641 US 80

641 US Highway 80, Ellabell, GA 31308

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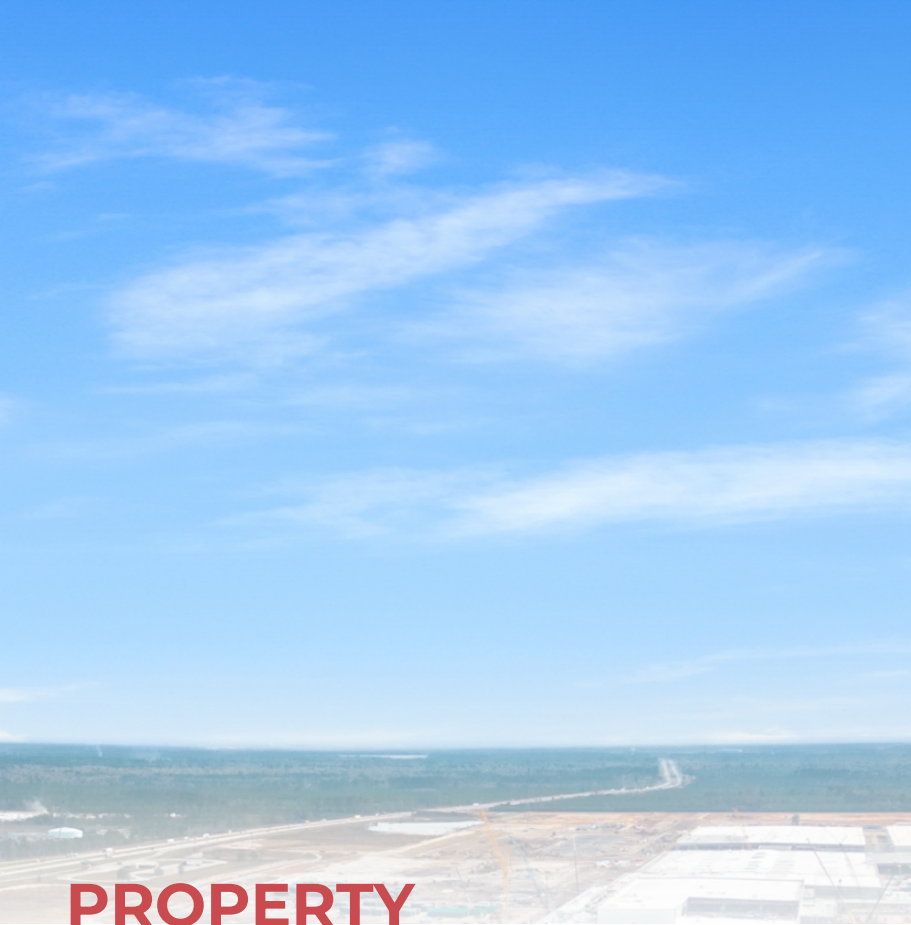
641 US 80

PROPERTY INFORMATION

PURCHASE PRICE
$9,000,000.00

PROPERTY ADDRESS
641 US Highway 80
Ellabell, GA 31308

LAND SIZE
171.00 Acres

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

The 171 acre tract located on US Highway 80 at the Bryan and Bulloch County line is an ideal location for development. With 102 /- upland acres, the site is adjacent to recently rezoned industrial tracts and a short distance to I-16. This makes it an ideal spot for businesses looking to expand or relocate near the Hyundai Meta Plant.
The tract is also conveniently located near several major cities, including Savannah, Statesboro, and Pooler and just 25 miles to the Georgia Ports. There are two routes to I-16 with one being 2.6 miles and the other 5.5 miles to interchange at Highway 280.

