

**FOR SALE**

**Sale Price:**

**\$6,850,000**

**Rhett Mouchet, SIOR**

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## ±248 Acre Land Site

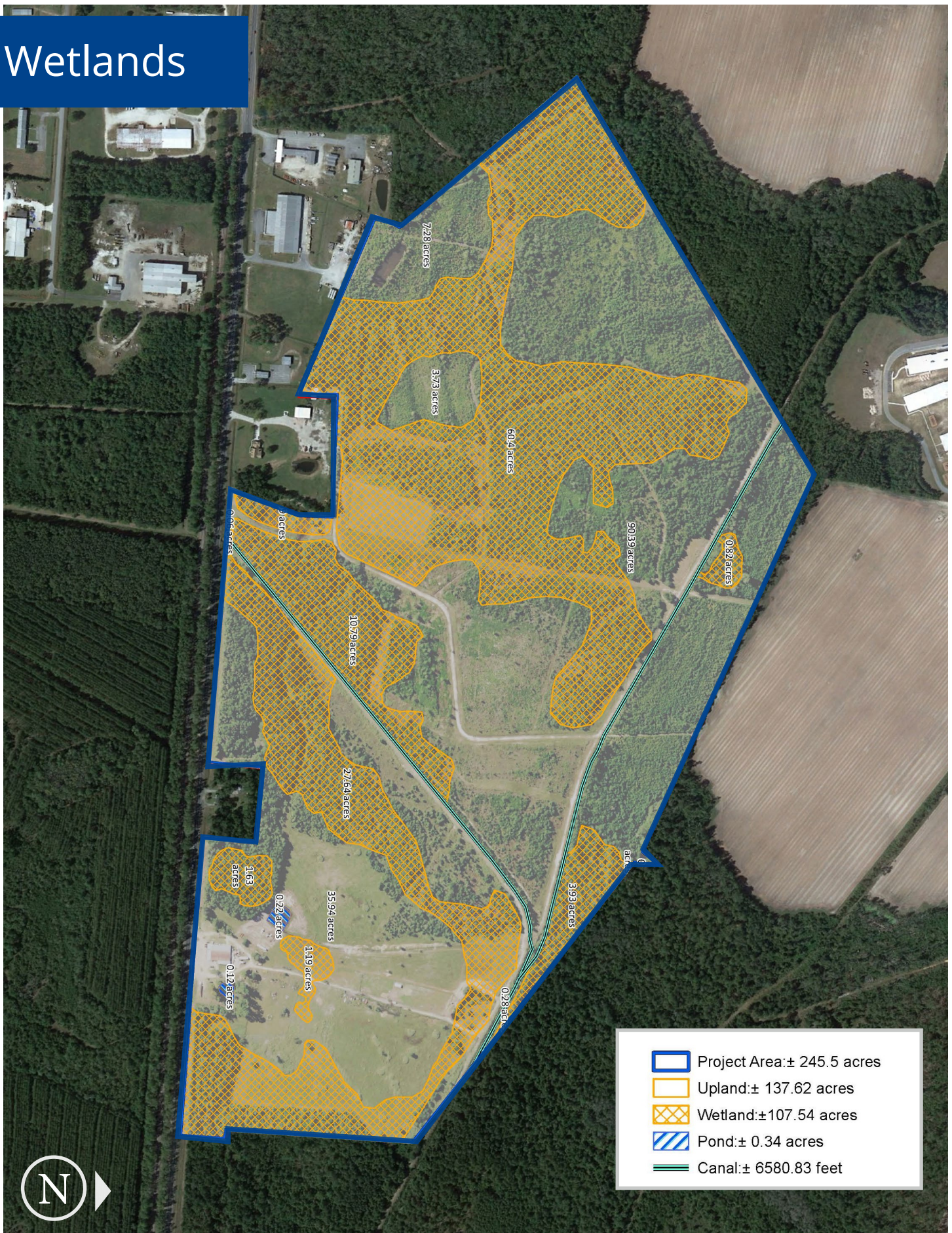
Highway 280, Pembroke, GA 31321

- ±248 acres with approximately ±140 upland acres for sale on Highway 280
- Located within the City Limits of Pembroke
- ±2,351' of frontage on Highway 280
- 9,730 vehicles passing the site each day
- Over 5,000 households surrounding the site
- Zoned AR-1 (Potential for Mixed Use Re-zoning)
- Located 9.5 miles from Hyundai's \$7.6 Billion EV Plant which will employ ±8,500 workers and be completed in January 2025

Accelerating success.



