

# Highway Commercial FOR SALE or LEASE

8116 GA-119 Ellabell, GA 31308



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# The Offering

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Unlock boundless potential with this exceptional 1-acre parcel, strategically zoned for highway commercial use along Hwy 119 in Bulloch County. Positioned at a prime corner just off I-16, it presents an unparalleled opportunity for a diverse range of businesses to thrive. Boasting proximity to the groundbreaking Hyundai Metaplant - set to become Georgia's largest economic development upon its anticipated completion in 2025 - this location is already experiencing a remarkable surge in growth, igniting prosperity across the region and neighboring counties. Nestled in a prime location, this site boasts strategic positioning, closely linked to a plethora of industrial and manufacturing hubs, making this property an undeniable hotspot for innovation and opportunity.

# Investment Highlights

- *Direct access to Interstate 16 (less than 1 minute off)*
- *Close proximity to the new Hyundai Metaplant (one exit west)*
- *Strategically situated just 30 miles from The Port of Savannah*
- *Full access off of Hwy 119*
- *Zoning - HC (Highway Commercial)*
- *1 acre parcel on hard corner*
- *Easy access to Highway 80*



15-minute drive time to the Hyundai Motor Group Metaplant (9.4 miles)



25-minute drive time to Interstate 95



25-minute drive time to Georgia Southern University (24 miles)



30-minute drive time to SAV/Hilton Head International Airport (27.4 miles)



25-minute drive time to The Port of Savannah (30 miles)

# Site Zoom Overview



Interstate 16 (31,253+ VPD)



KDC GA Corp



2025 Estimated Open  
(9.4 miles from site)

US Highway 80 (12,000+ VPD)



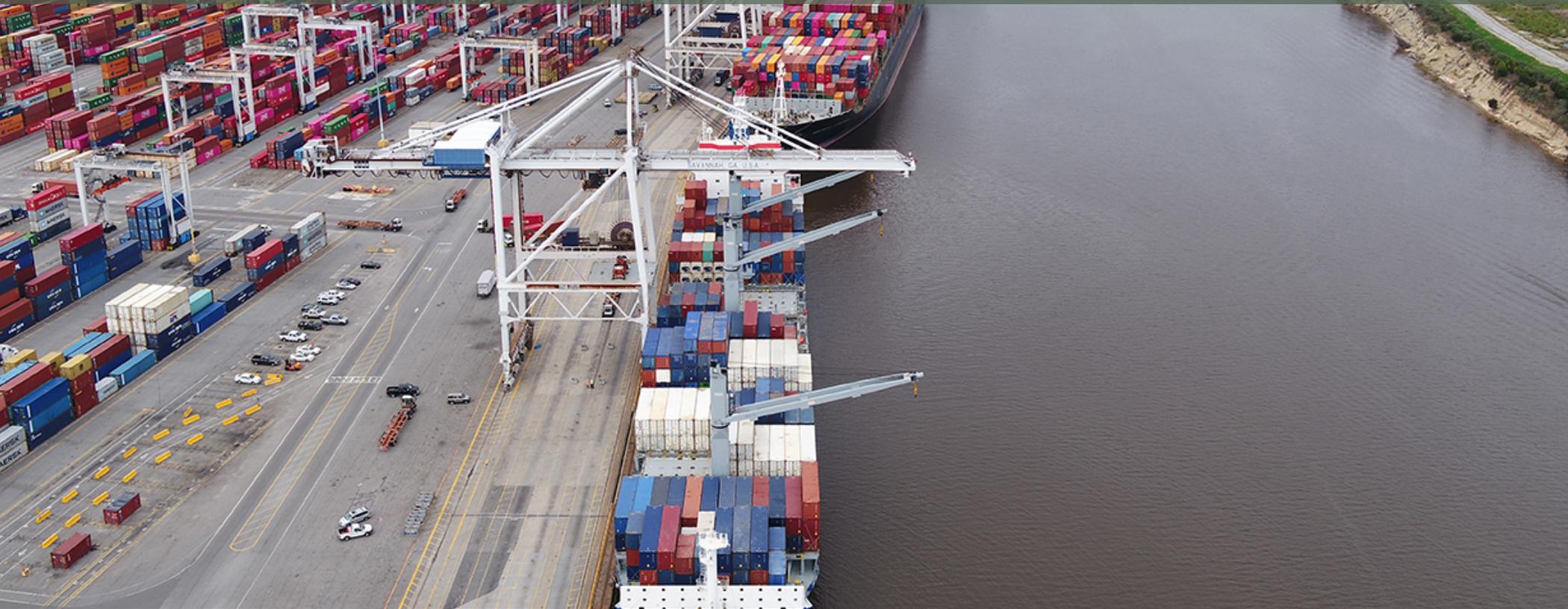
27.4 Miles from site

US Highway 280 (16,000+ VPD)



