



21



CSX RAILROAD

±200 Households

Savannah Gateway Industrial Hub  
(±2,600 AC Logistics Park)

±75 Contiguous Developable AC Area

Access Easement  
Under Construction

McCall Road

# McCall Road Land Tracts Rincon, GA 31326

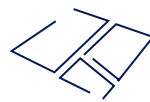
For Sale

±193  
Gross Acres

Strategic Rincon location with direct access to Savannah's growth corridors



Large-Scale Tract Rare in Effingham County



Raw Land with Development Flexibility



Access Road Easement in Place

## McCall Road Land Tracts | For Sale

Opportunity to acquire ±193 acres in Rincon, one of the Savannah region's fastest-growing markets. Featuring ±128 proposed upland acres, ±75 contiguous developable acres, and an access road easement by the City of Rincon under construction, the property offers direct connectivity to the Port of Savannah, I-16, I-95, and Savannah/Hilton Head International Airport. Located in Flood Zone X and surrounded by growth in Effingham County, the site offers flexible potential for industrial, multifamily, or residential use.



±193.94 acres  
Gross Total

±128.47 acres  
Proposed Upland Total  
*(to be verified by ACOE)*

±75 acres  
Contiguous Developable Total

X  
Flood Zone

Zoning  
AR-1 & R-4  
*(Effingham Co.) (City of Rincon)*

±1,784'  
Commercial Frontage

City of Rincon Funded

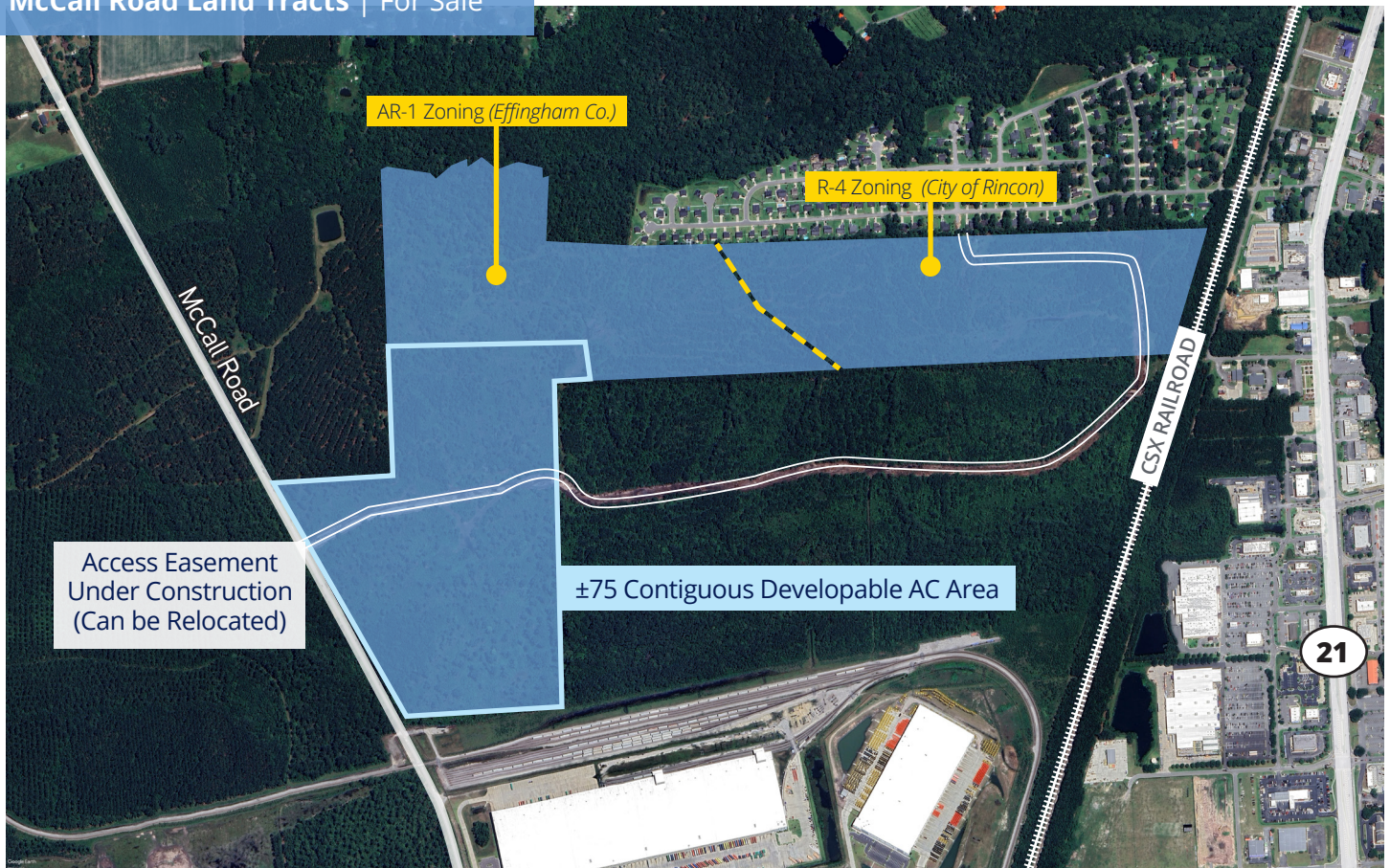
Effingham County / City of Rincon

Access Easement  
Under Construction

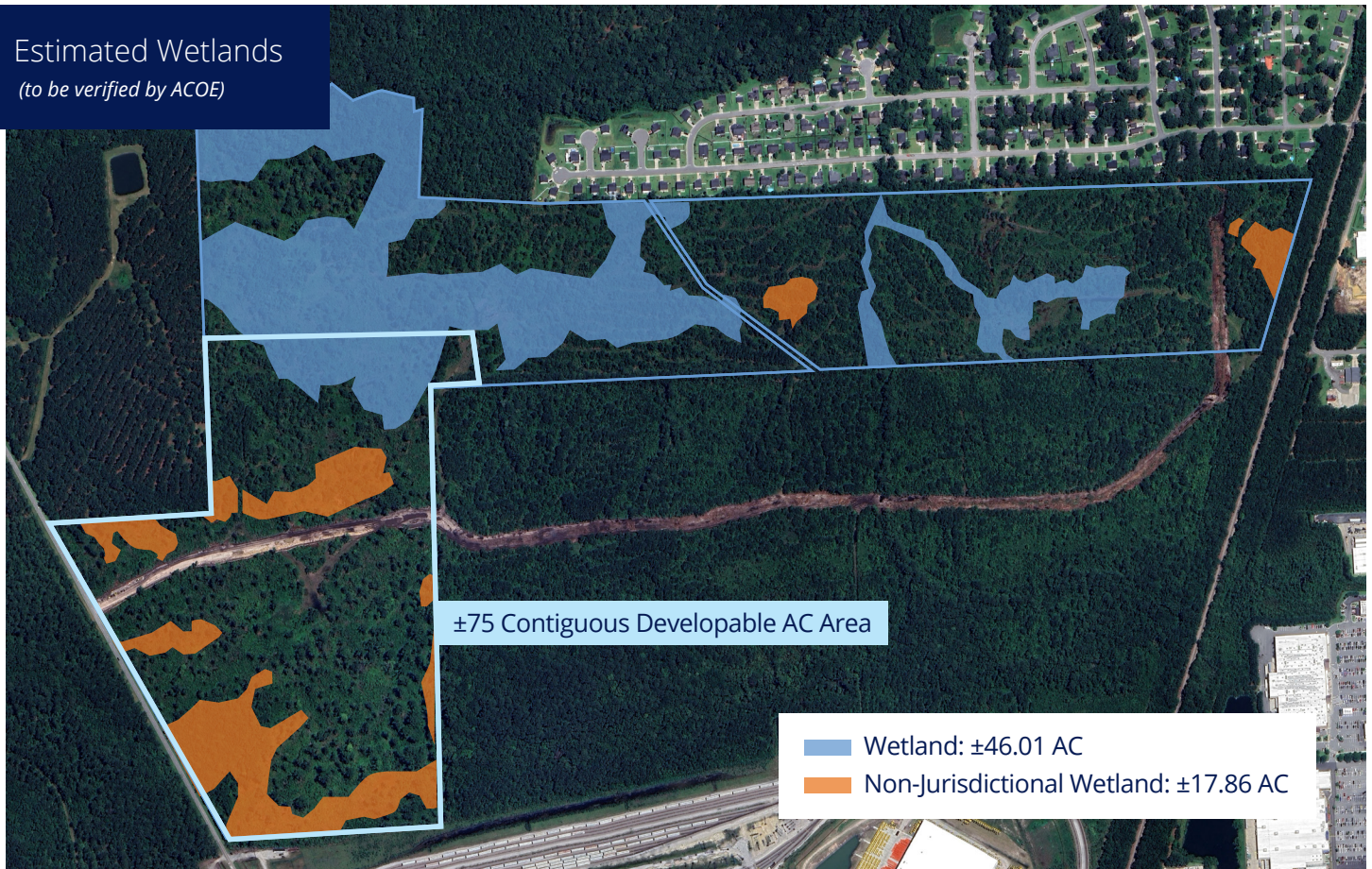
Growth Corridor  
Population & Industrial Development

