

CALL AGENT FOR PRICE

HOTEL & RETAIL

DEVELOPMENT OPPORTUNITY

for Sale

MARRIOTT® APPROVED HOTEL PROJECT &
16,000 SQ. FT. RETAIL APPROVED



APPROVED
PROJECT



STRONG
MARKET
DEMAND



PRIME
LOCATION



EXCEPTIONAL
INVESTMENT

BUY BOTH PROJECTS TOGETHER

TOTAL 88 ROOMS



88
ROOMS



16,000
SQ. FT. RETAIL APPROVED



\$500,000 ALREADY SPENT



SLAB IS
READY



TURNING LANE
IN PLACE



MORE
GROUNDWORK
HAS BEEN DONE

PAIRED PARCELS – READY FOR DEVELOPMENT

PARCEL 1 – HOTEL 2.00 ACRES



- ✓ MARRIOTT® APPROVED HOTEL
- ✓ 88 ROOMS
- ✓ TURNKEY CONSTRUCTION & FINANCING AVAILABLE
- ✓ 88 ROOM DESIGN

PARCEL 2 – RETAIL 2.00 ACRES



- ✓ TWO RETAIL BUILDINGS
- ✓ 16,000 SQ. FT. APPROVED
- ✓ READY FOR DEVELOPMENT
- ✓ MODERN DESIGNS



PURCHASE BOTH PROJECTS TOGETHER OR INDIVIDUALLY

RETAIL DEVELOPMENT DETAILS



Two Retail Buildings
(8,000 Sq. Ft. Each)



16,000 SQ. FT. Of
Retail Space Approved



Modern Designs With
High Visibility



Ample Parking &
Easy Access



Ideal For National &
Local Tenants



Strong Traffic Counts &
Growth Corridor

STRATEGIC LOCATION ADVANTAGES



Adjacent to Optim 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

DEVELOPMENT & FINANCING AVAILABLE IMMEDIATELY



TURNKEY PROJECT CONSTRUCTION & FINANCING AVAILABLE IMMEDIATELY

- ✓ Full Development Support
- ✓ Experienced Construction Partners
- ✓ Faster Entitlement & Approvals



**248 S MAIN ST
REIDSVILLE, GA, USA**



**FOUR (4)
ACRE LAND**



**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.



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