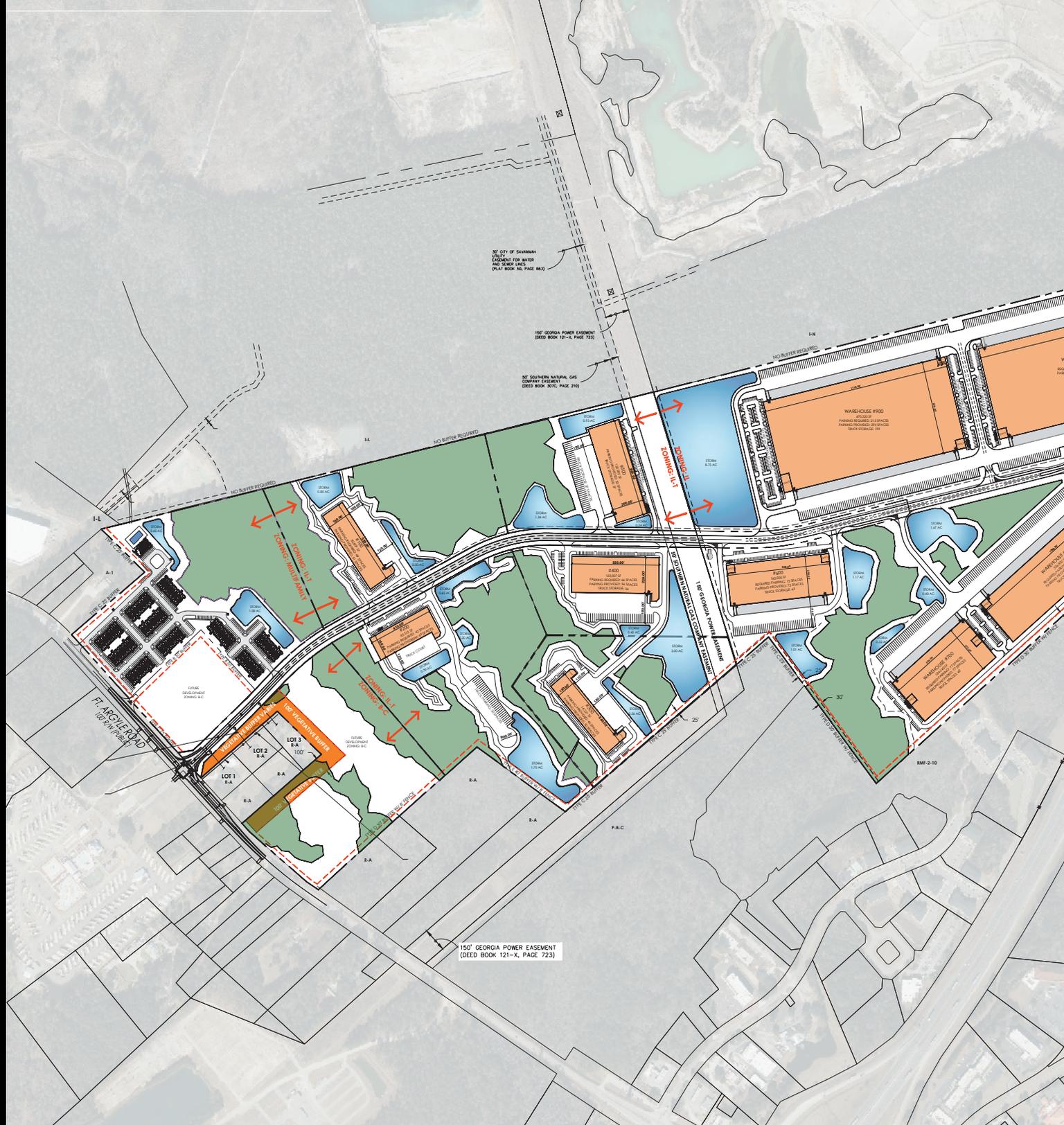
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