

OFFERING SUMMARY

Price	Withheld
Price / Acre	-
Lot Size	15.51 Acres
Zoning	PBC - Planned Community Business
Best Use	Apartments, industrial

PROPERTY OVERVIEW

This 15.51-acre property, featuring ten upland acres zoned B-C (Planned Community Business), offers an exceptional development prospect. Located just 11 miles from the Port of Savannah and 12 miles from historic downtown Savannah, this site is ideally situated for multi-family or heavy commercial development. With close proximity to the new Hyundai EV Plant in Ellabell, GA (20 miles), it is a prime location for future growth.

The property is a perfect candidate for rezoning to accommodate multi-family apartments, build-to-rent communities, or heavy commercial uses like gas stations. Flood zone classifications include AE, X_500, and X, adding further appeal.

This is an outstanding investment opportunity in one of the region's most rapidly expanding markets.

PROPERTY HIGHLIGHTS

Exclusively Represented By:

Graham Sadler
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Berkshire Hathaway HomeServices
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COMMERCIAL ADVISORS

COWART LAND

1402 Grove Point Road, Savannah, GA 31419

FOR SALE

Additional Photos



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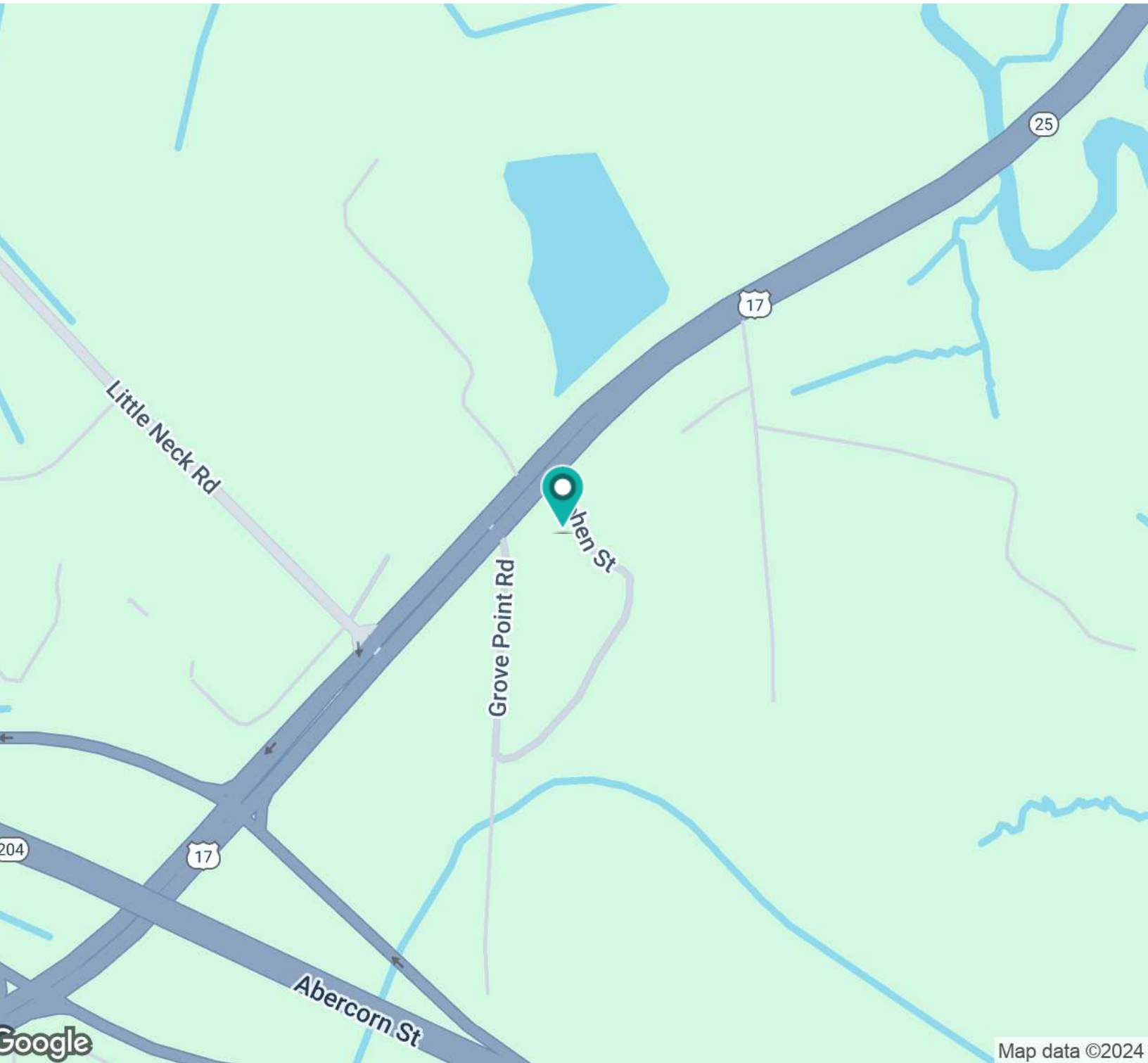
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Location Map



