



14.24 AC Parcel Near Downtown Guyton

2330 GA Highway 17 N,
Guyton, Georgia

Executive Summary

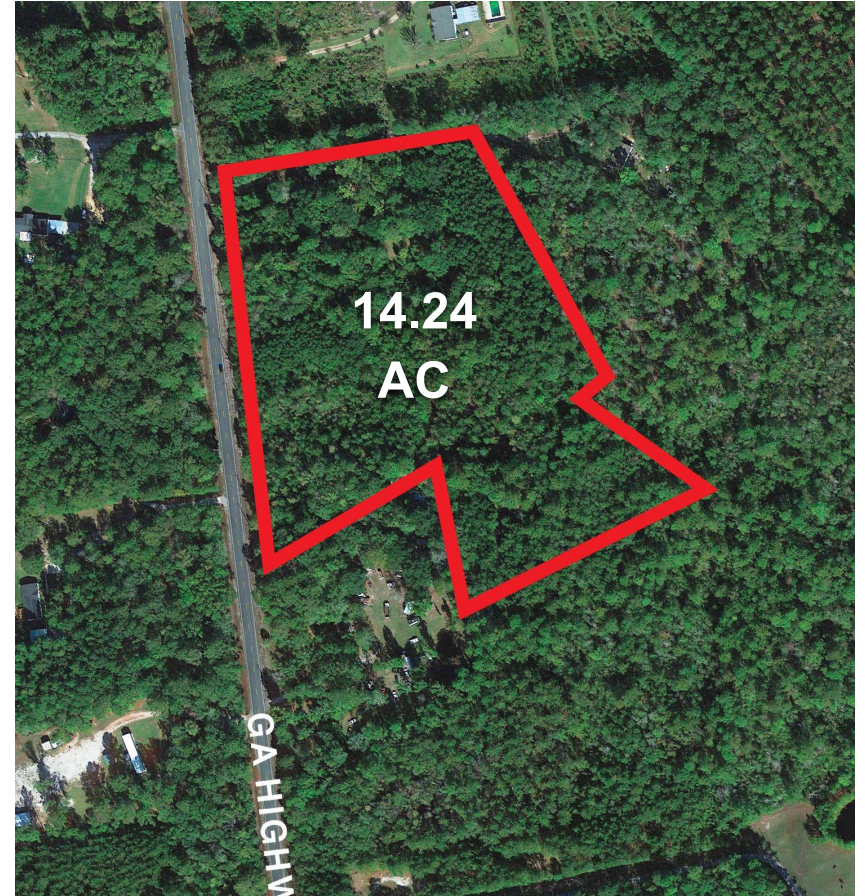


Property Overview

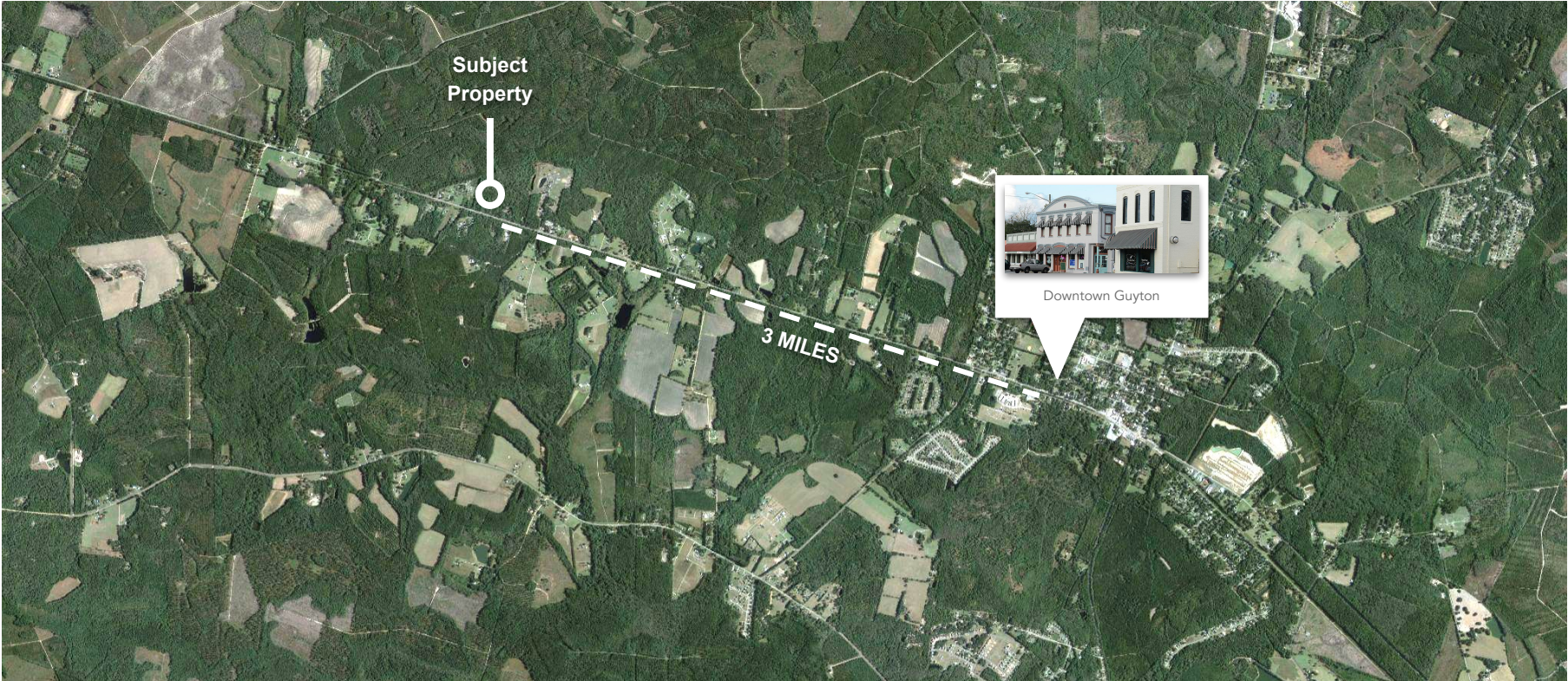
Nestled in the heart of Effingham County, just 3 miles from the growing downtown area of Guyton, 2330 GA Highway 17 N offers a unique opportunity for investors. This approximately 14.24-acre parcel boasts prime frontage, making it ideal for a variety of development opportunities. As growth continues to sweep through the region, this property's location, size, and accessibility position it as a standout investment.

