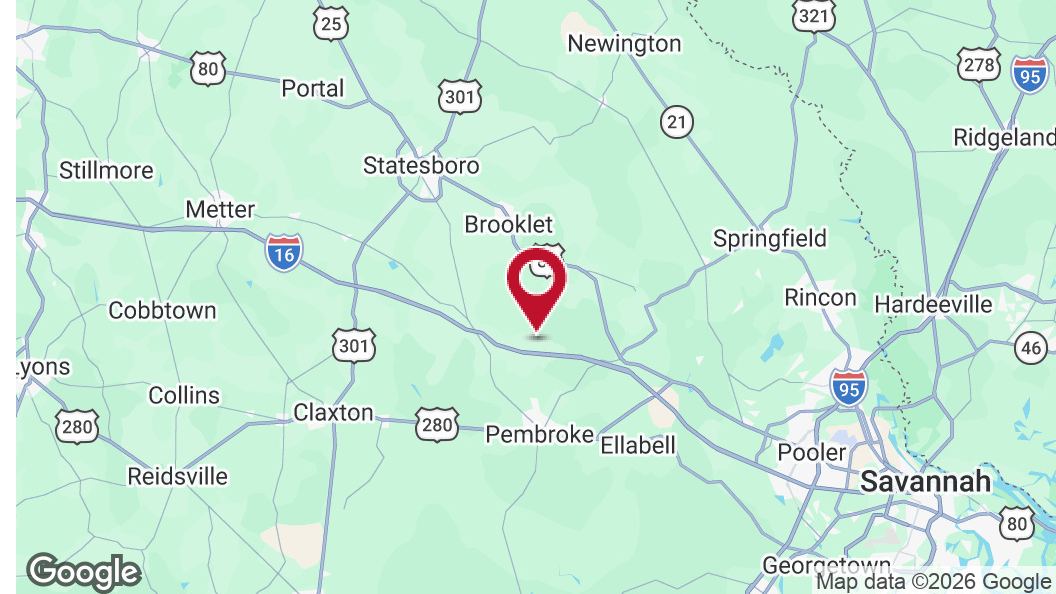


# ARCOLA ROAD

Pembroke, GA 31321

LAND PROPERTY FOR SALE



## Property Description

This 48.42 acre wooded parcel is well located just off Interstate 16 at the Ash Branch Church Road exit. The property sits on the north side of Interstate 16 at the intersection of Highway 46 and Arcola Road. This section of I-16 sees approximately 37,000 vehicles per day. Located just ten miles from the new automobile plant this parcel could be used for a variety of different things. It is currently zoned agricultural (AG-5 per Bulloch County). This parcel is conveniently located about halfway between Statesboro and Savannah. The owner is a licensed real estate broker in the state of Georgia. 53.23 acres located directly across the street are also available for sale.

## Property Highlights

- 1/4 Mile from Interstate-16
- 10 Miles from Hyundai Motor Group Metaplant
- 53.23 acres Directly Across the Street also Available for Sale