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PROPERTY
PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)
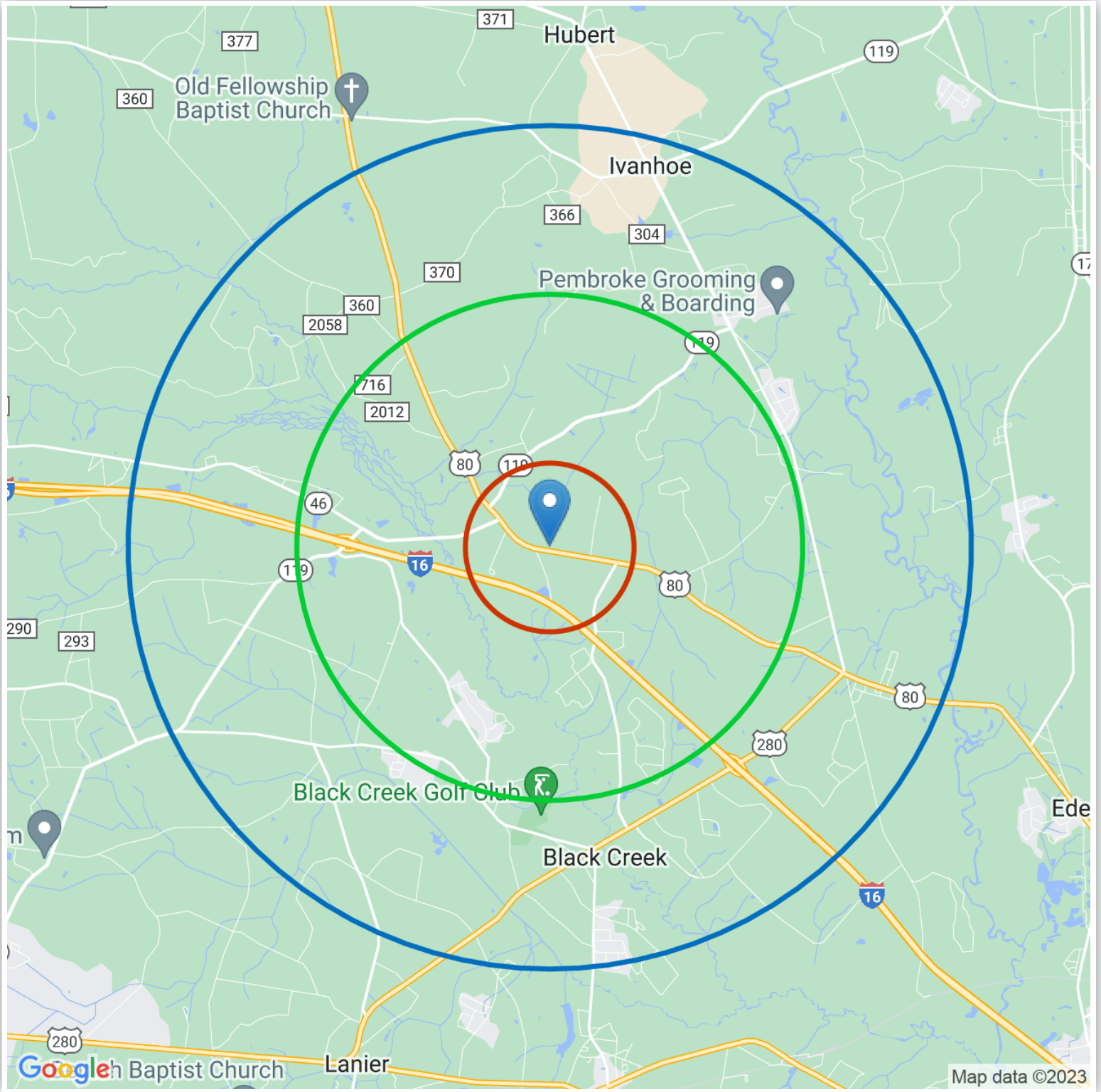
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

96
Population

39.6
Median Age

2.3
Average Household Size

$54,927
Median Household Income

EDUCATION

24%
No High School Diploma

39%
High School Graduate

27%
Some College

10%
Bachelor's/Grad/Prof Degree

BUSINESS

1
Total Businesses

6
Total Employees

EMPLOYMENT

45%
White Collar

42%
Blue Collar

15%
Services

11.1%
Unemployment Rate

INCOME

$54,927
Median Household Income

$25,983
Per Capita Income

$139,630
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (22.0%)

The smallest group: $200,000+ (2.4%)

Indicator	Value	Difference
<$15,000	12.2%	+4.5%
$15,000 - $24,999	4.9%	-2.9%
$25,000 - $34,999	7.3%	+0.2%
$35,000 - $49,999	19.5%	+7.5%
$50,000 - $74,999	22.0%	+6.4%
$75,000 - $99,999	14.6%	-1.5%
$100,000 - $149,999	9.8%	-8.0%
$150,000 - $199,999	7.3%	-1.8%
$200,000+	2.4%	-4.4%