Close Proximity  
Port of Savannah and Interstates

# McCall Road Land Tracts | For Sale

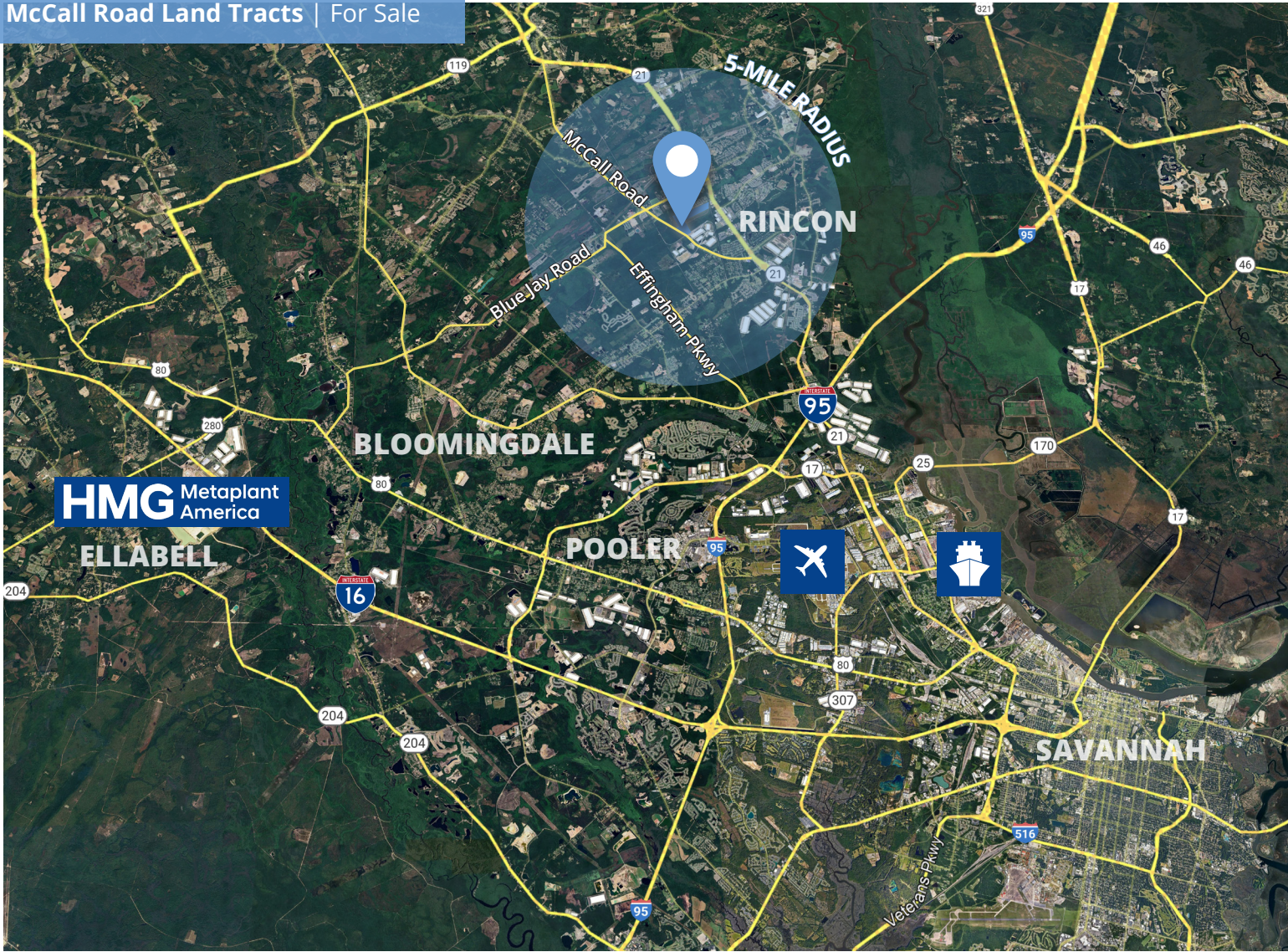


## Estimated Wetlands (to be verified by ACOE)



McCall Road Land Tracts | For Sale





## Location Overview

### Travel Distances

Highway 21	2.3 Miles
Interstate-95 (Exit 109)	7.3 Miles
Savannah-Hilton Head Int'l Airport	13.3 Miles
Port of Savannah	12.4 Miles
Hyundai Metaplant	17.4 Miles

### Area Demographics (5-Mile Radius)

Total Population (2025)	33,474
Projected Population Growth Rate (2025-2030)	2.1%
Average Household Income	\$114,476
Housing Units (2025)	12,839
Vacant Housing Units	5.2%

McCall Road Land Tracts | For Sale

## Contact

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