## Offering Summary

Sale Price:	\$1,694,700
Lot Size:	48.42 Acres

### Dean Newman

Owner / Broker  
706.339.4379  
dean@newmanre.org  
GA #281453



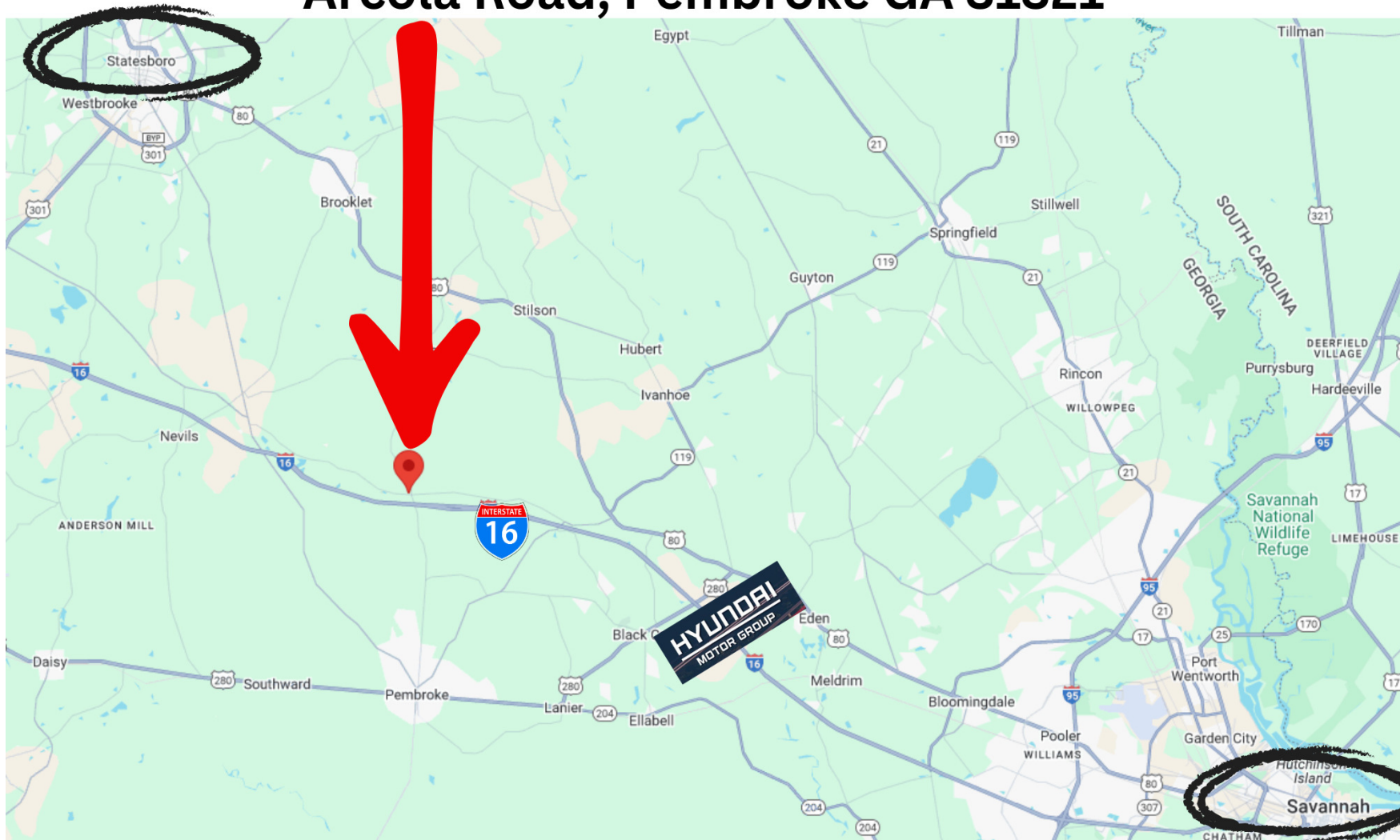
# ARCOLA ROAD

Pembroke, GA 31321

