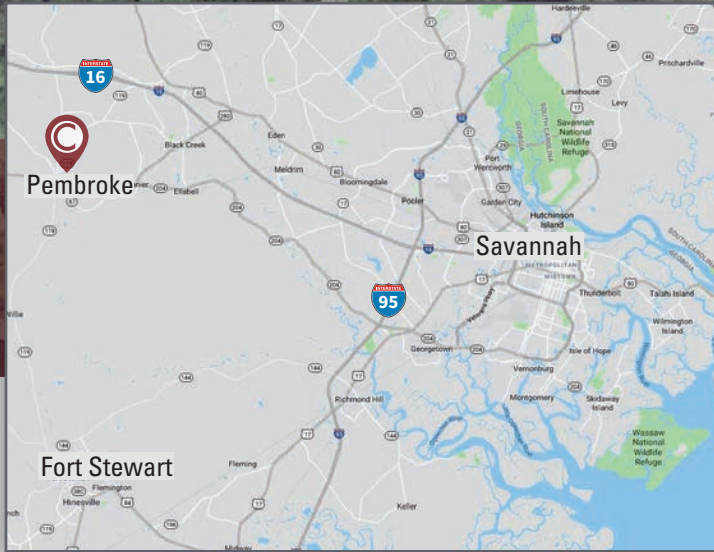




West Bacon Street/U.S. Highway 280



**2.58 Acre Parcel**  
 Vacant Parcel  
 Pembroke, GA 31321  
 Lat 32.137, Long -81.635

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	1,572	3,180	4,352
2023 Population	1,776	3,621	4,954
2018 Average HH Income	\$47,106	\$51,140	\$53,166
2018 Median HH Income	\$34,130	\$39,107	\$41,593

## PROPERTY HIGHLIGHTS

- Sales price: \$393,500
- 2.58 Acres
- 689' Linear Feet of Road Frontage With Excellent Visibility
- Pembroke City Water 10" Main
- County Seat of Bryan County Georgia serving Pembroke, Ellebell, Richmond Hill
- Home to Fort Stewart Army Base and Hunter Army Airfield With a Military and Civilian Population of about 57,000 People and an Economic Impact of Nearly \$1.85 Billion

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 Licensed Real Estate Broker

Investment Sales Contact:  
**Phillip Shumny**  
 770.817.4798  
 pshumny@crossmanco.com





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## AREA MAP



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## ABOUT PEMBROKE

In the late 1800's lumber and naval stores were the main source of industry throughout southeast Georgia where it was common practice to locate new communities for the purpose of marketing forest products. Pembroke came into being in 1889 when the Savannah and Western Railroad extended its line from Meldrim to a point 32 miles west of Savannah in north Bryan County where the timber business was thriving. Pembroke was named for Judge Pembroke Whitfield Williams who was well-known as a leader in education and as a jurist. He lived in the Mill Creek community near Ellebell and had extensive timberland in the area.

County Seat of Bryan County, Georgia located at 160 N. Main Street, Pembroke, GA 313321



## ABOUT BRYAN COUNTY, GEORGIA

Bryan County has experienced tremendous growth over the past few decades. The population of Bryan County is almost 40,000 – a 21% growth in population since 2010 and a 260% growth since 1980. This far exceeds the growth rate for the State of Georgia, which saw an overall average growth of 91% between 1980 and 2017 and just an 8% growth between 2010 and 2015. According to the Georgia Governor's Office of Planning and Budget, the growth seen in Bryan County over the past few decades is expected to continue well into 2050.

To accommodate military growth, Bryan County works to ensure that families educational needs are met, that housing is plentiful, and that development keeps up with demand.

## ABOUT FORT STEWART, GEORGIA

Fort Stewart and Hunter Army Airfield have a military and civilian population of approximately 57,000 people and a \$1.85 billion economic impact.

Fort Stewart and Hunter Army Airfield serve about 21,000 Soldiers, 29,500 Family Members, over 3,500 civilians, and National Guard Soldiers making for a small but active city. There are about 18,200 retirees in a 50-mile radius of the installation. Approximately 4,200 service people leave the military annually in the Fort Stewart area.



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