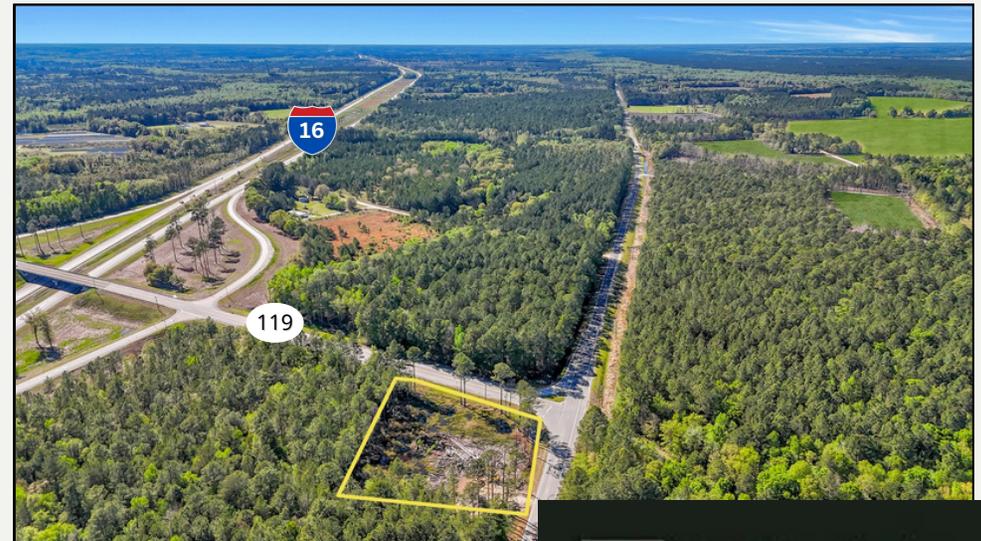
Downtown Savannah, Georgia  
30 Miles from site

# Port of Savannah

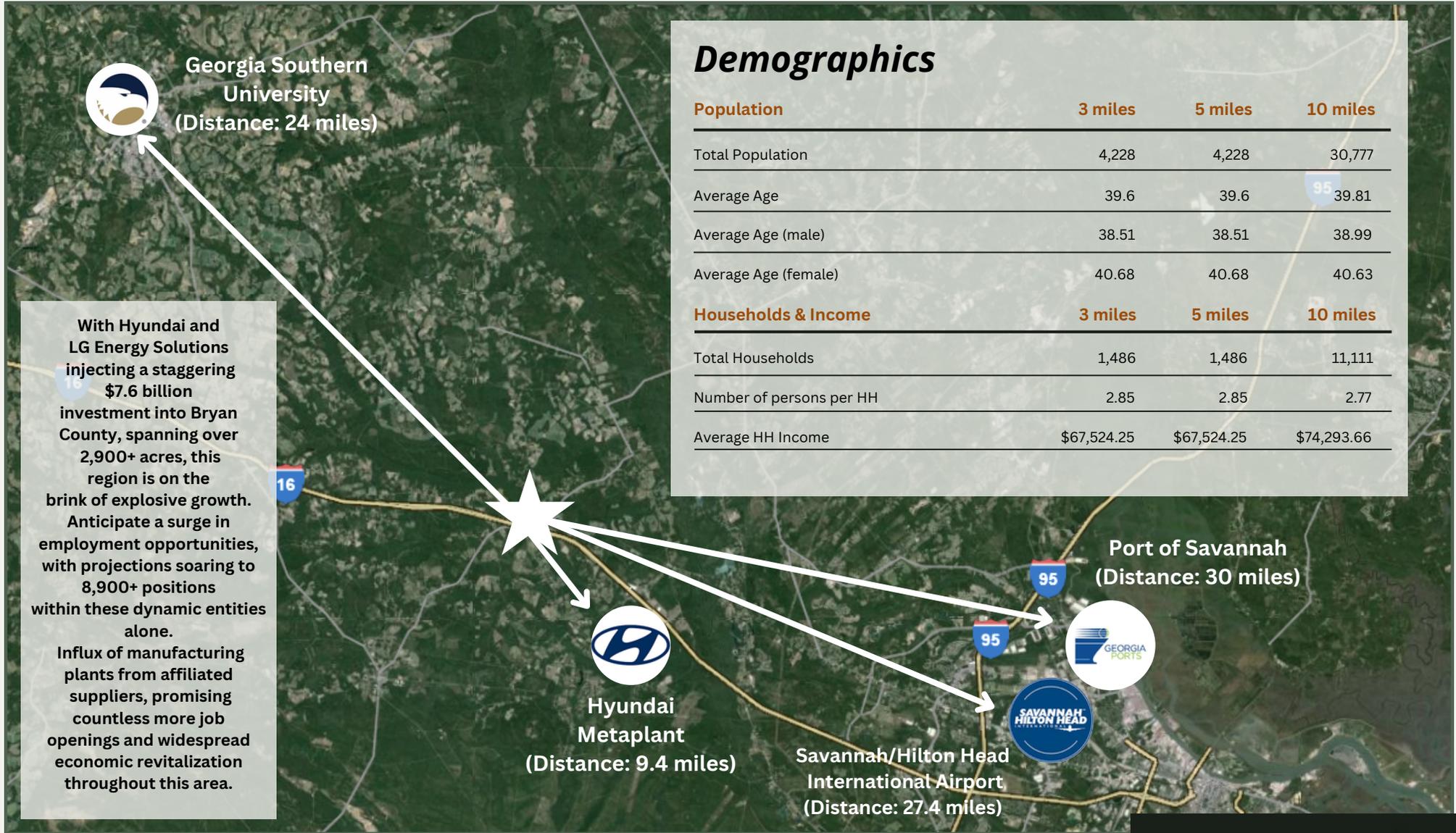


- Experience unparalleled growth with the nation's fastest-expanding port over the last decade
- A staggering 44% of the population is directly served by the Port of Savannah
- Enjoy seamless access to major markets, including Atlanta, Orlando, and Charlotte all within a convenient 4-hour drive
- Located 30 miles from site

# Site Views



# Location Overview



## Demographics

Population	3 miles	5 miles	10 miles
Total Population	4,228	4,228	30,777
Average Age	39.6	39.6	39.81
Average Age (male)	38.51	38.51	38.99
Average Age (female)	40.68	40.68	40.63
Households & Income	3 miles	5 miles	10 miles
Total Households	1,486	1,486	11,111
Number of persons per HH	2.85	2.85	2.77
Average HH Income	\$67,524.25	\$67,524.25	\$74,293.66