



PARCEL 1
3.61 acres

PARCEL 2
1.13 acres

PARCEL 3
1.01 acres

**96 Room Indoor
Corridor Hotel**

PARCEL 4
2.06 acres

PARCEL 5
1.01 acres

FOR SALE
MIXED USE OUTPARCELS
220 CREEK 28 METTER, GA 30439

Prashant Patel

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Traver Vliem

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PROPERTY SUMMARY

Mixed Use Outparcels - Class A Development

220 Creek 28 Metter, GA 30439

Pricing: Inquire for pricing

Parcel 1: 3.61 acres

Parcel 2: 1.13 acres

Parcel 3: 1.01 acres

Parcel 4: 2.06 acres

Parcel 5: 1.01 acres

Blokk Commercial Real Estate is pleased to present mixed-use outparcels available for sale or lease adjacent to a 96-key ground-up indoor corridor hotel, currently under construction. The remaining tracts are ideally suited for a variety of uses, including restaurants, multi-tenant retail, quick oil service centers, medical offices, and more.

This prime location benefits from its proximity to significant development projects. Within one mile of the site, DAS Corp and 4Fungi have collectively broken ground on a \$62 million investment, expected to create 340 local jobs.

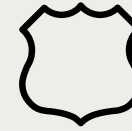
Situated less than an hour from I-95, the Port of Savannah, and Savannah Hilton Head International Airport, this property is strategically located along Metter's primary thoroughfare with excellent visibility and access from I-16.

The site is 23.8 miles from Georgia Southern University, home to over 25,000 students, and 42 miles from the Hyundai Metaplant, Georgia's largest-ever economic development project.

INVESTMENT HIGHLIGHTS

26K+
VPD ON I-16

1.01-3.61
ACRE PARCELS



Easy Access to I-16



Excellent Visibility



Less than one hour to
I-95, Port of Savannah,
& SAV Airport



Possible uses include
restaurants, multi-
tenant retail, oil service
centers, and more