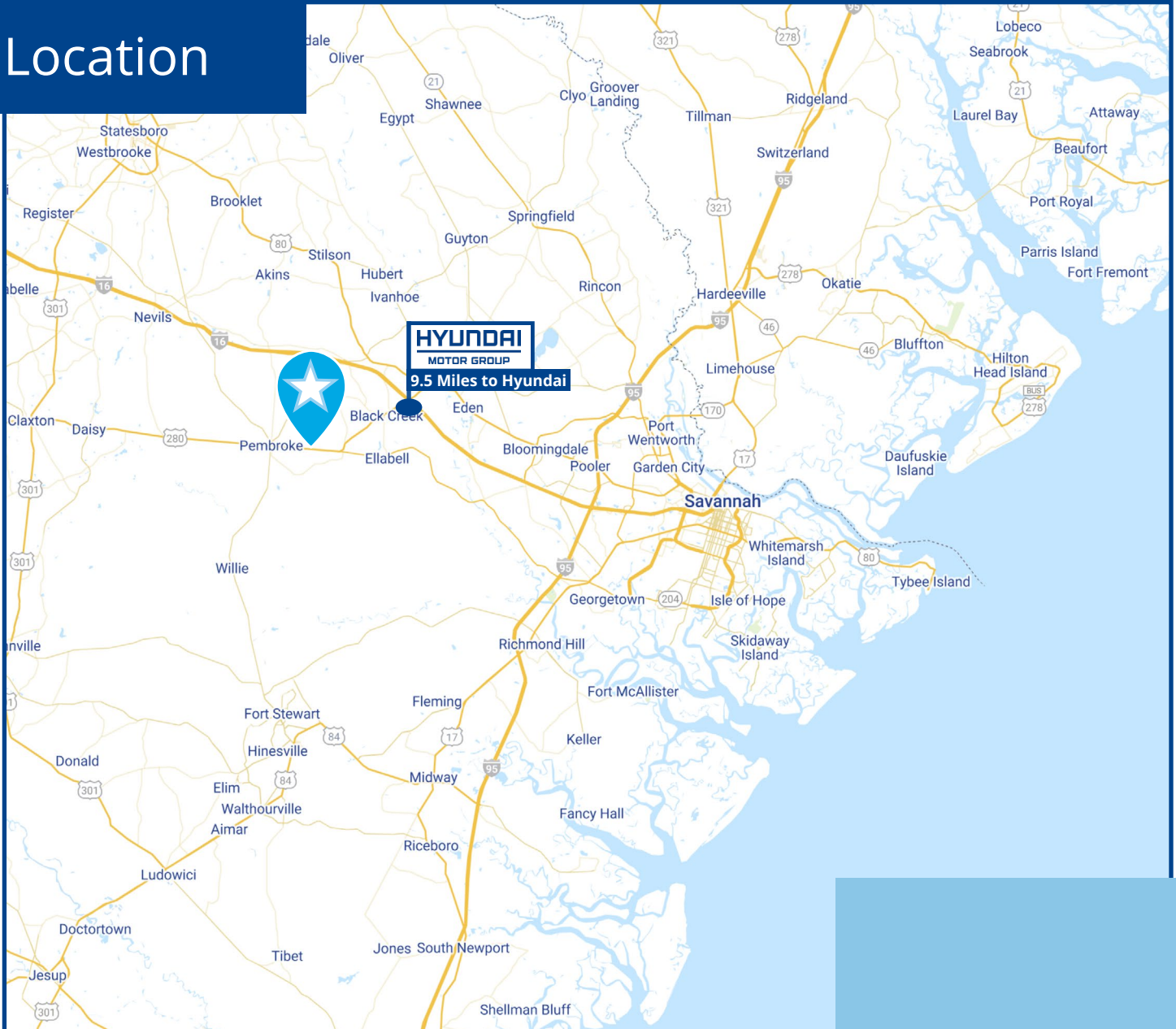
# Wetlands



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# Location



## Demographics

	3 Miles	5 Miles	10 Miles
Current Population	3,158	4,342	13,965
No. of Households	1,177	1,620	5,183
Avg. HH Income	\$71,690	\$72,489	\$73,571
Daytime Employees	1,330	1,583	2,422
Businesses	172	207	339
Traffic Counts	9,730 Vehicles per Day on Highway 280		

Source: CoStar & GDOT 2024

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