

\$800,000 - 489 Noel C Conaway Road, Guyton

MLS #SA340505

\$800,000

3 Bedroom, 3.00 Bathroom, 2,555 sqft
Commercial Sale on 1.95 Acres

N/A, Guyton, GA

Prime Development Opportunity â€“ 1405
Zittrouer & 489 Noel C. Conaway Rd, Guyton,
GA

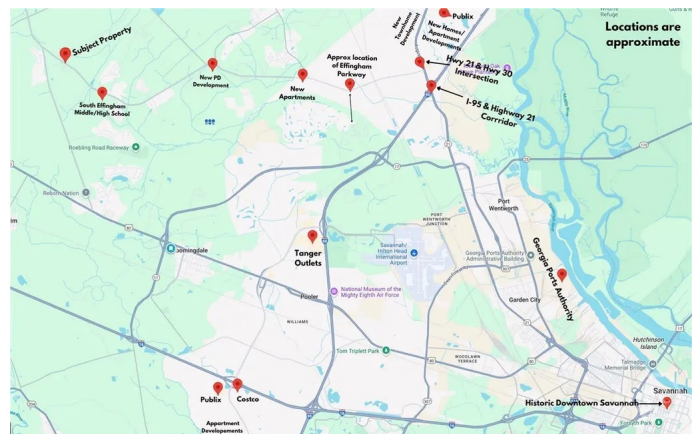
Two adjoining parcels with endless potential in one of Effingham Countyâ€™s fastest-growing corridors! Located just minutes from Rincon, Pooler, and the Hyundai Metaplant, this combined site offers excellent frontage, visibility, and accessâ€”perfect for future commercial, mixed-use, or high-density 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 1910

Essential Information

MLS #	SA340505
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,555



Square Footage	84942
Acres	1.95
Year Built	1910
Type	Commercial Sale
Sub-Type	Land
Style	Rustic
Status	Active

Community Information

Address	489 Noel C Conaway Road
Subdivision	N/A
City	Guyton
County	Effingham
State	GA
Zip Code	31312

Amenities

Features	Level
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Interior

Interior	Hardwood
Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Frame, Wood Siding
Exterior Features	None
Lot Description	Level
Roof	Metal
Construction	Frame, Wood Siding

Additional Information

Date Listed	September 26th, 2025
Zoning	AR-2

Listing Details

Listing Agent	Lyndsay D. Smith
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