

Commercial Development Opportunity in Georgia's Hyundai Growth Corridor

865 US Highway 80 Eden, Georgia



Prepared by Today Real Estate

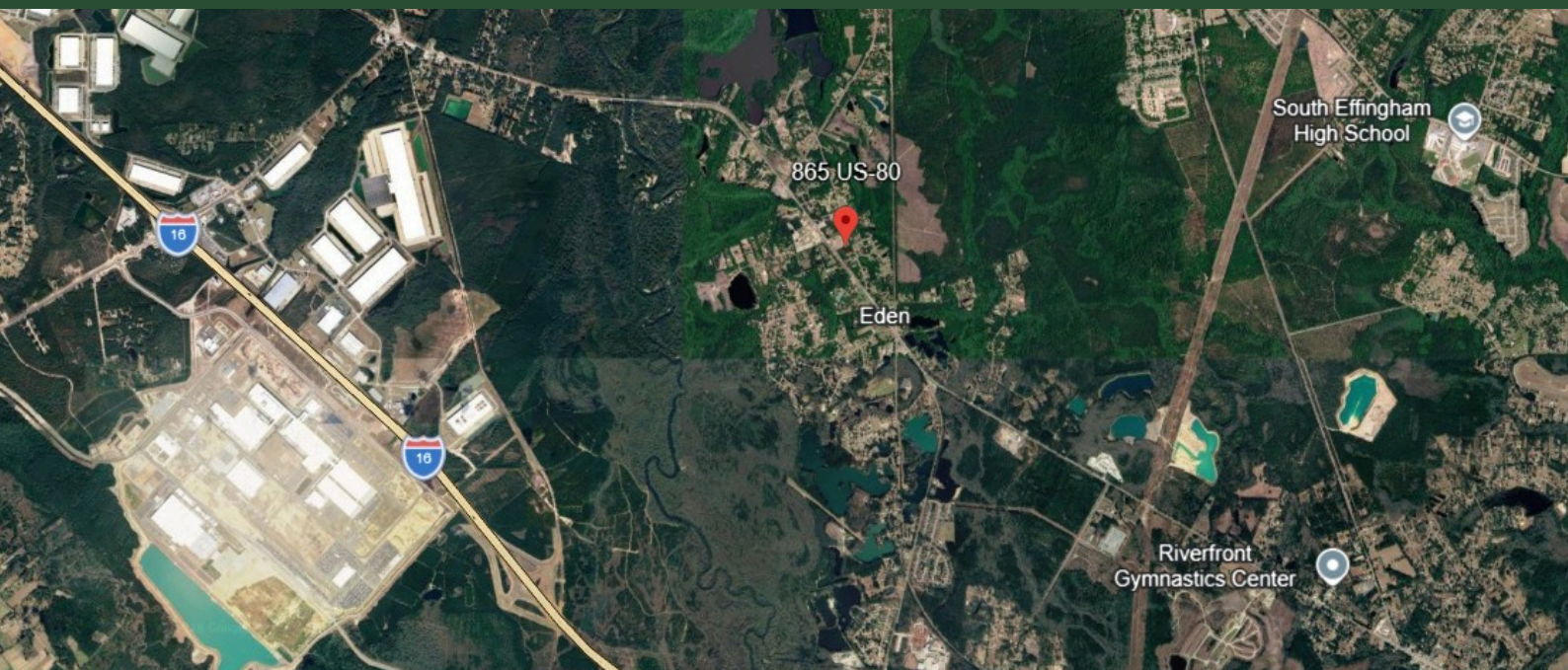
Commercial Advisors serving Savannah, Bryan County, and Effingham County through market intelligence, local knowledge, and development expertise.

Executive Summary

865 US Highway 80 | Eden, Georgia

1.81 Acres | ±170 Feet of US Highway 80 Frontage

Positioned along one of Coastal Georgia's fastest-growing commercial corridors, this property offers an opportunity for commercial, service, retail, or light industrial development just minutes from the region's largest economic drivers. The property is currently zoned AR-1, with adjacent B-3 commercial zoning, and the seller is willing to cooperate with rezoning efforts.



From the property businesses enjoy convenient access to:

- Interstate 16
- Interstate 95
- US Highway 80
- Port of Savannah
- Savannah/Hilton Head International Airport

This makes the location attractive for companies serving:

- Coastal Georgia
- Jacksonville
- Charleston
- Atlanta
- Southeast distribution

Investment Advantages

- ✓ Minutes to Hyundai suppliers
- ✓ Growing workforce population
- ✓ Highway frontage
- ✓ High visibility
- ✓ Commercial rezoning potential
- ✓ Lower land costs than Pooler
- ✓ Strong appreciation potential
- ✓ Flexible development opportunities

Property Highlights

1.81 Acres

Approximately 170 feet of US Highway 80 frontage

Excellent visibility

Highway exposure

Easy truck access

Utilities available nearby

Adjacent commercial zoning

Seller willing to assist with rezoning

Property extends through to Dogwood Way providing potential secondary access.



Contact Us

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