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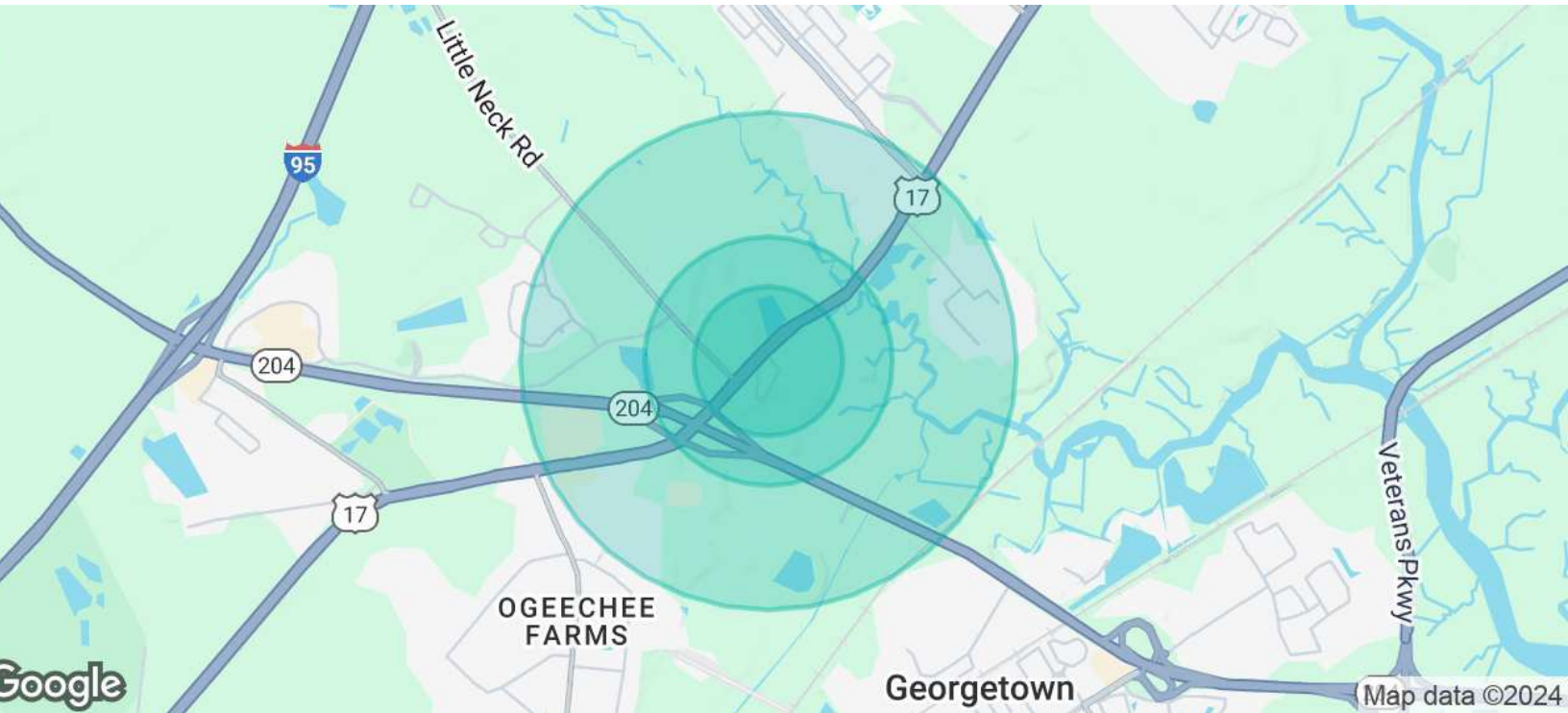
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17	238	2,651
Average Age	38	36	35
Average Age (Male)	37	35	35
Average Age (Female)	38	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	111	1,207
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$66,634	\$63,067	\$64,939
Average House Value	\$352,547	\$361,318	\$334,201

Demographics data derived from AlphaMap

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