LAND PROPERTY FOR SALE

## 48.42 Acres

## Arcola Road, Pembroke GA 31321



**Dean Newman**

Owner / Broker

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GA #281453

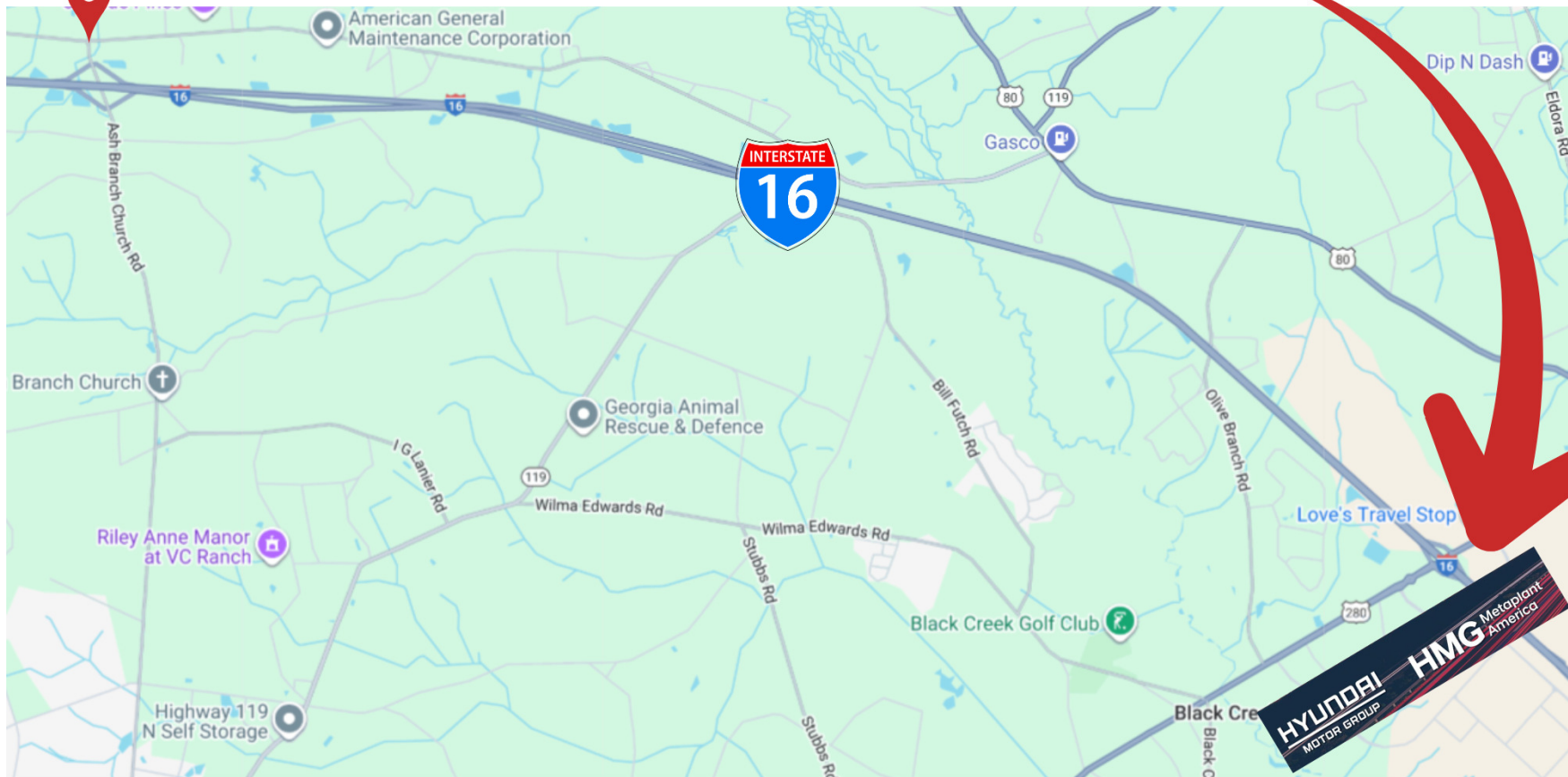