Bars show deviation from 13029 (Bryan County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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KEY FACTS

2,598
Population

40.3
Median Age

2.7
Average Household Size

$54,418
Median Household Income

EDUCATION

22%
No High School Diploma

41%
High School Graduate

28%
Some College

9%
Bachelor's/Grad/Prof Degree

BUSINESS

25
Total Businesses

133
Total Employees

EMPLOYMENT

41%
White Collar

45%
Blue Collar

14%
Services

9.7%
Unemployment Rate

INCOME

$54,418
Median Household Income

$24,747
Per Capita Income

$158,571
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (22.5%)

The smallest group: $200,000+ (1.3%)

Indicator	Value	Difference	
<$15,000	9.0%	+1.3%	
$15,000 - $24,999	5.4%	-2.4%	
$25,000 - $34,999	8.1%	+1.0%	
$35,000 - $49,999	21.9%	+9.9%	
$50,000 - $74,999	22.5%	+6.9%	
$75,000 - $99,999	15.9%	-0.2%	
$100,000 - $149,999	9.9%	-7.9%	
$150,000 - $199,999	6.1%	-3.0%	
$200,000+	1.3%	-5.5%	

Bars show deviation from 13029 (Bryan County)

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KEY FACTS

6,621
Population

40.1
Median Age

2.7
Average Household Size

$53,671
Median Household Income

EDUCATION

20%
No High School Diploma

41%
High School Graduate

30%
Some College

9%
Bachelor's/Grad/Prof of Degree

BUSINESS

97
Total Businesses

559
Total Employees

EMPLOYMENT

41%
White Collar

46%
Blue Collar

13%
Services

9.1%
Unemployment Rate

INCOME

$53,671
Median Household Income

$24,159
Per Capita Income

$153,496
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (22.1%)

The smallest group: $200,000+ (1.1%)

Indicator	Value	Difference	
<$15,000	8.9%	+1.2%	
$15,000 - $24,999	6.8%	-1.0%	
$25,000 - $34,999	8.2%	+1.1%	
$35,000 - $49,999	21.3%	+9.3%	
$50,000 - $74,999	22.1%	+6.5%	
$75,000 - $99,999	16.3%	+0.2%	
$100,000 - $149,999	9.9%	-7.9%	
$150,000 - $199,999	5.2%	-3.9%	
$200,000+	1.1%	-5.7%	

Bars show deviation from
13029 (Bryan County)

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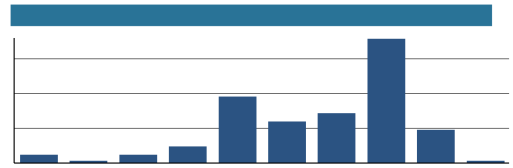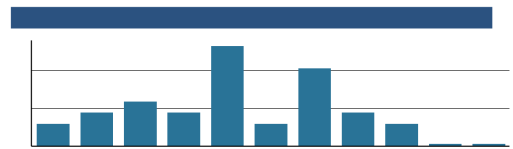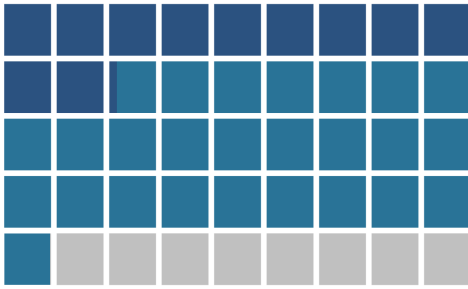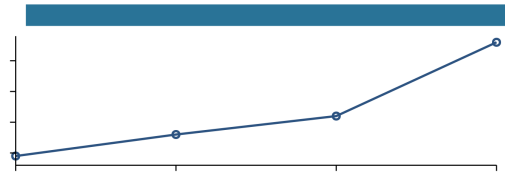
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POPULATION TRENDS AND KEY INDICATORS
3-mile ring
641 US Highway 80, Ellabell, GA, 31308

2,514	942	2.67	40.3	$60,471	$202,660	63	139	31
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

