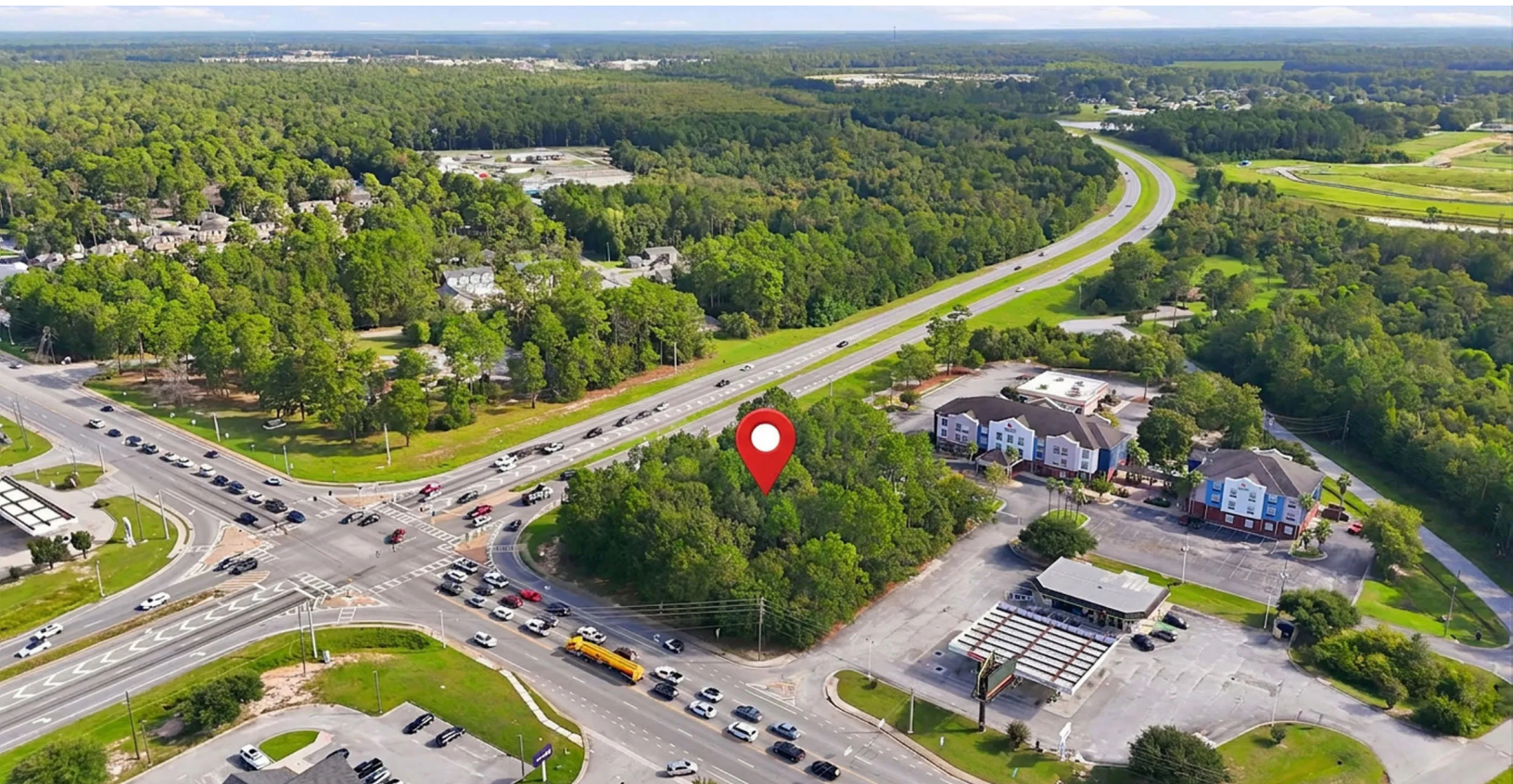


Property Summary



PROPERTY DESCRIPTION

Rare opportunity to acquire a highly visible 0.964± acre development site at Veterans Memorial Parkway and Fair Road/Hwy 67 in Statesboro, Georgia. Positioned along one of Statesboro’s primary commercial corridors, the property offers excellent exposure and convenient access immediately off Fair Road.

The property is zoned S(MX) – Mixed-Use by the City of Statesboro, allowing significant flexibility for future development. Permitted uses include retail, restaurants, professional offices, banks and credit unions, medical offices and clinics, lodging, fuel sales, multifamily residential and numerous other commercial and mixed-use concepts.

