



# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**0 LAWRENCE CHURCH RD  
PEMBROKE, GA 31321**

**Prashant Patel**

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**Traver Vliem**

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# PROPERTY SUMMARY

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

*0 Lawrence Church Rd, Pembroke, GA 31321*

This prime 33-acre development tract in southern Bulloch County is perfectly positioned approximately 1.5 miles south of Interstate 16 and only 12 miles from the Hyundai Metaplant America, making it a critical asset for capturing the region's soaring housing demand.

Situated within the path of progress, the property is adjacent to areas designated for suburban use on the Bulloch County Future Land Use Map, which strongly indicates the feasibility of a rezone to higher-density residential classifications to accommodate the massive workforce influx. As the arrival of thousands of new employees drives a historic housing deficit, this site offers developers a rare opportunity to deliver residential inventory in a high-growth corridor that balances immediate accessibility to the state's most significant economic engine with the expansion potential of the Savannah-Statesboro region.

The combination of its strategic location and its alignment with the county's future development goals makes this an ideal investment for a master-planned residential community designed to serve the burgeoning industrial landscape of the Highway 67 and I-16 corridor.

# INVESTMENT HIGHLIGHTS

- Pricing: \$575,000
- Zoning: AG-5
- Land Size: 33 Acres
- Easy Access to I-16
- Adjacent to Suburban Use on Future Land Use Map
- 12 Miles from Hyundai Plant
- 1.5 Miles from I-16



**STATESBORO**  
21 MILES

**I-16**  
1.5 MILES



**HYUNDAI  
METAPLANT**  
12 MILES

**DOWNTOWN  
SAVANNAH**  
38 MILES

# LOCATION OVERVIEW

# BIO/CONTACT



## **Prashant Patel**

Advisor

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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**

Advisor

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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