

# ±9.393 COMMERCIAL ACRES ON GA HWY 144 (FORD AVE)

GA HWY 144 & TOWN CENTER DR  
RICHMOND HILL, GA 31324

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Ford Field & River Club  
(Ford Plantation)

**SITE**  
±9.393 Acres

The Woods

Ogeechee River

Ogeechee River

Ford Field & River Club  
(Ford Plantation)

Ford Field & River Club  
(Ford Plantation)

Cherry Hill Dr

Bryan Neck Rd

144

# 1 PROPERTY INFORMATION

GA Hwy 144 & Town Center Dr  
Richmond Hill, GA 31324

**SITE**  
±9.393 Acres

Carrington  
Town Center

Sterling  
Creek

Town Center Dr

The Woods

# Property Summary



Sale Price

**\$4,950,000**

## OFFERING SUMMARY

Lot Size:	9.393 Acres
Price / Acre:	\$526,988
Zoning:	PUD
Market:	Savannah
Submarket:	Richmond Hill
APN:	054 68 006 002

## PROPERTY OVERVIEW

SVN is pleased to offer ±9.393 commercial acres for sale [Lot 2] at the intersection of GA Highway 144 [Ford Avenue] and Town Centre Drive, directly across from The Ford Field & River Club. The property can be further subdivided into multiple parcels and represents a compelling development opportunity in a high barrier to entry market. The site benefits from existing off-site infrastructure, including established access from Highway 144 via Towne Centre Drive with a completed curb cut and on-site and off-site access improvements. Additional improvements include street lighting and a sidewalk along a substantial portion of the property's perimeter. The property is zoned PUD under the City of Richmond Hill, allowing a broad range of commercial uses including professional office, financial and business services, retail, and mixed use residential, provided commercial uses are located on the ground floor.

## LOCATION OVERVIEW

The site is located at the intersection of Ford Avenue [GA Highway 144] and Towne Centre Drive in Richmond Hill, Georgia, a coastal bedroom community just south of Savannah. Situated east of Interstate 95, Richmond Hill is served by two Interstate 95 interchanges, providing strong regional accessibility. The property benefits from proximity to Savannah, approximately 20 miles to the north, as well as Hinesville, home to Fort Stewart, offering a diverse employment base while supporting strong residential demand driven by highly regarded public schools. The property is located approximately 2 miles from the intersection of Highway 17, 3 miles from I-95 [Exit 90] and only 22 miles to Downtown Savannah.

# Property Highlights



## PROPERTY HIGHLIGHTS

- ±9.393 Commercial Acres on GA Hwy 144 (Ford Ave) | for Sale
- Excellent Mixed-Use Development Opportunity | Could be Subdivided
- Zoned PUD | Directly on GA Hwy 144 w/360' Frontage
- Access via Town Center Dr | Completed Curb Cut | Perimeter Sidewalk & Street Lights
- High Growth Richmond Hill | Directly Across from The Ford Field & River Club
- 2 Miles to Hwy 17 | 3 Miles to I-95 (Exit 90) | 22 Miles to Downtown Savannah

