

+/-7.997 Acres in a Rapidly Growing Area of Chatham County, GA



Asking Price: \$1,325,000

Property Size: +/- 7.997 acres

Current Zoning: Chatham County BN

Chatham County PIN: 11047 03024

HIGHLIGHTS

- Existing zoning allows for a wide range of commercial uses by right
- Property is located in unincorporated Chatham County- not Bloomingdale
- USACE has confirmed that there are NO wetlands on site
- Site is NOT in a flood hazard area
- Adjacent to the New Hampstead master-planned growth area
- Convenient access to I-16 and I-95
- Less than 10 miles from the Hyundai Metaplant
- Over 550' frontage on John Carter Rd
- Over 460' frontage on Old River Rd

PROPERTY OVERVIEW

Coastal Real Estate Services, LLC is pleased to present 50 Old River Road, a 7.997-acre commercially zoned development tract positioned at the edge of one of western Chatham County's most significant growth corridors.

The property is located adjacent to New Hampstead, a 4,300-acre master-planned community expected to serve as a major growth catalyst for the area. With frontage and visibility near two key arterial roadways — Fort Argyle Road (Highway 204) and Old River Road — the site is well positioned to capture future residential and commuter traffic as development continues westward.

The location offers convenient regional access, with connectivity to I-16 via Old River Road and I-95 via Fort Argyle Road. The site is also in close proximity to Savannah's southside, Pooler, and less than 10 miles from the Hyundai Metaplant in northern Bryan County, further strengthening its commercial potential.

The approximately 8 upland acres are zoned Neighborhood Business (BN), allowing for a range of neighborhood-serving commercial uses. Potential uses may include retail, self-storage, select automotive uses, package stores, and other commercial concepts suited to the surrounding growth and highly visible location.



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Executive Summary

50 Old River Road
1049 John Carter Rd, Bloomingdale, Georgia, 31302
Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	342	1,330	4,911
2020 Population	431	1,486	6,202
2025 Population	829	2,115	9,651
2030 Population	1,083	2,550	11,000
2010-2020 Annual Rate	2.34%	1.12%	2.36%
2020-2025 Annual Rate	13.27%	6.95%	8.79%
2025-2030 Annual Rate	5.49%	3.81%	2.65%

Age

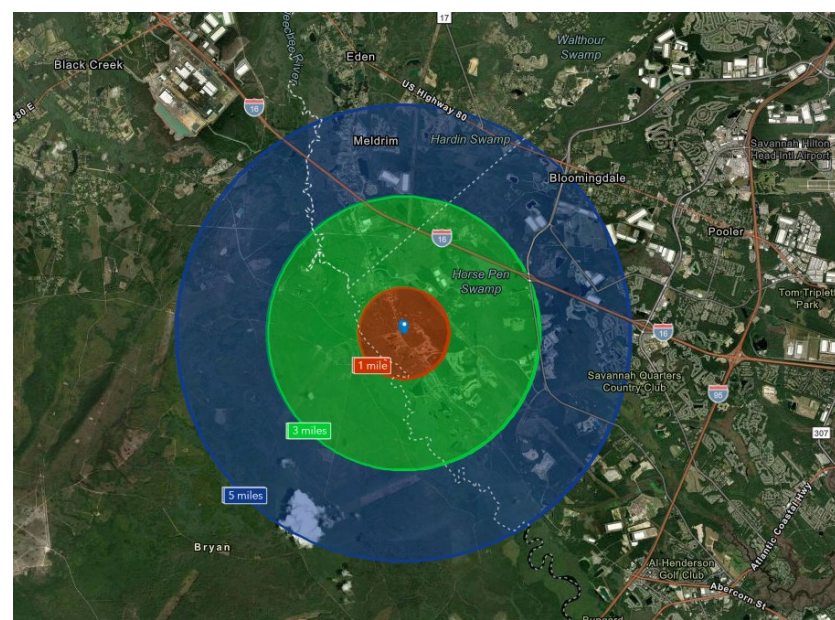
2025 Median Age	34.1	36.8	40.9
U.S. median age is 39.1			