$8,949
Avg Spent on Mortgage & Basics

17.7%
Percent of Income for Mortgage

Historical Trends: Population

POPULATION BY AGE

- ■ Under 18 (23%)
- ■ Ages 18 to 64 (60%)
- ■ Aged 65+ (17%)

POPULATION BY GENERATION

G
3.9%
Greatest Gen: Born 1945/Earlier

B
24.3%
Baby Boomer: Born 1946 to 1964

X
19.7%
Generation X: Born 1965 to 1980

M
23.7%
Millennial: Born 1981 to 1998

Z
21.2%
Generation Z: Born 1999 to 2016

A
7.3%
Alpha: Born 2017 to Present

Home Value

Housing: Year Built
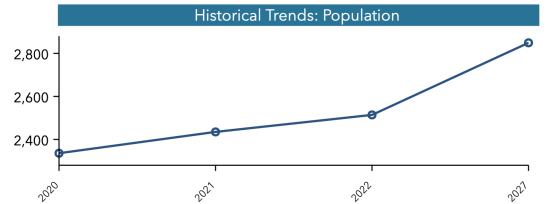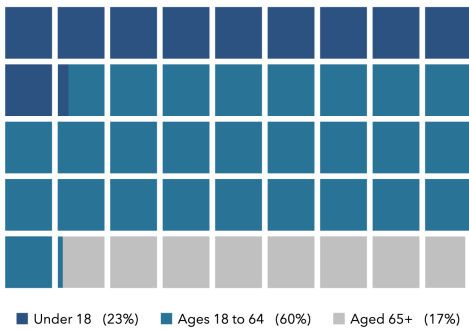
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POPULATION TRENDS AND KEY INDICATORS
5-mile ring
641 US Highway 80, Ellabell, GA, 31308

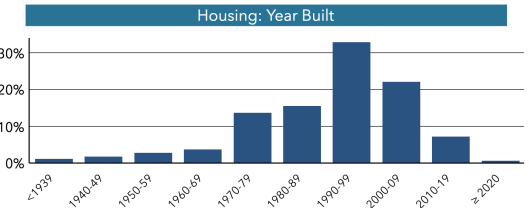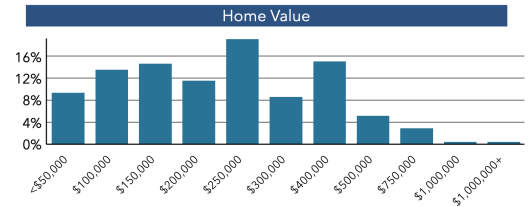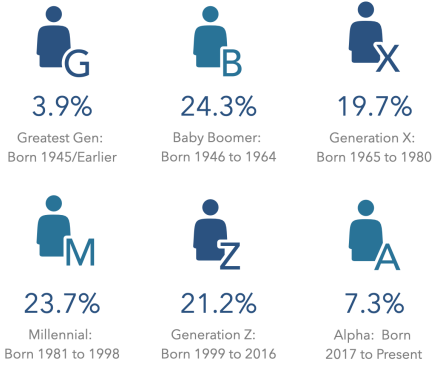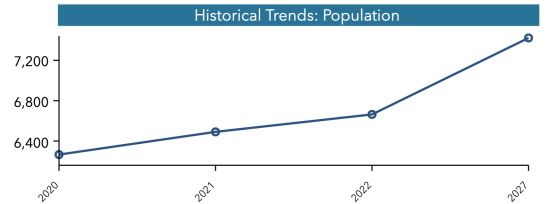| 6,664	2,398	2.78	40.2	$59,423	$189,694	60	145	32
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

$8,644
Avg Spent on Mortgage & Basics

16.8%
Percent of Income for Mortgage

POPULATION BY AGE

- Under 18 (23%)
- Ages 18 to 64 (60%)
- Aged 65+ (17%)

