

# ±3.87 GROSS ACRES | FOR SALE

HIGHWAY 30

PORT WENTWORTH, GA 31407

Adam Bryant, CCIM, SIOR

Partner

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Hodgeville Rd

**SITE**

Keller Rd

Hwy 30







## PROPERTY INFORMATION

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

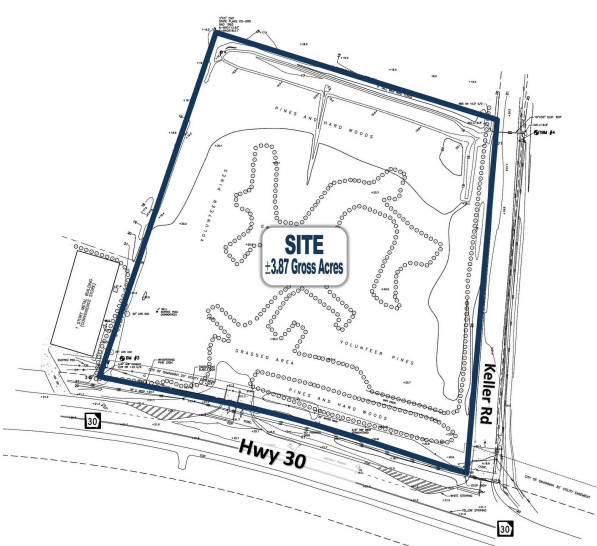




# 1 PROPERTY INFORMATION

Highway 30  
Port Wentworth, GA 31407

# Property Summary



Sale Price	\$895,000
<b>OFFERING SUMMARY</b>	
Lot Size:	3.87 Gross Acres
Price / Acre:	\$231,266
Zoning:	P-C-3
Market:	Savannah
Submarket:	Port Wentworth
APN:	71017 03002

## PROPERTY OVERVIEW

SVN is pleased to offer an opportunity to purchase  $\pm 3.87$  gross acres, of which  $\pm 3.28$  acres are considered upland and developable, located on Highway 30 near Hodgeville Road and in close proximity to the Effingham Parkway and Benton Boulevard connection in Port Wentworth. The site will be delivered in as-is condition with infrastructure near the site, including water and sewer, a jurisdictional determination from the USACE verifying wetlands, as well as a topographic survey and geotechnical report. The site offers 432' of frontage on Hwy 30 and present zoning is P-C-3, which allows for a variety of commercial uses by right.

## LOCATION OVERVIEW

The property is located in Port Wentworth in West Chatham County near the signalized intersection of Highway 30 and Hodgeville Road, and just over 1 mile from the Effingham Parkway and Benton Boulevard connection. Highway 30 and Hodgeville Road serve as a by-pass for commuters that work in the Savannah area and live in West Chatham and South Effingham Counties. Additionally, the site is approximately 2.5 miles from GA Highway 21 and approximately 3.5 miles from I-95 at Exit 109.

