



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.

