



FOR SALE | 12161 US-301 | 3.87 Acres
\$1,390,000

Statesboro, GA | Development Opportunity

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PROPERTY OVERVIEW

PROPERTY FEATURES

Positioned along HWY 301, one of Statesboro's primary roadway arteries, 12161 Highway 301 offers a highly visible and accessible development opportunity in one of Southeast Georgia's fastest-growing regional markets. The property benefits from direct frontage on a major thoroughfare connecting residential neighborhoods, retail corridors, and employment centers, providing strong daily traffic exposure and ease of ingress/egress.

While the property is currently zoned Mobile Home Park (MHP), its position along 301, a primary commercial corridor, provides strong long-term optionality for alternative uses. The site is surrounded by parcels that are zoned and developed for commercial purposes, establishing a clear precedent for commercial entitlement in the immediate area. Given the corridor's existing commercial character and roadway classification, rezoning to a commercial designation would be consistent with adjacent land uses and the broader development pattern along 301.

3.87 Acres along Highway 301

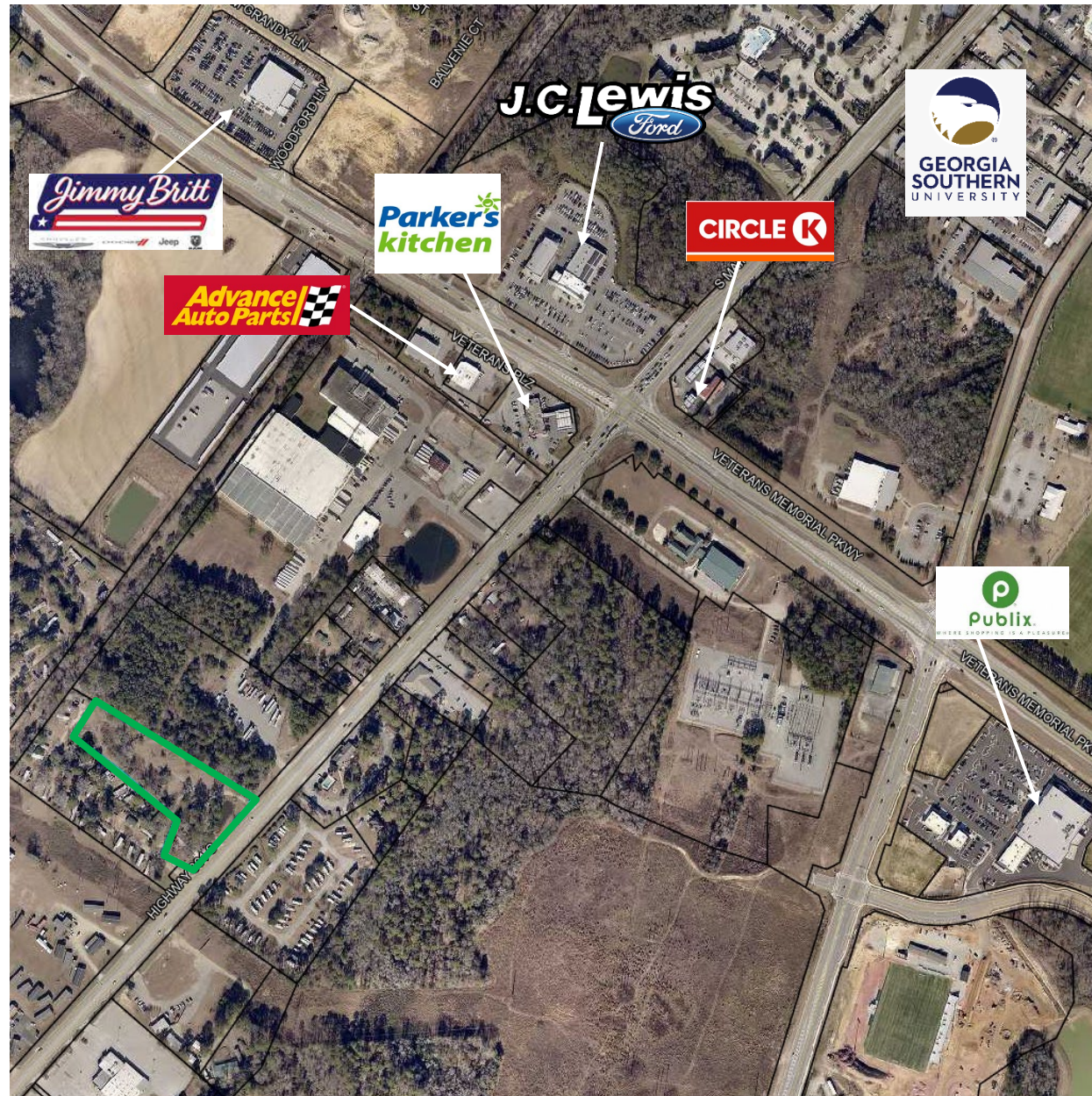
Direct frontage on Highway 301 – a primary traffic artery through Statesboro