**$\pm 3.87$  GROSS ACRES | FOR SALE | HIGHWAY 30 PORT WENTWORTH, GA 31407**

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# Complete Highlights



## PROPERTY HIGHLIGHTS

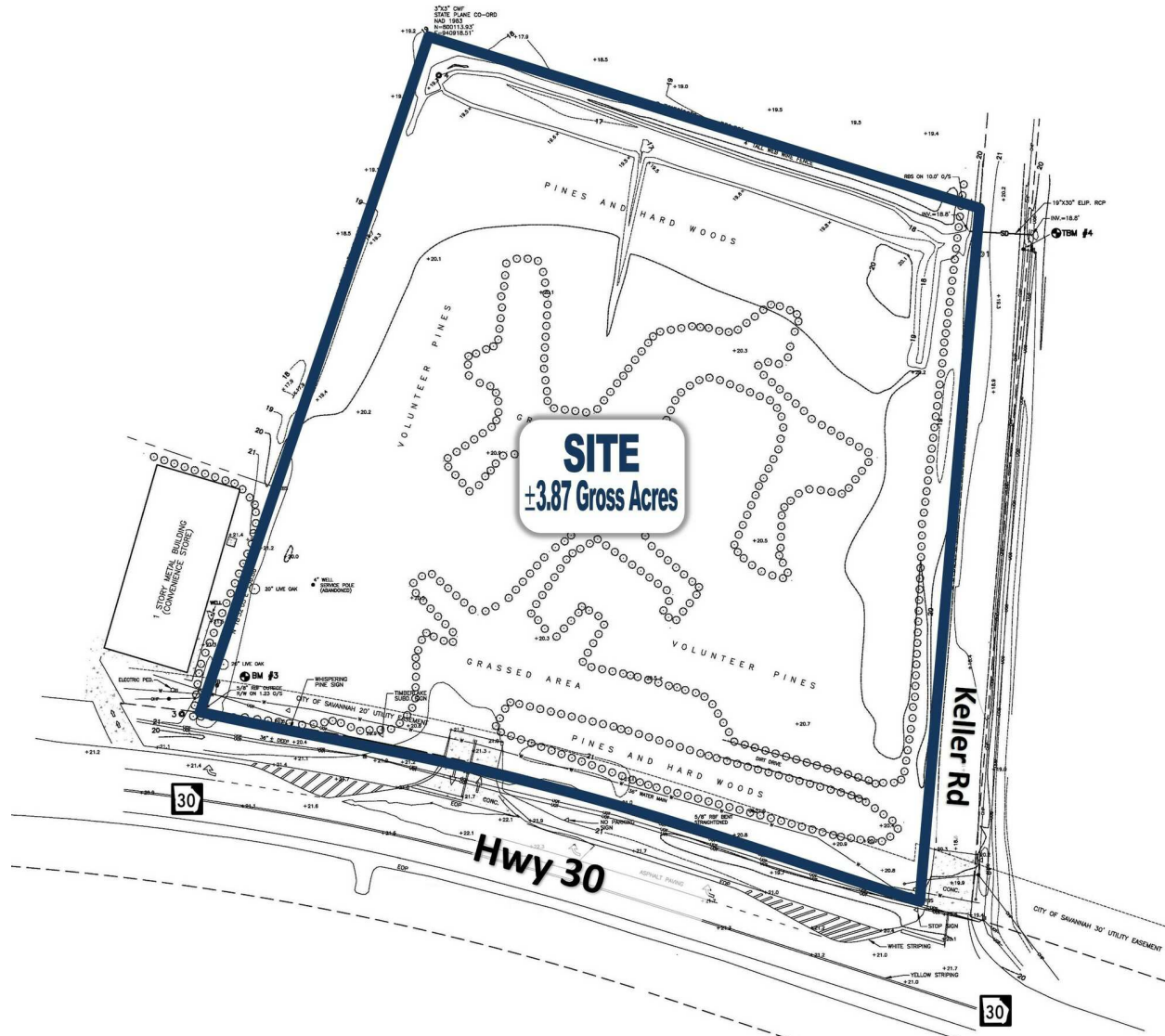
- ±3.87 Gross Acres on Hwy 30 | For Sale
- Near Signalized Intersection of Hodgeville Rd
- 432' Hwy 30 Frontage | Infrastructure, Water, Sewer Near Site
- Zoned P-C-3 | Variety of Commercial Uses
- 1.4 Miles from Effingham Co and Benton Blvd Connection
- 2.5 Miles from GA Hwy 21 | 3.5 Miles to I-95



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# Site Plan



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# Site Photos



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## 2 LOCATION INFORMATION

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# Aerial | Hwy 30 & Hodgeville Rd



