

133 HODGEVILLE RD

New Price!



\$ 1,700,000

PROPERTY FEATURES

BEDROOMS: 3 SQ FT: 1838 sf
BATHROOMS: 2 ACRE/LOT: 16.25

Prime property in highly desirable Chatham County area surrounded by new future development! This 16.25 acres with 1237ft of paved road frontage is on the border of South Effingham, one of the fastest growing areas in Southeast Georgia. This property is comprised of 3 parcels, which includes a brick house, swimming pool and pool house, two large metal shops and other various storage buildings. Call today for more information and to setup your private tour of this unique property!



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StatesboroProperties.com





Address:
133 Hodgeville Road
Port Wentworth, GA 31407

GAMLS #: 10400805

List Price: \$1,700,000
Original List Price: \$1,825,000
On Market Date: 10/23/2024
Days on Market: 189
Off Market Date: 04/30/2025
LP/Acre: \$0
Acres: 16.250

Status: Expired
Property Type: Land
Property Subtype: Residential Lot
Subdivision: Port Wentworth

Photo Count: 14

PROPERTY INFORMATION:

County:	Chatham	Total Acres:	16.250 Acres
Tax ID:	71017 02002Y	Price Per Acre:	\$0
Documents:	Other	Waterfront:	0 Ft.
		Road Surface Type:	Paved
		Total Road Frontage	1237
		Length:	
		Elementary:	Port Wentworth
		Middle:	Rice Creek
		High:	Groves

LISTING CONTACTS:

Directions: Take Hwy 30 to Hodgeville Rd. Turn right, and property will be on the left past gas station. Property runs down to the Effingham line.

Public Remarks: Don't miss the chance to own a premier piece of real estate in one of the region's most rapidly developing areas of Chatham County! This 16.25 acres with 1237ft of paved road frontage are just steps from Highway 30, on the border of South Effingham, and is ideal for investors, developers, or entrepreneurs. This prime property offers excellent visibility, high traffic, and convenient access to major routes - making it perfect for commercial, residential, or mixed-use development. It is comprised of 3 parcels, which includes a brick house, swimming pool and pool house, two large metal shops and other various storage buildings. Whether you're looking to build, expand, or hold for future growth, this property checks all the boxes! Call today for more information and to setup your private tour of this unique property!



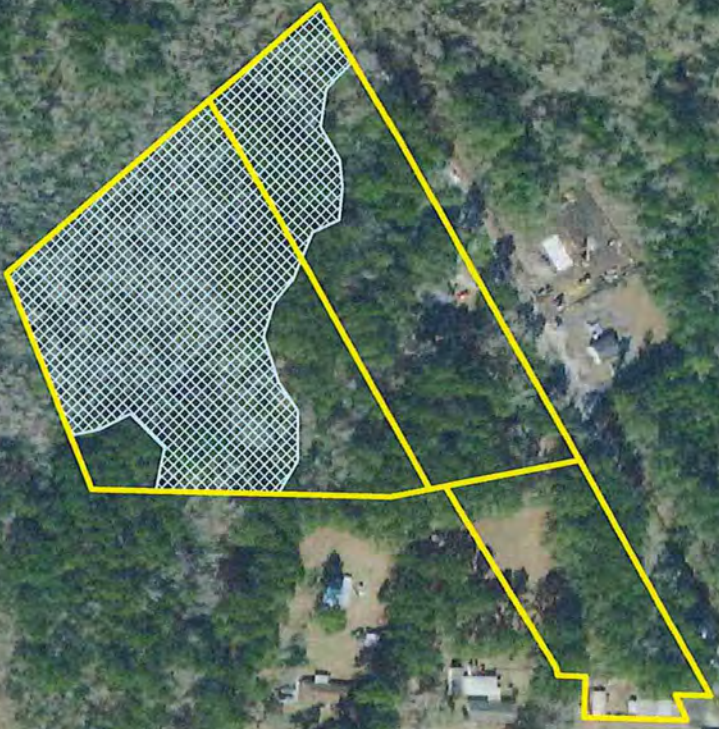
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Statesboro Properties
129 East Main Street
Statesboro, 30458



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



Preliminary wetland lines are not final and are subject to change following a formal wetland delineation, surveying, and U.S. Army Corps of Engineers (USACE) verification. The wetland boundaries depicted were created using available GIS data and have not been "ground truthed". This sketch should be used for preliminary planning purposes only. SECI recommends that no land disturbance activities take place until a formal wetland delineation has been completed followed by USACE verification.

 Wetland - +/-5.1-Acres  Project Boundary - +/-16.25-Acres

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 31 Park of Commerce Way, Suite 200B
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Wetland Desktop Determination Field Sketch

Hodgeville Road Properties Chatham County, Georgia

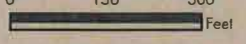
0 150 300
 Feet
 Scale: 1 inch = 300 feet

Exhibit Date: May 8, 2024
Drawn by: DJP
Reviewed by: BWW
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