

INDUSTRIAL OPPORTUNITY

PRICING AVAILABLE UPON REQUEST

229± Acres Industrial Development Opportunity



Site Attributes

Total Acreage: 229± acres (contiguous)

Location: 381 D Strickland Rd. Pembroke, GA

Bulloch County Parcel IDs:

154000055 001, 154000005, 154000039 000,
154000039 001

Topography: High ground; generally flat

Site Characteristics: Wooded with several buildings

Current Zoning: AG-5

Utilities: Electricity. No municipal water or sewer available.

Environmental: Phase I Environmental Site Assessment pending

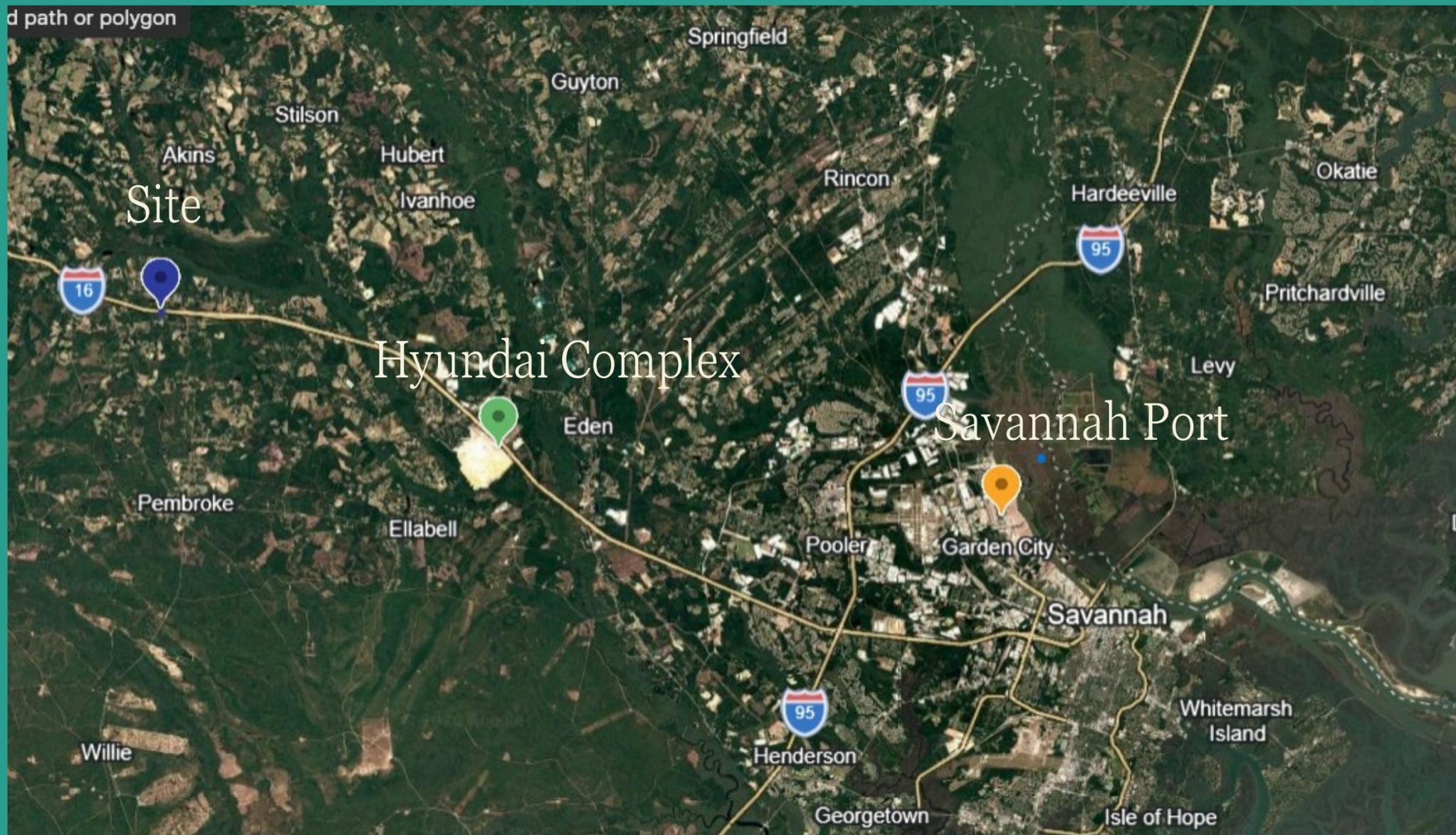
Key Advantages

This site combines **exceptional scale** and access, strategically situated west of Hyundai Metaplant, enhancing visibility and connectivity. Its proximity to the Port of Savannah provides significant growth exposure, supported by a **competitive incentive environment** and long-term regional upside.

Strategic Access

This **229± acre greenfield site** offers exceptional visibility and direct access to Interstate 16, making it suitable for phased development and long-term expansion. The site's advantageous positioning enhances flexibility for various industrial uses in a growing market.

The **direct access** to Interstate 16, enhances logistics efficiency with only a 40-minute drive to the Port of Savannah and 20 minutes to the Hyundai Metaplant America. This prime location supports seamless connectivity for businesses operating in the region.



Bulloch County Advantages

Leadership

Pro-business local leadership fosters a **supportive environment** for industrial growth and economic development initiatives.

Workforce

A skilled workforce pipeline is available through local educational institutions, ensuring **trained talent** for industries.

Costs

Competitive land and operating costs make Bulloch County an **attractive option** for businesses seeking value.

Support

Georgia Southern University offers support through partnerships, research, and **educational programs** that benefit local businesses.

Georgia State & Local Incentives

Tax Credits

Georgia offers **Job & Investment Tax Credits** aimed at reducing state tax liabilities for eligible businesses, promoting job creation and investment in the region.

Port Tax Credits

Port Tax Credit Bonus available for qualifying port users

Sales Tax Exemptions

Businesses can benefit from **Sales & Use Tax Exemptions** on manufacturing equipment purchases, significantly reducing initial capital expenditures and improving financial feasibility.

Local Incentives

Potential of individual local incentives available through the Bulloch County Development Authority

Target User Profiles

Manufacturing

Ideal for **advanced manufacturing** processes, offering flexibility for both large-scale and specialized production needs.

Logistics

Perfect for **distribution and logistics** operations, with easy access to major transport routes and ports.

Automotive

Supports the **automotive supply chain**, making it a prime location for EV and traditional vehicle components.

Business Park

Suitable for creating an **industrial or business park**, attracting diverse businesses and fostering economic growth.



Get in touch with us today!

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