

±7.89 ACRES ALONG GA HWY 21 | SALE

1870 GA HIGHWAY 21 S
SPRINGFIELD, GA 31329

Adam Bryant, CCIM, SIOR
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Clarence
E. Morgan
Complex

Josh Reddick Way

21

SITE
±7.89 Acres

GA Hwy 21





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Clarence
E. Morgan
Complex

Josh Reddick Way

21

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SITE
±7.89 Acres

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GA Hwy 21



1 PROPERTY INFORMATION

1870 GA Highway 21 S
Springfield, GA 31329

Property Summary



Sale Price	\$1,495,000
OFFERING SUMMARY	
Lot Size:	7.89 Acres
Price / Acre:	\$189,480
Zoning:	R-1
Market:	Savannah
Submarket:	Effingham
APN:	S1310012

PROPERTY OVERVIEW

SVN is pleased to offer ± 7.89 undeveloped gross acres for sale along GA Highway 21 in Springfield. The parcel boasts almost 750 feet of frontage on GA Highway 21 and a maximum depth of 855 feet. While a formal wetland delineation has not been completed, NWI mapping indicates no wetlands beyond the existing ± 1.11 -acre pond. The property also features a $\pm 2,441$ SF home with new flooring that could be easily converted to office space. Currently zoned R-1 [Single Family Residential], the property's highest and best option is rezoning to B-1 [Business], as it is adjacent to the Clarence E. Morgan Complex and is surrounded by recreational and commercial businesses.

LOCATION OVERVIEW

The property is located inside the city limits of Springfield within Effingham County. The county is approximately 20 miles north of Savannah and within the Savannah MSA. The entire area has experienced a substantial growth in population to 65,000+ residents, which is attributed to solid public school systems; major employers such as Georgia Transformer, Georgia Pacific, Gulfstream, Mitsubishi, Amazon, JCB, the US National Guard and the Hyundai EV Meta Plant; a strong tourism base of nearly 15 million visitors per year; the 4th largest U.S. port; and 2 military bases. This once rural suburb has now become an affluent bedroom community of Savannah.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±7.89 Acres Along GA Highway 21 | Springfield | For Sale
- 750' Frontage on GA Hwy 21 | 855' Depth
- Includes a ±1.1-Acre Pond and ±2,441 SF Building as Home or Office
- Zoned R-1; Highest and Best Option is Rezoning to B-1
- Adjacent to Recreational Complex; Surrounded by Commercial Businesses
- 65,000+ Residents & Substantial Growth | Within Savannah MSA



