

\$650,000 - 2345 Eldora Road, Ellabell

MLS #322298

\$650,000

3 Bedroom, 2.00 Bathroom,
Commercial Sale on 3.58 Acres

N/A, Ellabell, GA

This site is situated in Bryan County near the Bulloch County line just 2.3 miles from US Hwy 80 and 4 miles from I-16. It is a corner parcel located at Eldora Rd and Warnell Farm Rd with proposed warehouses in the surrounding areas. According to Bryan County's land use plan, the area is designated for emerging suburban use, making it suitable for various land applications including Single-Family and Multi-Family Residential, Parks & Recreation, Neighborhood and Hwy Commercial, as well as Mixed-Use Commercial developments. The zoning districts most compatible with this property include Low-Density/Medium Density Residential, Neighborhood Commercial, General Commercial, Public/Institutional , Planned Development. This is a great site for future retail development, office space or flex space for the service industry. Rezoning will be required. Value is in the land but the house is suitable for office in the interim. Appointment required before going on property.

Built in 1963

Essential Information

MLS #	322298
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	155945
Acres	3.58
Year Built	1963
Type	Commercial Sale
Sub-Type	Land
Status	Active

Community Information

Address	2345 Eldora Road
Subdivision	N/A
City	Ellabell
County	Bryan
State	GA
Zip Code	31308

Interior

# of Stories	1
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Additional Information

Date Listed	November 16th, 2024
Zoning	RR-1

Listing Details

Listing Agent	Pamela S. Chance
Listing Office	Keller Williams Coastal Area P

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