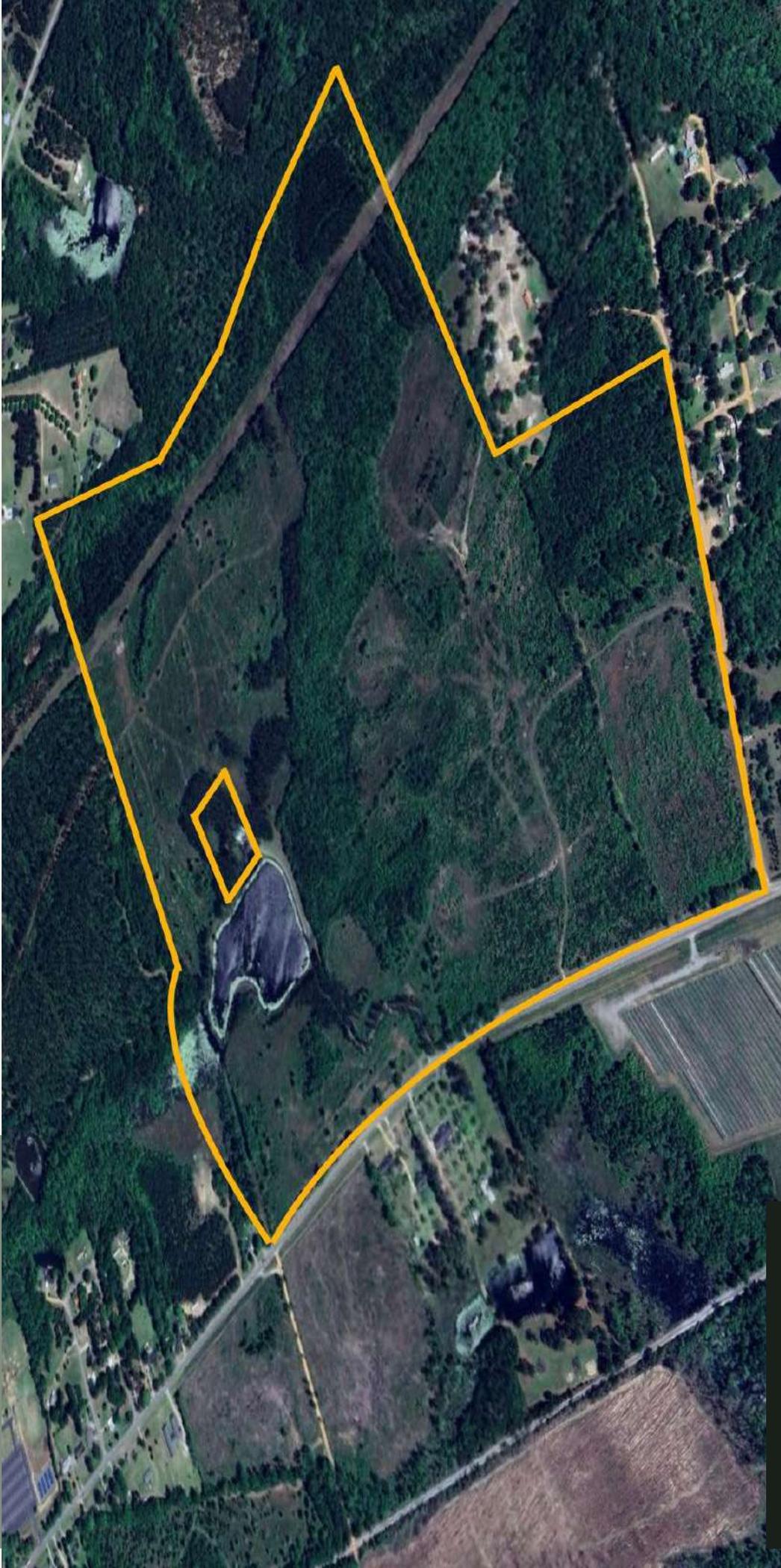


**FOR SALE**

230 Acres  
\$9,100/Acre

**Development Tract - HWY 280 (Hyundai Metaplant)**

0 Highway 280, Claxton, GA, 30417



For more information  
please contact:

Prashant Patel  
229.256.3260  
prashant.patel@blokkcre.com

Traver Vliem  
912.515.6060  
traver.vliem@blokkcre.com

# Property Summary

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## The Offering

<b>Pricing:</b>	\$2,100,000
<b>Lot Size:</b>	230.83 acres
<b>VPD:</b>	6,000+

## Property Overview

Blokk Commercial Real Estate is proud to present a 230-acre development opportunity at 0 US Hwy 280, Claxton, GA 30417, strategically located just 30 minutes from the Hyundai Motor Group Metaplant America (HMGMA) in Ellabell, GA.

