

HOTEL DEVELOPMENT SITE FOR SALE —



N Peters St & Rushing St
Claxton, GA 30417

**FOR
PRICE**

**CALL
AGENT**



**2.10
Acres**



**88
ROOMS**



MARRIOTT®
APPROVED
HOTEL PROJECT



N Peters St & Rushing St
Claxton, GA 30417

**TWO (2)
ACRE LAND**

NEARBY AMENITIES

- ✓ Located in Downtown Claxton – Minutes from dining & Shopping
- ✓ **"Fruit Cake Capital of the World"** – Just Minutes from the Famous Claxton Bakery
- ✓ Within an Hour of **Hyundai's \$7.6B Georgia Metaplant**
- ✓ Located near **Jack Hill State Park**
- ✓ Adjacent to **Evans Memorial Hospital & Evans County**
- ✓ Easy Access to **US Highways 280 & 301**
- ✓ Near **Claxton-Evans County Airport**



DEVELOPMENT HIGHLIGHTS

- ✓ Marriott-Approved Hotel Project
- ✓ Dedicated Turning Lane Installed
- ✓ Construction & Loan Financing Available
- ✓ Ready For Immediate Development

DEVELOPMENT & FINANCING ALSO AVAILABLE



STRATEGIC LOCATION ADVANTAGES

- ✓ Adjacent to Optimum Medical Center
- ✓ Excellent Highway Connectivity – Direct access to GA Highways 57, 147 & 178
- ✓ Within an Hour of Hyundai Plant **COST \$7.6 BILLION** in Less Than One Hour
- ✓ Minutes from Jack Hill State Park & Golf Course
- ✓ Strategically Located Between Savannah & Macon
- ✓ Approximately 70 Miles to Savannah/Hilton Head International Airport



**STRONG TOURISM
DEMAND**
Growing business
& leisure travel



**HIGH BARRIER
TO ENTRY**
Limited new hotel
supply in area



**PREMIUM BRAND
PARTNERSHIP**
Marriott brand
power & loyalty



**ATTRACTIVE ROI
POTENTIAL**
High occupancy
& ADR growth



SECURE YOUR FUTURE
Prime location.
Proven investment.