

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



PROPERTY DESCRIPTION

Prime 54.99-Acre Commercial Development Opportunity – Parcels on Both Sides of Highway! An exceptional opportunity for multifamily or industrial development, this 54.99-acre parcel offers unmatched potential in a rapidly growing area. Strategically located exactly 1 mile from the new Hyundai plant and approximately 30 miles from the Savannah ports, this property is positioned for maximum exposure and business success. With parcels on each side of the highway, this site offers flexibility for various development possibilities, including industrial operations or a large-scale multifamily project. Its prime location near major transportation hubs, thriving economic activity, and a booming workforce makes it an ideal investment. 54.99 acres of prime development land Parcels on both sides of the highway for enhanced accessibility 1 mile from Hyundai plant – direct access to a powerhouse of industry 30 miles from Savannah ports – a gateway to global commerce Multifamily or industrial zoning potential Positioned in a thriving business corridor This is a rare and valuable investment opportunity in one of Georgia's fastest-growing regions. Act now! Whether you're looking to establish a thriving business hub, develop multi-family residences, or create an industrial complex, this property offers endless possibilities.

OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	54.99 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	67	235
Total Population	56	189	661
Average HH Income	\$78,414	\$78,175	\$77,692

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

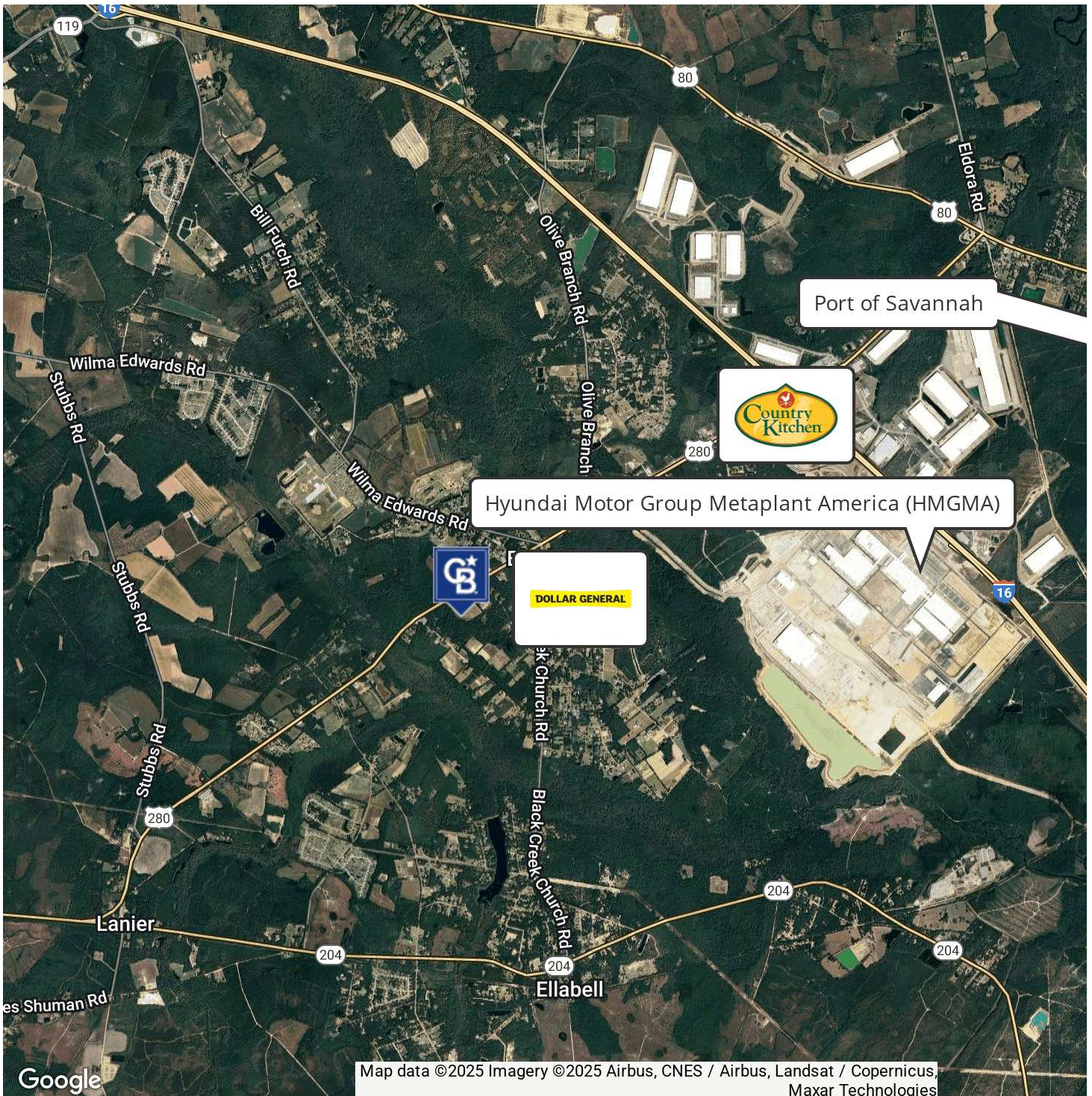


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

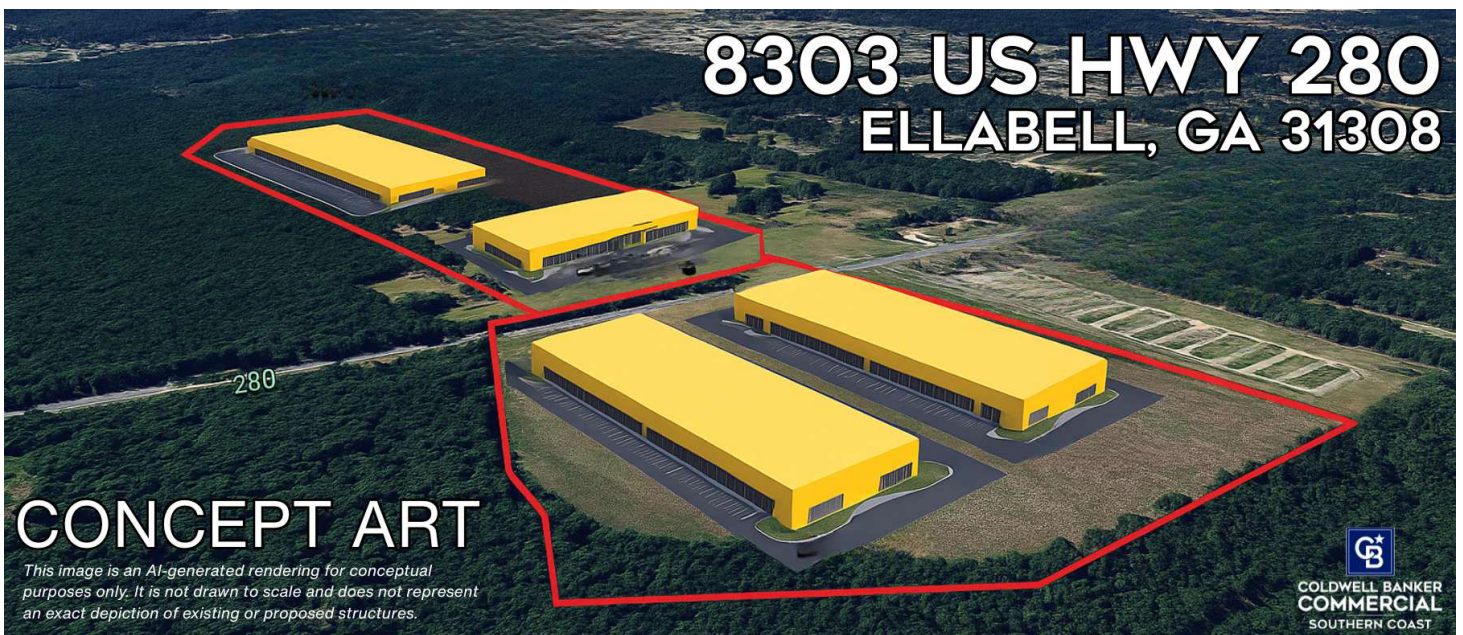


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

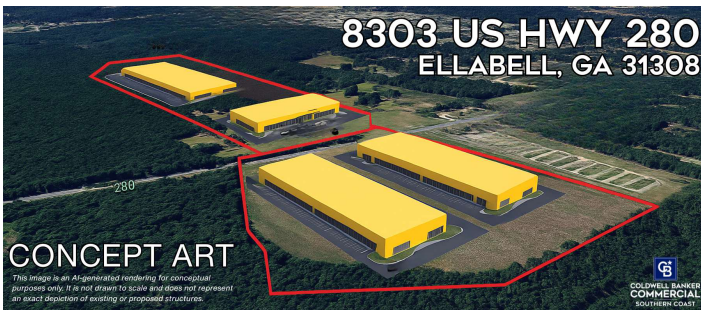


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

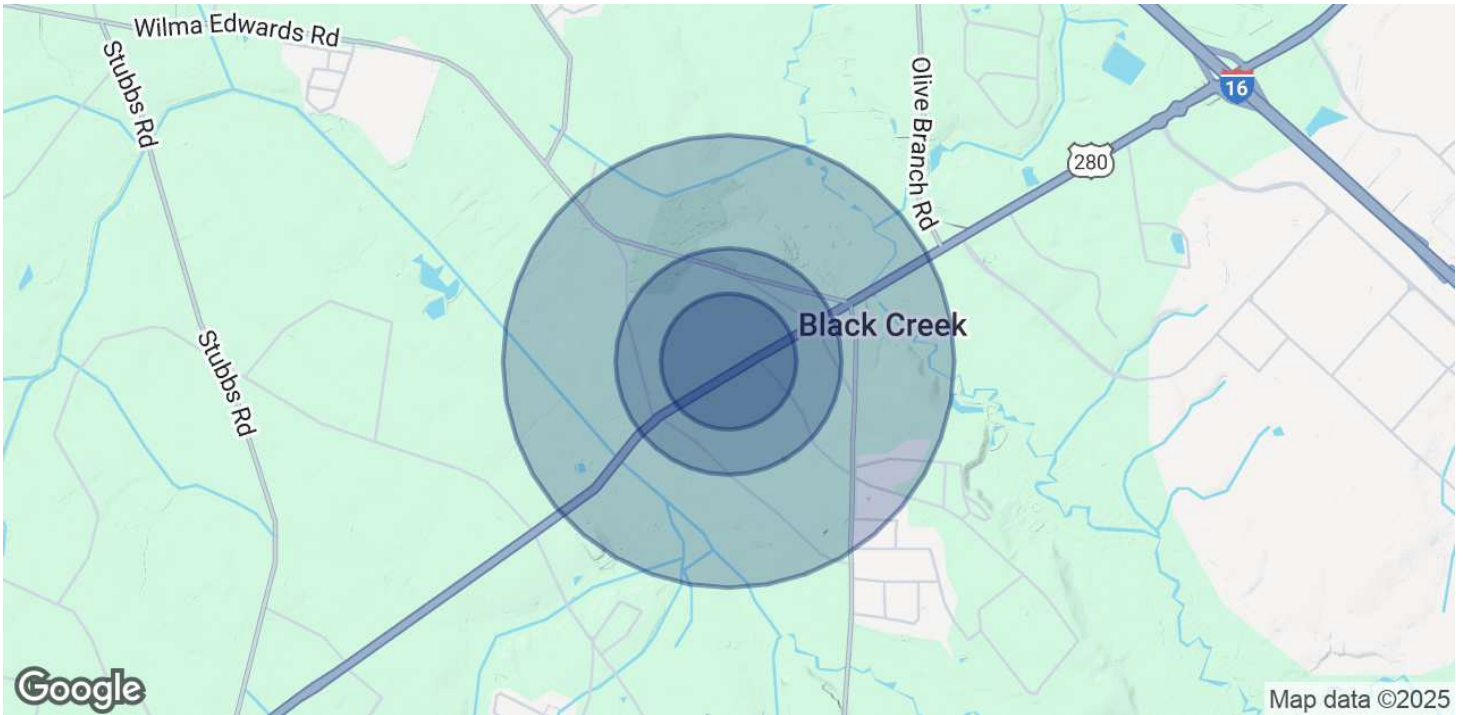


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	56	189	661
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	20	67	235
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$78,414	\$78,175	\$77,692
Average House Value	\$239,609	\$236,310	\$229,634

