

FOR SALE

3.37 Acres
HOC Zoning

1.72 + 1.65 Acre Adjacent Development Tracts (3.37 Acres)
0 HWY 301 N, Statesboro, GA



For more information
please contact:

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Traver Vliem
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Property Summary

The Offering

Zoning:	HOC
1.65 Acre Tract:	\$130,000
1.72 Acre Tract:	\$150,000
Pricing for both:	\$280,000
Traffic Count:	10,800 VPD

Property Overview

Blokk Commercial Real Estate is pleased to present these two development tracts, totaling 3.37 acres, are strategically located at the entrance of a 100-unit single-family home community, currently under construction, off Highway 301 N in Statesboro, GA. The parcels, sized at 1.72 acres and 1.65 acres, can be sold individually or together and offer approximately 500 feet of highway frontage, with a daily traffic count of 10,800 vehicles. Just 0.8 miles from Bulloch County Airport, the property is well-positioned for commercial or residential development.

Zoned Highway Oriented Commercial, the lots are ideal for higher-density housing, self-storage facilities, a discount dollar store, or a small diner. All city utilities are available at the lots, providing a ready-to-develop opportunity in a growing area.

Investment Highlights

10.8K

VPD

1.65 + 1.72

ACRE TRACTS



Full access off of
HWY 301 N



Excellent Visibility



Less than a mile from
Bulloch County Airport



Highway Oriented
Commercial Zoning



All utilities present

Site Zoom Retailers



Property Overview



Bio/Contact



PRASHANT PATEL

Associate

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229.256.3260

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



TRAVER VLIEM

Associate

traver.vliem@blokkcre.com

912.515.6060

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