



229 Acres of Outstanding Land
near Statesboro, Savannah & Pembroke GA

232 D Strickland RD

117 D Strickland RD

381 D Strickland RD

Asking Price 150,000.00 per acre

Fast Flyer

Prime Development Tract Near Pembroke, Georgia

This rare 229-acre tract in Bulloch Georgia offers one of the strongest development opportunities in the region.



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Top 5 Selling Points – 229 Acres, Pembroke, GA

- 1.Prime Location:** Borders I-16 with direct interstate access.
- 2.Close to Key Hubs:** Just 30 minutes to Georgia Ports and 8 miles from Hyundai Mega Plant.
- 3.Development Ready:** Water and sewage coming; perfect for industrial, commercial, or logistics projects.
- 4.Zoning Potential:** New zoning opportunity for a wide range of uses.
- 5.High-Growth Area:** Strategically positioned in a **fast-growing corridor** with excellent long-term investment potential.

Development Potential:

- **New zoning required**
 - ideal for
- **industrial, commercial,**
 - or logistics projects
- **Water and sewer services coming**
 - ready for growth



• **Topography & Terrain**

- Is the land mostly flat, gently rolling, or wooded? Flat or gently rolling land is often ideal for commercial, industrial, or residential development.
- If there are wooded areas, you can mention potential for selective clearing or natural buffers.
- **Visibility & Frontage**
 - Since it borders **I-16**, emphasize the **high visibility** and potential for signage, distribution centers, or businesses
 - that benefit from traffic exposure.

About Pembroke, Georgia

Pembroke, the county seat of Bryan County, is a growing city with **easy access to I-16, Savannah, and the Georgia Ports Authority**. Its location near the **new Hyundai Mega Plant** makes it a prime area for **industrial and commercial development**. Pembroke combines **strategic growth potential with small-town charm**, ideal for investors and developers alike.

About Statesboro, Georgia

Statesboro, the largest city in Bulloch County, is a thriving hub of **education, commerce, and industry**, home to **Georgia Southern University**. Strategically located along **major highways**, it offers **easy access to Savannah, I-16, and regional business centers**. With a **growing population and strong economic development**, Statesboro is a prime location for **investment, business, and community growth**.



Hyundai Plant Highlights:

- ⇒ Hyundai plant set to open in January of 2025
- ⇒ Expected to create 9,200 jobs in Bryan County
- ⇒ Hyundai suppliers expected to create additional 6,700 jobs in surrounding area over next several years.

