

±11.21 COMMERCIAL ACRES ON US HWY 80 | FOR SALE

166 US HWY 80
GUYTON, GA 31312

Adam Bryant, CCIM, SIOR
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SITE
±11.21 Acres

Elm St

US Hwy 80

Sandhill Rd



PROPERTY INFORMATION

Property Summary
Complete Highlights
Site Plan
Additional Photos
Additional Photos
Additional Photos

LOCATION INFORMATION

Aerial | Local
Aerial | I-16
Aerial | I-16 & I-95
Aerial | Savannah MSA
Location Maps

DEMOGRAPHICS

Demographics Map & Report

ADVISOR BIO & CONTACT

Advisor Bio & Contact

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SITE
±11.21 Acres

Elm St

Sandhill Rd

US Hwy 80

1 PROPERTY INFORMATION

166 US Hwy 80
Guyton, GA 31312

Property Summary



Sale Price	\$3,000,000
OFFERING SUMMARY	
Lot Size:	11.21 Acres
Price / Acre:	\$267,618
Zoning:	B-3
Market:	Savannah
Submarket:	Effingham
APN:	03020166

PROPERTY OVERVIEW

SVN is pleased to offer ± 11.21 commercial acres for sale at the northwest quadrant of the intersection of US Highway 80 and Sandhill Road. The parcel is level and has been cleared and rough graded. Present zoning is B-3, which allows for a variety of heavy commercial uses to include convenience stores, retail businesses, automotive storage and screened outdoor storage as well as conditional uses with county commission authorization to include warehouse operations and motor freight terminals.

LOCATION OVERVIEW

This location in Effingham County is near the Bryan County line and is approximately 4 miles from the interchange of I-16 & US Highway 280 where the Hyundai Metaplant is being constructed, representing a multi-billion-dollar investment in the immediate area. To the East along Highway 80 is Jimmy Deloach Parkway, which is approximately 13 miles away and provides quick access to many areas of Savannah including Pooler and I-95 as well as a direct corridor to the Georgia Ports Authority gate. Traffic counts are approximately 14,000 vehicles per day along US Highway 80.