Key Property Highlights:

- ◆ 14.24-acre plot located just 3 miles from Downtown Guyton.
- ◆ High-visibility frontage on Highway 17.
- ◆ Prime investment opportunity in a rapidly growing area.



Location Overview



Growth in Guyton & Effingham County

Guyton's population has surged by 33% since 2020, reaching 3,119 in 2024. This growth is driven by the nearby Hyundai Motor Group Metaplant, a \$12.6 billion project bringing 12,000 direct jobs to the area. Effingham County has seen a rise in housing demand, with the median home price reaching \$326,952. This economic boom is fueled by Savannah's expansion, attracting new residents and businesses, positioning Guyton and Effingham County as prime areas for development.

About Guyton

Located just 30 miles from Savannah, Guyton offers a quiet, small-town charm while benefiting from its proximity to the larger metropolitan area. In recent years, Guyton has seen an influx of new residents as part of the broader growth sweeping across Effingham County. With new housing developments and infrastructure improvements, the town is expanding while maintaining its traditional character. Local schools, recreational facilities, and small businesses thrive alongside the ongoing growth, positioning Guyton as a vibrant, yet peaceful, community that attracts both families and professionals. The combination of its location, growing population, and small-town appeal make it a key player in the future of Effingham County's development.



Inventory and Sales Price

City of Guyton, Georgia Sale Price Trend, Median

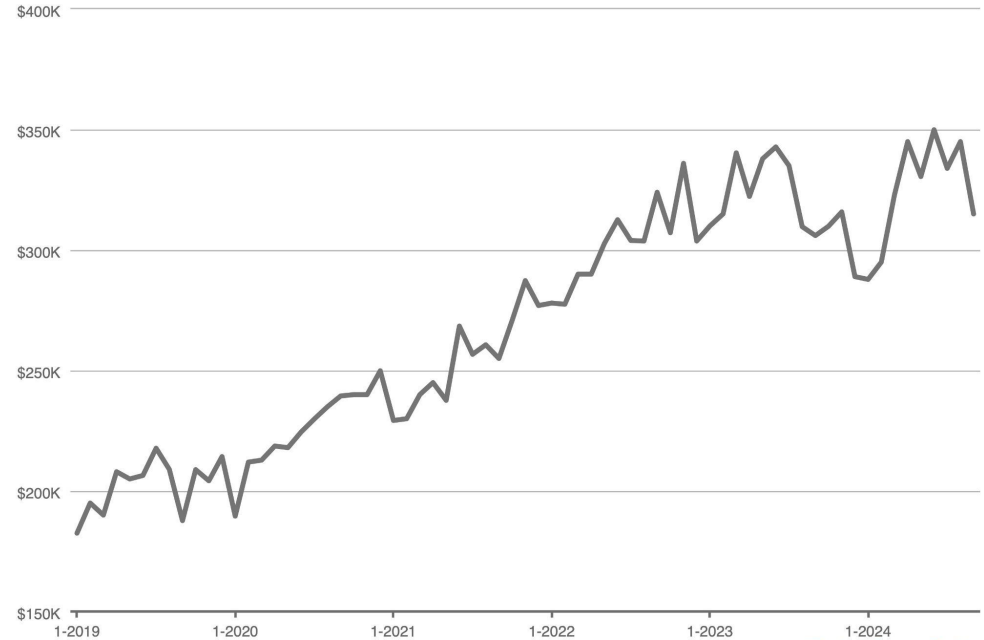
Month	2019	2020	2021	2022	2023	2024
Jan	\$183,900	\$213,500	\$209,000	\$290,990	\$300,000	\$324,900
Feb	\$193,995	\$217,760	\$232,000	\$301,969	\$312,500	\$350,000
Mar	\$205,000	\$216,800	\$239,990	\$296,490	\$349,000	\$360,999
Apr	\$224,900	\$218,815	\$240,000	\$299,995	\$360,000	\$350,000
May	\$216,495	\$225,000	\$254,990	\$318,500	\$350,000	\$375,000
Jun	\$208,000	\$247,400	\$263,000	\$314,995	\$374,400	\$342,450
Jul	\$235,500	\$241,450	\$267,450	\$308,000	\$384,900	\$333,900
Aug	\$228,000	\$263,950	\$269,995	\$324,870	\$346,658	\$350,000
Sept	\$203,000	\$247,100	\$249,990	\$326,240	\$363,257	
Oct	\$221,385	\$254,050	\$291,034	\$320,990	\$344,950	
Nov	\$211,000	\$255,575	\$302,300	\$346,000	\$384,123	
Dec	\$235,000	\$251,100	\$277,395	\$370,204	\$326,000	