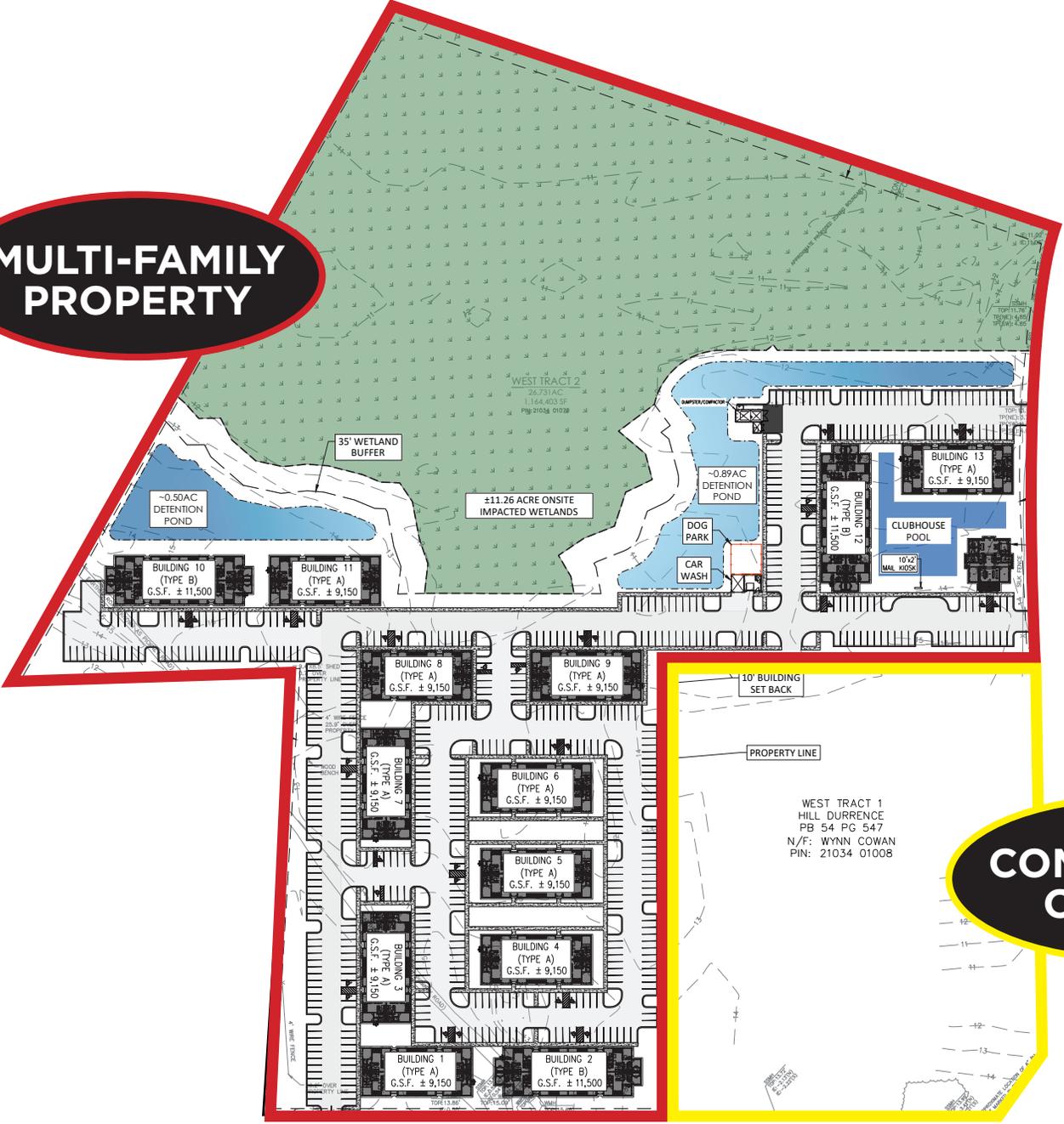
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EST. 2022