# ARCOLA ROAD

Pembroke, GA 31321

LAND PROPERTY FOR SALE

**48.42 Acres at Arcola Road, Pembroke GA 31321  
is only 10 miles from the  
Hyundai Motor Group Metaplant**



**Dean Newman**

Owner / Broker

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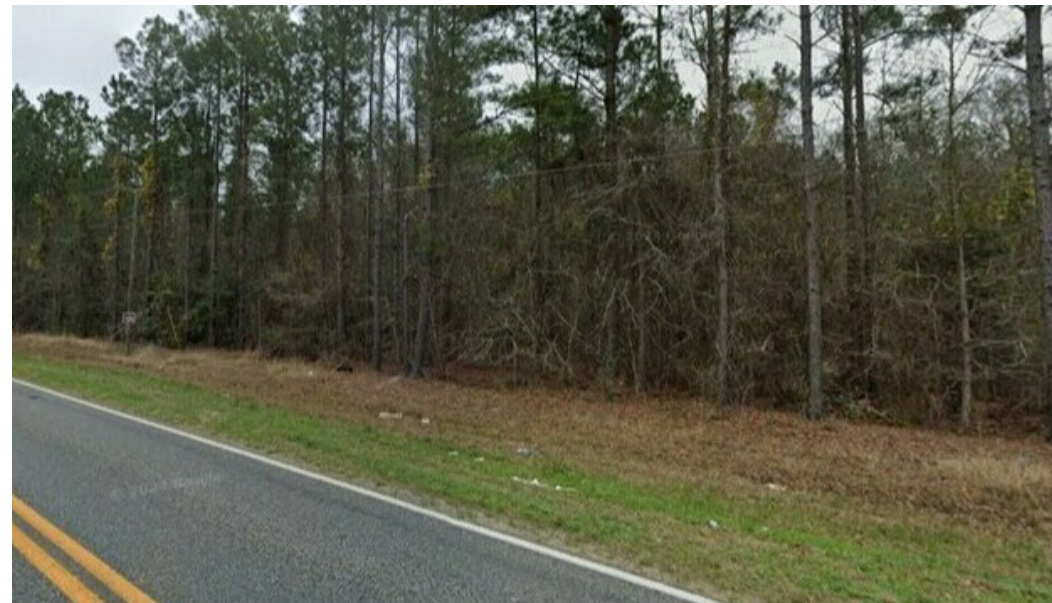
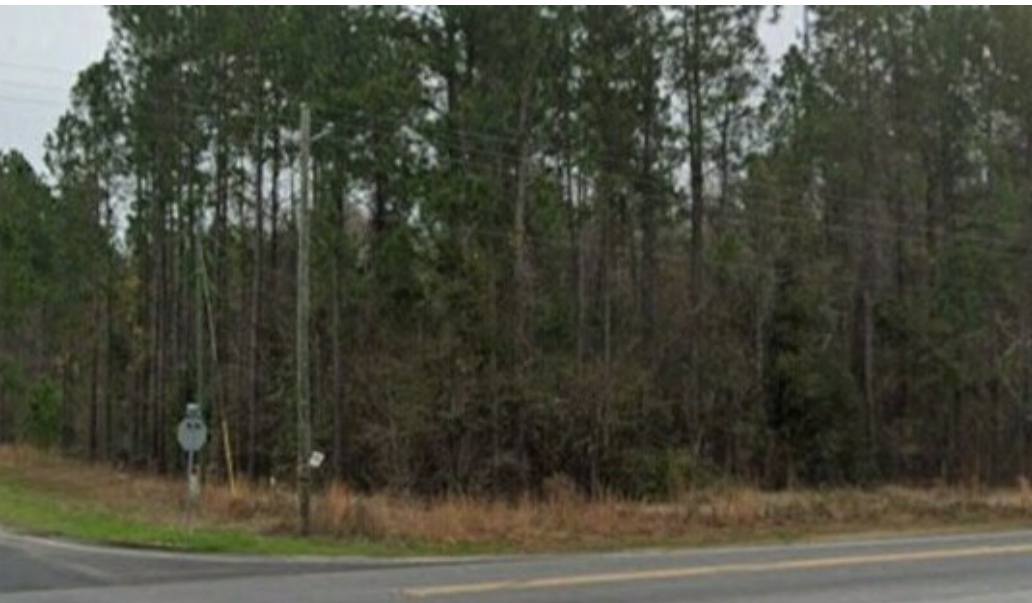
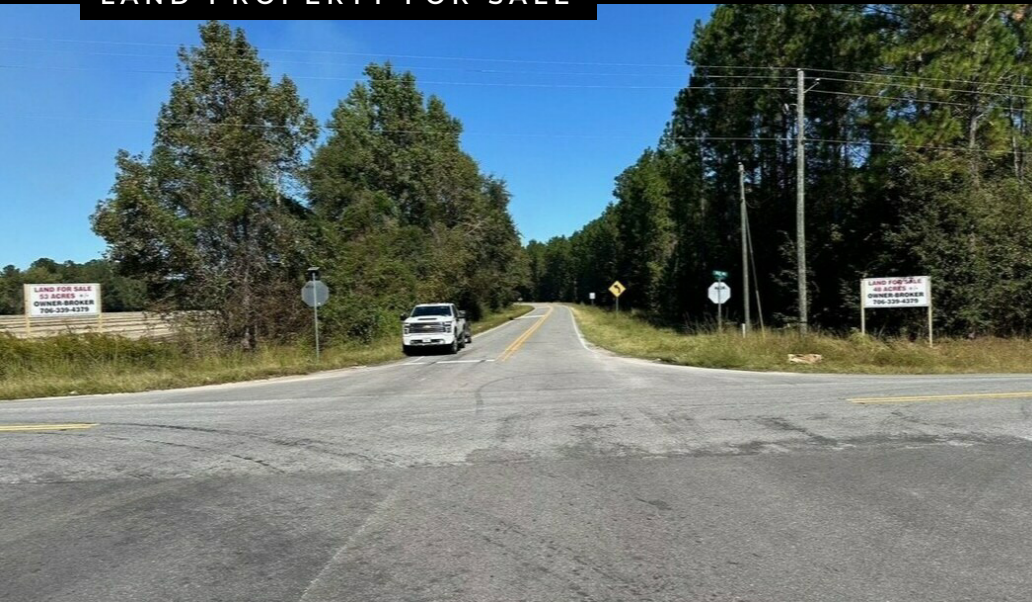
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# ARCOLA ROAD

