

±11.21 COMMERCIAL ACRES ON US HWY 80 | FOR SALE

166 US HWY 80
GUYTON, GA 31312

Adam Bryant, CCIM, SIOR
C: 912.667.2740
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Elm St

80

SITE
±11.21 Acres
Will Subdivide

US Hwy 80

Sandhill Rd





PROPERTY INFORMATION

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- Property Highlights
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LOCATION INFORMATION

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

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- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact

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SITE
±11.21 Acres
Will Subdivide



1 PROPERTY INFORMATION

166 US Hwy 80
Guyton, GA 31312

Property Summary



Sale Price

\$3,300,000

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 property may be subdivided into smaller parcels and is level, cleared and rough graded. It is currently zoned B-3, allowing for a wide range of heavy commercial uses, including convenience stores, retail businesses, automotive storage and screened outdoor storage. Additional conditional uses may be permitted with County Commission approval including 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, the site of the recently completed Hyundai Motor EV Metaplant, 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.

OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Lot Size: | 11.21 Acres [Will Subdivide] |
| Price / Acre: | \$294,380 |
| Zoning: | B-3 |
| Market: | Savannah |
| Submarket: | Effingham |
| APN: | 03020166 |

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Property Highlights



PROPERTY HIGHLIGHTS

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

Property Plat



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Additional Photos



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Additional Photos



View South from Site

Additional Photos

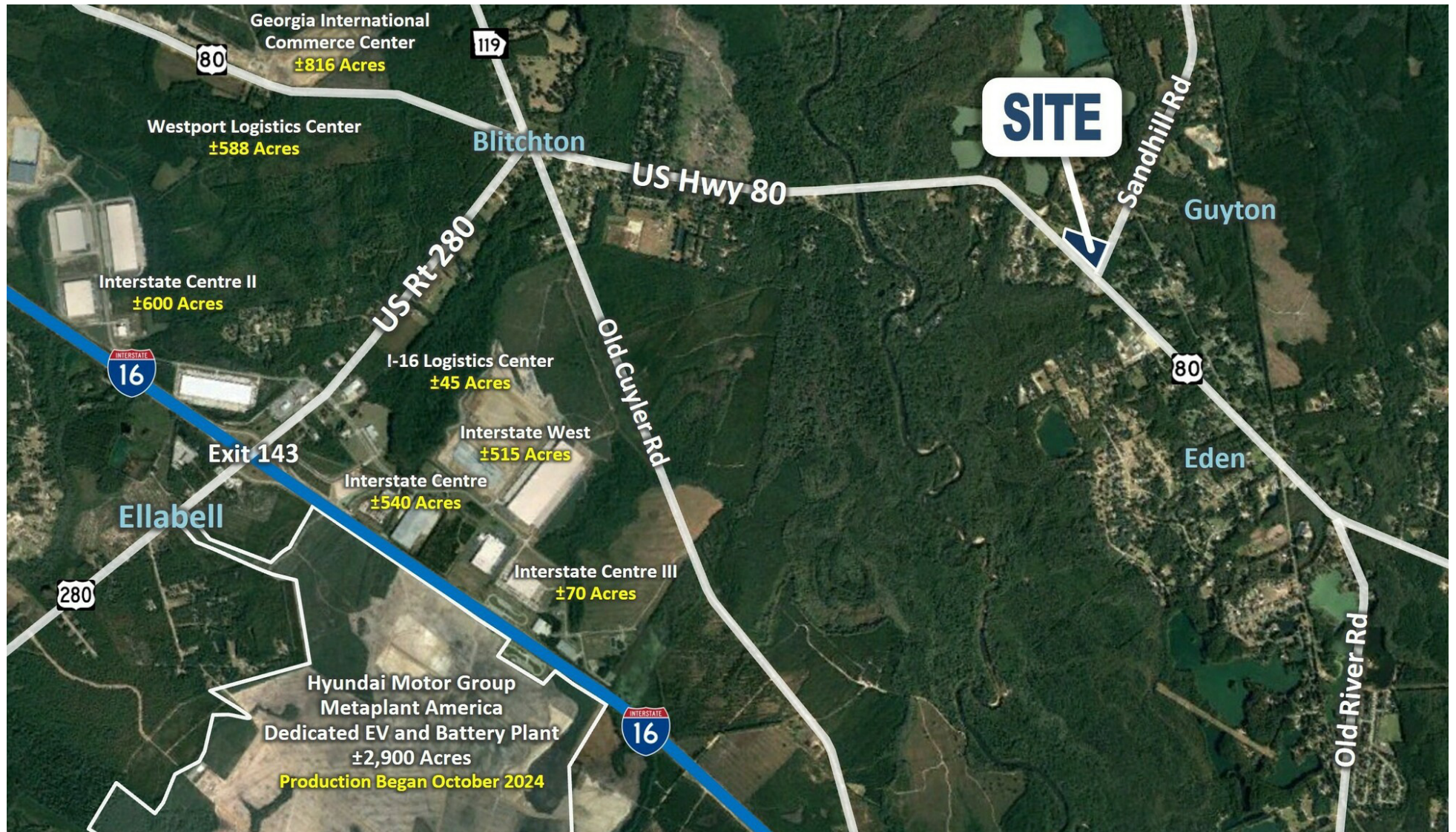




2 LOCATION INFORMATION

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Aerial | Local

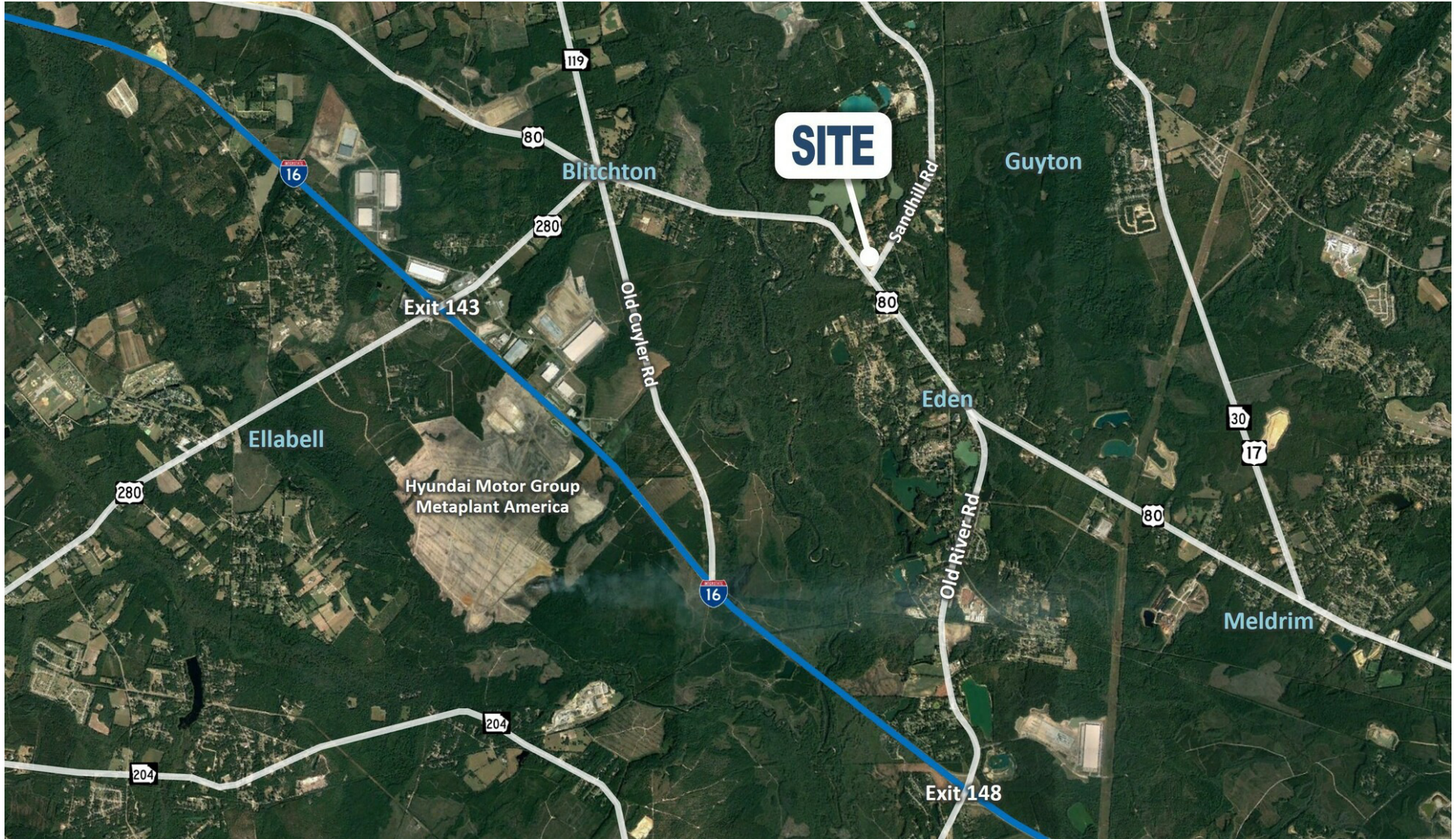


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Aerial | I-16



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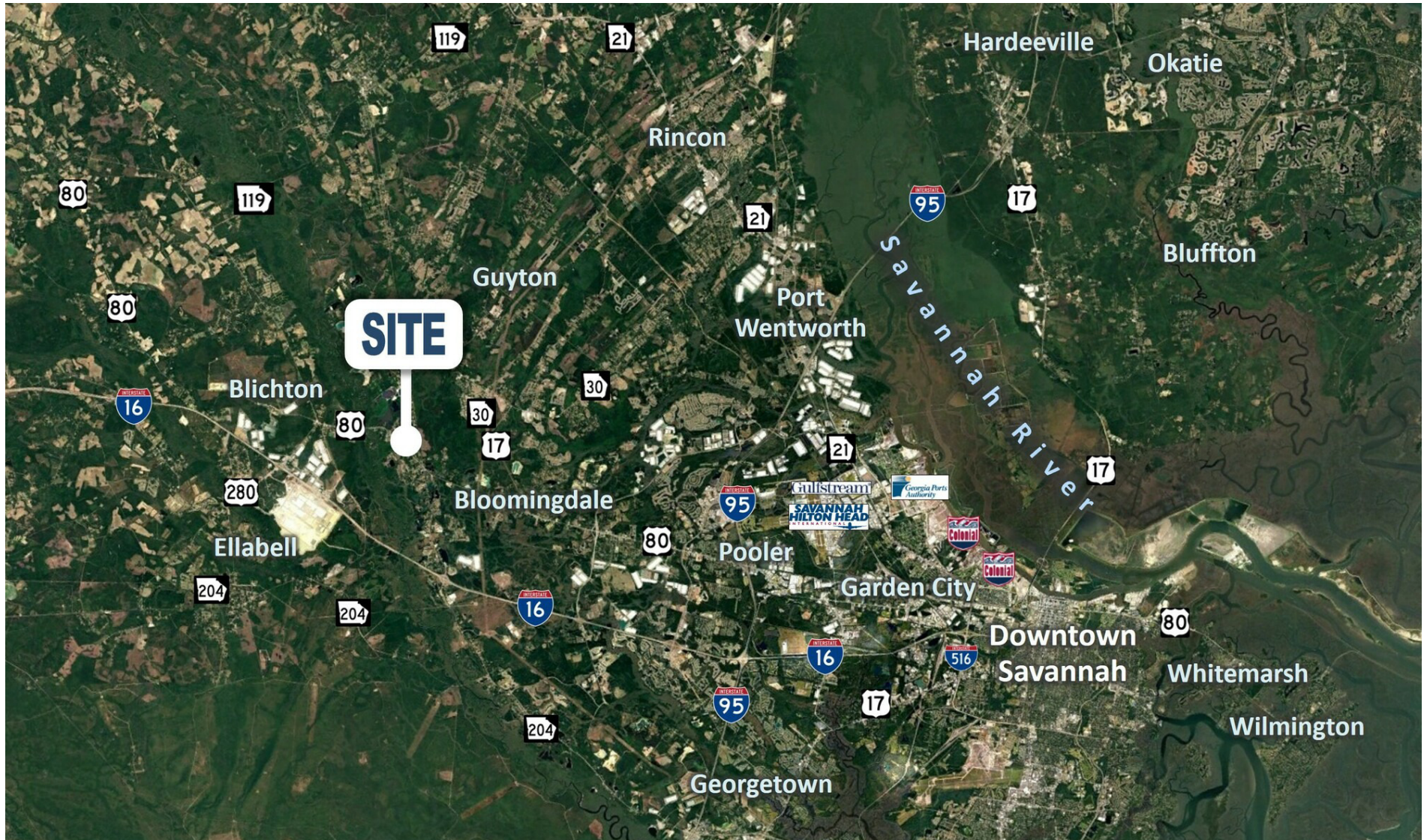
Aerial | I-16 & I-95



