\$800,000 - 1405 Zittrouer Road, Guyton

MLS #SA340497

\$800,000

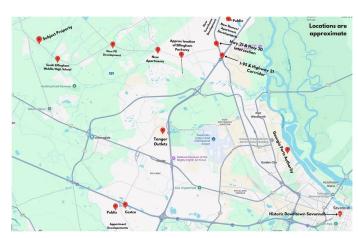
2 Bedroom, 1.00 Bathroom, 1,122 sqft Commercial Sale on 5.04 Acres

N/A, Guyton, GA

Prime Development Opportunity – 1405 Zittrouer & 489 Noel C. Conaway Rd, Guyton, GA

Two adjoining parcels with endless potential in one of Effingham County's fastest-growing corridors! Located just minutes from Rincon, Pooler, and the Hyundai Metaplant, this combined site offers excellent frontage, visibility, and accessâ€"perfect for future commercial, mixed-use, or high-density residential development. Surrounded by rapid growth and upcoming commercial expansion, this property sits squarely in the path of progress.

Rezoning will be necessary to unlock its full potentialâ€"ideal for townhomes, a retail plaza, mini-storage, medical offices, or a build-to-rent community. Whether you're a developer or investor, this is a rare opportunity to shape one of Effingham's most desirable corridors.







Built in 1940

Essential Information

MLS # SA340497

Price \$800,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,122

Square Footage 219542

Acres 5.04 Year Built 1940

Type Commercial Sale

Sub-Type Land

Style Bungalow

Status Active

Community Information

Address 1405 Zittrouer Road

Subdivision N/A

City Guyton

County Effingham

State GA

Zip Code 31312

Amenities

Utilities Underground Utilities

Features Level

Interior

Appliances Electric Water Heater
Heating Electric, Space Heater
Cooling Electric, Window Unit(s)

of Stories 1

Exterior

Exterior Brick
Exterior Features None
Lot Description Level
Roof Asphalt
Construction Brick
Foundation Slab

Additional Information

Date Listed September 26th, 2025

Zoning AR-1

Listing Details

Listing Agent Lyndsay D. Smith

Listing Office Keller Williams Coastal Area P

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