



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:

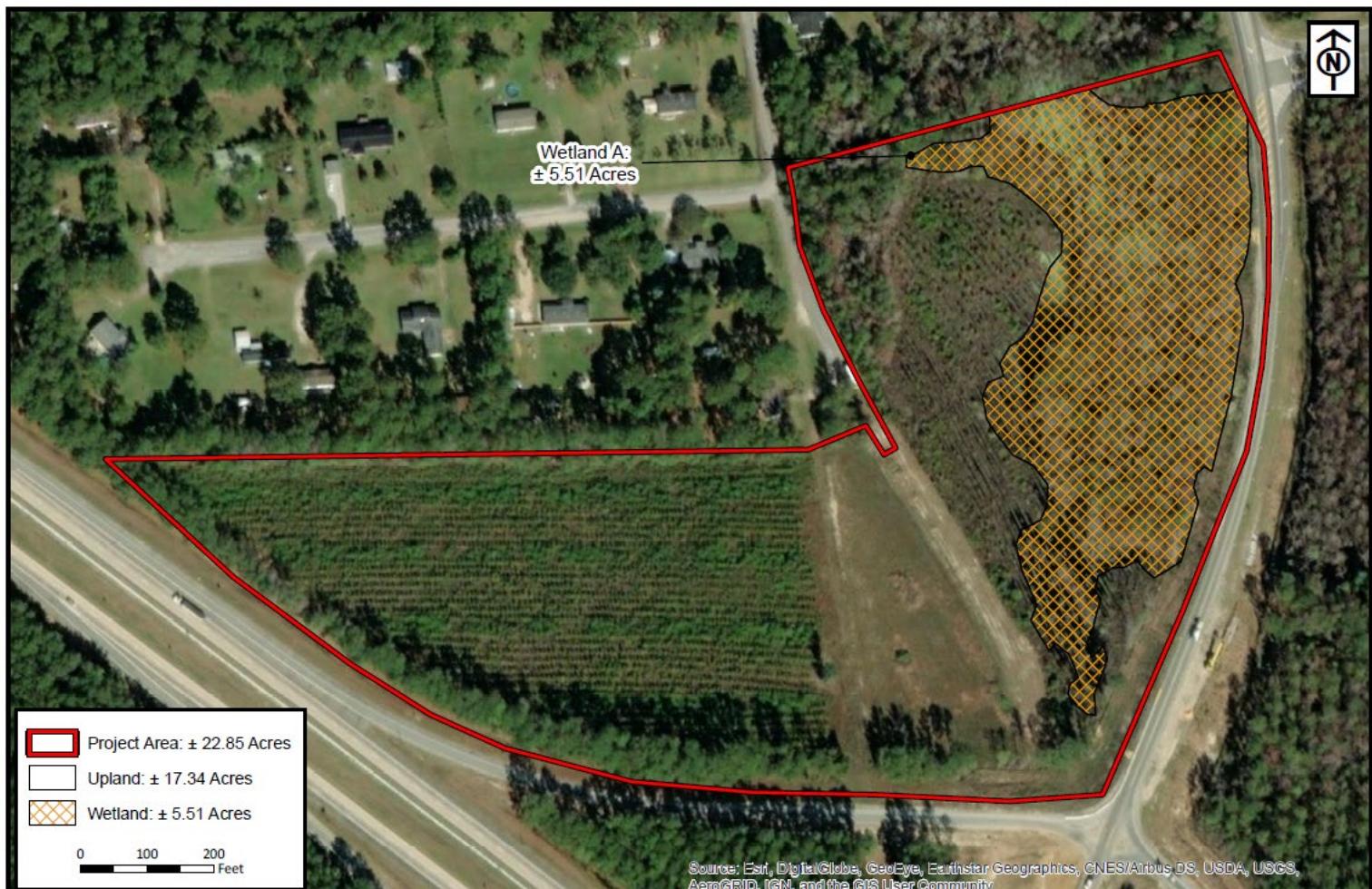
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# Wetland Exhibit