Situated along the same high-traffic corridor as the \$7.6 billion Hyundai Metaplant, which began production in October 2024 and employs 8,500 workers, this expansive parcel is ideally suited for residential development to meet the region's surging housing demand.

With over 14,000 direct and supplier jobs created by HMGMA and an estimated 40,000 total jobs impacting the area, the site offers unmatched potential for home builders targeting workforce and family housing. Positioned on US Hwy 280 with 6,000+ vehicles per day, the property ensures excellent visibility and access, enhanced by planned infrastructure upgrades, including road widening and interchange expansions.

This tract is ideal for single family development and capturing the economic boom driven by Hyundai and 17 nearby supplier factories investing \$2.7 billion. Located 45 minutes from Savannah's bustling port and downtown, this site is a rare opportunity for developers to deliver housing solutions in a rapidly growing market fueled by Georgia's largest economic project.

# Investment Highlights



HW 280 to the Hyundai Plant (30 minute drive)



Strong Traffic



45 minute drive to the Savannah Airport

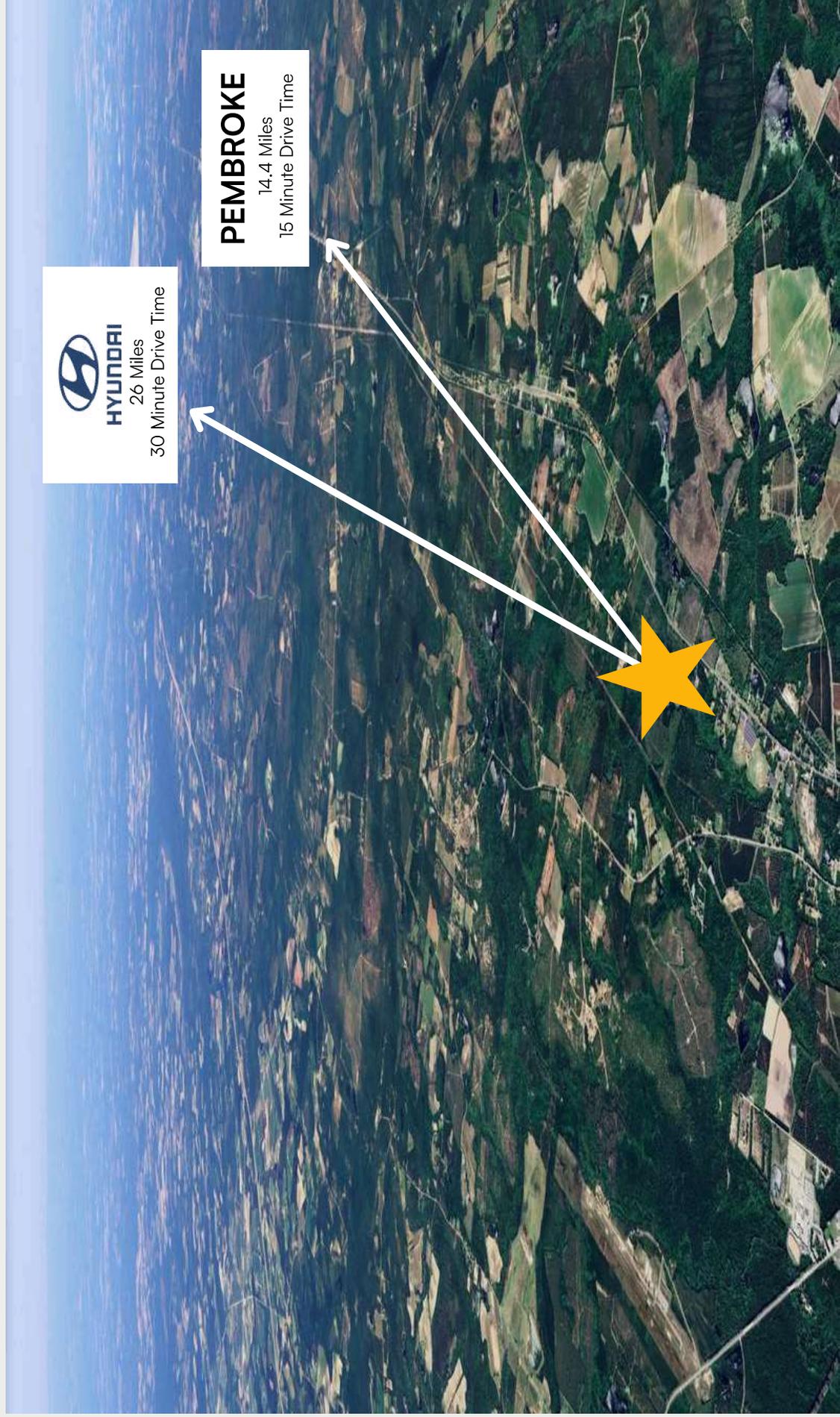


No large scale single family developments in the market

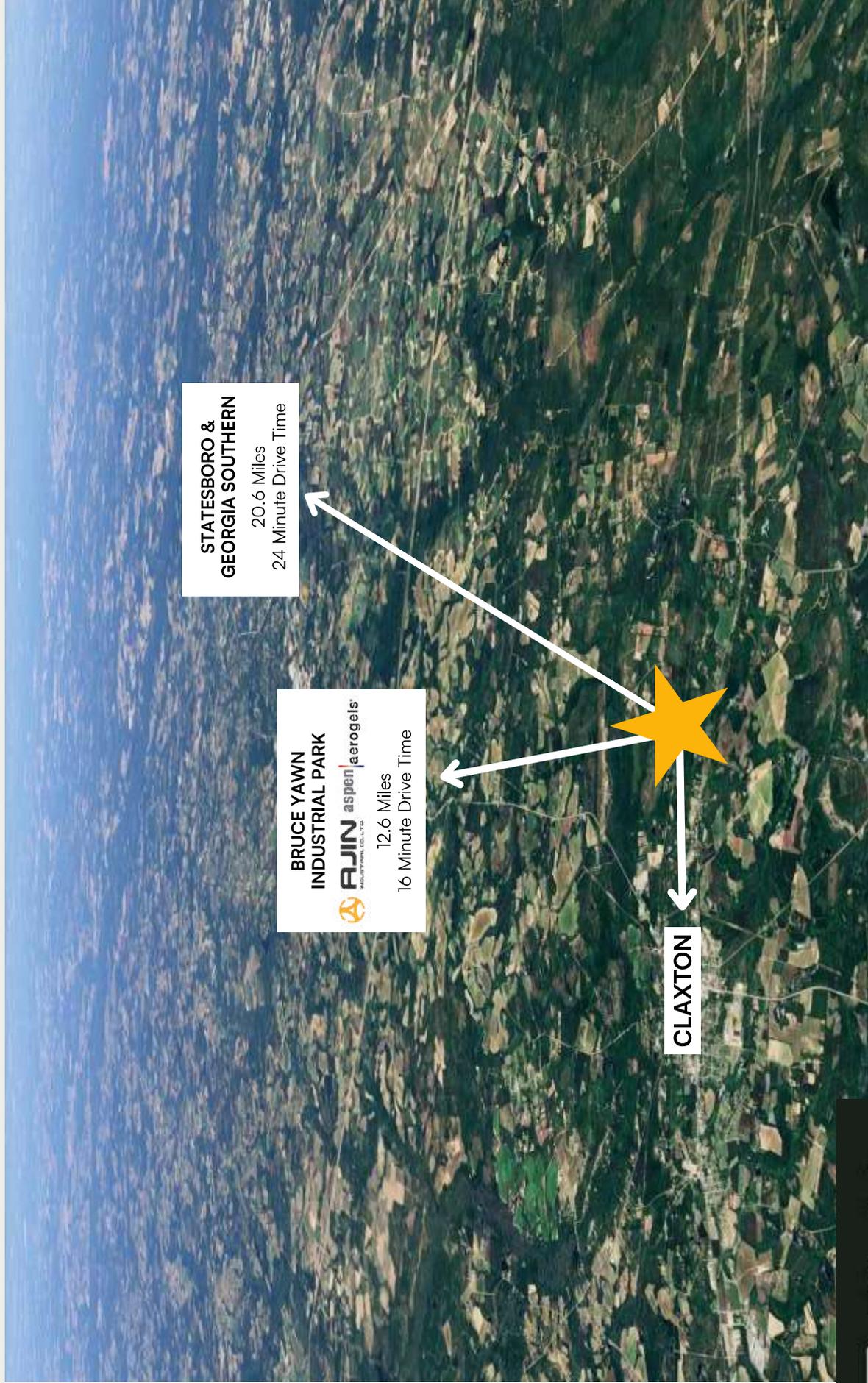


Off of a paved road