Sites will be delivered
with access roads and
storm water retention



PROPERTY PHOTOS



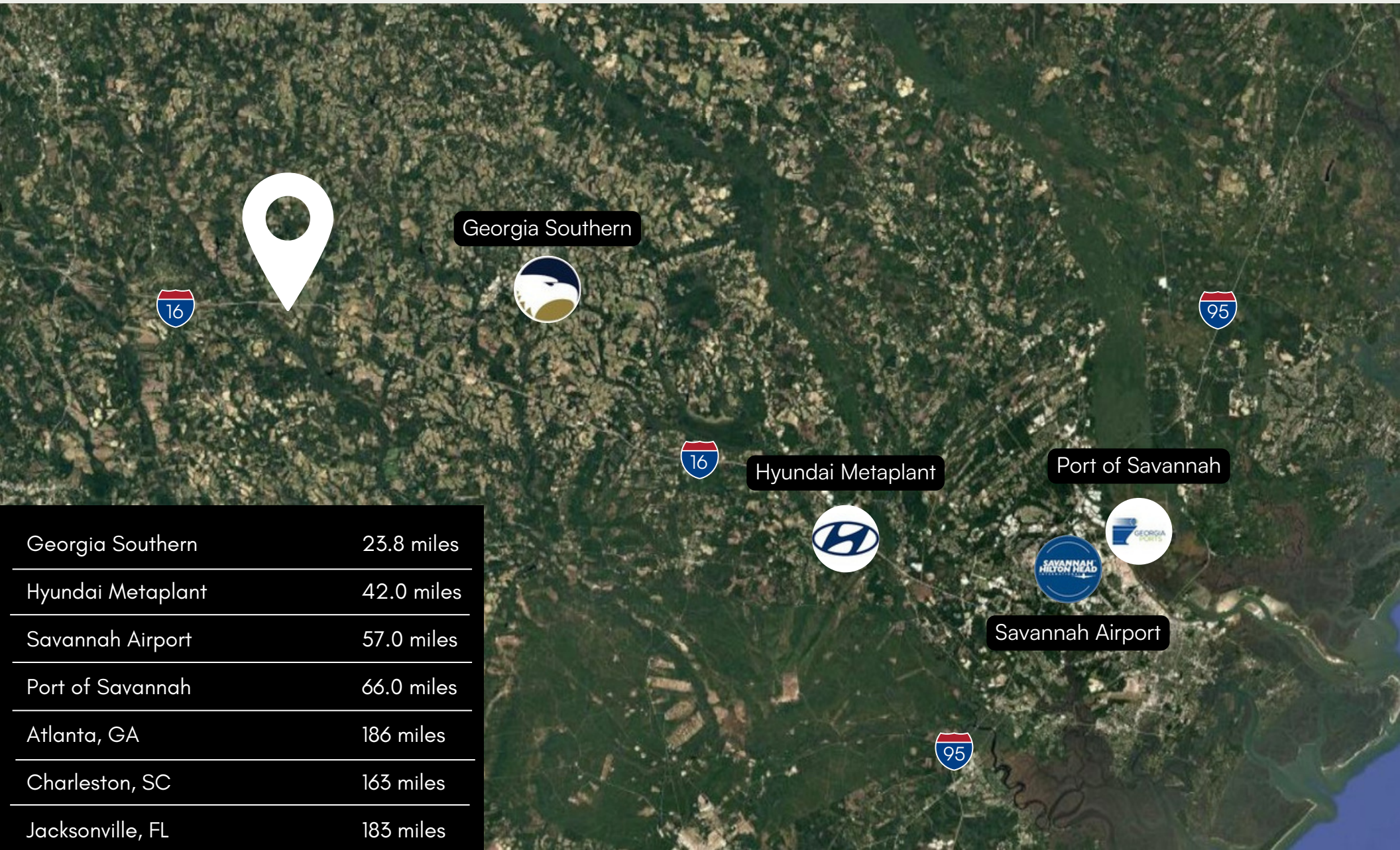
PROPOSED DEVELOPMENT



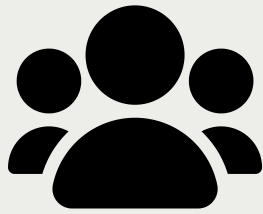
SITE ZOOM RETAILERS



LOCATION OVERVIEW

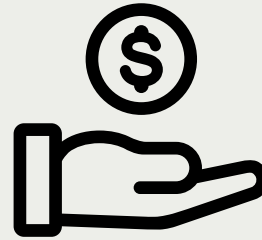


DEMOGRAPHICS



Population

- 3 mile: 5,244
- 5 miles: 7,123
- 10 miles: 13,420



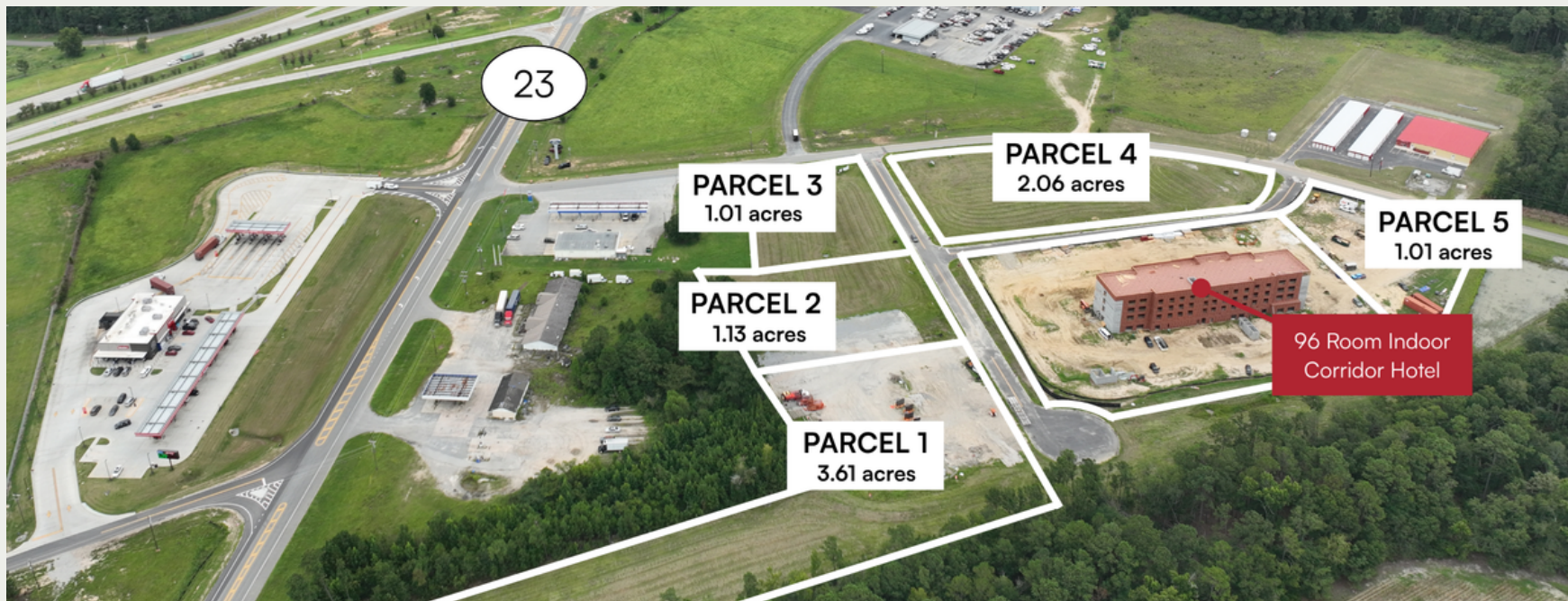
Household Income

- 3 mile: \$56,269
- 5 miles: \$57,019
- 10 miles: \$60,145



Households

- 3 mile: 1,933
- 5 miles: 2,681
- 10 miles: 5,069



BIO/CONTACT



Prashant Patel

Advisor

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229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Advisor

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912.515.6060

BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

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