“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

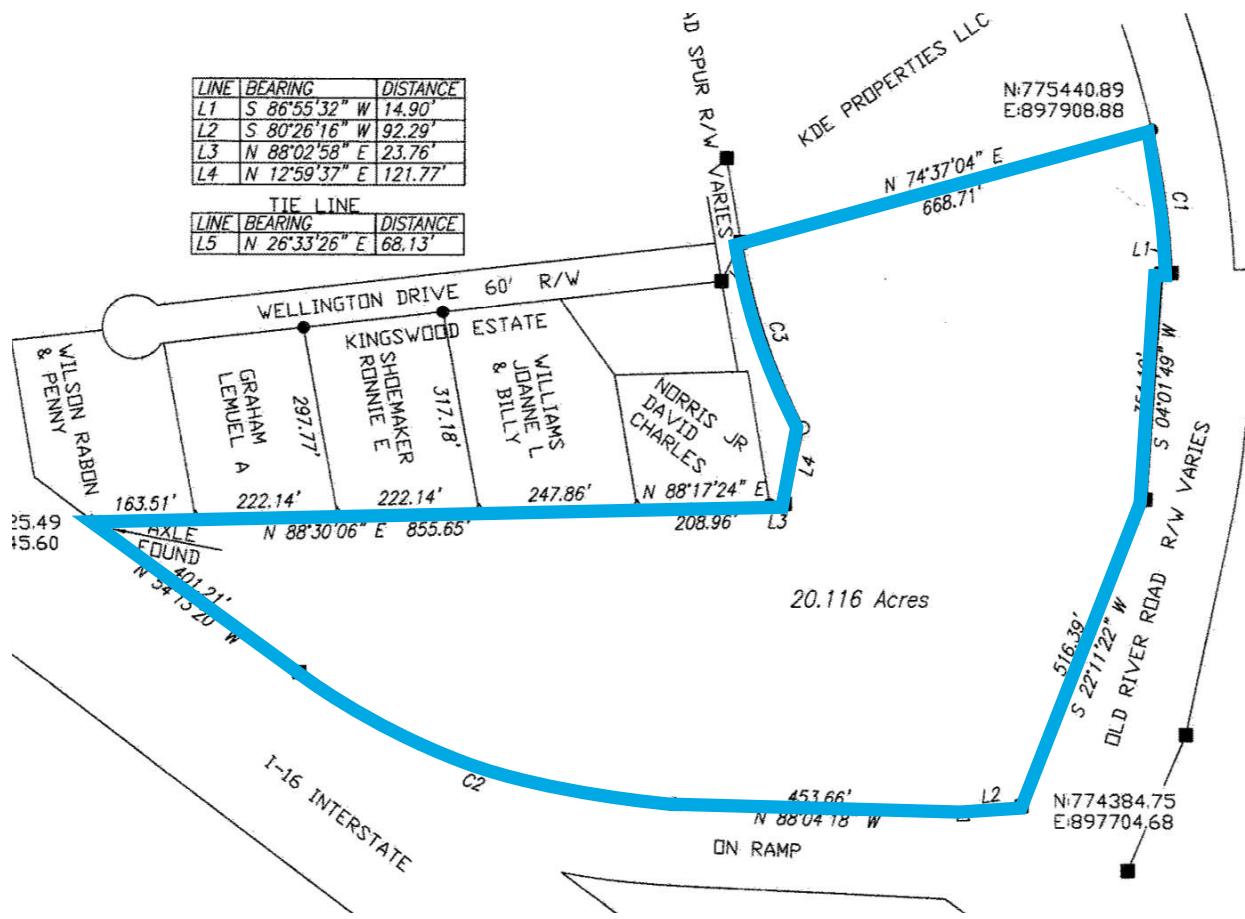
## Wetland Exhibit

Prepared For: Charles Lane Construction, Inc.