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Site Photo



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Site Photo



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Site Photo

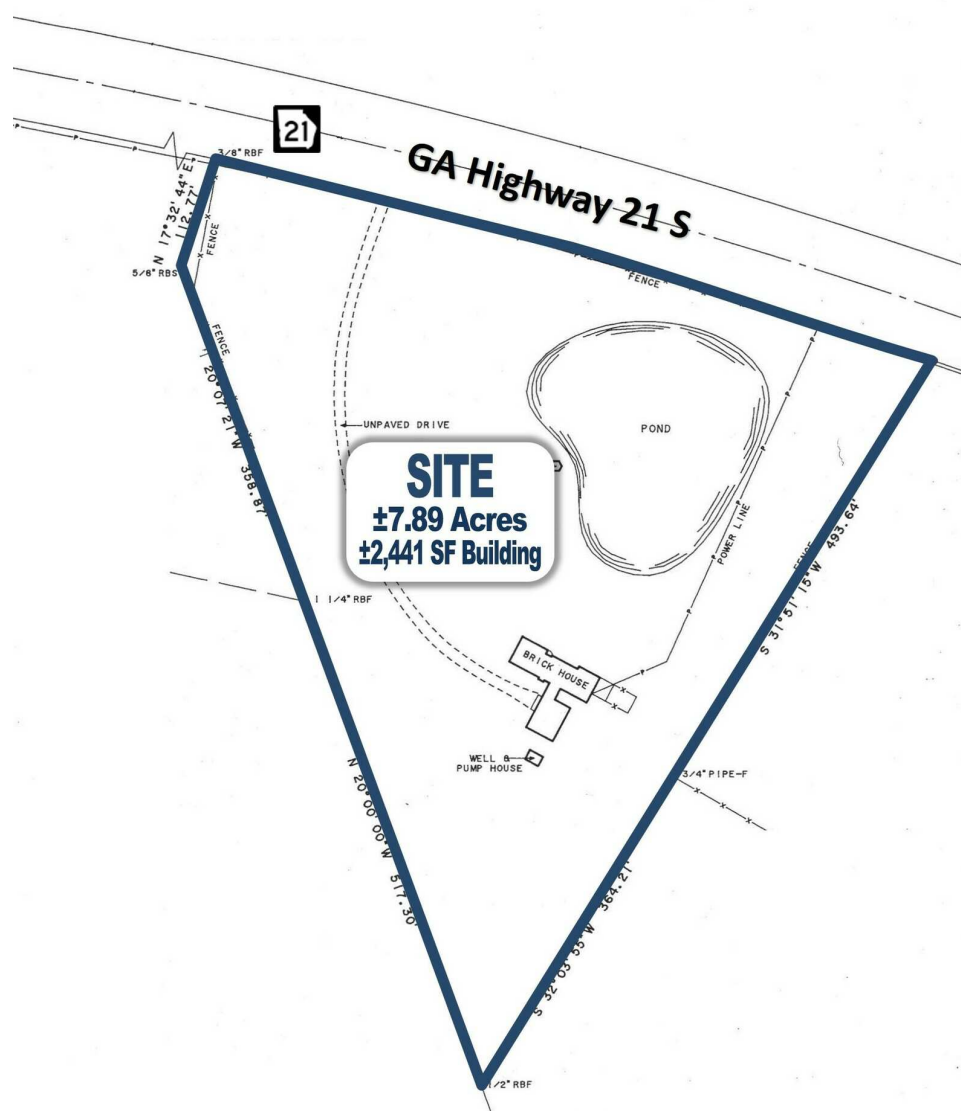


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Property Plat



West View From Site



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East View From Site



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2 LOCATION INFORMATION

1870 GA Highway 21 S
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Local Aerial



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Aerial | Regional

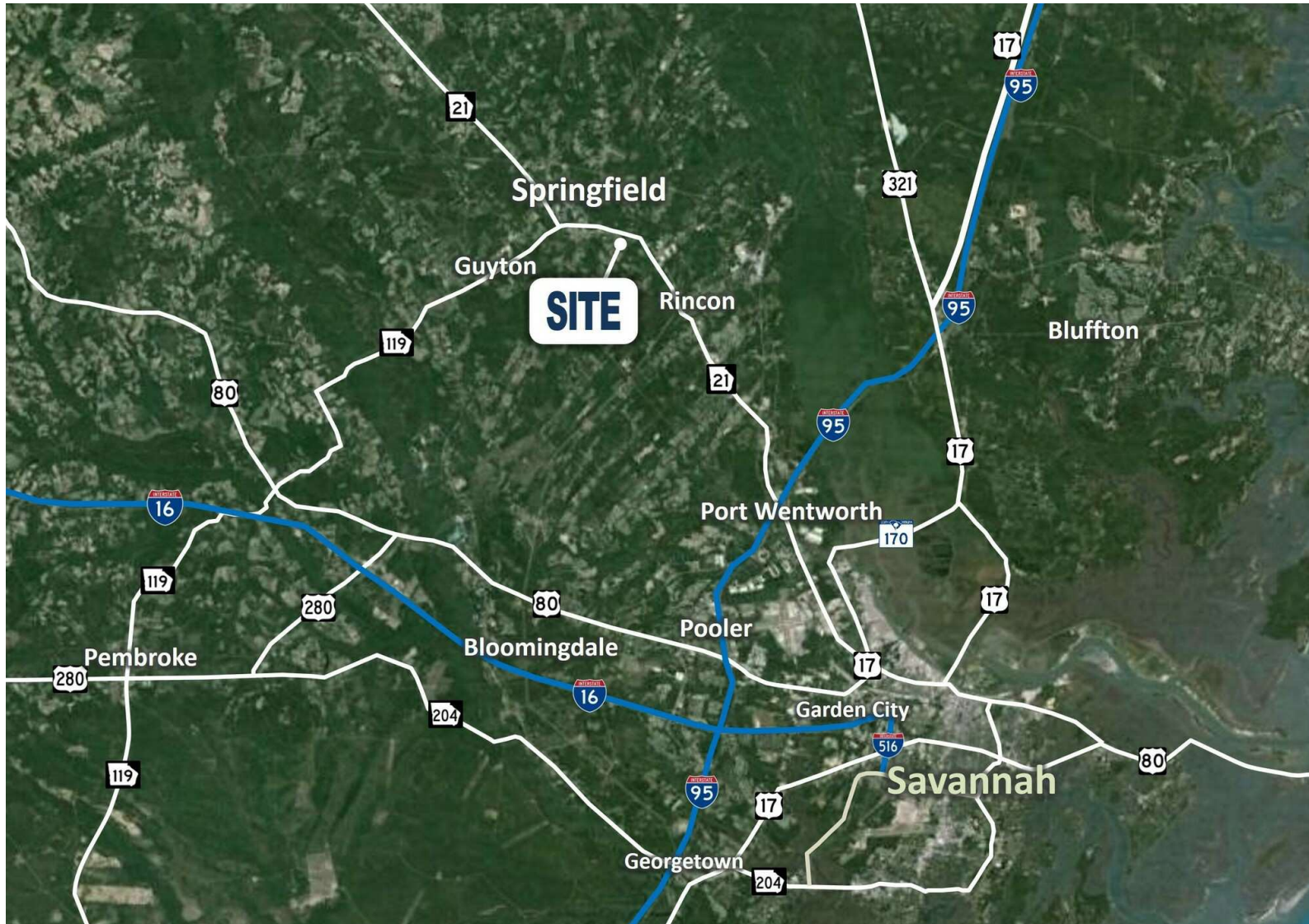


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Aerial | Savannah MSA

