



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# LAND FOR DEVELOPMENT

1220 Porterfield Farm Road | Evans, GA 30809

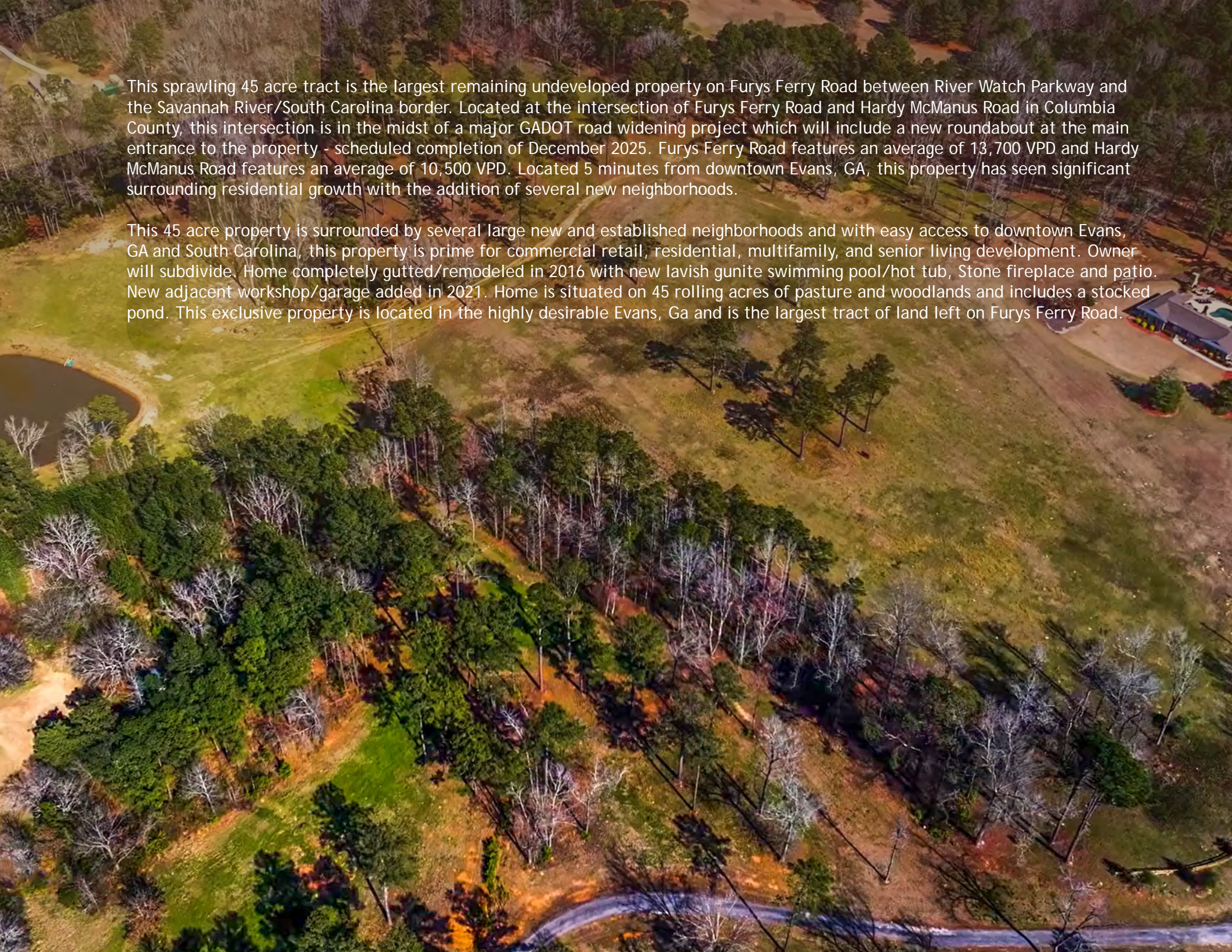
FOR SALE

44.74 AC

APN | 077 033B, 077 035

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[CLICK HERE FOR A 360° AERIAL VIDEO](#)



This sprawling 45 acre tract is the largest remaining undeveloped property on Furys Ferry Road between River Watch Parkway and the Savannah River/South Carolina border. Located at the intersection of Furys Ferry Road and Hardy McManus Road in Columbia County, this intersection is in the midst of a major GADOT road widening project which will include a new roundabout at the main entrance to the property - scheduled completion of December 2025. Furys Ferry Road features an average of 13,700 VPD and Hardy McManus Road features an average of 10,500 VPD. Located 5 minutes from downtown Evans, GA, this property has seen significant surrounding residential growth with the addition of several new neighborhoods.

This 45 acre property is surrounded by several large new and established neighborhoods and with easy access to downtown Evans, GA and South Carolina, this property is prime for commercial retail, residential, multifamily, and senior living development. Owner will subdivide. Home completely gutted/remodeled in 2016 with new lavish gunite swimming pool/hot tub, Stone fireplace and patio. New adjacent workshop/garage added in 2021. Home is situated on 45 rolling acres of pasture and woodlands and includes a stocked pond. This exclusive property is located in the highly desirable Evans, Ga and is the largest tract of land left on Furys Ferry Road.



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SAVANNAH  
RIVER

RIVER RIDGE  
ELEMENTARY

RIVERSIDE  
MIDDLE SCHOOL

CIRCLE K

CVS  
pharmacy

FURYS FERRY ROAD - 13,700 VPD





**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	3,731	27,761	72,746
Median Age (m)	32.7	37.6	39.3
Median Age (f)	41.7	41.5	41.4

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	1,095	9,738	27,199
Persons per HH	3.4	2.9	2.7
Average Income	\$133,126	\$116,058	\$101,727
Average Value	\$277,939	\$286,210	\$243,875