Race and Ethnicity

White Alone	52.8%	60.7%	65.7%
Black Alone	33.8%	25.2%	18.2%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	0.5%	0.9%	4.6%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.9%	3.6%	3.5%
Two or More Races	9.4%	9.1%	7.4%
Hispanic Origin	8.9%	9.1%	7.6%
Diversity Index	66.3	63.1	59.3

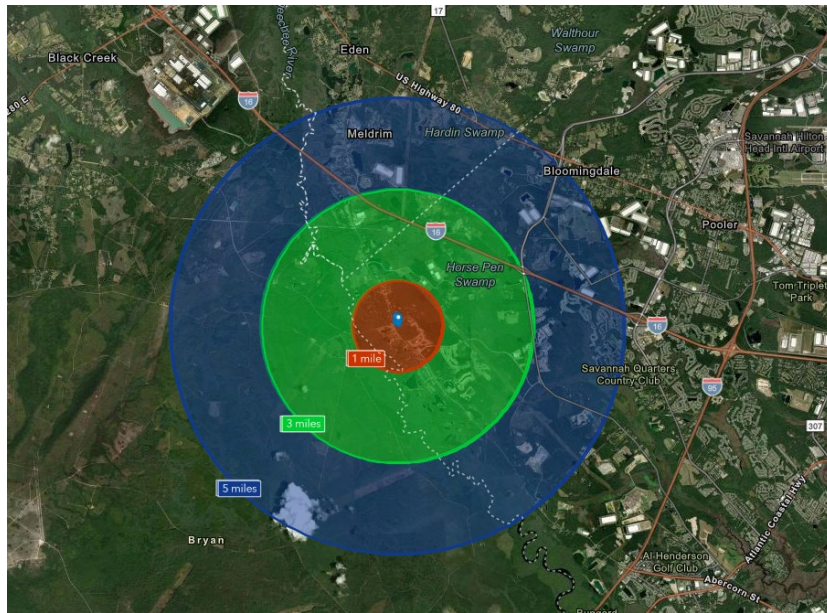
Households

2010 Total Households	133	507	1,773
2020 Total Households	163	558	2,338
2025 Total Households	340	829	3,732
2030 Total Households	452	1,014	4,333
2010-2020 Annual Rate	2.05%	0.96%	2.80%
2020-2025 Annual Rate	15.03%	7.83%	9.32%
2025-2030 Annual Rate	5.86%	4.11%	3.03%
2025 Average Household Size	2.43	2.54	2.58
Wealth Index	51	58	107



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Executive Summary | 50 Old River Road | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	33.0%	27.2%	24.6%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$61,217	\$63,510	\$87,466
2030 Median Household Income	\$65,467	\$67,590	\$100,485
2025-2030 Annual Rate	1.35%	1.25%	2.81%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$81,839	\$83,787	\$122,939
2030 Average Household Income	\$91,600	\$92,466	\$139,674

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$33,221	\$33,381	\$48,036
2030 Per Capita Income	\$37,964	\$37,595	\$55,548
2025-2030 Annual Rate	2.71%	2.41%	2.95%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	46.3	44.9	44.1

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	42.7	43.0	50.0

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	70	85	94
2010 Total Housing Units	160	614	2,044
2010 Owner Occupied Hus (%)	76.7%	77.7%	77.8%
2010 Renter Occupied Hus (%)	23.3%	22.3%	22.3%
2010 Vacant Housing Units (%)	16.9%	17.4%	13.3%
2020 Housing Units	183	655	2,638
2020 Owner Occupied HUs (%)	60.1%	66.1%	72.7%
2020 Renter Occupied HUs (%)	39.9%	33.9%	27.3%
Vacant Housing Units	8.5%	10.3%	8.1%
2025 Housing Units	396	949	4,251
Owner Occupied Housing Units	65.3%	69.6%	68.1%
Renter Occupied Housing Units	34.7%	30.4%	31.9%
Vacant Housing Units	14.1%	12.6%	12.2%
2030 Total Housing Units	513	1,144	4,810
2030 Owner Occupied Housing Units	335	767	3,016
2030 Renter Occupied Housing Units	117	247	1,318
2030 Vacant Housing Units	61	130	477



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