AHR
COMMERCIAL



**MULTI-FAMILY
PROPERTY**

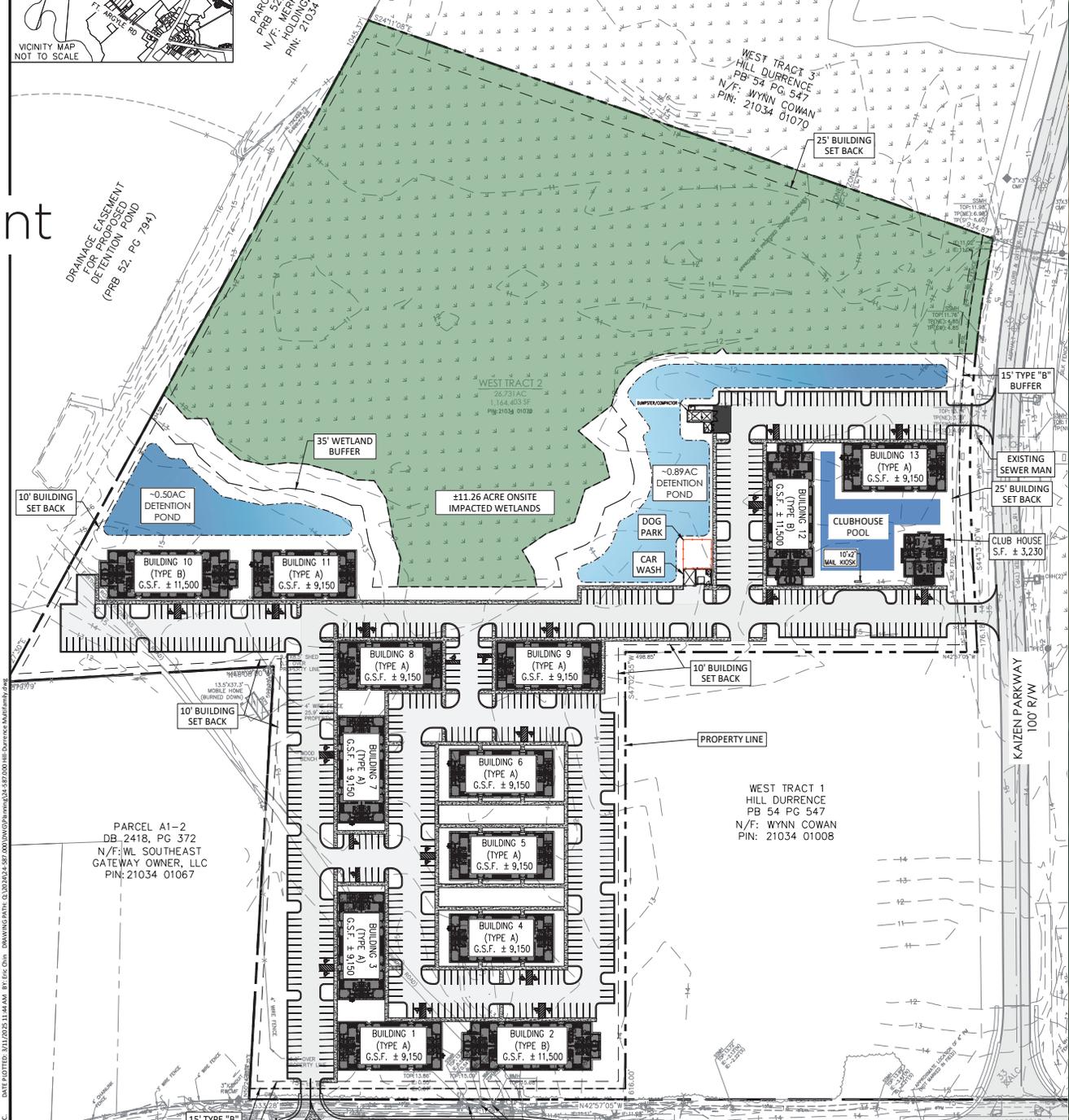


**COMMERCIAL
CORNER**

HIGHLIGHTS

Multi-Family Development Summary

- Approx. 26 acres
- Zoned RMF-2 Residential Multi-family
- Less than a mile to I-95
- Corner location at new traffic light
- 300+/- unit development garden style 3 level design
- Green space provided between residential & light industrial development
- Utilities available at curb
- Possible convenience/truckstop, strip center, mini storage @ corner
- New Hampstead and Hyundai plant located just down 204