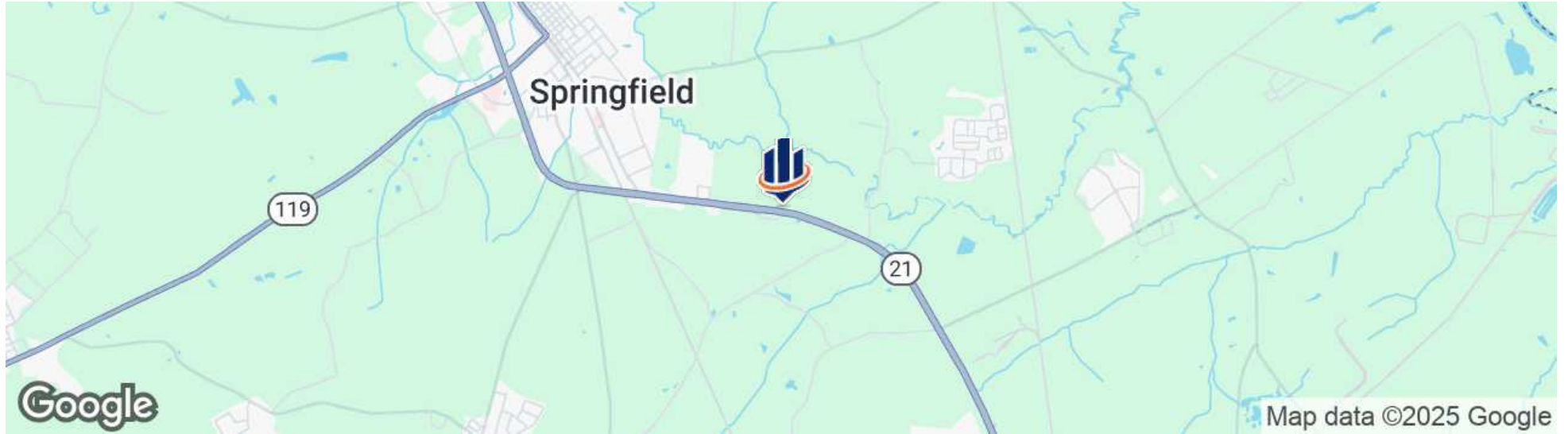


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Location Maps



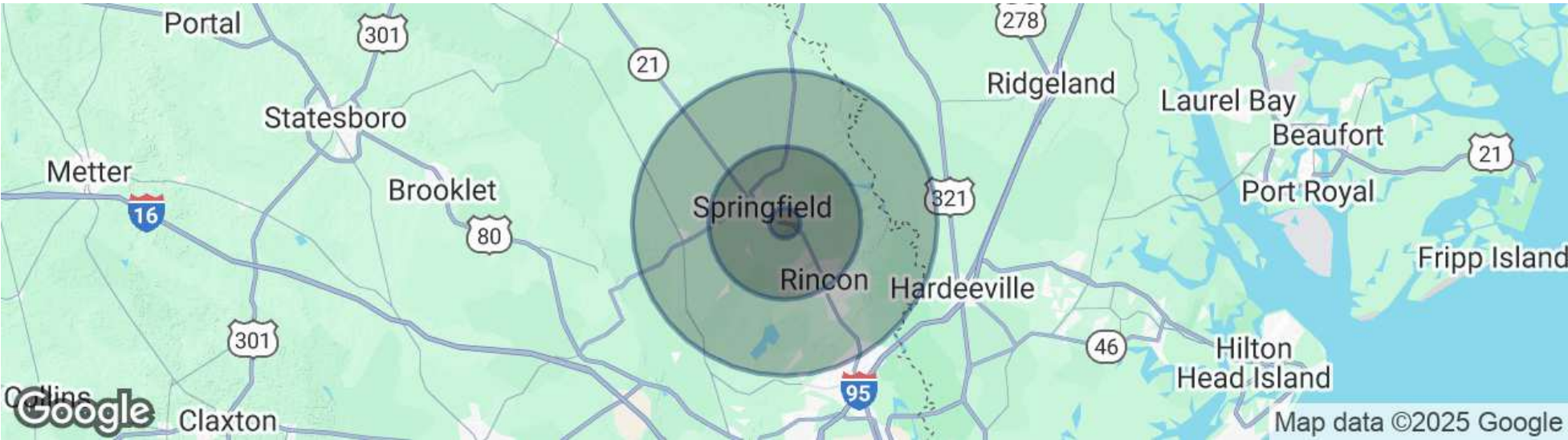


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DEMOGRAPHICS

1870 GA Highway 21 S
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	584	19,147	55,935
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	36	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	201	6,726	19,752
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$90,575	\$99,845	\$103,825
Average House Value	\$299,509	\$279,557	\$281,099

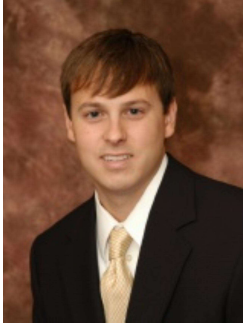
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

1870 GA Highway 21 S
Springfield, GA 31329

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)