POPULATION BY GENERATION

G — **3.9%**
Greatest Gen: Born 1945/Earlier

B — **23.8%**
Baby Boomer: Born 1946 to 1964

X — **19.9%**
Generation X: Born 1965 to 1980

M — **23.8%**
Millennial: Born 1981 to 1998

Z — **21.3%**
Generation Z: Born 1999 to 2016

A — **7.3%**
Alpha: Born 2017 to Present

Historical Trends: Population

Home Value

Housing: Year Built
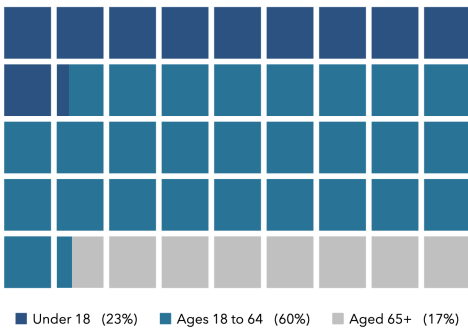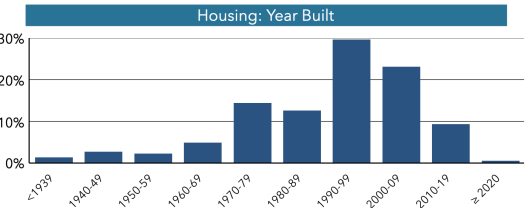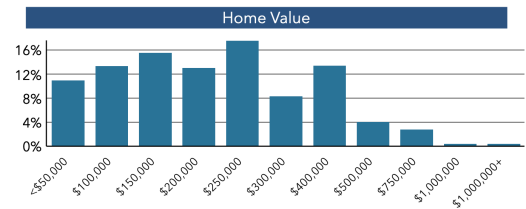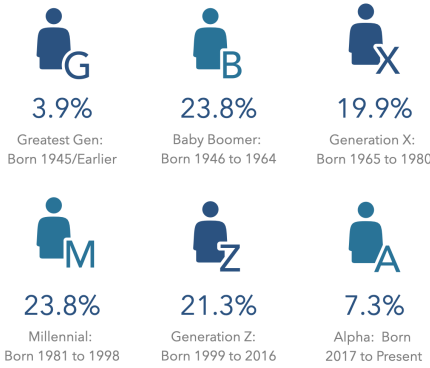
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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	88	2,057	5,384
2020 Population	110	2,431	6,208
2023 Population	125	2,583	6,915
2028 Population	146	2,877	7,664
2010-2020 Annual Rate	2.26%	1.68%	1.43%
2020-2023 Annual Rate	4.01%	1.88%	3.37%
2023-2028 Annual Rate	3.15%	2.18%	2.08%
2020 Male Population	50.0%	50.2%	50.3%
2020 Female Population	50.0%	49.8%	49.7%
2020 Median Age	37.5	38.4	39.1
2023 Male Population	50.4%	50.3%	50.3%
2023 Female Population	49.6%	49.7%	49.7%
2023 Median Age	40.3	40.7	40.5

In the identified area, the current year population is 6,915. In 2020, the Census count in the area was 6,208. The rate of change since 2020 was 3.37% annually. The five-year projection for the population in the area is 7,664 representing a change of 2.08% annually from 2023 to 2028. Currently, the population is 50.3% male and 49.7% female.

Median Age			

The median age in this area is 40.5, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	84.8%	85.1%	84.1%
2023 Black Alone	6.4%	6.7%	7.8%
2023 American Indian/Alaska Native Alone	0.0%	0.3%	0.3%
2023 Asian Alone	0.8%	0.5%	0.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	1.6%	1.3%	1.2%
2023 Two or More Races	6.4%	6.2%	6.1%
2023 Hispanic Origin (Any Race)	3.2%	2.9%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	59	95	75
2010 Households	36	789	1,964
2020 Households	42	905	2,237
2023 Households	47	974	2,519
2028 Households	55	1,089	2,806
2010-2020 Annual Rate	1.55%	1.38%	1.31%
2020-2023 Annual Rate	3.52%	2.29%	3.72%
2023-2028 Annual Rate	3.19%	2.26%	2.18%
2023 Average Household Size	2.66	2.65	2.75

The household count in this area has changed from 2,237 in 2020 to 2,519 in the current year, a change of 3.72% annually. The five-year projection of households is 2,806, a change of 2.18% annually from the current year total. Average household size is currently 2.75, compared to 2.78 in the year 2020. The number of families in the current year is 1,859 in the specified area.

