

For Sale

±78 acres in Statesboro, GA

Development Opportunity Along Veterans Memorial Parkway/US 25 Bypass

Statesboro, GA

Property Information

This ±78 acre commercial land offering is located along the high-visibility Veterans Memorial Parkway/US 25 Bypass, just off Highway 301 in one of Bulloch County's most active growth corridors. Located in Statesboro, the site offers excellent connectivity to regional markets and key thoroughfares, including Georgia Southern Railway access near the property. The site has convenient access to retail, dining and healthcare services as well as a short drive to the Georgia Southern University campus.

Property Details

Address:	Veterans Memorial Parkway Statesboro, GA 30458
Land Size:	78.96 total acres
County:	Bulloch
Zoning:	Highway Commercial
Parcel Number:	MS42000006-000
Traffic Counts:	
Veteran's Memorial Pkwy:	14,000 VPD
U.S. Highway 301:	18,500 VPD



William Pittman

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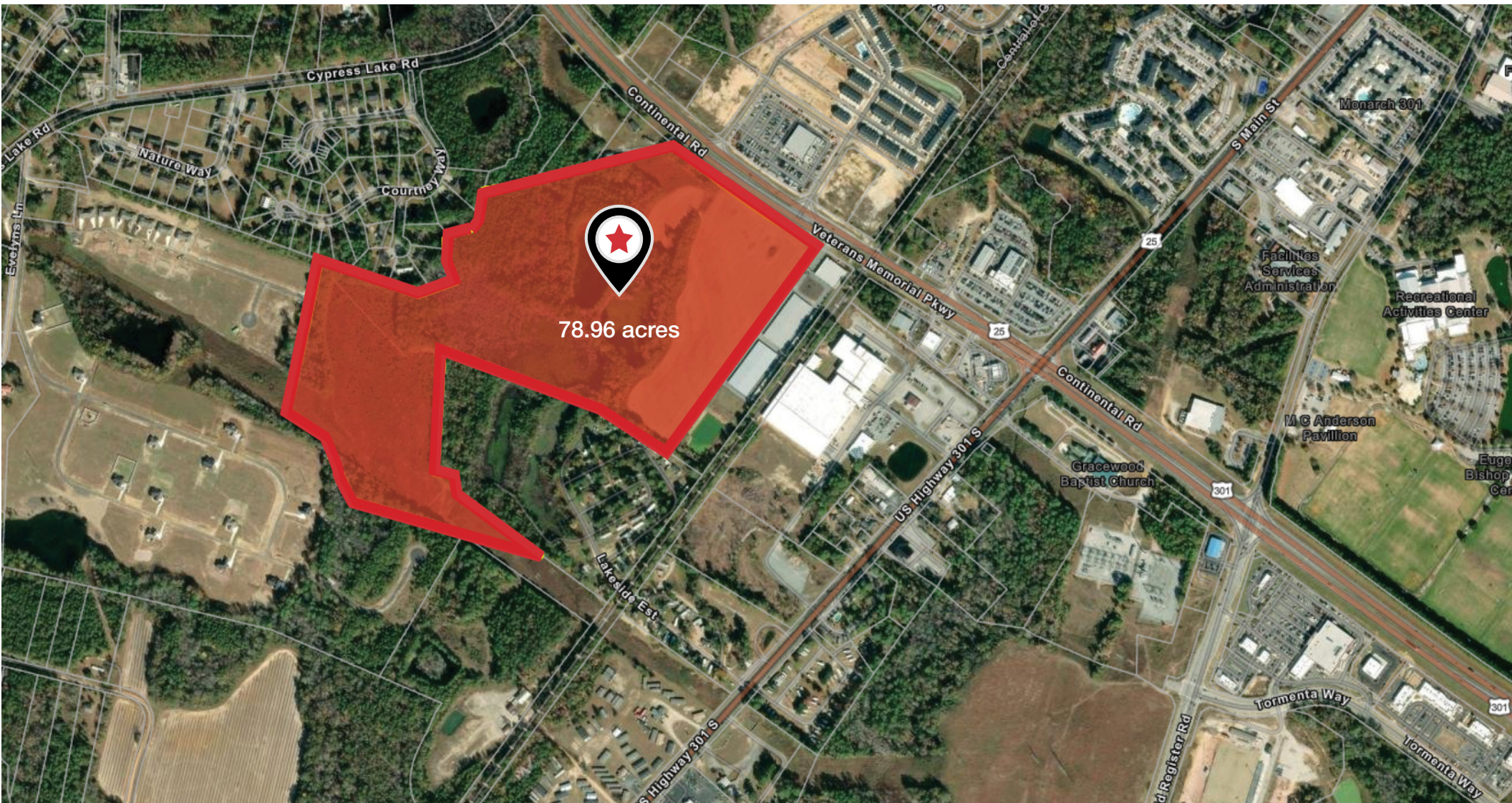
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Site Plan