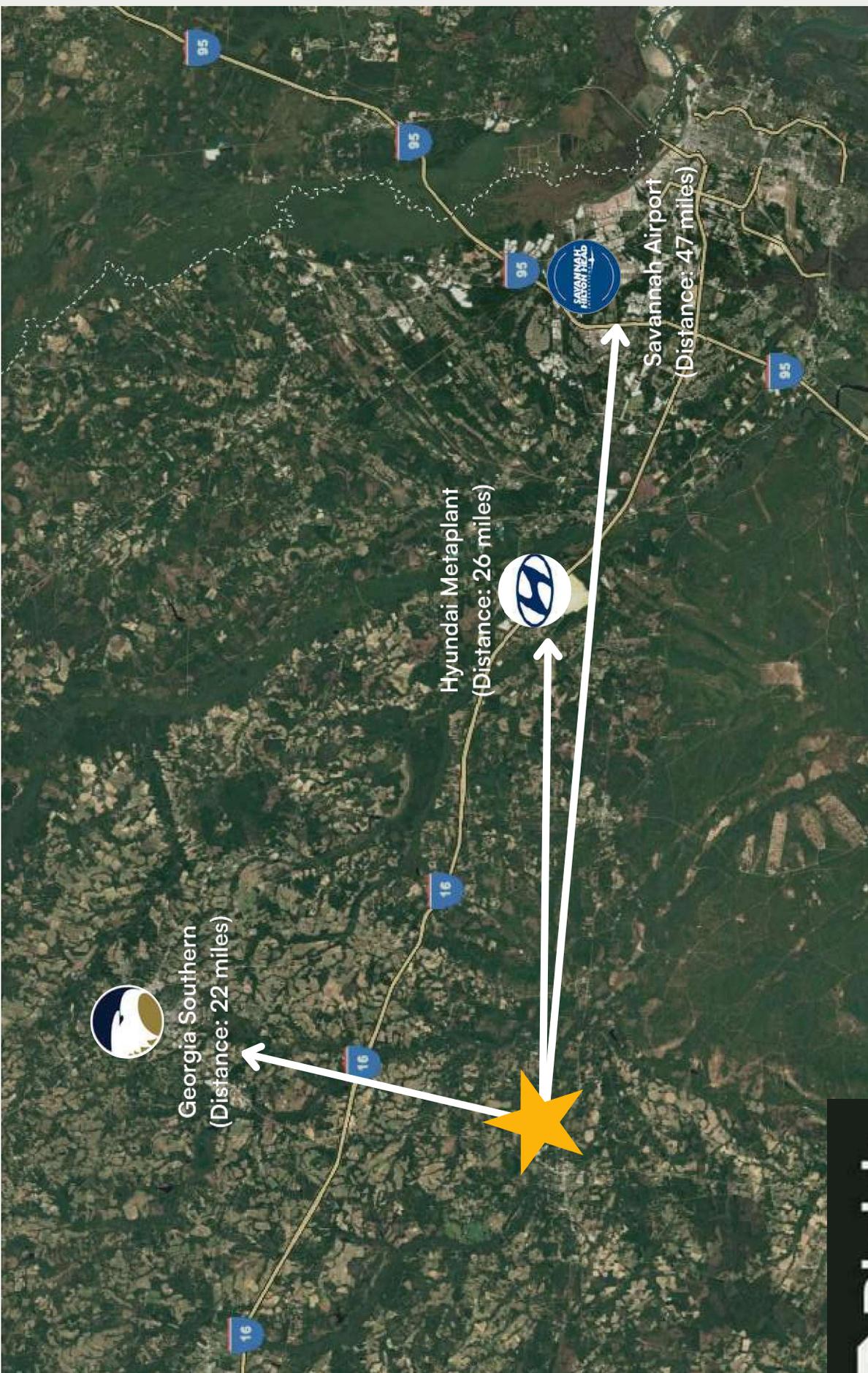
# Site Overview #1



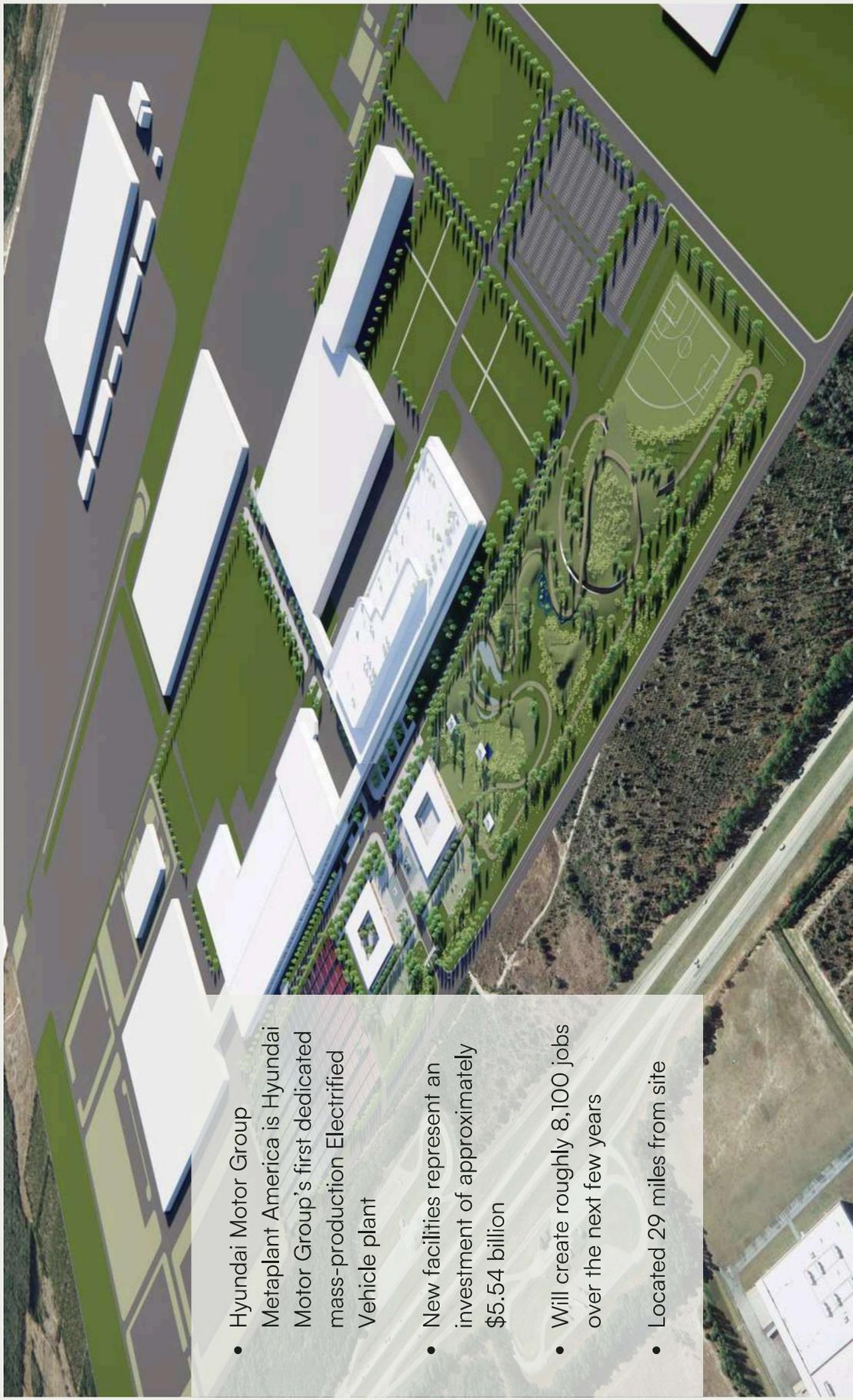
# Site Overview #2



# Location Overview



# Hyundai Metaplant

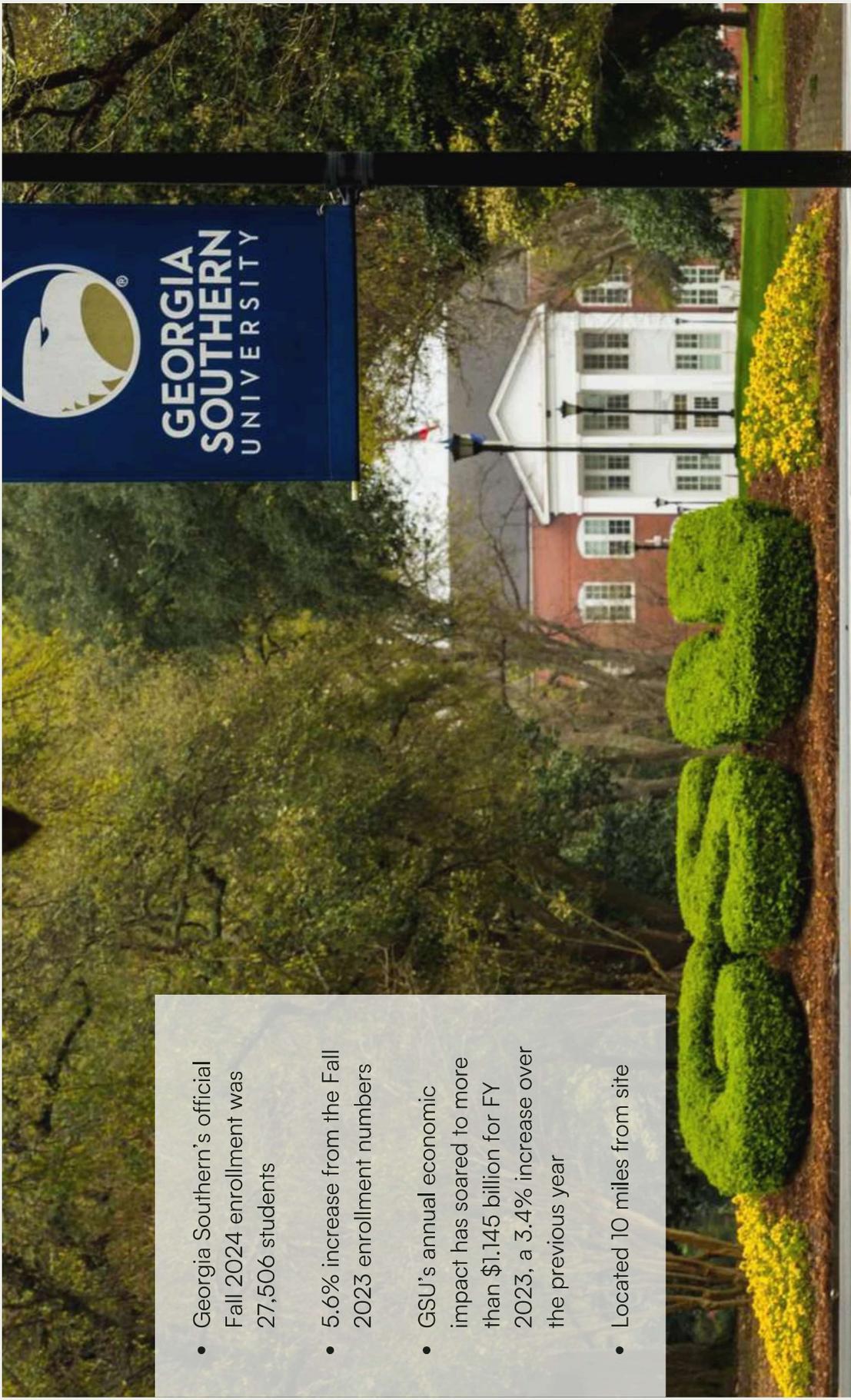


- Hyundai Motor Group Metaplant America is Hyundai Motor Group's first dedicated mass-production Electrified Vehicle plant
- New facilities represent an investment of approximately \$5.54 billion
- Will create roughly 8,100 jobs over the next few years
- Located 29 miles from site

# 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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## **TRAVER VLIEM**

Associate

[traver.vliem@blokkcre.com](mailto: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



# Bio/Contact

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## **Prashant Patel**

Associate

prashant.patel@blokkcre.com  
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

