

# Property Summary



## PROPERTY DESCRIPTION

Strategically positioned at the signalized intersection of Highway 21 and Rahn Station Road in unincorporated Effingham County, Georgia, this ±1.92-acre corner parcel offers outstanding visibility and access along one of the region’s primary commercial corridors. The property features approximately 322 feet of frontage on GA Highway 21 and 115 feet of frontage on Rahn Station Road, providing strong exposure and dual-access potential.

Highway 21 serves as the dominant north–south artery connecting the expanding residential base of Rincon, Georgia to Savannah, Georgia, with traffic counts exceeding 22,000 vehicles per day. Continued growth throughout this corridor is supported by residential expansion, industrial development, and regional logistics activity driven in part by the Port of Savannah.

The property is zoned Light Industrial (I-1) under Effingham County jurisdiction. Notably, the I-1 district permits all commercial uses, in addition to light industrial uses including warehousing, assembly, fabrication, laboratories, offices, automotive and equipment sales and repair, contractor operations, and light manufacturing. This broad allowance provides exceptional flexibility for users seeking either industrial functionality or high-visibility commercial exposure along a primary corridor.

## ZONING

- Light Industrial I-1
- Retail & Service Commercial Uses
- By-Right Uses Include Warehousing & Distribution
- Permitted Uses Include Flex, Assembly & Light Manufacturing
- Auto Sales / Auto Repair
- Offices & Professional Uses
- Laboratories & Research Facilities

## OFFERING SUMMARY

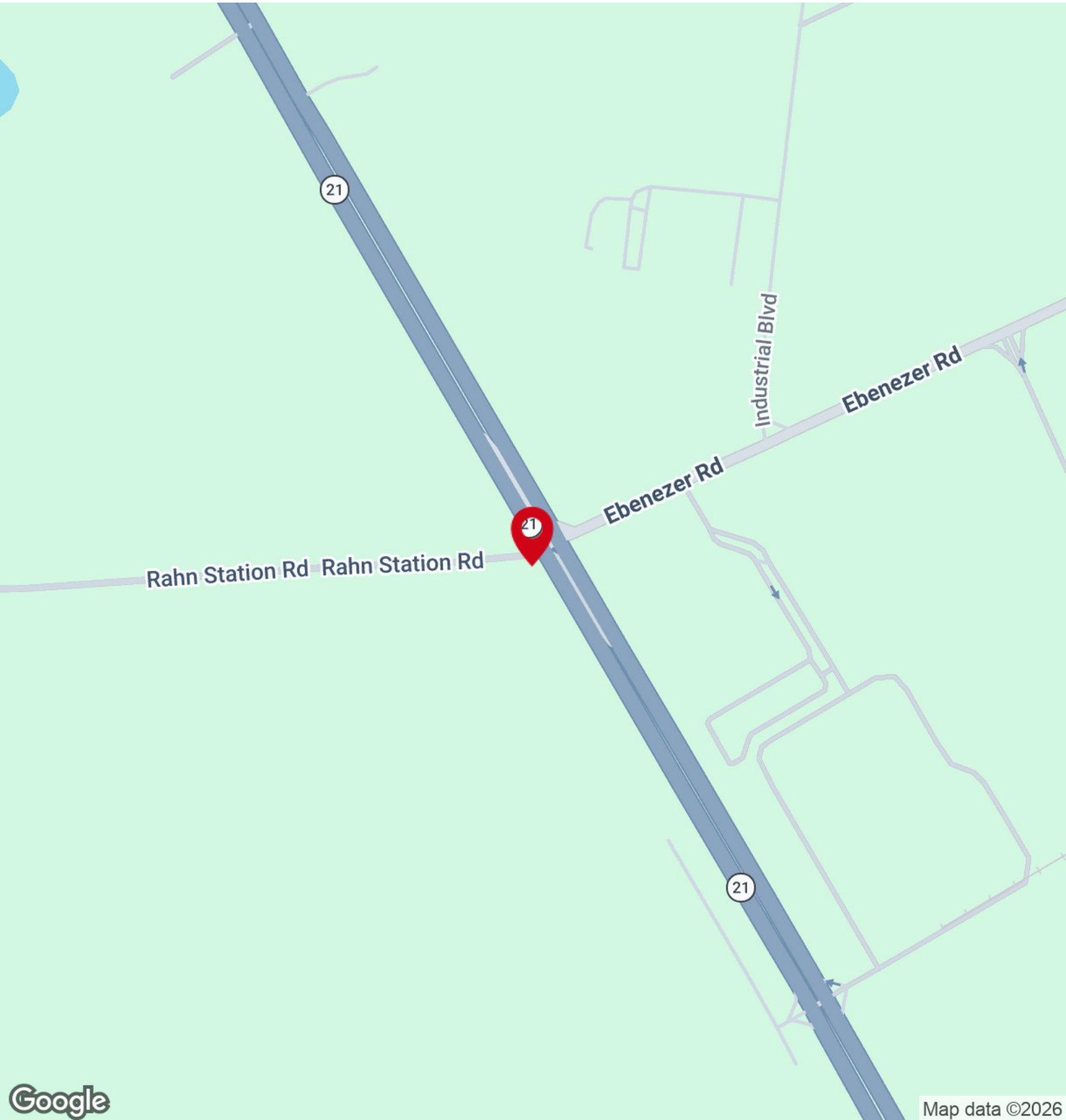
Sale Price:	\$750,000
Lot Size:	1.92 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,619	6,676	9,340
Total Population	4,322	18,013	25,579
Average HH Income	\$99,982	\$103,072	\$105,595

