



COMMERCIAL CORNER - FOR SALE

±10.17-Acre Commercial Corner US Highway 80 and Dean Forest Road Pooler, GA

[property details](#)

[sales price](#)

±45.59 (±10.17 Upland) Acres

\$499,000

[description](#)

Offered for sale is ±45.59 undeveloped acres located at the Southeast corner of the intersection of US Highway 80 and Dean Forest Road. There are ±10.17 upland acres, with the remaining acreage within a conservation easement. There is one DOT-approved curb cut on Highway 80 and one located on Dean Forest. Water and sewer are provided by Garden City. The property is currently zoned C-2-A, which allows for a variety of commercial uses. Included with the sale are plans for a 5 lot development including the corner, as well as parcels with frontage on both Highway 80 and Dean Forest Road. This proposed layout can be found on the "additional information" tab of the property's website.

This central location provides quick access to many areas of Savannah, including Downtown, via major area thoroughfares including I-16, I-95, GA Highway 21 and Chatham Parkway. Traffic counts exceed 19,000 vehicles per day at the site. Several major employers, such as Savannah/Hilton Head International Airport, JCB, Gulfstream, Coca Cola, Shearouse Lumber, Roger Wood Foods and GPM are located nearby.

Property Link: <http://sale.svn.com/hwy80-deanforest-10>

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