

# FOR SALE

Primed For Development  
Divisible Land

## +/- 8 ACRES - HW 301 + I-16 INTERCHANGE

0 U.S. 301S Hwy & I16, Register, GA 30452



- Two parcels, totaling 8 acres of divisible land in Bulloch County
- High traffic area—26,000+ VPD on Interstate 16 and 13,000+ VPD on Highway 301
- Conveniently located near the future sites of the Ajin USA plant and Ecoplastic Corporation's manufacturing facility



For more information  
please contact:

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# Property Summary

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## The Offering

<b>Pricing:</b>	\$4,000,000
<b>Lot Size:</b>	8 acres
<b>Zoning:</b>	Highway Commercial
<b>VPD:</b>	38,000+

## Property Overview

Blokk Commercial Real Estate is pleased to present this opportunity that includes two parcels of land in Bulloch County—a 5-acre parcel and a 3-acre parcel—offering excellent potential for multiple uses.

Zoned Highway Commercial (HC), the owner is willing to divide or carve the parcels to meet specific needs. Positioned at a prime corner just off I-16, the site has high visibility, with 26,000+ vehicles daily on Interstate 16 and 13,000+ on Highway 301. Proximity to the future sites of Ajin USA, Ecoplastic Corporation, and Aspen Aerogels manufacturing facilities is expected drive significant demand for housing, retail, restaurants, and gas stations.

Additionally, the site is strategically located near the Hyundai Metaplant, set to become Georgia's largest economic development project ever.

# Investment Highlights



**38K+**  
VPD

**8**  
ACRES



Within 1.5 miles of  
800,000,000 of  
industrial development



Ramp visibility



Primed for development



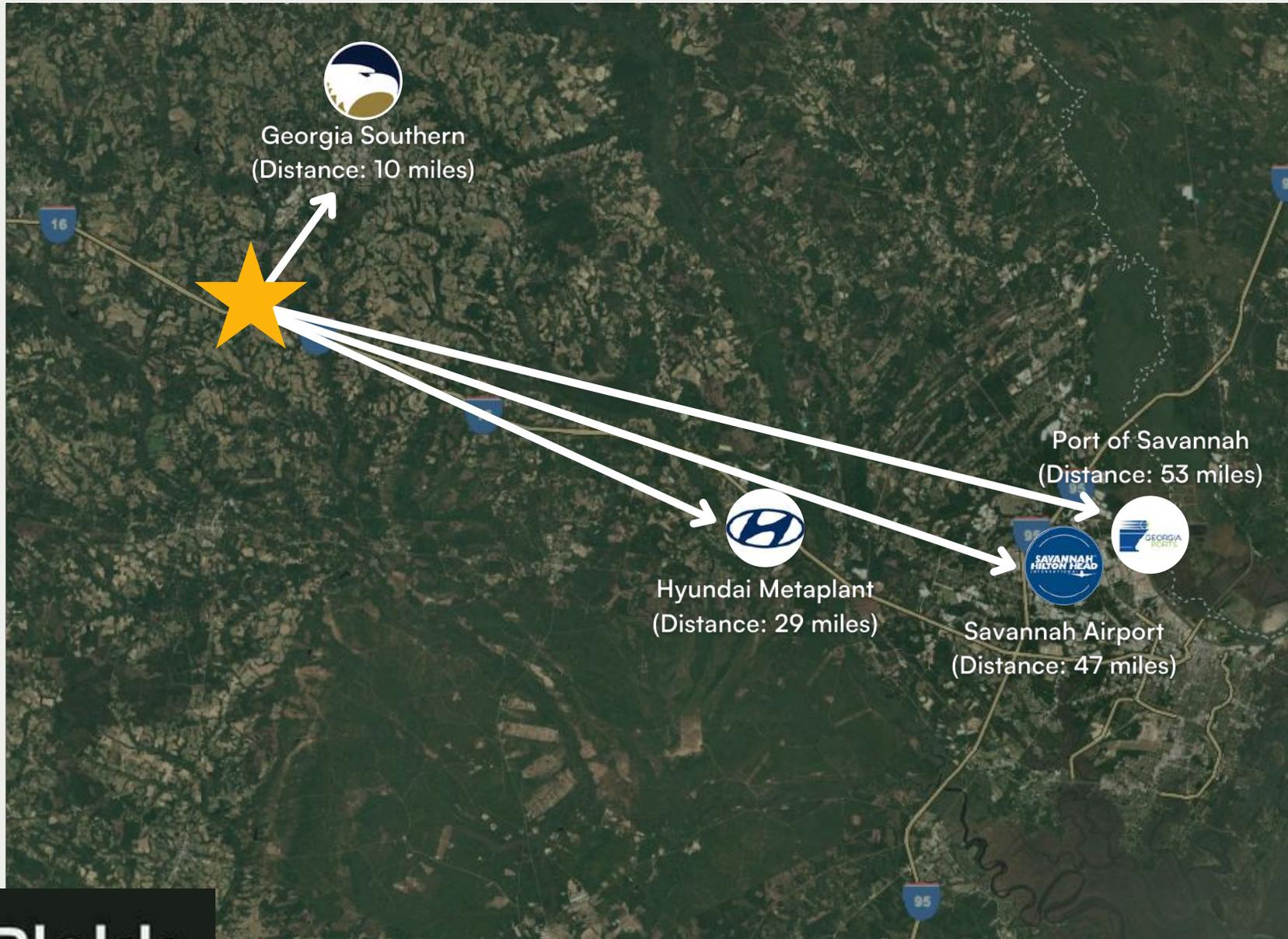
Utilities present (water,  
sewer, and gas)