📍 1650 E Victory Dr, Suite D, Savannah, GA 31404

☎ +1 912 358 5600

🌐 naisavannah.com



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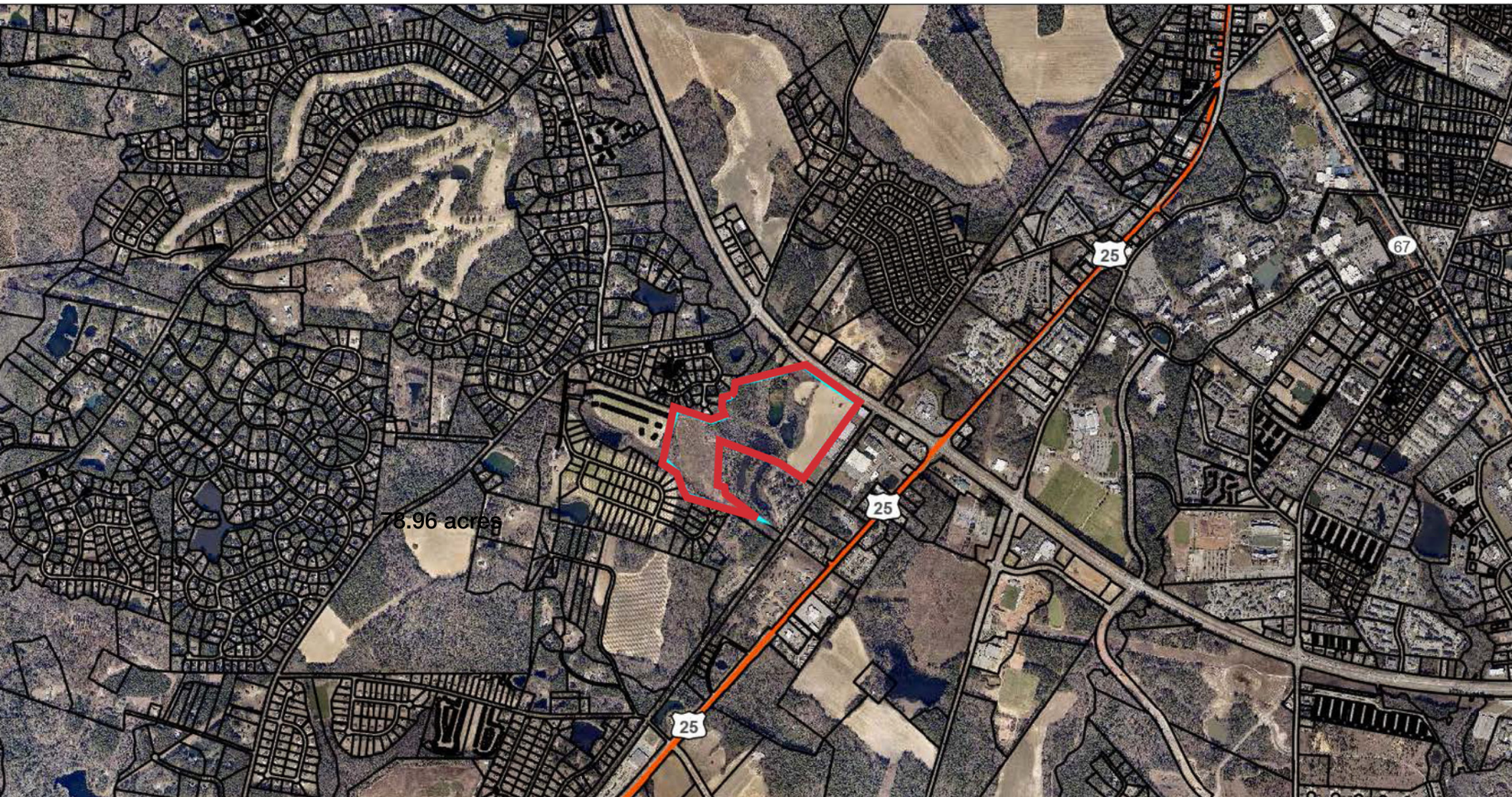
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Parcel Map