# Site Photo



±9.393 COMMERCIAL ACRES ON GA HWY 144 [FORD AVE] | GA HWY 144 & TOWN CENTER DR RICHMOND HILL, GA 31324

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Site Photo

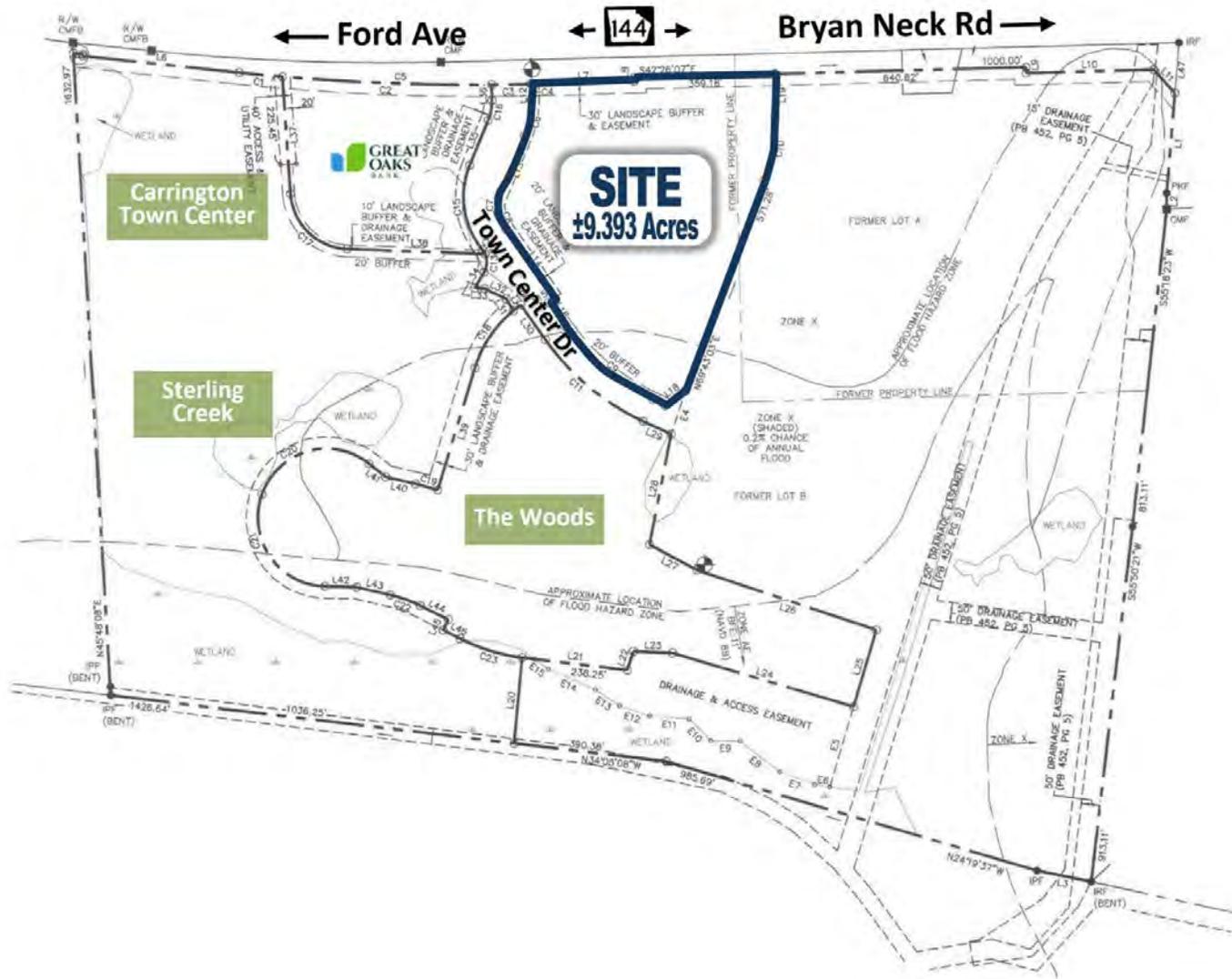


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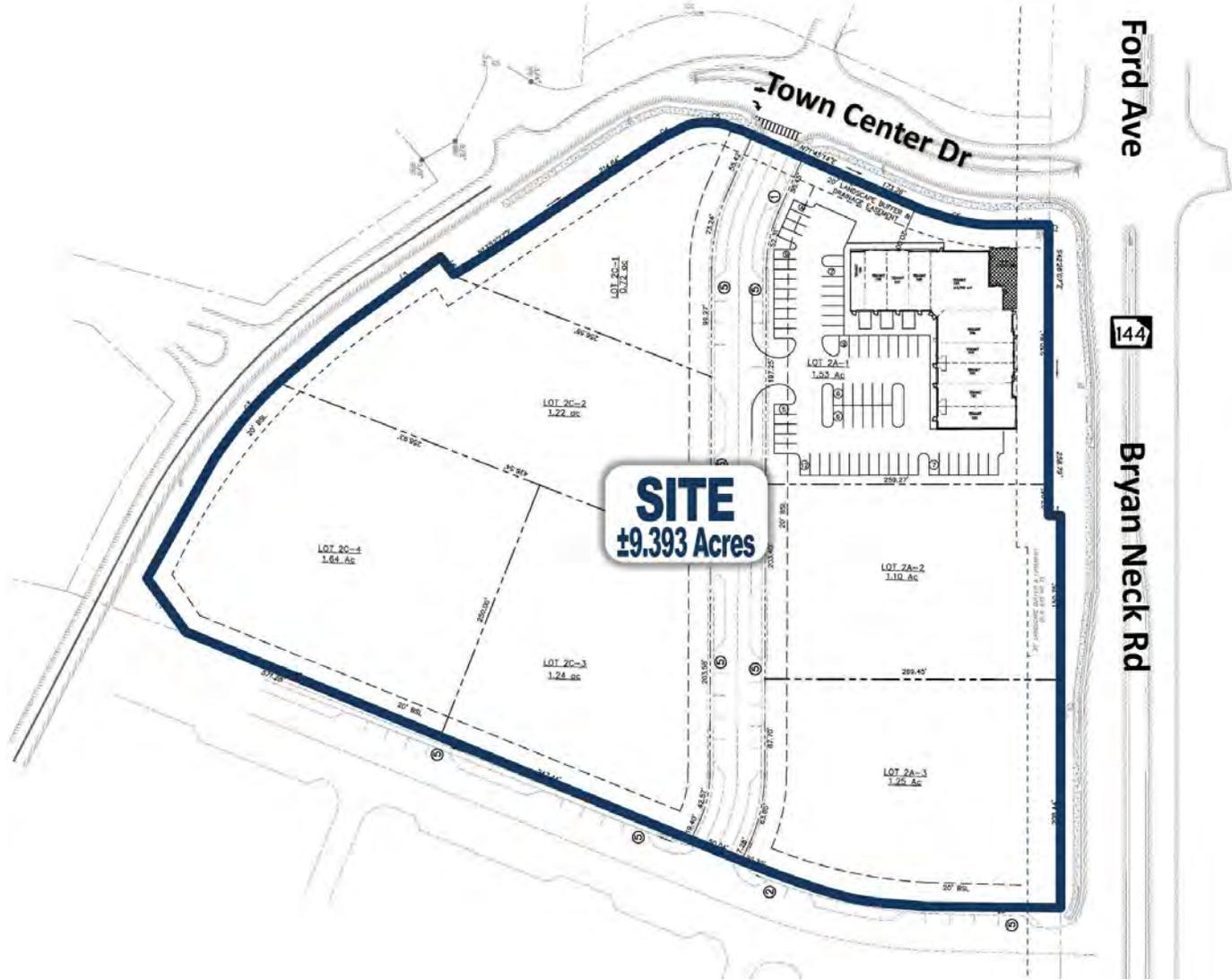
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# Property Plat



