

\$1,200,000 - 1800 Olive Branch Road, Ellabell

MLS #SA331746

\$1,200,000

Bedroom, Bathroom,
Land on 30.71 Acres

N/A, Ellabell, GA

Check out this prime piece of property located only minutes to the new \$7.59 billion dollar investment that is the Hyundai Motors Group Meta Plant! This sale includes 2 parcels: 029 052 01 and 029 052 02, giving a total acreage of 30.71 acres in one of the most sought after markets in the state! This area has been classified as "Emerging Subdivision" by the Bryan County Master Comprehensive Plan which outlines areas of growth through 2045. These tracts back up to I-16 and have roughly 500 foot of paved road frontage via Olive Branch Road. There are two homes on the property. These pieces would be a great candidate for a residential or commercial development especially with Hyundai's growth being so close. The tracts are 3 miles to the brand new Hyundai Motors Group MetaPlant, 17 miles to Pooler, 23 miles to Statesboro, 25 miles to Savannah / HHI Airport, and 30 miles to Savannah. There is a possibility of more acreage being available.



COMMUNITY VISION: CHARACTER AREAS - NORTH Emerging Suburban

Vision

The area between Black Creek Church Rd and Highway 280 East, up to I-16, including the north end of Eldora Rd, is designated as Emerging Suburban. The Emerging Suburban Character Area is characterized by higher levels of density with the majority of existing suburban neighborhoods and commercial development being located in this area of North Bryan County. Additionally, this character area will likely be the first majority residential area to access public water and sewer infrastructure as it is the closest to the existing service area. When water and sewer become available, this area is most suitable for higher density residential and mixed-use development due to the current development patterns along with the existence of supportive transportation infrastructure.

Land Uses + Zoning

Land uses recommended for this area include Single-Family Residential, Multi-family Residential, Parks and Recreation, Neighborhood Commercial, Highway Commercial, and Mixed-Use Commercial.

Zoning districts most appropriate for this area include Low-Density/Medium Density Residential 15 (R-15), Multi-Family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Planned Development (PD), and Conservation Subdivision Overlay (CSO).

NORTH BRYAN EMERGING SUBURBAN EXISTING CONDITIONS - Subdivision off of Wilma Edwards Rd.



Source: GMC Planning Team

Recommended Goals + Action Items

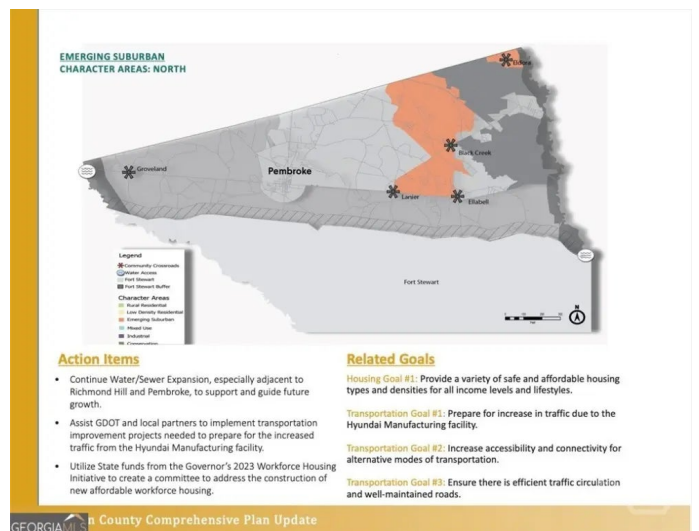
This subsection includes the top three recommended implementation items for Emerging Suburban Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Emerging Suburban Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives and Actions section and the Community Work Program of this plan.

GEORGIA

COMMUNITY VISION 85

Essential Information

MLS #	SA331746
Price	\$1,200,000
Square Footage	1337728
Acres	30.71
Type	Land
Sub-Type	Land
Status	Active



GEORGIA Bryan County Comprehensive Plan Update

Community Information

Address	1800 Olive Branch Road
Subdivision	N/A
City	Ellabell
County	Bryan
State	GA
Zip Code	31308

Amenities

Features	Level, Open Lot
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Exterior

Lot Description	Level, Open Lot
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School Information

Elementary	Bryan
Middle	Bryan
High	Bryan

Additional Information

Date Listed	May 28th, 2025
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Listing Details

Listing Agent	Wade Hodges
Listing Office	Home Team Real Estate LLC

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