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# Aerial | Hwy 30 To I-95



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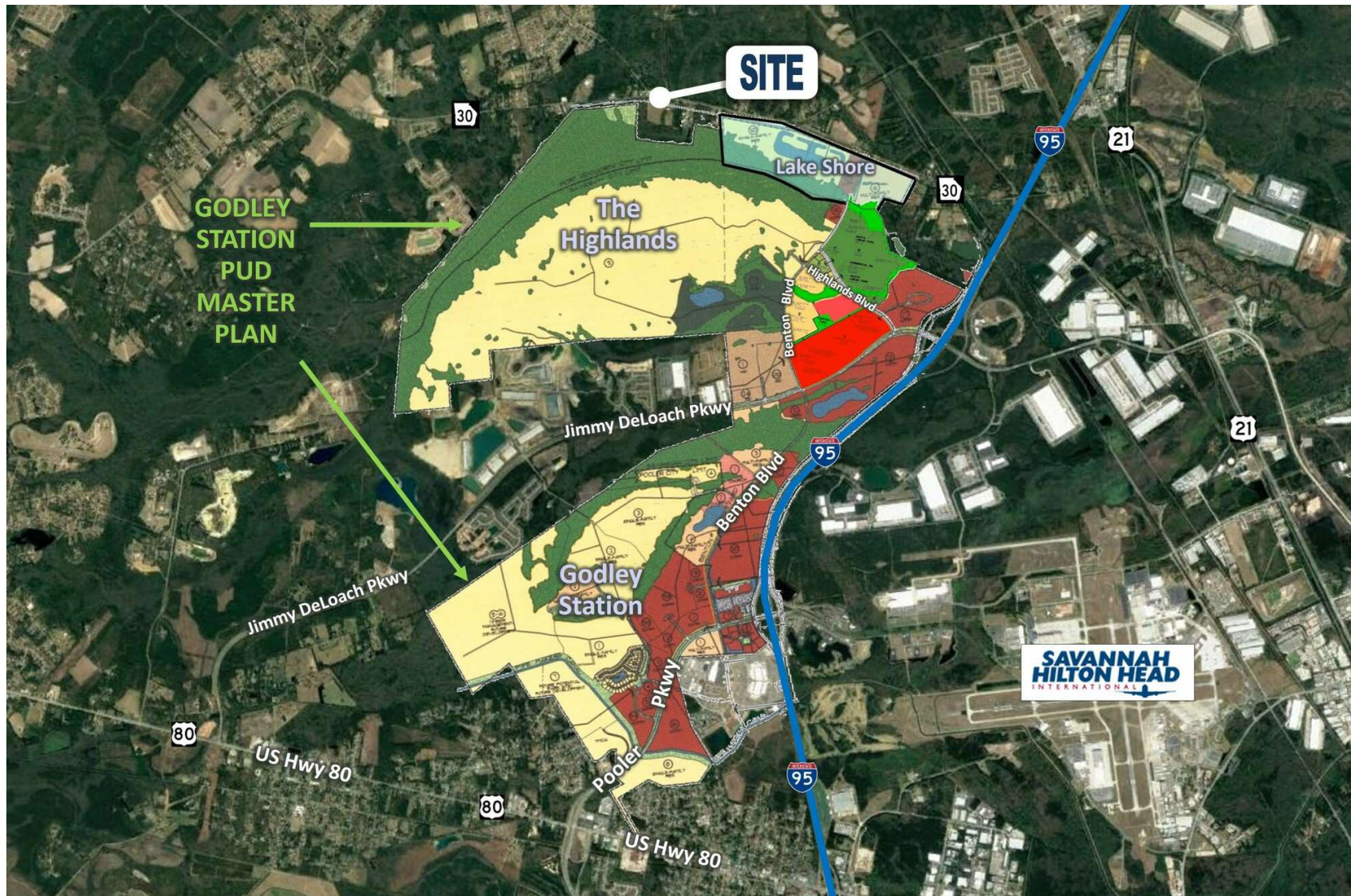
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# Aerial | Godley Station Master Plan



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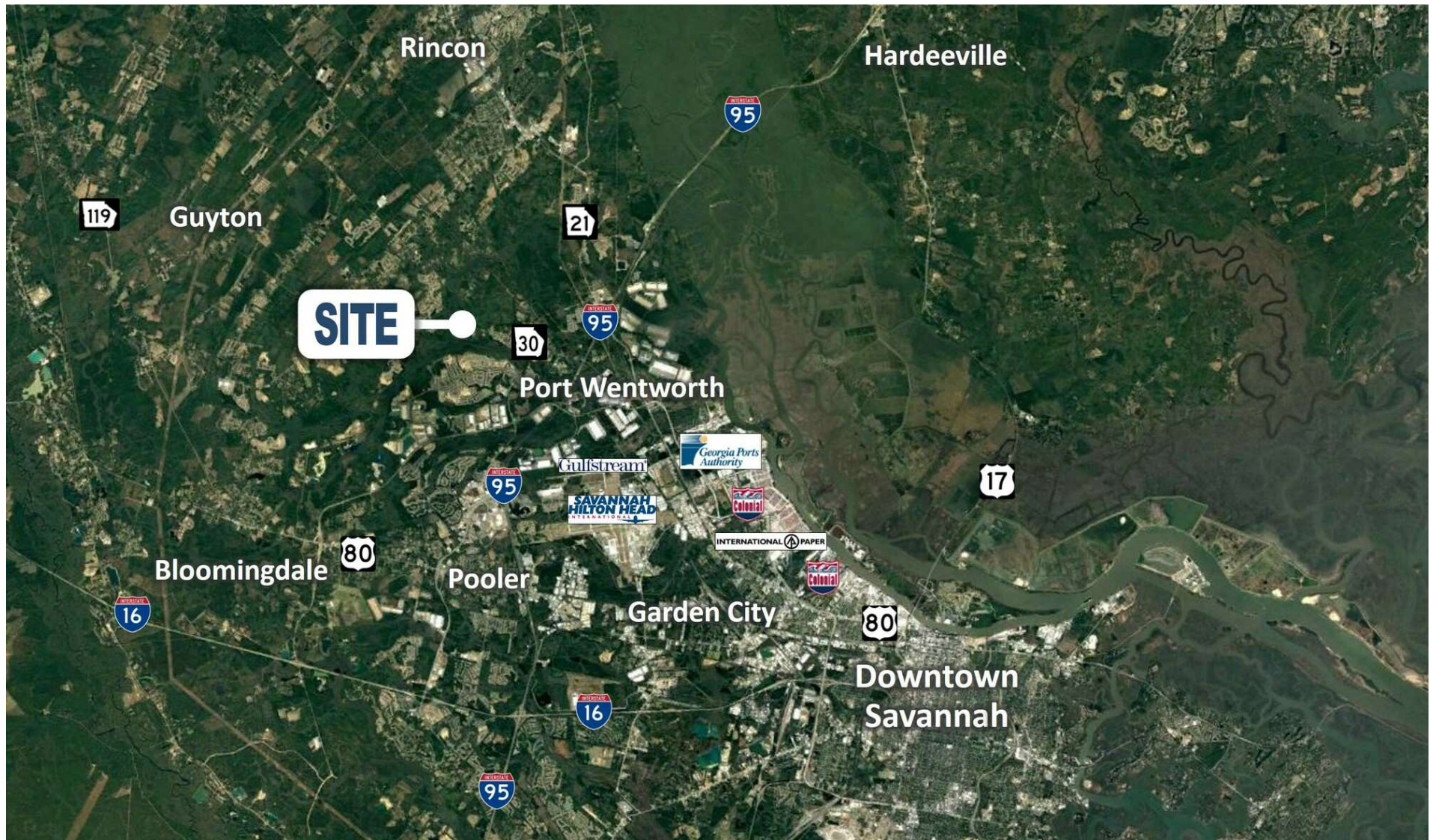
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# Aerial | Savannah MSA