Demographics data derived from AlphaMap

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

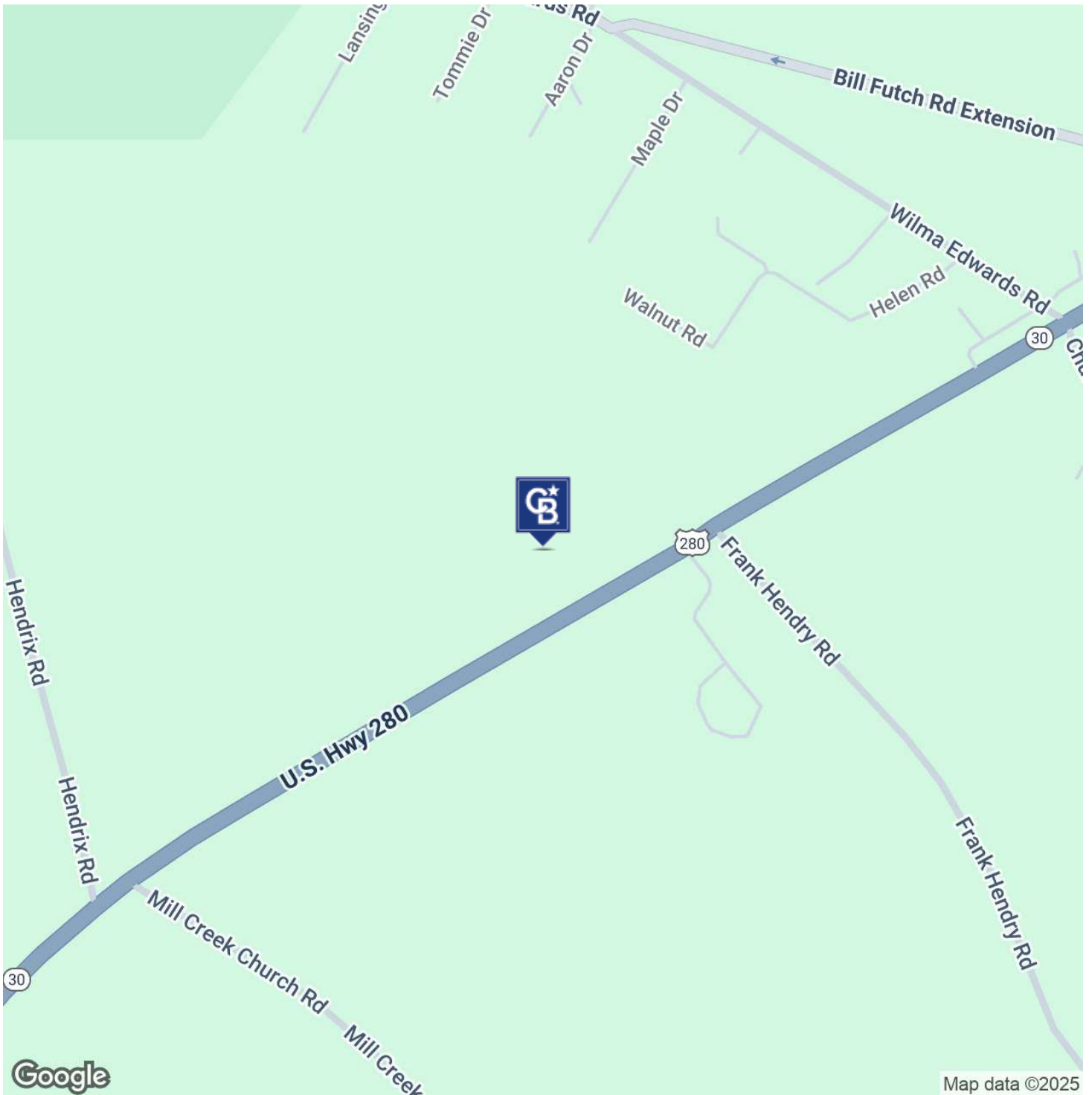


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

8303 US HWY 280 ELLABELL, GA

8303 US Hwy 280 Ellabell, GA 31308



Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040



COLDWELL BANKER
COMMERCIAL
SOUTHERN COAST