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	1 mile	3 mile	5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	0.0%	16.8%	17.5%
Median Household Income			
2023 Median Household Income	$63,734	$69,634	$66,475
2028 Median Household Income	$68,757	$78,362	$76,445
2023-2028 Annual Rate	1.53%	2.39%	2.83%
Average Household Income			
2023 Average Household Income	$80,745	$103,194	$90,642
2028 Average Household Income	$92,170	$111,131	$100,633
2023-2028 Annual Rate	2.68%	1.49%	2.11%
Per Capita Income			
2023 Per Capita Income	$27,922	$37,103	$32,884
2028 Per Capita Income	$31,933	$40,068	$36,690
2023-2028 Annual Rate	2.72%	1.55%	2.21%
GINI Index			
2023 Gini Index	35.6	39.2	38.0
Households by Income			

Current median household income is $66,475 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $76,445 in five years, compared to $82,410 for all U.S. households

Current average household income is $90,642 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $100,633 in five years, compared to $122,048 for all U.S. households

Current per capita income is $32,884 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $36,690 in five years, compared to $47,525 for all U.S. households

	1 mile	3 mile	5 mile
Housing			
2023 Housing Affordability Index	0	147	141
2010 Total Housing Units	40	852	2,191
2010 Owner Occupied Housing Units	29	648	1,605
2010 Renter Occupied Housing Units	6	140	358
2010 Vacant Housing Units	4	63	227
2020 Total Housing Units	45	947	2,421
2020 Owner Occupied Housing Units	35	756	1,847
2020 Renter Occupied Housing Units	7	149	390
2020 Vacant Housing Units	2	62	164
2023 Total Housing Units	51	1,016	2,698
2023 Owner Occupied Housing Units	35	770	1,998
2023 Renter Occupied Housing Units	12	204	521
2023 Vacant Housing Units	4	42	179
2028 Total Housing Units	59	1,126	2,975
2028 Owner Occupied Housing Units	42	866	2,241
2028 Renter Occupied Housing Units	13	223	566
2028 Vacant Housing Units	4	37	169
Socioeconomic Status Index			
2023 Socioeconomic Status Index	42.7	45.1	45.6

