

For Sale | 1.37 – 10.47 AC Commercial Sites

# Brisbon Center

5 DEVELOPMENT SITES • RICHMOND HILL, GA • BRYAN COUNTY



THE FORD  
FIELD & RIVER CLUB

144

144

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CUSHMAN & WAKEFIELD

GILBERT & EZELLE

# PROPERTY OVERVIEW

**Premier development opportunity** in Richmond Hill, Georgia, a primary bedroom community within the Savannah, GA MSA enjoying major residential and commercial growth. Brisbon Center offers a unique commercial development opportunity along the primary commercial/retail corridor in Richmond Hill surrounded by rooftops, businesses, schools, and retail amenities

**Totals: 5 Sites on 21.93 Usable Acres**

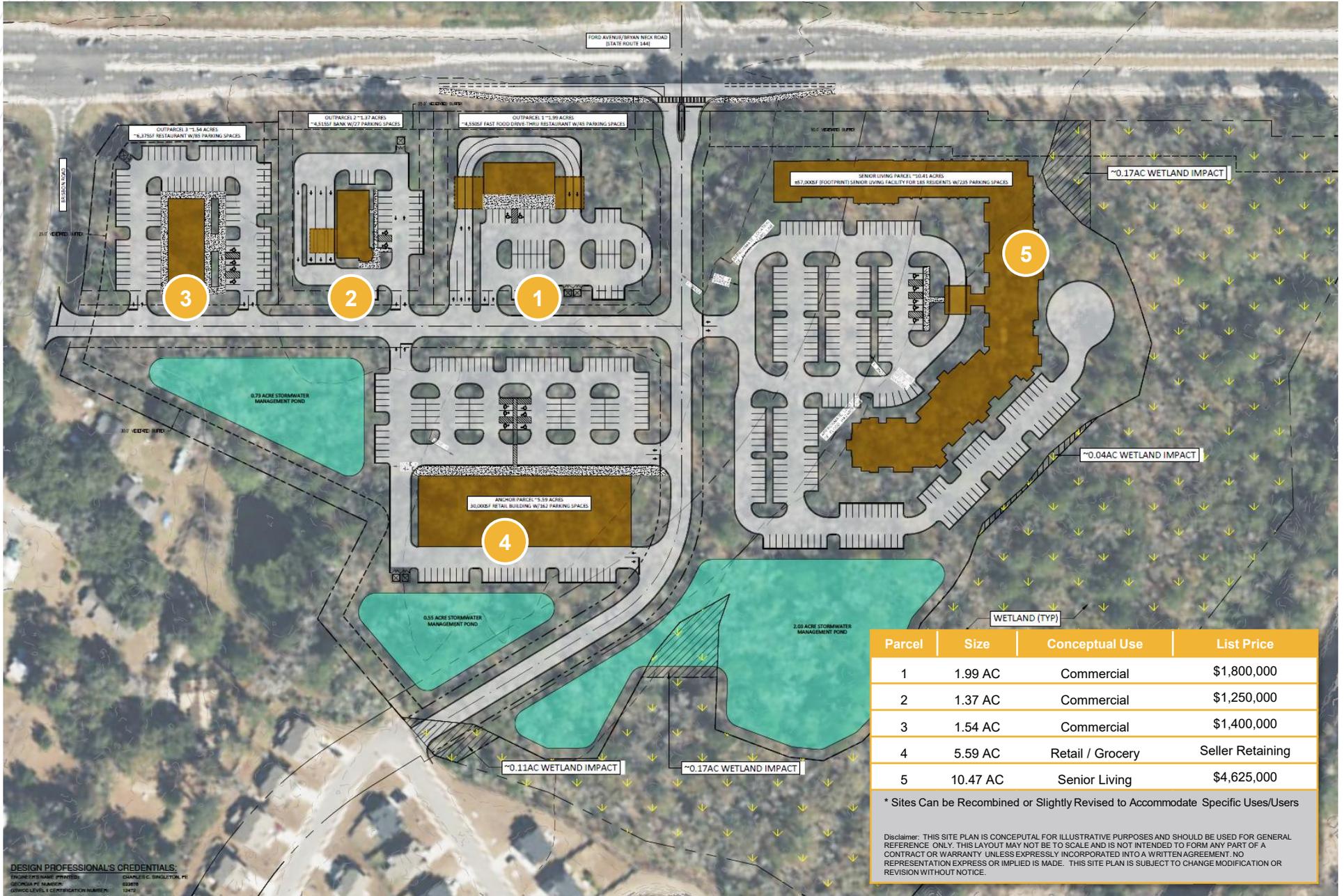
**4 Sites Currently Available**

**Conceptual Uses Senior Living, Quick Service Restaurant, Full-Service Restaurant, Commercial, and Retail**

- Extensive frontage along and visibility from Ford Avenue/Highway 144, Richmond Hill's primary commercial corridor
- Approximately 20,000+ vehicles passing daily
- PUD zoning in place with range of permitted commercial/retail uses and senior living (on site F)
- **Future traffic light planned** at new interior spine road which lines up directly with primary entrance to Ford Field & River Club
- Located in the **#1 fastest growing County** in the State of Georgia



# CONCEPTUAL SITE PLAN



Parcel	Size	Conceptual Use	List Price
1	1.99 AC	Commercial	\$1,800,000
2	1.37 AC	Commercial	\$1,250,000
3	1.54 AC	Commercial	\$1,400,000
4	5.59 AC	Retail / Grocery	Seller Retaining
5	10.47 AC	Senior Living	\$4,625,000

\* Sites Can be Recombined or Slightly Revised to Accommodate Specific Uses/Users

Disclaimer: THIS SITE PLAN IS CONCEPTUAL FOR ILLUSTRATIVE PURPOSES AND SHOULD BE USED FOR GENERAL REFERENCE ONLY. THIS LAYOUT MAY NOT BE TO SCALE AND IS NOT INTENDED TO FORM ANY PART OF A CONTRACT OR WARRANTY UNLESS EXPRESSLY INCORPORATED INTO A WRITTEN AGREEMENT. NO REPRESENTATION EXPRESS OR IMPLIED IS MADE. THIS SITE PLAN IS SUBJECT TO CHANGE MODIFICATION OR REVISION WITHOUT NOTICE.

