



HMG Metaplant
America
7.3 MILES AWAY

±20.12 Acres



36,900 VPD

EXIT 148

For Sale

Commercial Land at I-16 Interchange Near Hyundai Metaplant

Old River Road, Bloomingdale, GA 31302

- ±20.12 Gross Acres | ±17.33 Developable Acres
- Prime commercial land located directly off I-16 at Exit 148 (Old River Road Interchange)
- Strategic location just 7.3 miles from Hyundai's \$5.5B Electric Vehicle Metaplant
- Excellent access to I-16 with visibility to ±36,900 vehicles per day
- Zoned B-2 (General Commercial) – ideal for retail, service, fuel, or logistics-related development
- Less than 1 mile to Savannah Portside International Park (±2.3M SF industrial park)
- Wetlands delineated and verified by the U.S. Army Corps of Engineers
- Central to Savannah's major industrial, port, and distribution hubs

Reduced Sale Price:

~~\$2,250,000~~

\$2,150,000

Contact Us:

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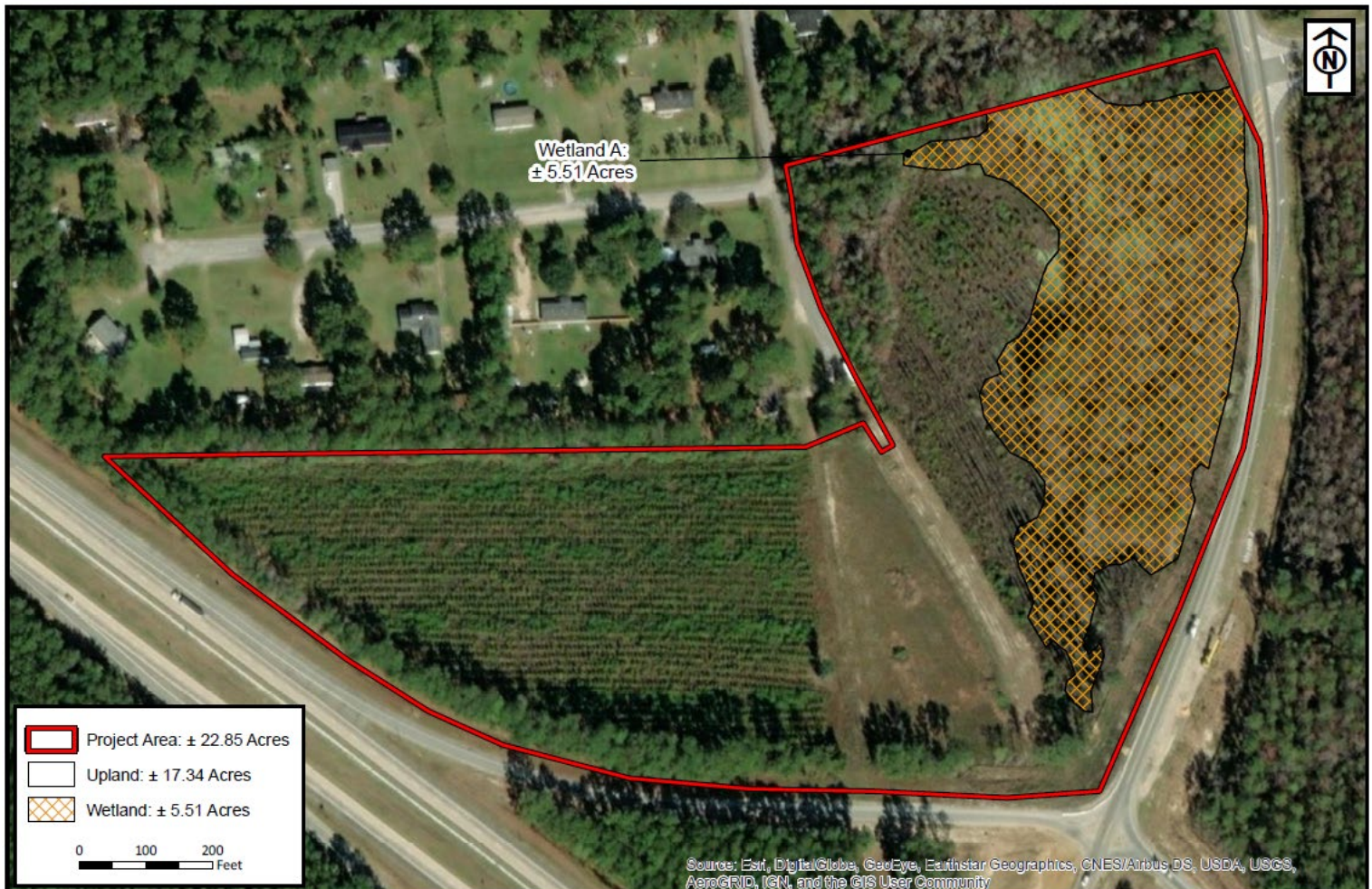
P: +1 912 233 7111

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Accelerating success.