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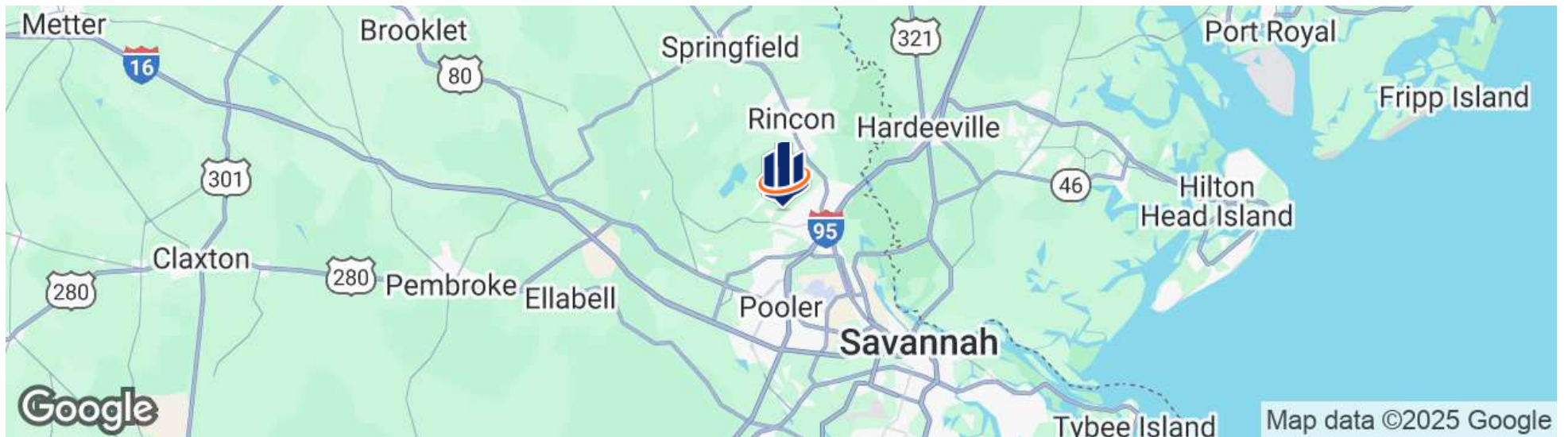
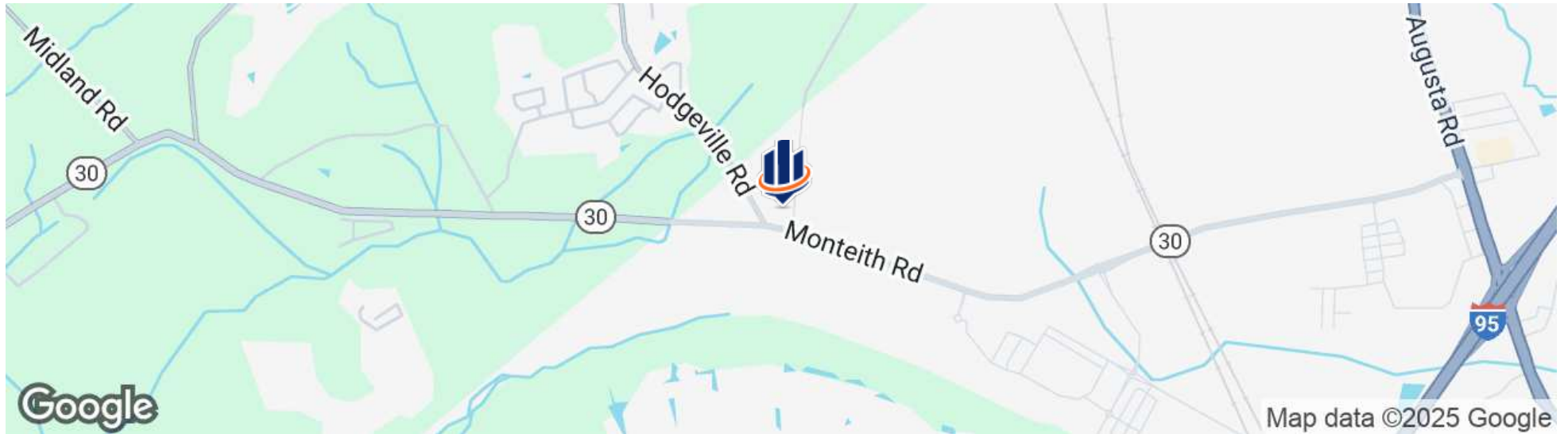
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# Location Maps