The site is generally level and undeveloped, with a current topographic survey available. Surrounded by established commercial development and conveniently located near Georgia Southern University and Statesboro’s major retail, employment and residential areas, the property offers an attractive opportunity for an owner-user, developer or investor seeking a well-positioned site in a growing Statesboro corridor.

PROPERTY HIGHLIGHTS

- 0.964± acre high-visibility development site
- S(MX) Mixed-Use zoning – City of Statesboro
- Veterans Memorial Pkwy & Fair Rd/Hwy 67 location
- Broad range of permitted commercial and mixed-use development options
- Retail, restaurant, medical, office and banking uses permitted
- Fuel sales permitted by right
- Convenient access immediately off Fair Road
- Generally level, undeveloped site
- Current topographic survey available
- Near Georgia Southern University
- Established commercial corridor

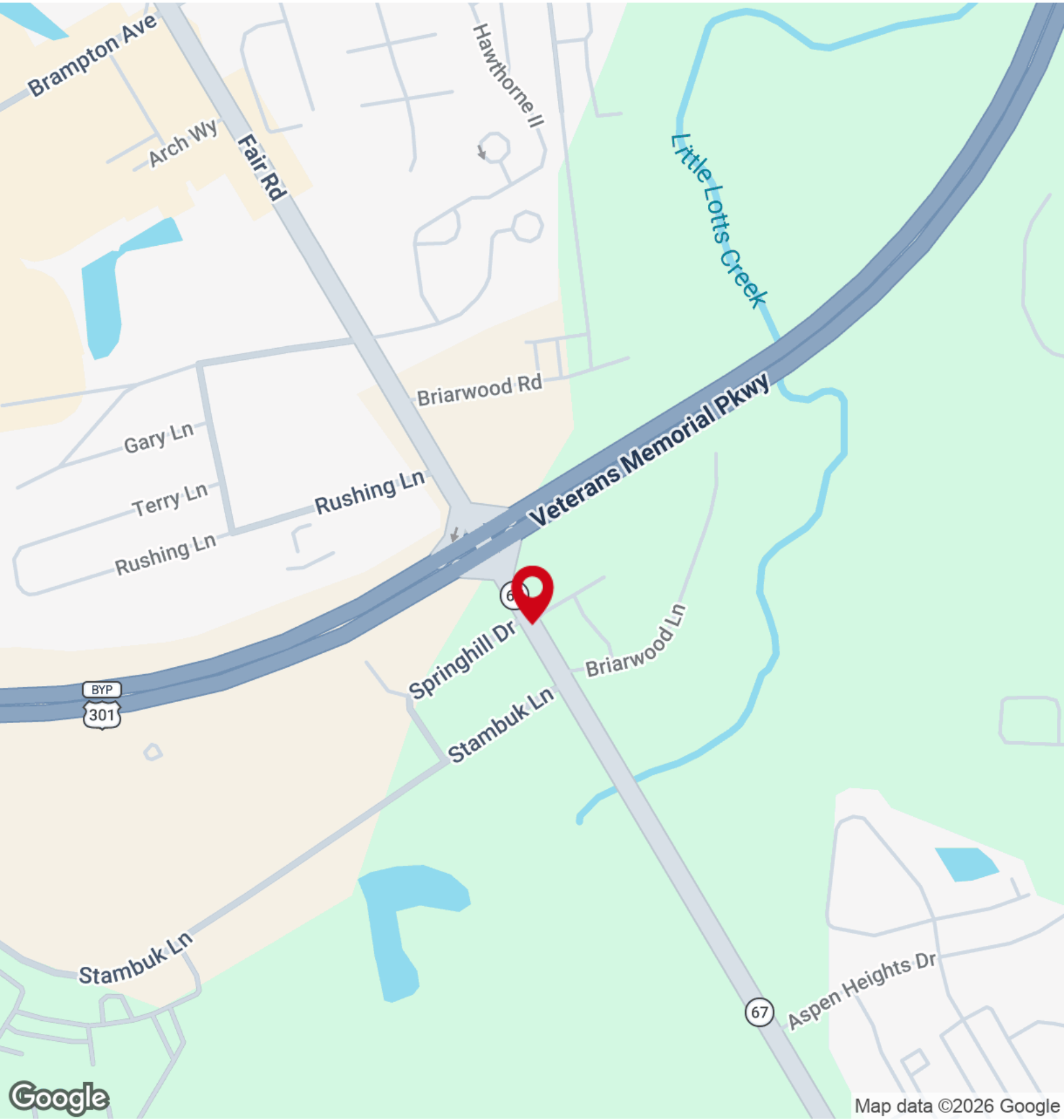
OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.96 Acres

Additional Photos



Location Map



Retailer Map



Google

Map
data
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Advisor Bio 1



SHANE LITTS

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PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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