Complete Highlights

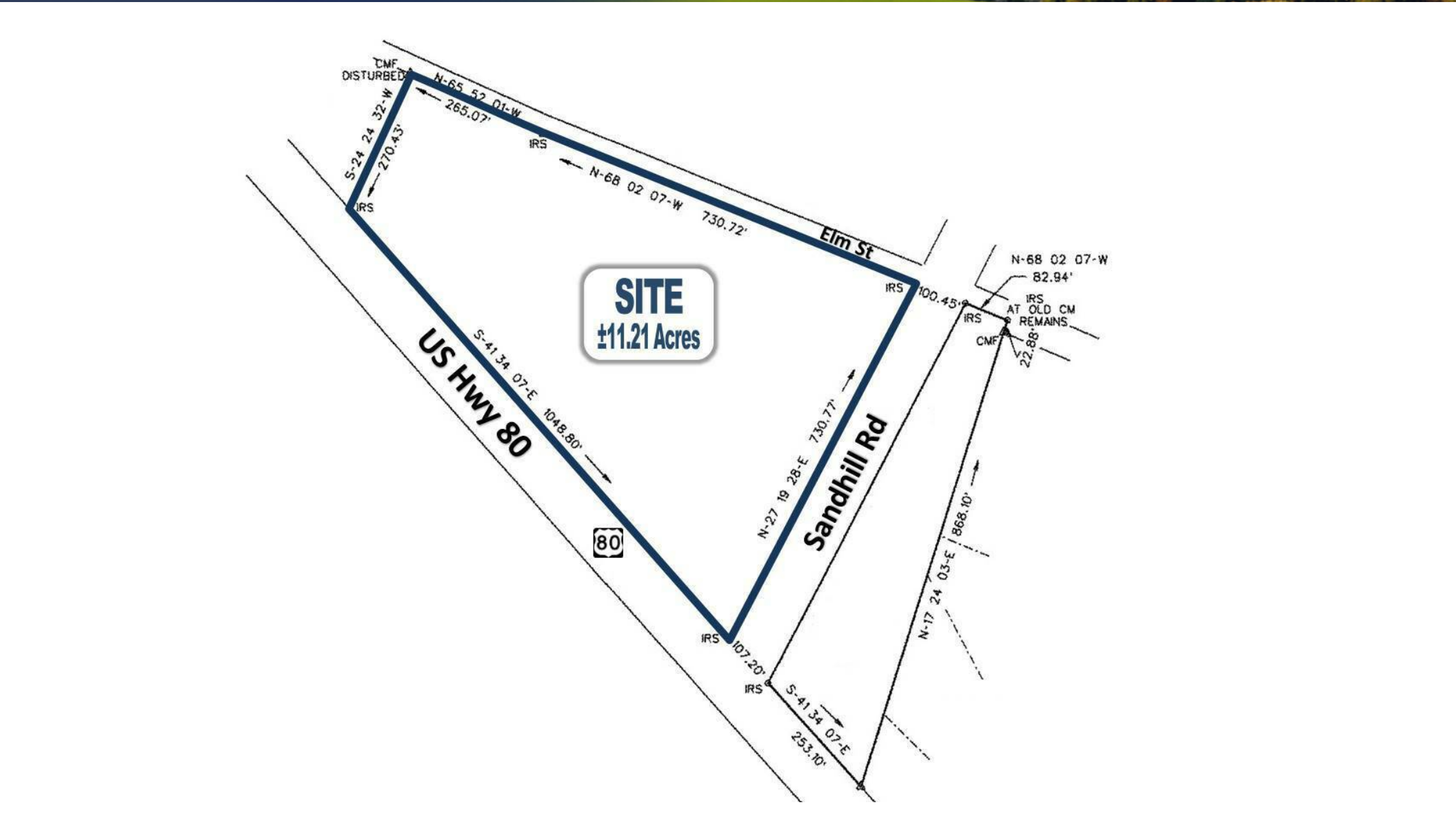


PROPERTY HIGHLIGHTS

- ±11.21 Acres on NW Quadrant of US Hwy 80 & Sandhill Rd | for Sale
- Level, Cleared and Rough Graded; Zoned B-3
- Heavy Commercial Uses Include: Retail, Convenience Store, Automotive Storage, Screened Outdoor Storage
- Conditional Uses Include: Warehouse Operations & Motor Freight Terminals
- Near Bryan County Line; 4 Miles from Hyundai Metaplant
- Easy Access to I-16, Jimmy Deloach Pkwy; I-95; GA Ports