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Demographics

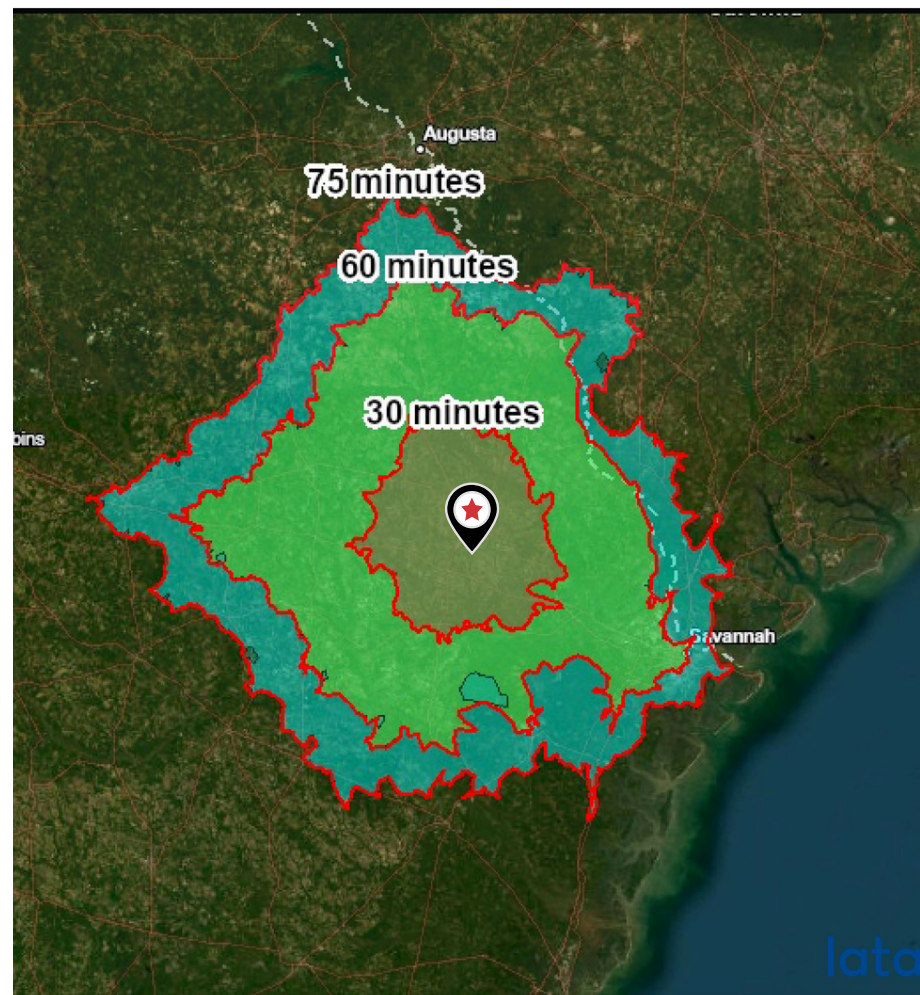
Population	30 minutes	60 minutes	75 minutes
Total Population	102,547	464,261	776,709
Median Age	35	36	37

Households & Income	30 minutes	60 minutes	75 minutes
Total Households	38,090	168,631	288,050
Median HH Income	\$59,594	\$68,263	\$68,430

Labor Market

Bulloch County offers a strong strategic advantage for employers, particularly in manufacturing, logistics, and industrial sectors, supported by a growing and diverse regional labor pool. Its location near Savannah and within reach of Atlanta expands access to a broad workforce while maintaining the cost and operational benefits of a smaller market.

Employers benefit from access to hundreds of thousands of workers within a 75-mile radius, drawing from both coastal and inland Georgia markets. The presence of Georgia Southern University, along with nearby technical colleges, provides a steady pipeline of graduates and skilled talent, including engineering, business, logistics, and trades. In addition, Bulloch County benefits from workforce development initiatives and vocational training programs aligned with regional industry needs, helping employers source job-ready candidates and support long-term growth.



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