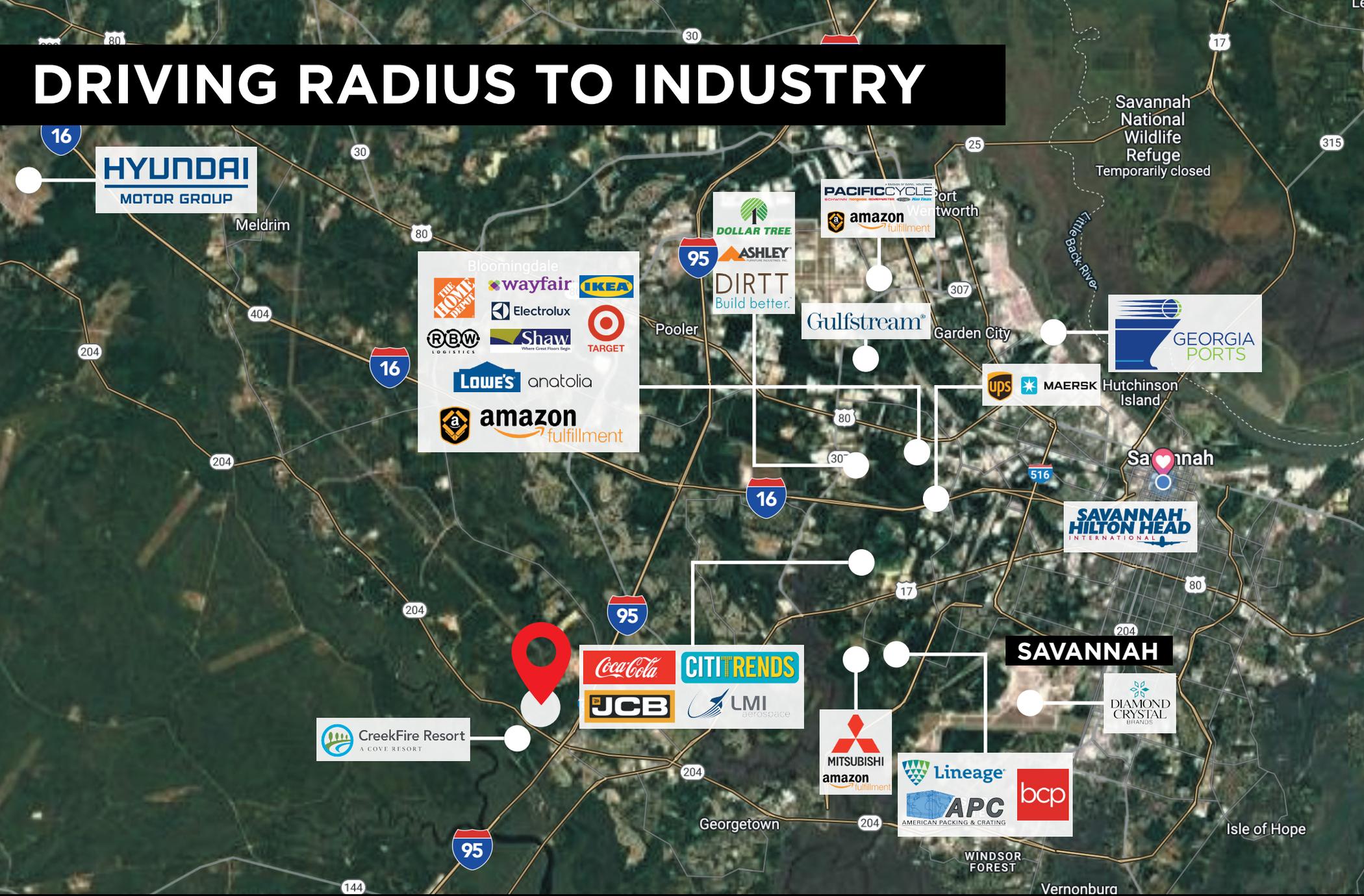


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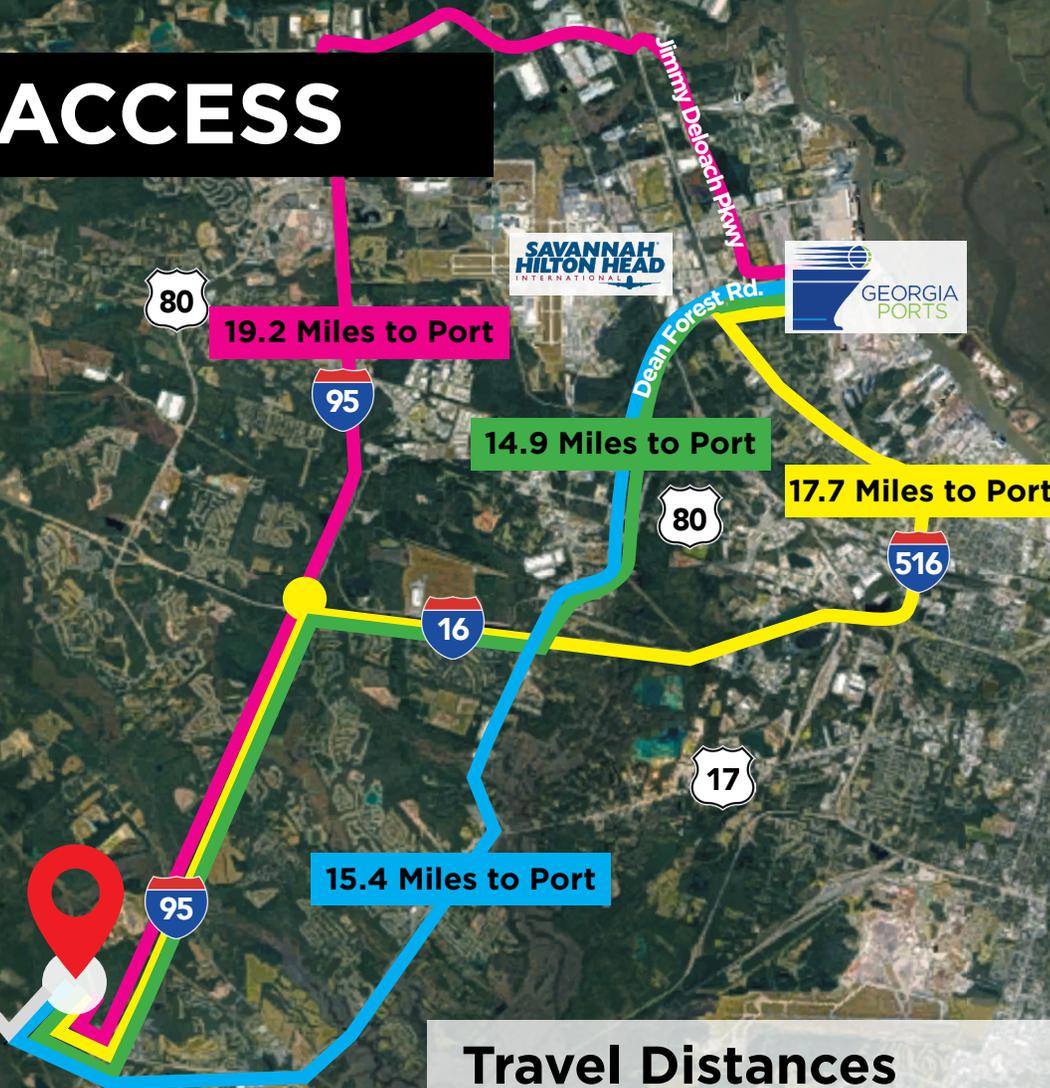
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DRIVING RADIUS TO INDUSTRY



LOCATION & ACCESS



Travel Distances

Interstate 95	0.9 Mile	Hyundai EV	19.6 Miles
Interstate 16	6.2 Miles	Atlanta, GA	239 Miles
Savannah Airport	12.6 Miles	Charlotte, NC	261 Miles
Port of Savannah	14.9 Miles	Orlando, FL	266 Miles

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