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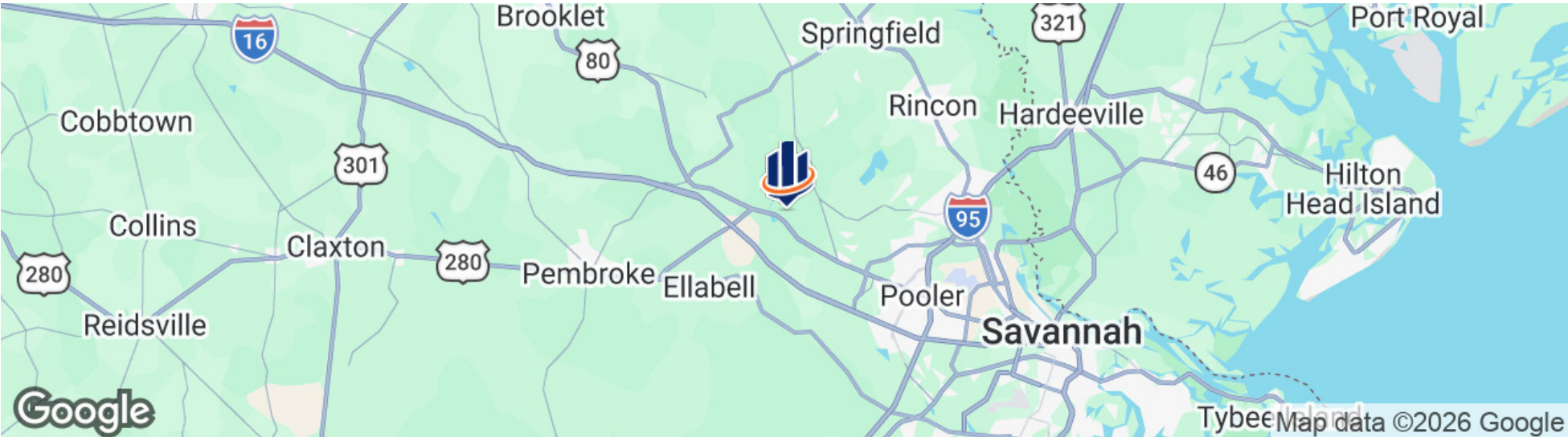
Aerial | Savannah MSA



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Location Maps



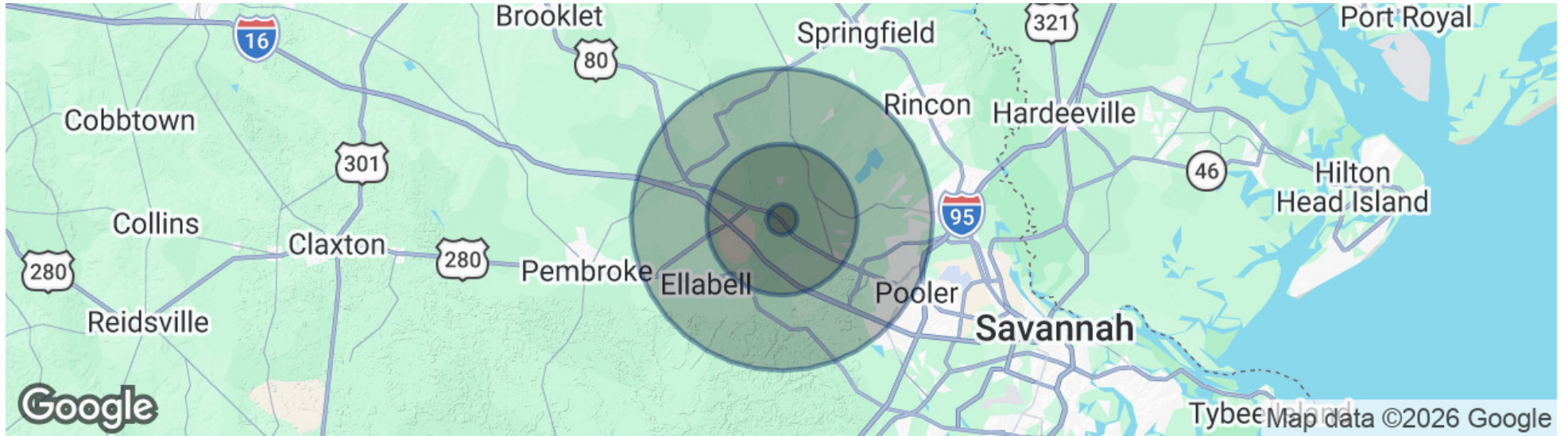


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DEMOGRAPHICS

166 US Hwy 80
Guyton, GA 31312

Demographics Map & Report



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 664 | 12,940 | 67,923 |
| Average Age | 31.8 | 37.3 | 37.2 |
| Average Age (Male) | 36.6 | 39.3 | 36.7 |
| Average Age (Female) | 26.9 | 36.8 | 38.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 218 | 4,375 | 25,092 |
| # of Persons per HH | 3.0 | 3.0 | 2.7 |
| Average HH Income | \$109,002 | \$100,934 | \$107,139 |
| Average House Value | \$250,741 | \$255,128 | \$269,483 |

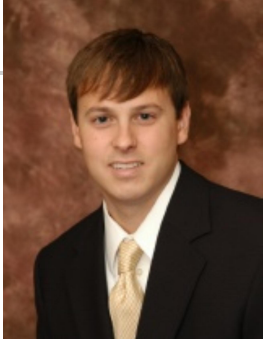
2023 American Community Survey (ACS)



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 throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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)

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