Currently, 74.1% of the 2,698 housing units in the area are owner occupied; 19.3%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 2,421 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 3.39%. Median home value in the area is $193,340, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.83% annually to $211,662.
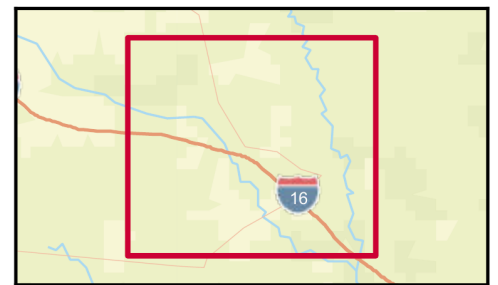
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TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)
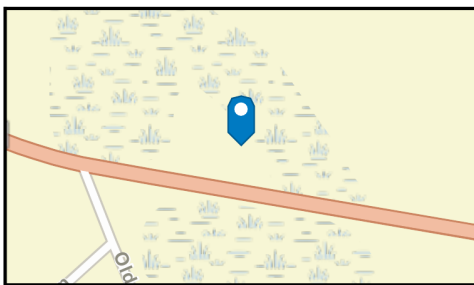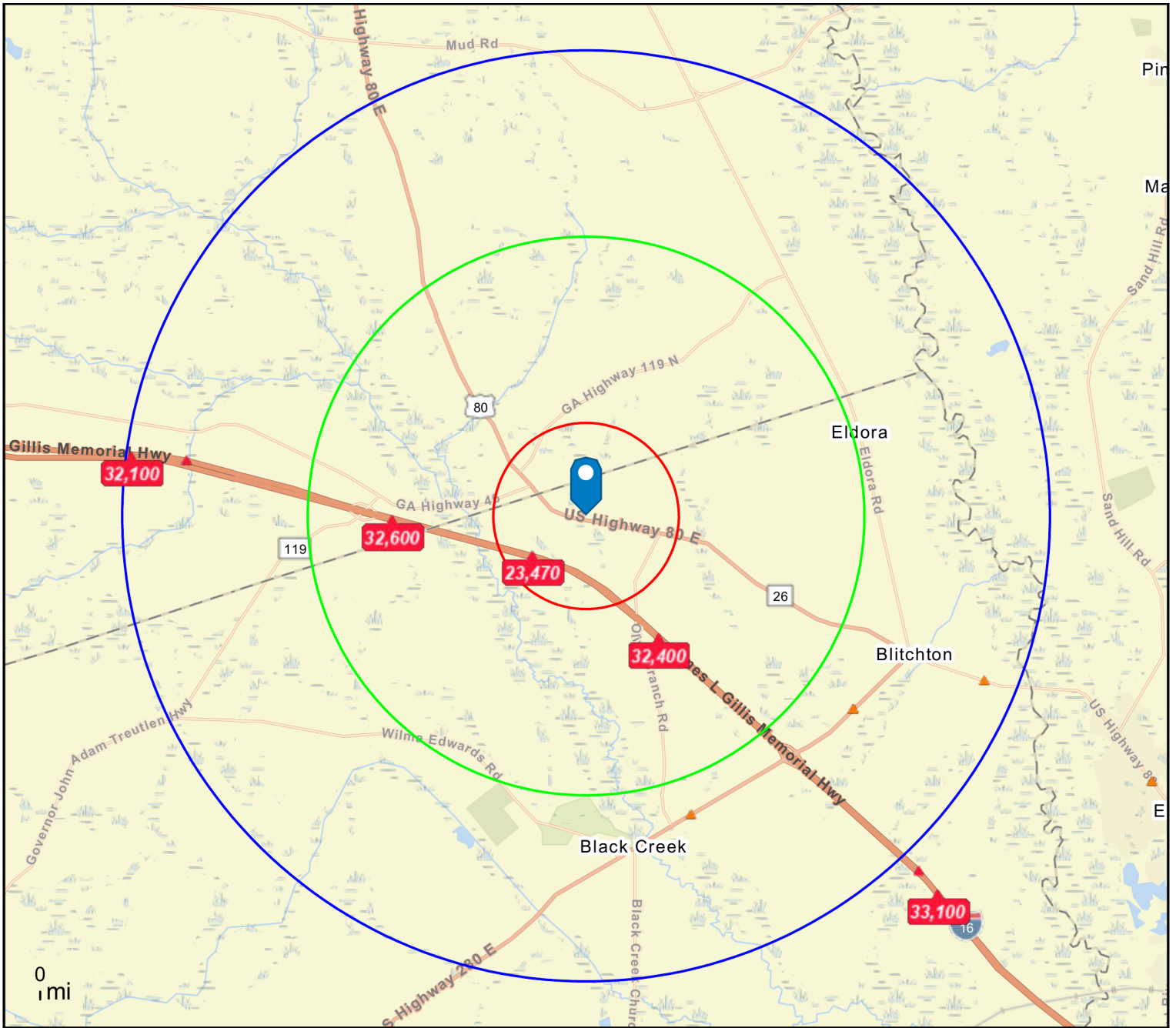
Average Daily Traffic Volume
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

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AREA LOCATION MAP

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Pam Chance

329 Commercial Dr, Suite 100
Savannah, GA 31406

Commercial Director
Keller Williams Commercial
(912) 356-5001
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pamchance@kw.com

Professional Biography

Pam Chance is a native of Savannah, Ga just a few miles from the beautiful Low Country. She was first licensed in Georgia in 2002 and later branched out to South Carolina & North Carolina. She is currently the Commercial Director for the Keller Williams office in Savannah and desires to assist clients in the Bluffton and Hilton Head Island areas.

Her passion for real estate began over twenty years ago with the help from not only her brother in law, but someone she also considered one of her closest friend. While he was not a licensed real estate agent, he owned numerous properties consisting of residential, commercial, timber land, agricultural land and acreage for development. Through his lessons and his encouragement Pam sought to secure a place in the real estate world and continue to learn from his as well. Her passion has continued to grow, and she works with residential, commercial sales, commercial leasing as well as commercial property management.

Pam has two border collies to occupy her time when she isn't working. She loves the ocean, the outdoors and loves to cook.

Areas of Expertise

I have been actively selling real estate in Georgia since 2003 and also hold brokers licenses in North Carolina and South Carolina. I have experience in agricultural land, residential land development, retail sales and leasing, medical office sales and leasing, general office sales and leasing, industrial and multifamily sales and leasing. I currently operate a property management company offering services in commercial and residential markets.

Associations & Accreditations

NAR - National Association of Realtors, Local director of KW Commercial

Service Specialization

Broker

CONTACT

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