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LAND PROPERTY FOR SALE



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# ARCOLA ROAD

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LAND PROPERTY FOR SALE



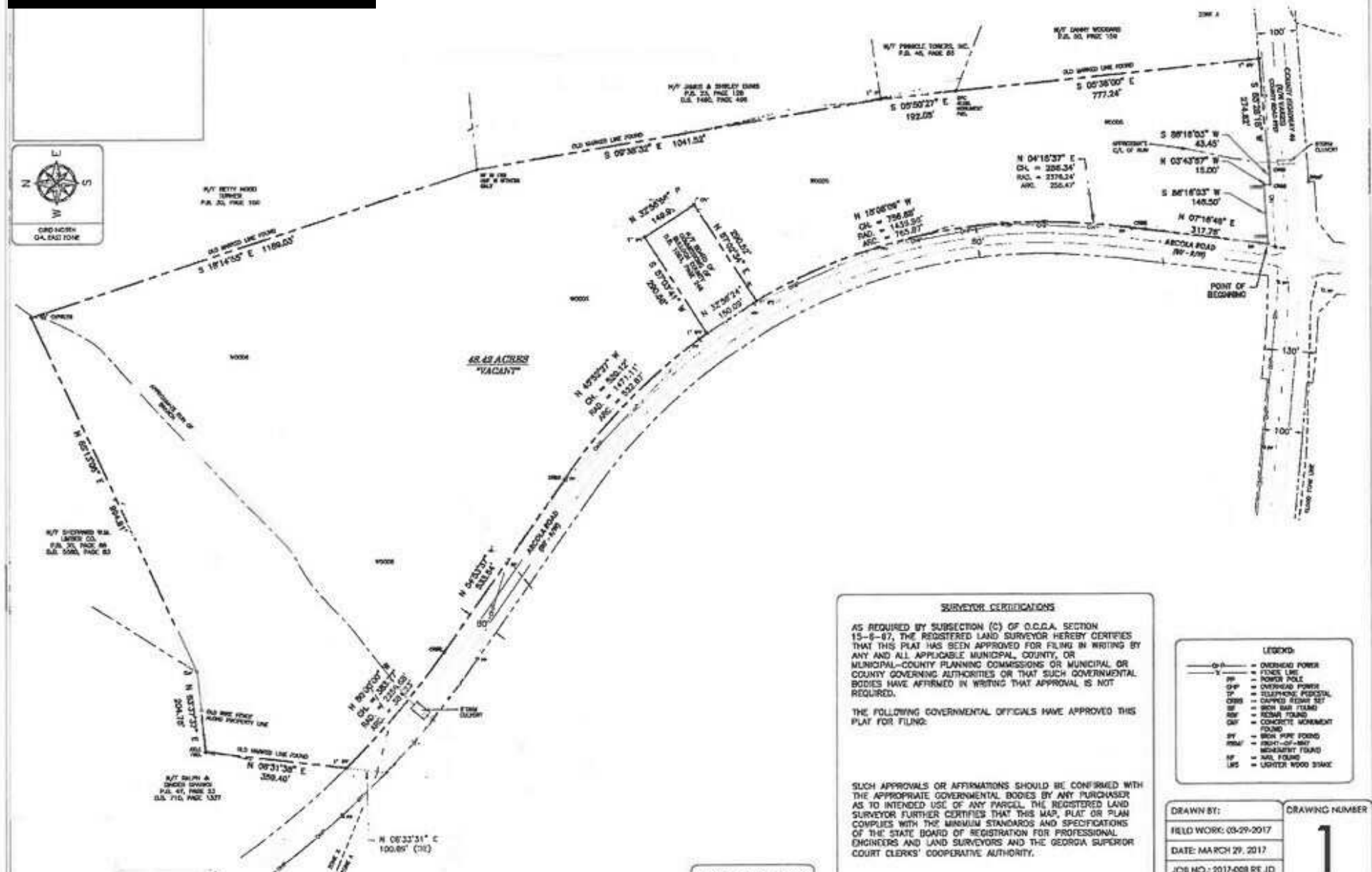
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# ARCOLA ROAD