Site Plan



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



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Additional Photos



View South from Site

Additional Photos



View East from Site



View West from Site

2 LOCATION INFORMATION

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Aerial | Local

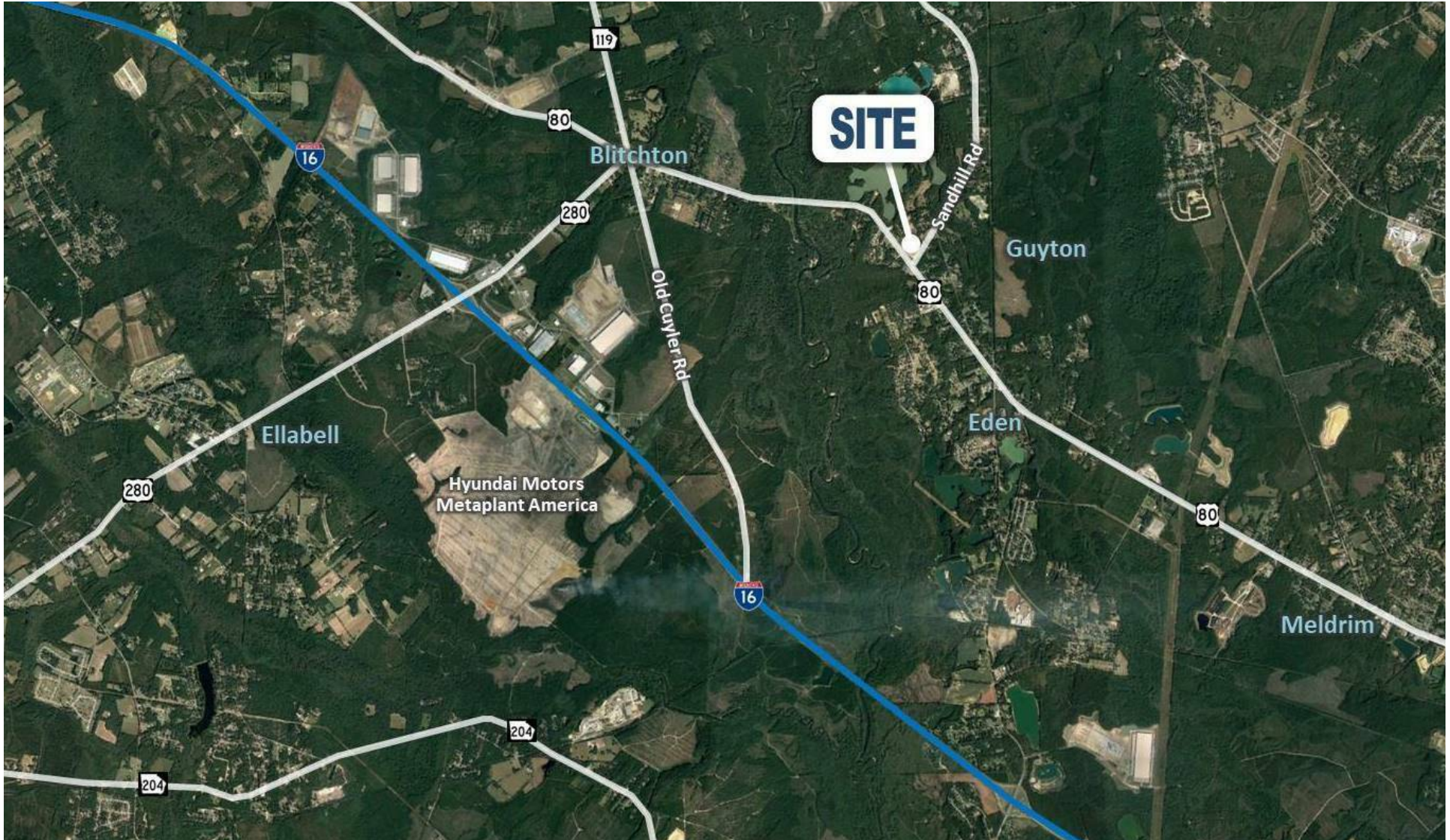