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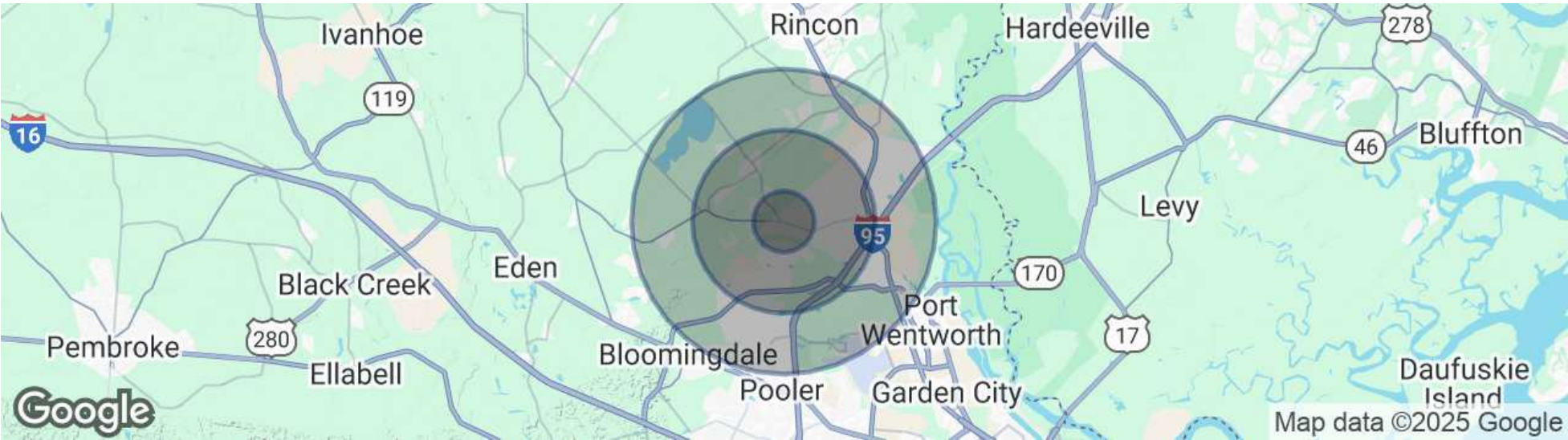
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# DEMOGRAPHICS

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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,145	25,094	50,549
Average Age	35	34	36
Average Age [Male]	34	34	35
Average Age [Female]	35	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,121	8,935	18,293
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$104,966	\$120,394	\$114,065
Average House Value	\$257,055	\$297,524	\$300,998

Demographics data derived from AlphaMap





# 4 ADVISOR BIO & CONTACT

Highway 30  
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# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

## EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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