



OWENS ROAD

LAWRENCE CHURCH ROAD

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

0 LAWRENCE CHURCH RD

PEMBROKE, GA 31321

Prashant Patel

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PROPERTY SUMMARY

Residential Development Opportunity

O 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.

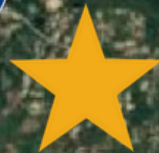
INVESTMENT HIGHLIGHTS

- 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

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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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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