Future zoning flexibility – located among a primary commercial corridor

Strong rental demand supported by a growing student and workforce population

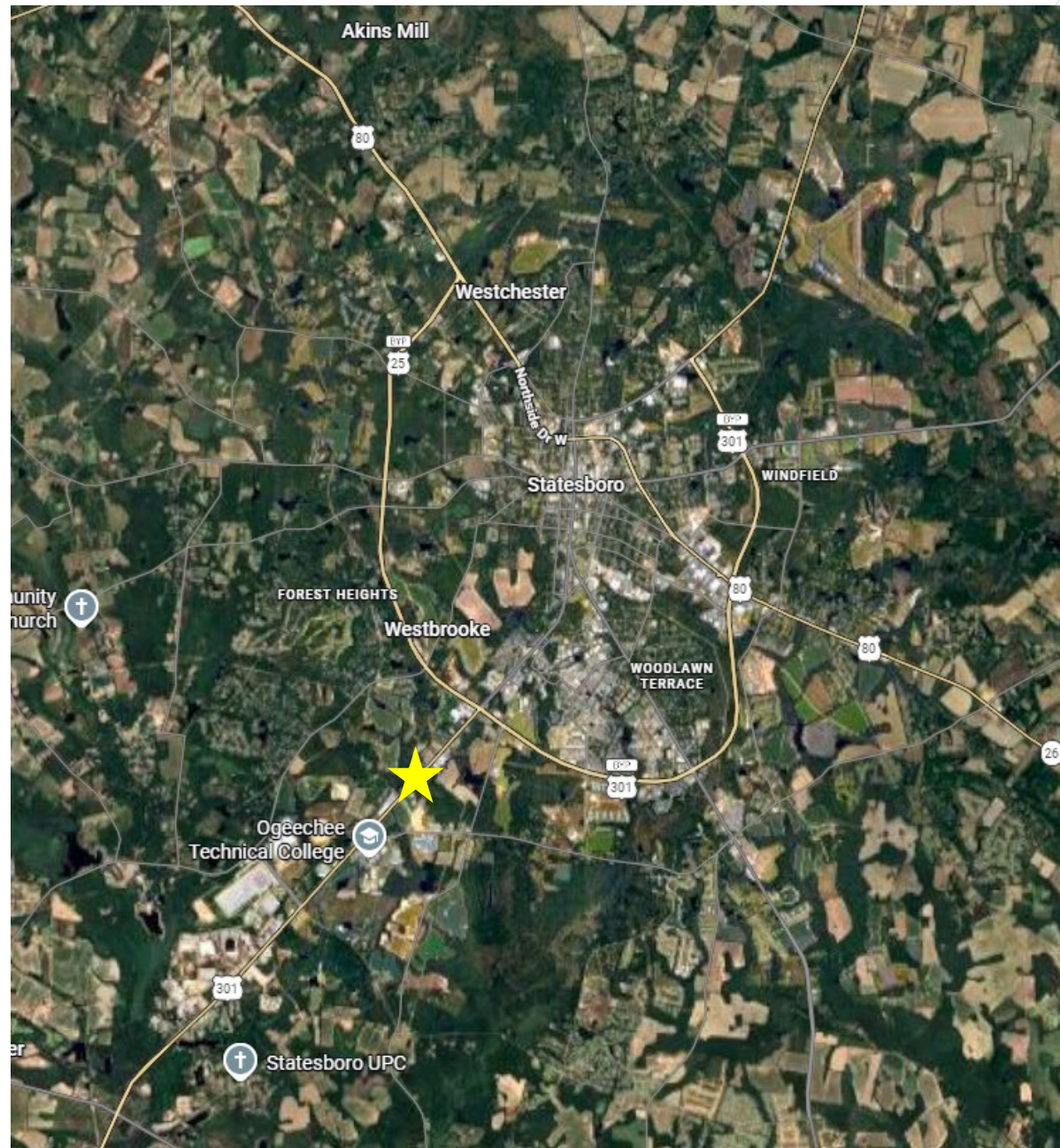
Expanding retail and service infrastructure along major corridors in Statesboro

Utilities available on-site



REGIONAL GROWTH

- **Economic Backbone:** The city serves as a regional economic center in Southeast Georgia, with a diverse economy anchored by education, manufacturing, healthcare, and retail. Annual retail sales exceed \$1 billion, reinforcing the city's role as a commercial destination for the surrounding rural counties.
- **Education and Workforce Magnet:** The presence of Georgia Southern University continues to be a major growth driver, contributing record enrollment and a robust economic footprint. The university's regional economic impact exceeds \$1.16 billion, supporting thousands of jobs both on-campus and off-campus through student spending and institutional operations
- **Regional Projection:** Economic and development plans, including local strategic initiatives and county forecasts, anticipate continued growth in population, housing needs, and job creation, reinforcing demand for both residential and commercial real estate throughout the area
- Continued infrastructure investment and corridor expansion along key regional routes, including connectivity to I-16 and the Savannah port corridor, are strengthening Statesboro's position as a logistics and workforce hub in Southeast Georgia, further supporting long-term residential and commercial growth





FOR INFORMATION:

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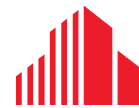
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