Pembroke, GA 31321

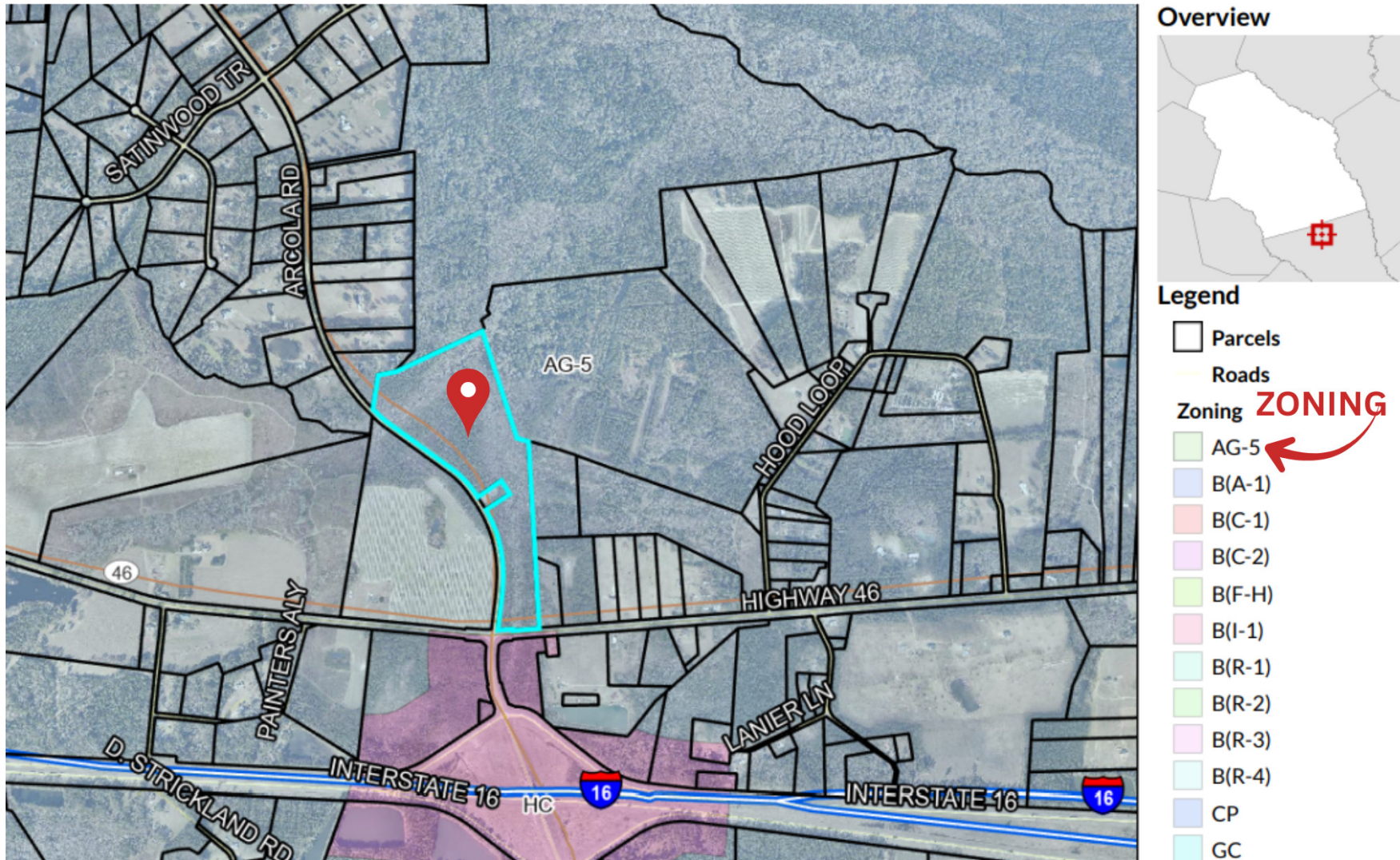
LAND PROPERTY FOR SALE



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 CA #281453



## Zoning at Arcola Rd, Pembroke GA 31321



**Dean Newman**

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# ARCOLA ROAD

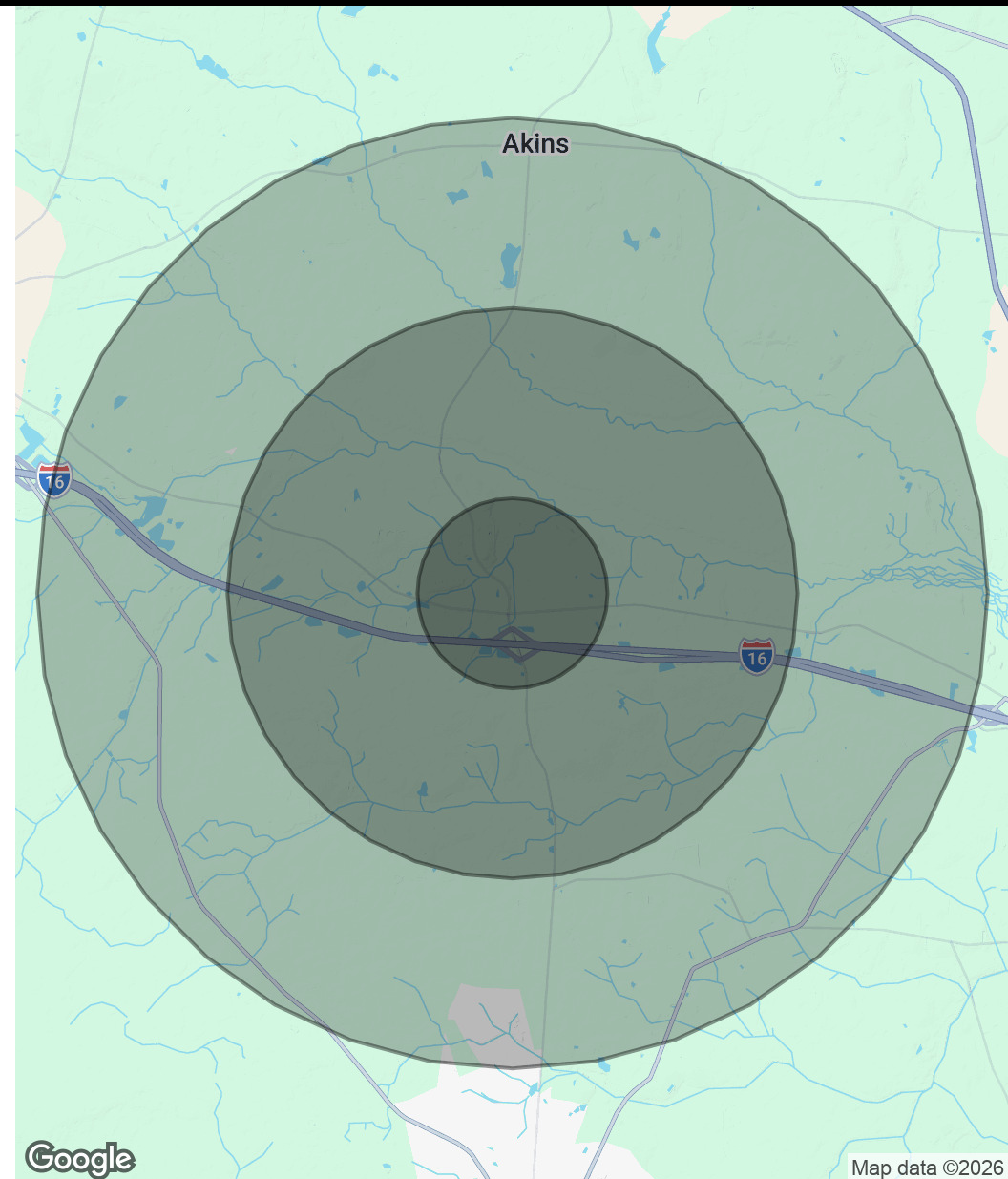
Pembroke, GA 31321

## LAND PROPERTY FOR SALE

Population	1 Mile	3 Miles	5 Miles
Total Population	203	1,288	3,789
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	81	504	1,459
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,570	\$88,597	\$89,406
Average House Value	\$237,790	\$234,184	\$231,779

Demographics data derived from AlphaMap



### Dean Newman

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706.339.4379  
dean@newmanre.org  
GA #281453





## Dean Newman

Owner / Broker

dean@newmanre.org

Cell: **706.339.4379**

GA #281453 // SC #49942

## Professional Background

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 6 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In 2005 he joined Meybohm Commercial Properties where he was Vice President/Associate Broker and received many awards as a top producer. He also has been a licensed real estate instructor since 2015. After much prayer and consideration, in January 2026, Dean formed his own real estate company called Newman Real Estate, where he will continue to assist his loyal clients (and new ones!) with their real estate needs for many years to come.

Dean is an active member of Abilene Baptist Church where he has served in numerous capacities 36+ years. He and his wife have two adult children who are each married, and five grandchildren.

## Education

BBA - Marketing from Augusta College

## Memberships

Aiken Board of Realtors

Augusta Board of Realtors

National Association of Realtors

## Dean Newman

Owner / Broker

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GA #281453

