



13.45± AC INDUSTRIAL ZONED LAND

12404 US HIGHWAY 280 · ELLABELL, GA · BRYAN COUNTY

SITE AREA	HWY 280 FRONTAGE	TO I-16	TO HMG METAPLANT
13.45± AC	810± FT	1.3 Miles	1.8 Miles

13.45± acres of I-1 Light Industrial zoned land fronting US Hwy 280 in Northern Bryan County, less than 2 miles from the entrance to the Hyundai Motor Group Metaplant. The rectangular parcel offers 810± linear feet of highway frontage and sits just 1.3 miles from I-16, providing direct access to the Port of Savannah and the broader I-16 / I-95 corridor connecting to Jacksonville, Charleston, and Charlotte.

I-1 zoning supports a wide range of uses including warehouse, flex/industrial, distribution, large equipment sales, and truck terminal operations. Conceptual site planning shows 121,100± SF of building footprint achievable with supporting parking, staging and circulation. 2025 traffic counts of 10,300 AADT are expected to climb as the Hwy 280 corridor continues to develop around the Hyundai Metaplant supply chain and regional growth.



Paul Bland
912.856.6048
Paul@Coastalres.net

Doug Carroll
912.856.9222
D.Carroll@DCDAdvisors.com

Site & Access Details

NORTHERN BRYAN COUNTY, GEORGIA

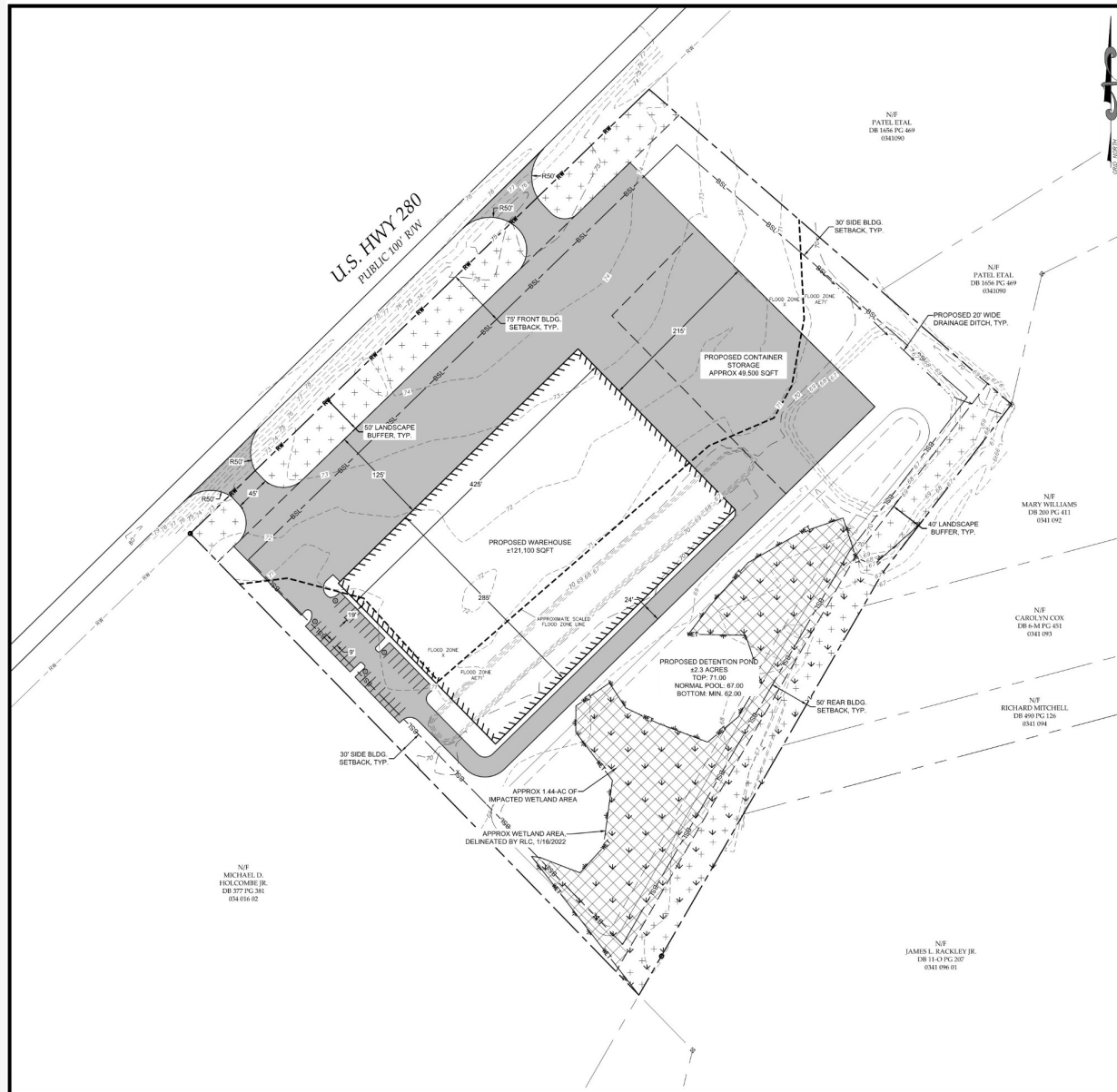
PROPERTY OVERVIEW

- 13.45± acres, I-1 Light Industrial zoning
- 810± feet of frontage on US Hwy 280
- 1.3 miles to I-16 interchange
- 1.8 miles to Hyundai Motor Group Metaplant entrance
- 2025 traffic counts: 10,300 AADT
- Conceptual plan supports 121,100± SF building footprint
- 25 miles to Ports via Dean Forest Rd and I-16
- +/-21 miles to Ports via US 80 & Jimmy Deloach Pkwy
- Rectangular, developable site — flex, warehouse, equipment sales, or truck terminal uses permitted
- Direct access to Port of Savannah, Atlanta (I-16), and Jacksonville/Charleston/Charlotte (I-95)
- USACE Jurisdictional Determination (JD) available



Conceptual Site Plan

PRELIMINARY



PLAN SUMMARY

PROPOSED WAREHOUSE

121,100± SF

DETENTION POND

2.3± AC

CONTAINER STORAGE

49,500± SF

PARKING

33-36 Spaces

SITE NOTES

- Setbacks: 50' front, 30' side, 50' rear
- Water: connect to proposed Bryan County main
- Sewer: connect to proposed Bryan County gravity sewer
- 1.44± AC impacted wetland, as shown

Regional Location

I-16 / US 280 / US 80 — HYUNDAI METAPLANT SUPPLY CORRIDOR



A SELECTION OF I-1 PERMITTED USES

- Warehouse and distribution
- Flex / industrial
- Large equipment sales
- Truck terminal operations

Positioned in the path of growth in one of the Southeast's most active industrial submarkets.