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Aerial | I-16

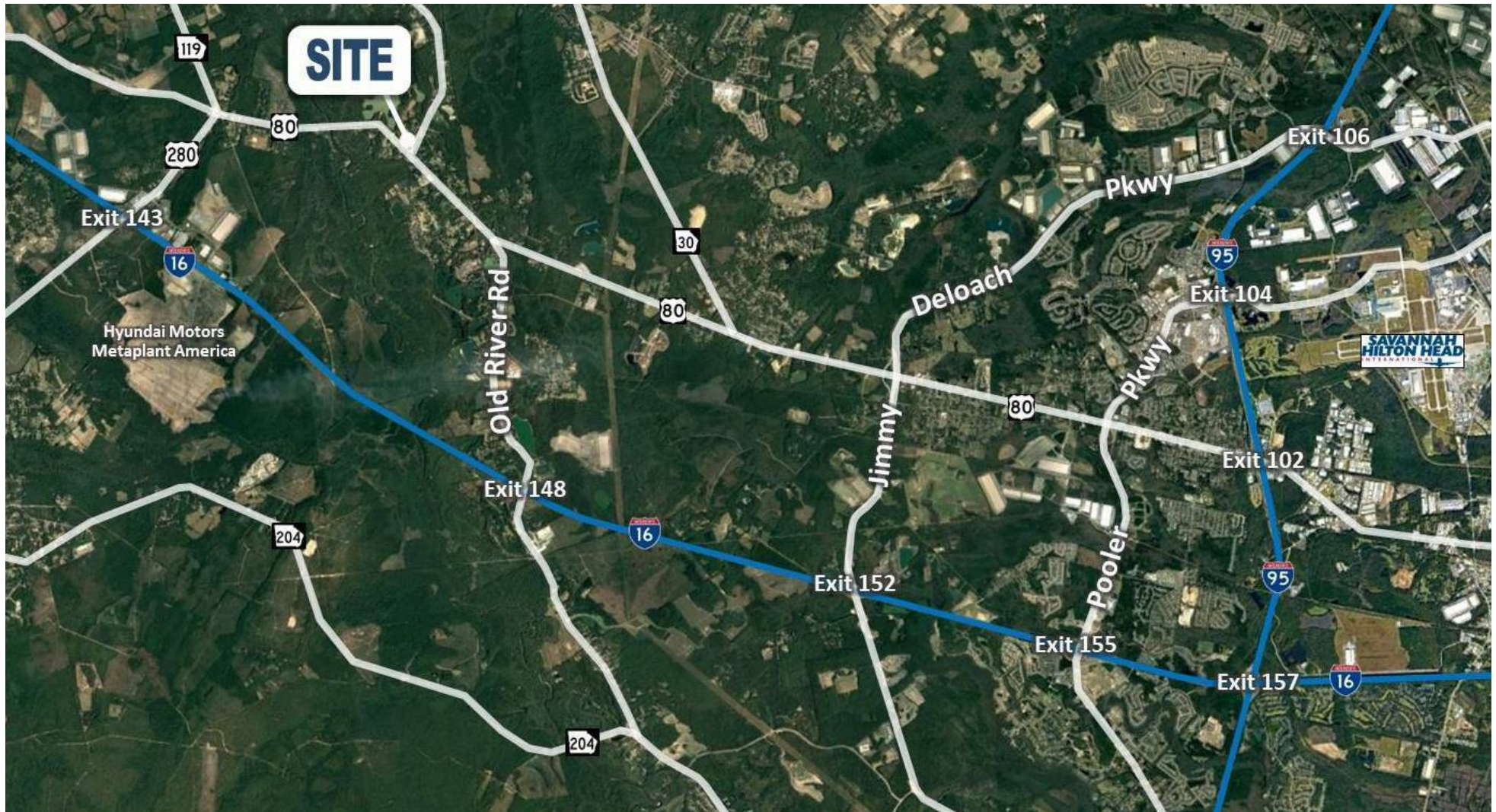


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Aerial | I-16 & I-95

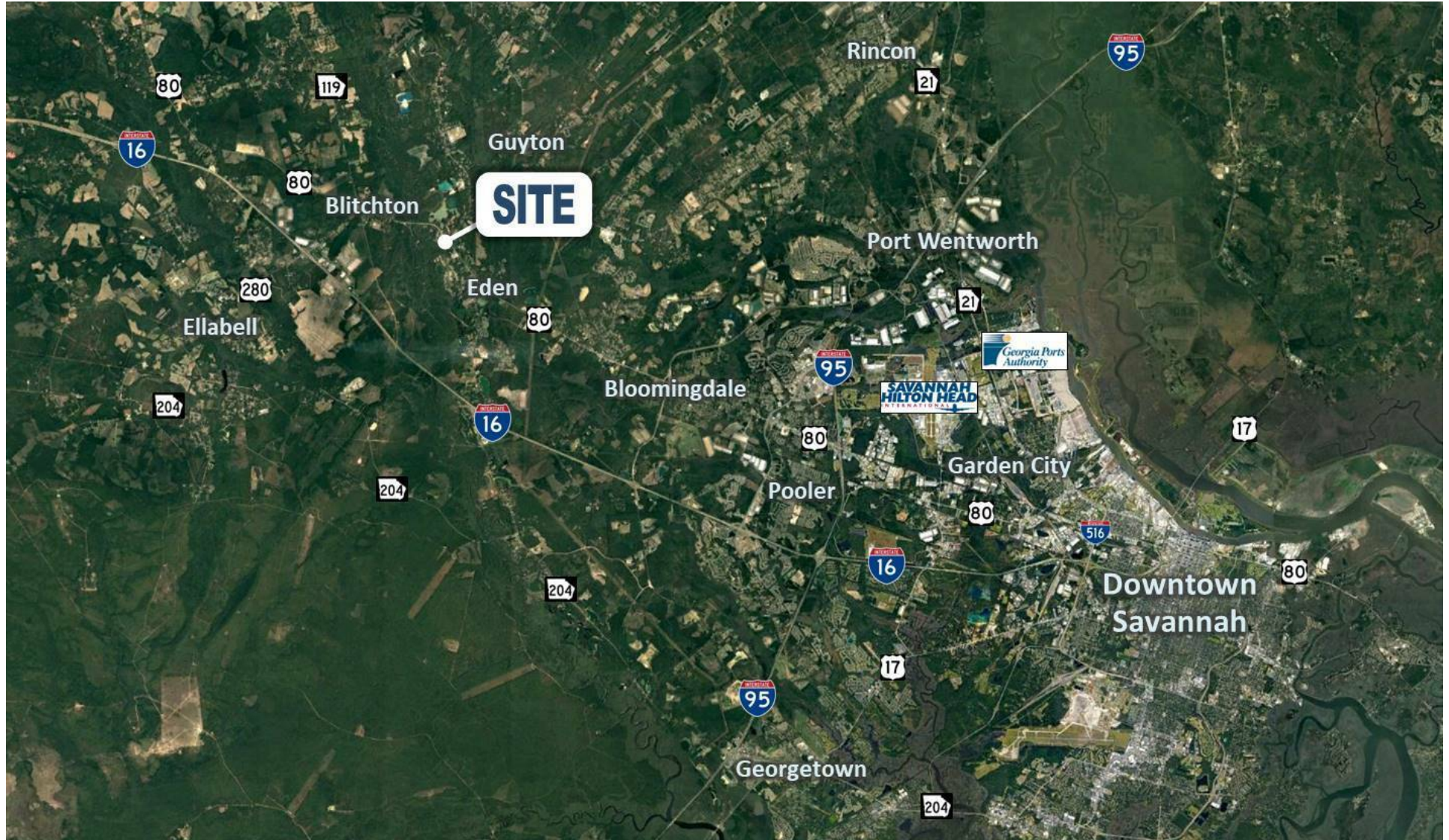


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Aerial | Savannah MSA

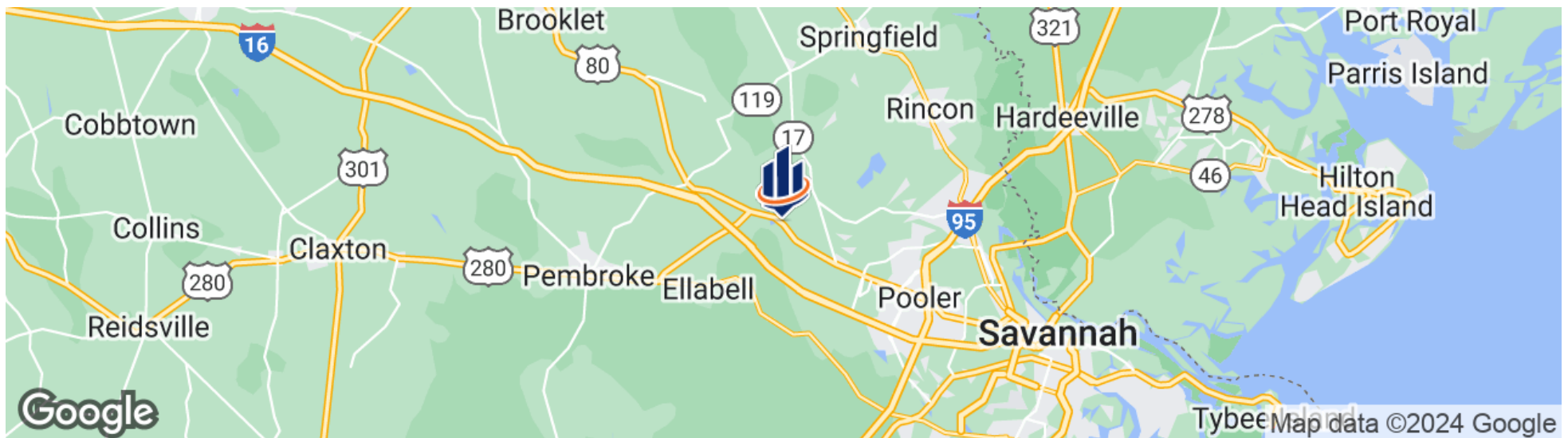


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Location Maps



