

\$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 â€“ 1405 Zittrouer & 489 Noel C. Conaway Rd, Guyton, GA

Two adjoining parcels with endless potential in one of Effingham Countyâ€™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 youâ€™re a developer or investor, this is a rare opportunity to shape one of Effinghamâ€™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
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