Minimal food and hotel  
competition



# Location Overview



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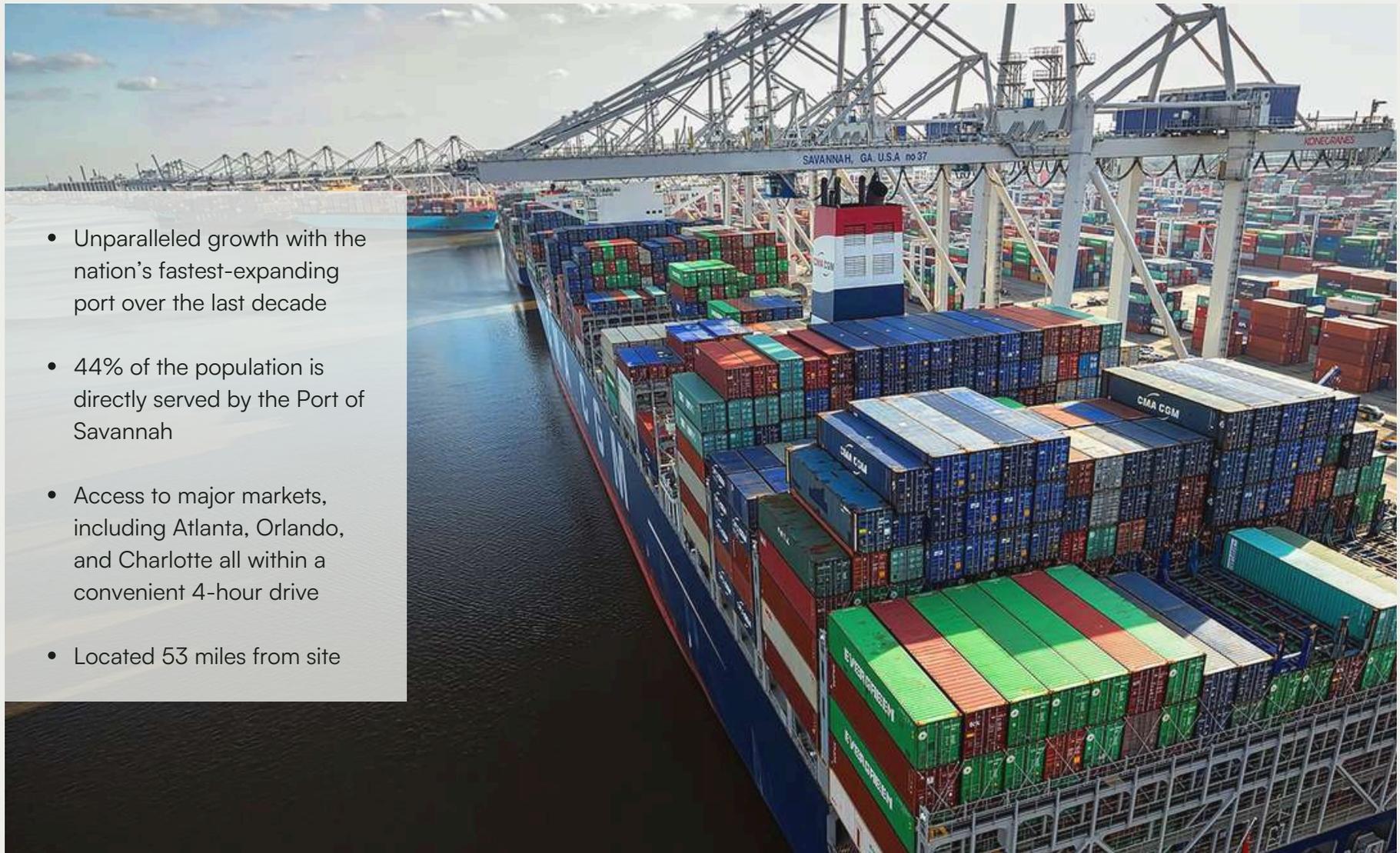


# Hyundai Metaplant



- Hyundai Motor Group Metaplant America is Hyundai Motor Group's first dedicated mass-production Electrified Vehicle plant
- New facilities represent an investment of approximately \$5.54 billion
- Will create roughly 8,100 jobs over the next few years
- Located 29 miles from site

# Port of Savannah



- Unparalleled growth with the nation's fastest-expanding port over the last decade
- 44% of the population is directly served by the Port of Savannah
- Access to major markets, including Atlanta, Orlando, and Charlotte all within a convenient 4-hour drive
- Located 53 miles from site

# Georgia Southern University



- Georgia Southern's official Fall 2024 enrollment was 27,506 students
- 5.6% increase from the Fall 2023 enrollment numbers
- GSU's annual economic impact has soared to more than \$1.145 billion for FY 2023, a 3.4% increase over the previous year
- Located 10 miles from site

# Bio/Contact

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## **Prashant Patel**

Associate

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229.256.3260

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## **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

## **EDUCATION**

Georgia Southern University  
College of Business Management

# Bio/Contact

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## **TRAVER VLIEM**

Associate

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912.515.6060

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## **BACKGROUND**

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

## **EDUCATION**

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team