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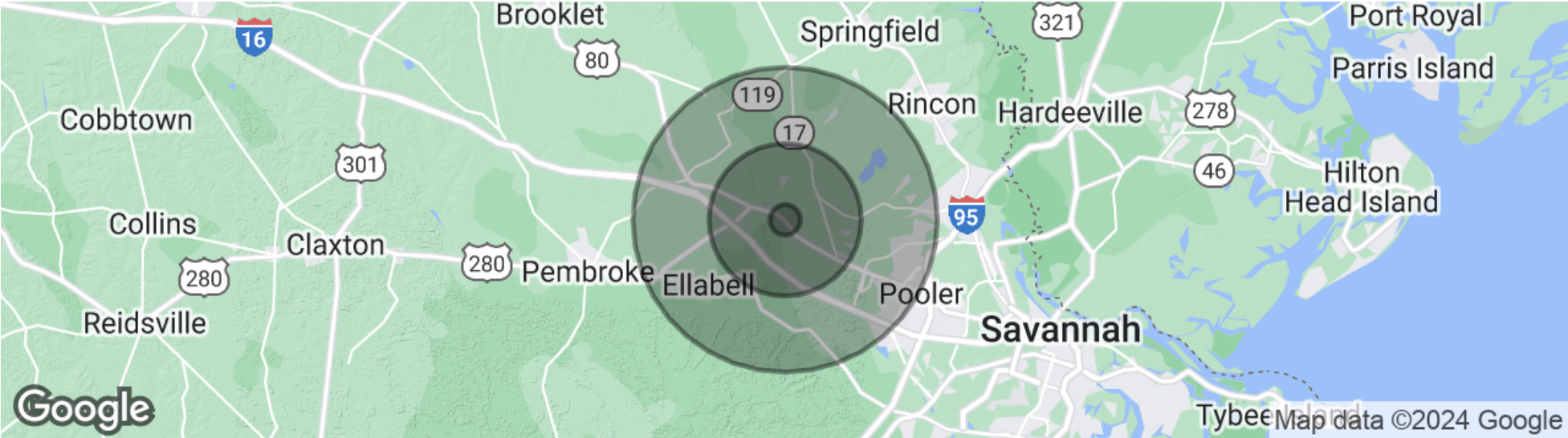
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DEMOGRAPHICS

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Demographics Map & Report



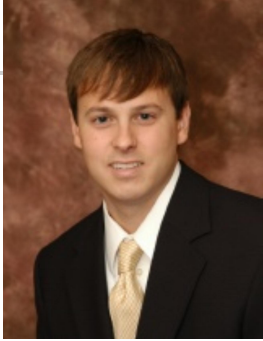
	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	629	11,811	61,016
Average Age	30.1	35.6	36.5
Average Age [Male]	32.3	35.2	34.7
Average Age [Female]	29.5	36.7	38.3
HOUSEHOLDS & INCOME			
Total Households	236	4,604	24,099
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$55,984	\$66,123	\$86,421
Average House Value	\$184,749	\$174,134	\$179,935

2020 American Community Survey [ACS]

4 ADVISOR BIO & CONTACT

166 US Hwy 80
Guyton, GA 31312

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]