# Additional Photos

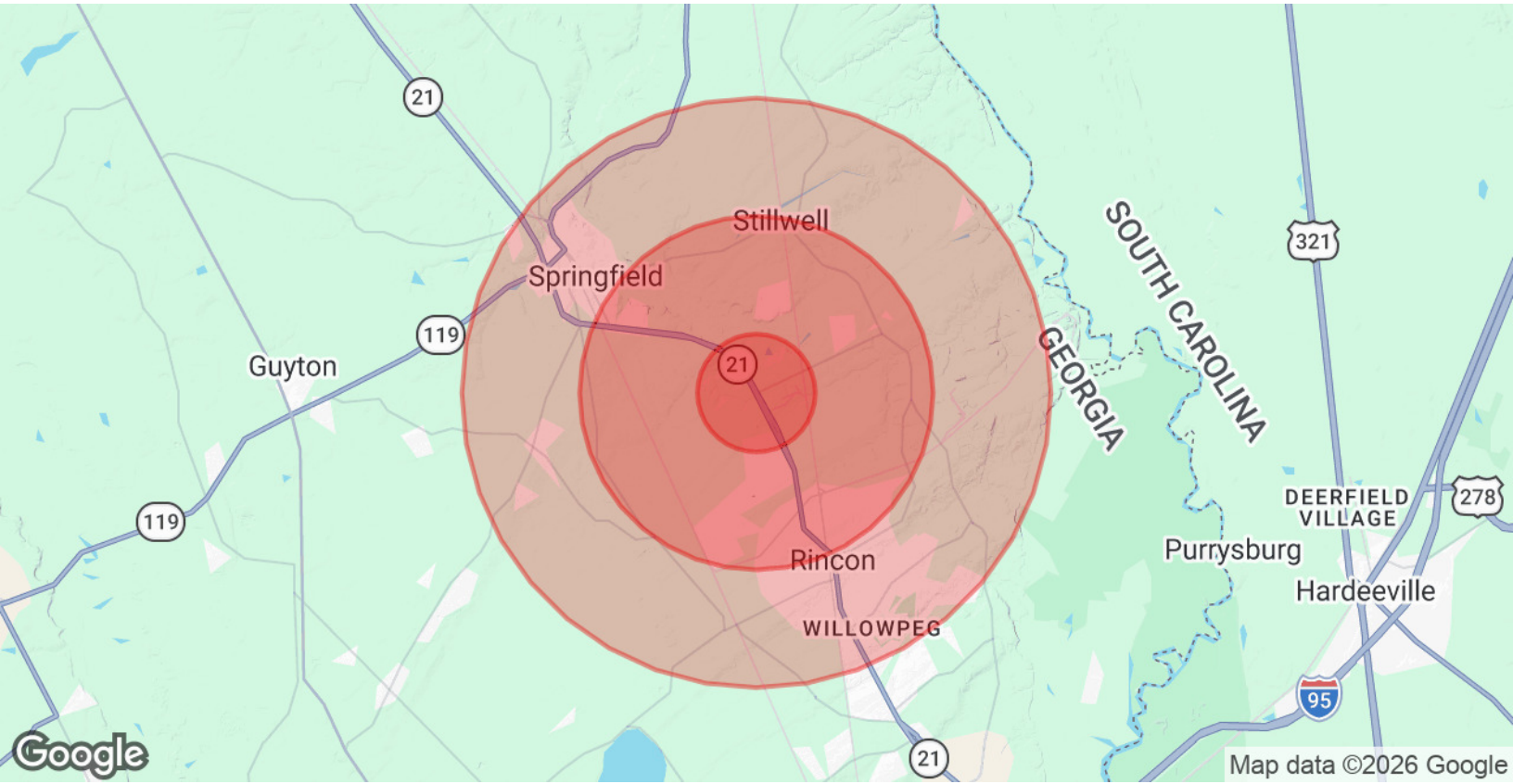


# Location Map



Map data ©2026

# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,322	18,013	25,579
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,619	6,676	9,340
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$99,982	\$103,072	\$105,595
Average House Value	\$259,762	\$270,820	\$278,403

Demographics data derived from AlphaMap

# Advisor Bio 1



SHANE LITTS

Commercial | Investment Real Estate Advisor

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## PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

## EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

## MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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