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
 ENGINEER'S NAME (PRINTED): CHARLES C. SINGLETON, PE  
 GEORGIA PE NUMBER: 124297  
 DESIGN LEVEL & CERTIFICATION NUMBER: 13472

# HIGH-EXPOSURE SITE



# REGIONAL LOCATION



### REGIONAL PROXIMITY

- 30 miles to Savannah, GA
- 60 miles to Hilton Head Island, SC
- 115 miles to Jacksonville, FL
- 125 Miles to Charleston, SC
- 257 miles to Atlanta, GA

2022 Demographics	1 Mile	3 Mile	5 mile
<b>Population</b>	4,519	19,738	32,743
<b>Median Age</b>	37	35	36
<b>Households</b>	1,578	6,895	11,160
<b>Wealth Index</b>	85	87	102

# WHY BRYAN COUNTY?



Bryan County is the **fastest-growing county in the state of Georgia** and the **sixth-fastest growing in the United States** according to the **U.S. Census Bureau**. Overall growth was at 48%, meaning that more than 14,000 people moved to Bryan County since the last Census in 2010.



## Port of Savannah

The fastest growing container port in the U.S. and one of the largest on the East Coast, averaging 5.4 million TEUs annually.



## Savannah Tourism

12.9 million visitors in 2024 came to the Savannah area, generating about \$4.1 billion in visitor spending.



## Hyundai Metaplant

\$7.6B Hyundai EV Metaplant bringing 8,000+ jobs to Bryan County.



## Fort Stewart & Hunter Army Airfield

Home to the historic 3rd Infantry Division, employing 30,000+ military personnel and civilians within ~30 minutes.



## Savannah - Hilton Head Int'l Airport

Over 4 million passengers traveled through Savannah/Hilton Head International Airport in 2024.



## Local Growth & Development

Heartwood is a 3,800-acre mixed-use development currently underway. In addition, a 291-unit multifamily and mixed-use project is in progress, with delivery expected in 2026.



**FOR MORE INFORMATION, CONTACT:**

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