RESOURCE + LAND  
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Strategically Positioned in a Rapidly Expanding Industrial Hub



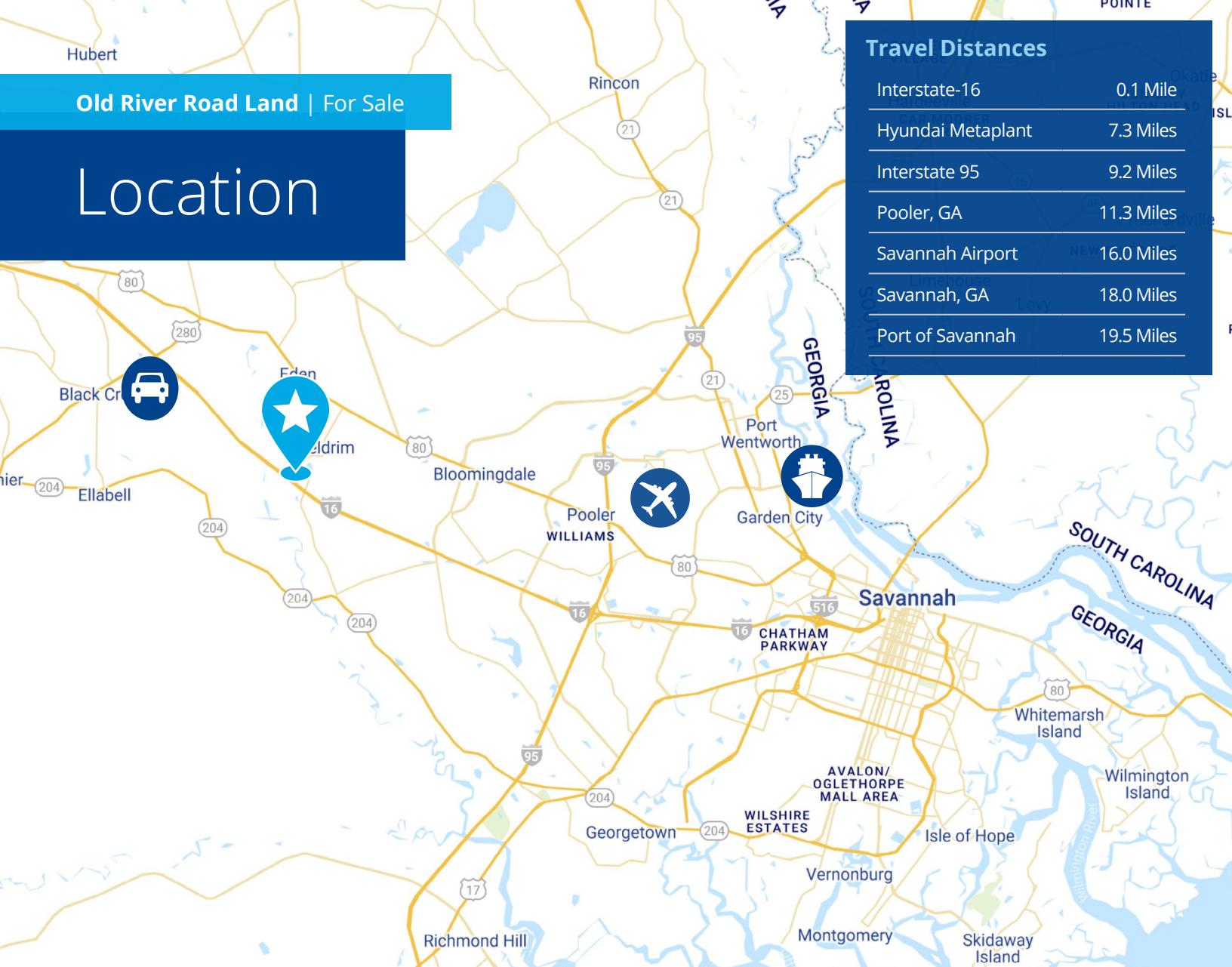
# C-Store Concept



Hubert

**Old River Road Land | For Sale**

# Location



## Legend



Property Location



Port of Savannah

Hyundai Motor Group's  
\$5.5 Billion EV PlantSavannah Hilton Head  
International Airport

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