Inventory and Sales Price

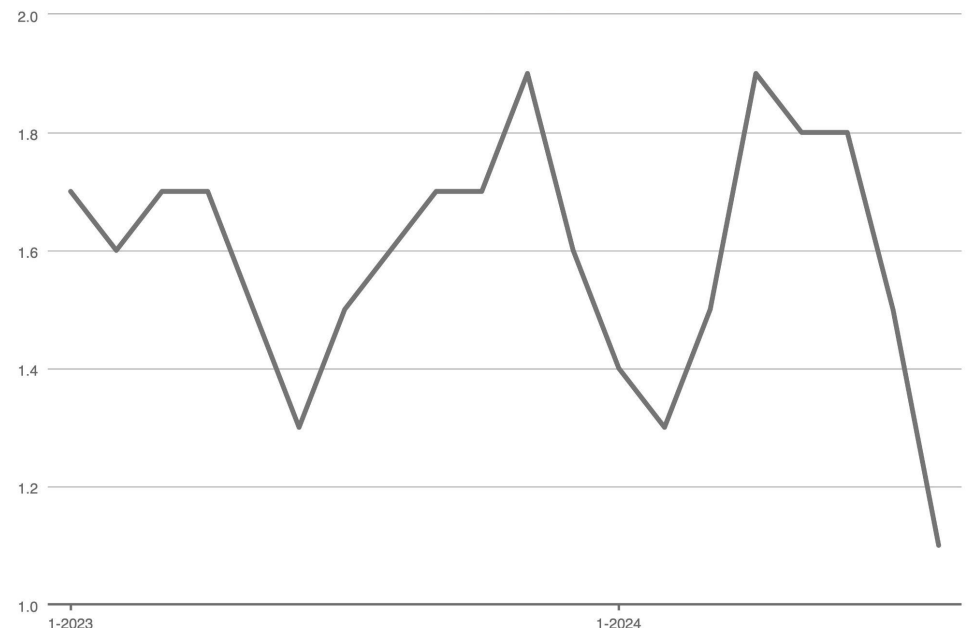
Effingham County Sale Price Trend, Median

Month	2019	2020	2021	2022	2023	2024
Jan	\$189,138	\$189,900	\$231,500	\$284,900	\$315,000	\$291,000
Feb	\$195,000	\$214,945	\$233,343	\$280,000	\$325,000	\$304,950
Mar	\$195,000	\$214,900	\$244,600	\$290,995	\$346,200	\$330,000
Apr	\$224,900	\$219,655	\$253,000	\$294,495	\$325,000	\$360,000
May	\$207,000	\$221,275	\$241,000	\$307,990	\$344,200	\$355,000
Jun	\$216,150	\$232,648	\$285,000	\$317,500	\$348,990	\$352,040
Jul	\$222,150	\$231,500	\$259,990	\$305,000	\$360,000	\$340,000
Aug	\$217,450	\$242,887	\$268,000	\$314,995	\$316,770	\$350,000
Sept	\$189,900	\$243,400	\$260,000	\$329,195	\$313,619	
Oct	\$209,992	\$245,000	\$273,250	\$310,000	\$315,731	
Nov	\$209,000	\$245,000	\$294,950	\$346,000	\$323,761	
Dec	\$226,450	\$255,000	\$279,579	\$324,200	\$294,919	



SFR Inventory

Months Supply of Homes for Sale, Effingham County





Brett Strickland

Exclusive Listing Agent

DAI Commercial Realty
b.strickland@daicommercial.com
Office +1 912-944-4410
Mobile +1 912-547-2812
b.strickland@daicommercial.com