

\$1,300,000 - 1383 Reedsville Road, Clyo

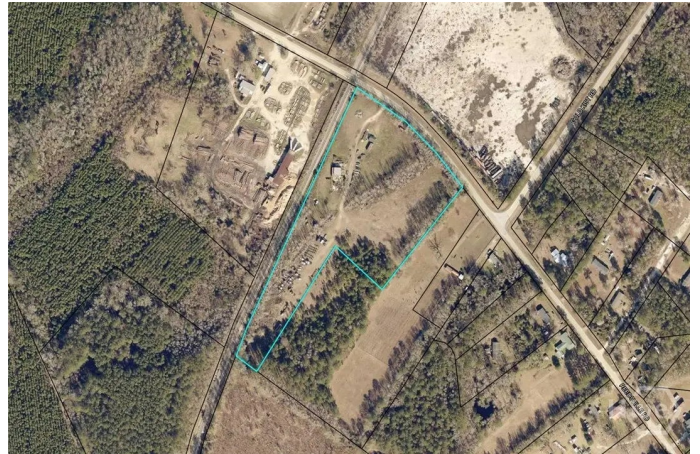
MLS #SA335928

\$1,300,000

Bedroom, Bathroom,
Land on 8.54 Acres

N/A, Clyo, GA

Prime light-industrial site in booming Effingham Co.! 8.54 ± acres (L-1) with a Truck Scale in Clyo GA. Scale-house/office and metal shed (30x30)â€”both usable, but need updates. High, mostly level ground provides ample lay-down yard, rig or trailer parking, and future warehouse pad. Flexible L-1 zoning supports contractor yards, warehousing, distribution, light fabrication. Zoning use should be confirmed with Effingham County Zoning for any possible changes. Paved frontage; ±10 min to GA-21, ±35 min to Port of Savannah, I-95 and SAV airport. Electric on site; well/septic common in area. Low county taxes help control overhead. Hard-to-find industrial acreage with existing infrastructureâ€”operate today, expand tomorrow. Just 1.2 miles from the South Carolina border and less than half a mile from GA Hwy 119.



Do not enter property without an appointment.

Essential Information

MLS #	SA335928
Price	\$1,300,000
Square Footage	372002
Acres	8.54
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	1383 Reedsville Road
Subdivision	N/A
City	Clyo
County	Effingham
State	GA
Zip Code	31303

Exterior

Exterior	Metal Siding, Wood Siding
Construction	Metal Siding, Wood Siding

Additional Information

Date Listed	August 4th, 2025
Zoning	I-1

Listing Details

Listing Agent	Adolphus R. Johnson
Listing Office	Keller Williams Coastal Area P

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