Wetland Exhibit

“Wetland A” as depicted on the below plan, “Figure No. 8, Wetland Exhibit, Lewis Old River Road Tract”, dated March 1, 2022, is not a water of the United States and is therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404.



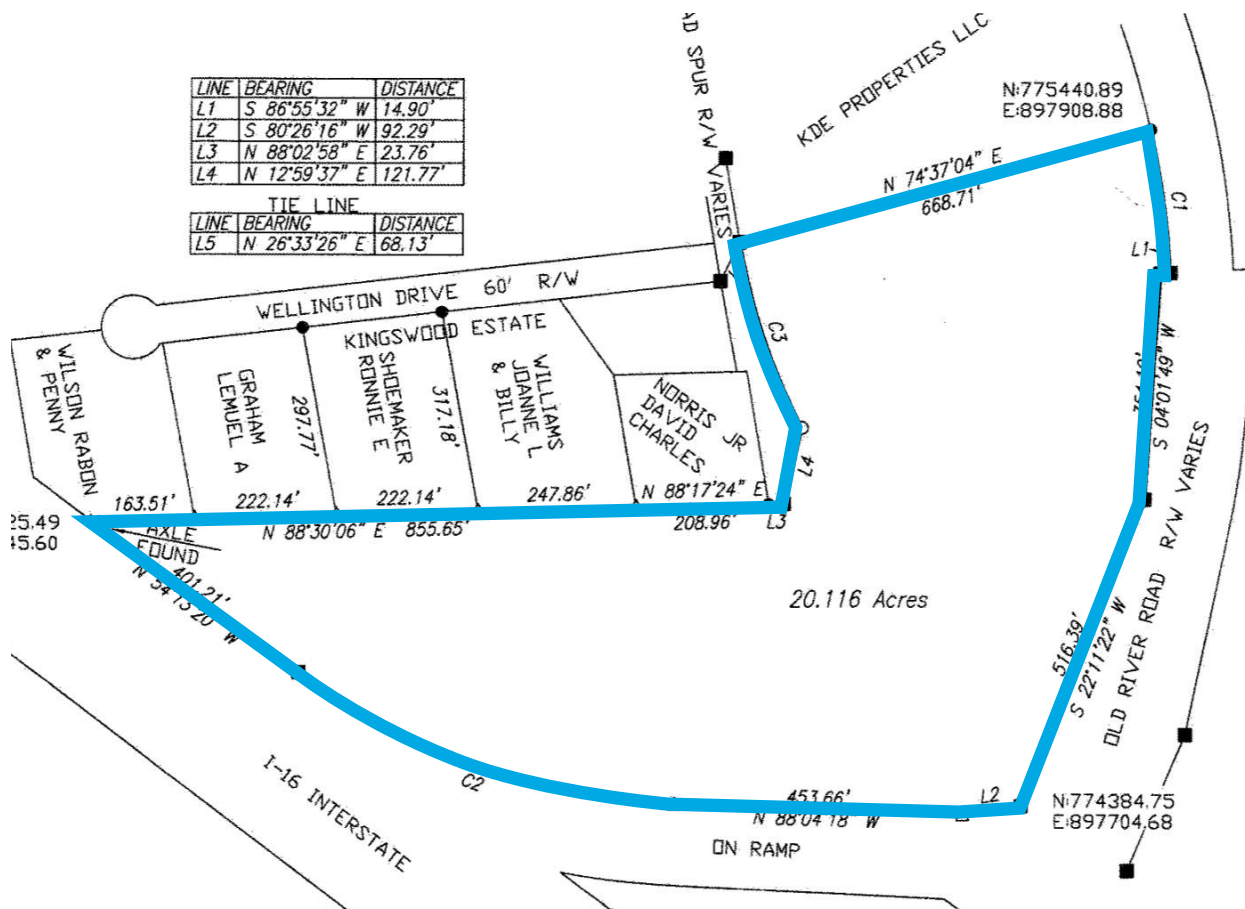
RLC Project No.: 20-320
Figure No.: 8
Prepared By: JP
Sketch Date: 2/1/2022
Map Scale: 1 inch = 200 feet

Lewis Old River Road Tract
Effingham County, Georgia

Wetland Exhibit
Prepared For: Charles Lane Construction, Inc.

RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

Strategically Positioned in a Rapidly Expanding Industrial Hub



C-Store Concept



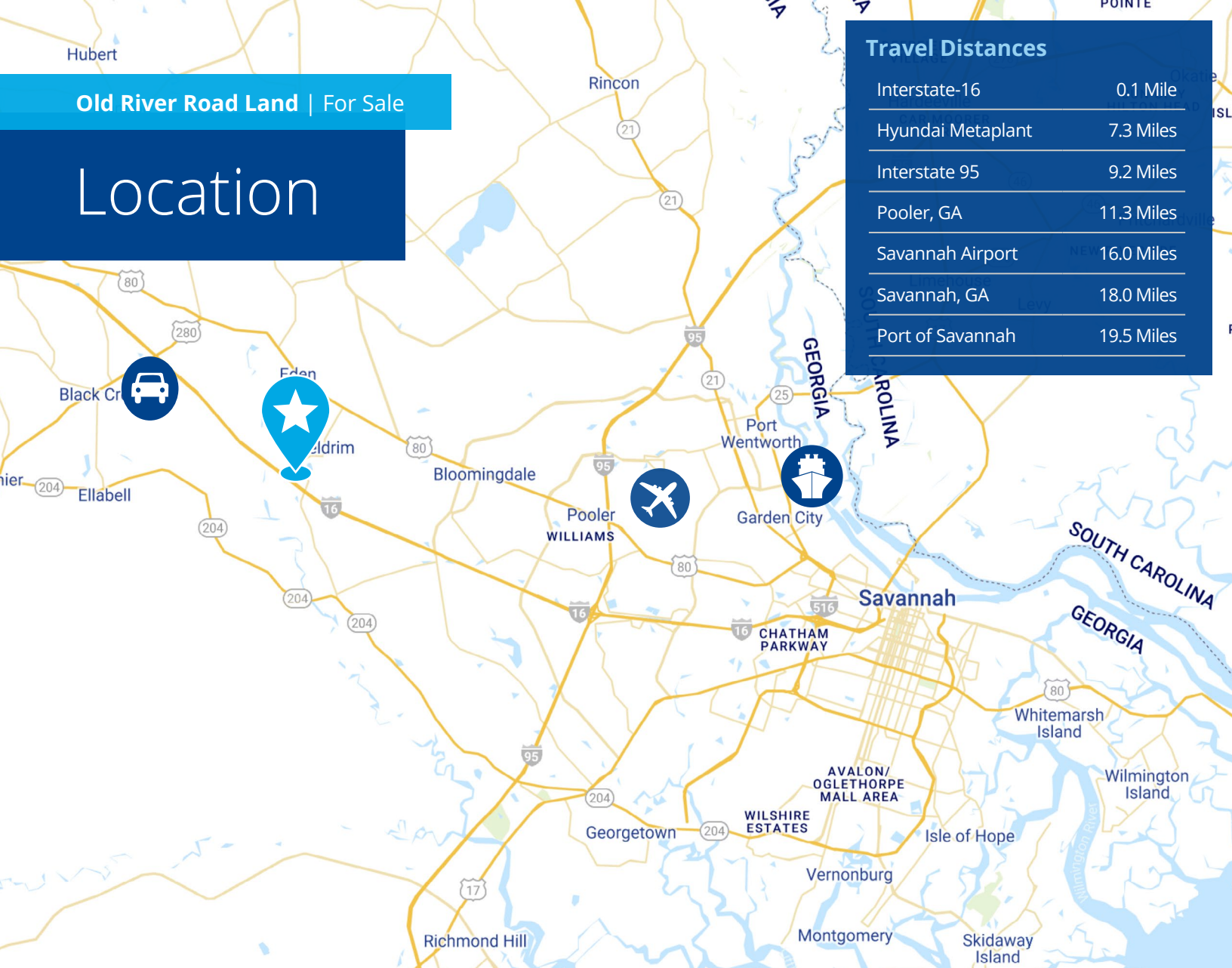
Hubert

Old River Road Land | For Sale

Location

Travel Distances

Interstate-16	0.1 Mile
Hyundai Metaplant	7.3 Miles
Interstate 95	9.2 Miles
Pooler, GA	11.3 Miles
Savannah Airport	16.0 Miles
Savannah, GA	18.0 Miles
Port of Savannah	19.5 Miles



Legend



Property Location



Port of Savannah



Hyundai Motor Group's
\$5.5 Billion EV Plant



Savannah Hilton Head
International Airport

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