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# Conceptual Site Plan



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# Northeast View From Site



±9,393 COMMERCIAL ACRES ON GA HWY 144 [FORD AVE] | GA HWY 144 & TOWN CENTER DR RICHMOND HILL, GA 31324

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# South View From Site



±9.393 COMMERCIAL ACRES ON GA HWY 144 [FORD AVE] | GA HWY 144 & TOWN CENTER DR RICHMOND HILL, GA 31324

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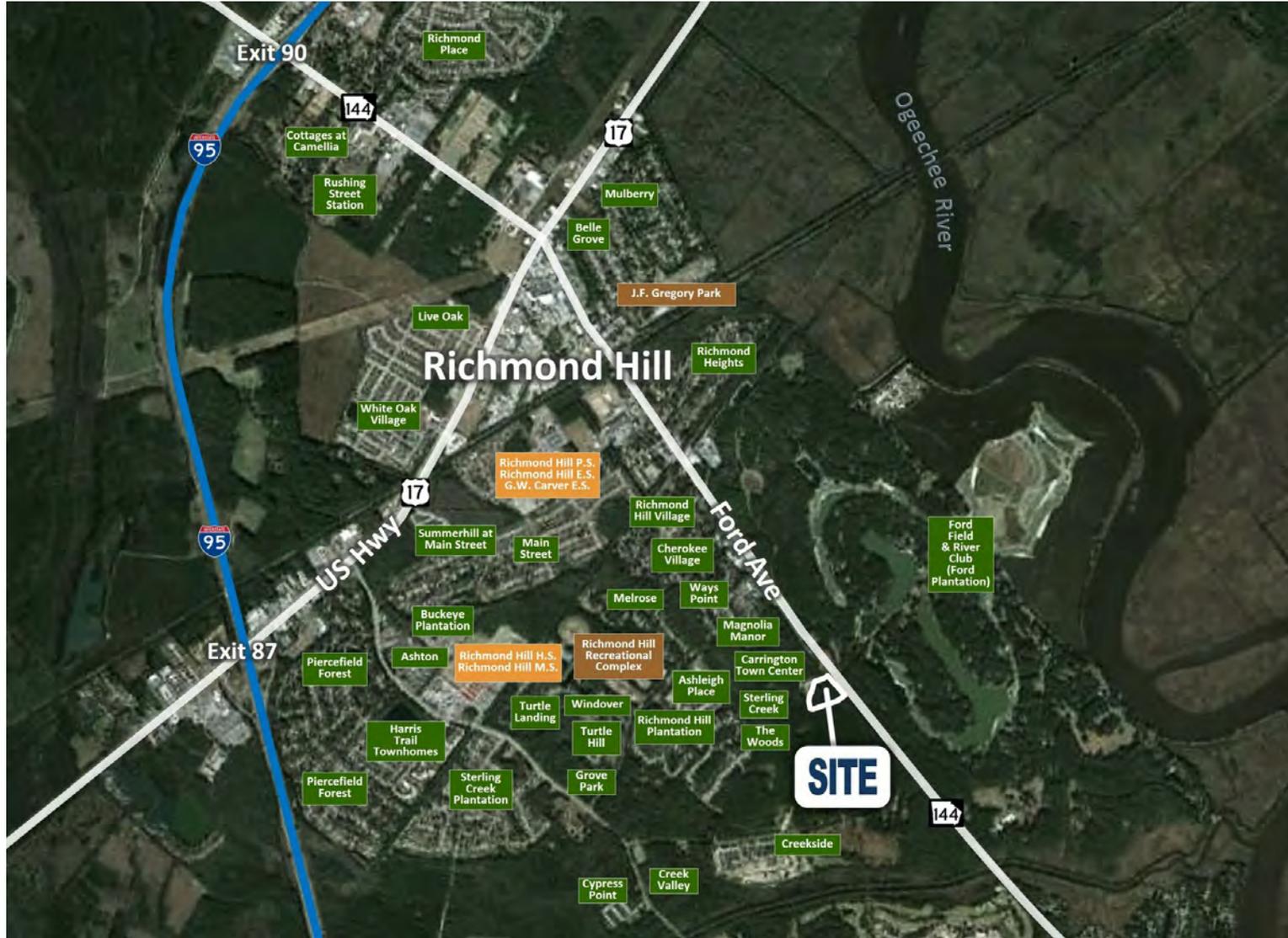
## 2 LOCATION INFORMATION

GA Hwy 144 & Town Center Dr  
Richmond Hill, GA 31324

# Aerial Map | Site



# Aerial Map | Local

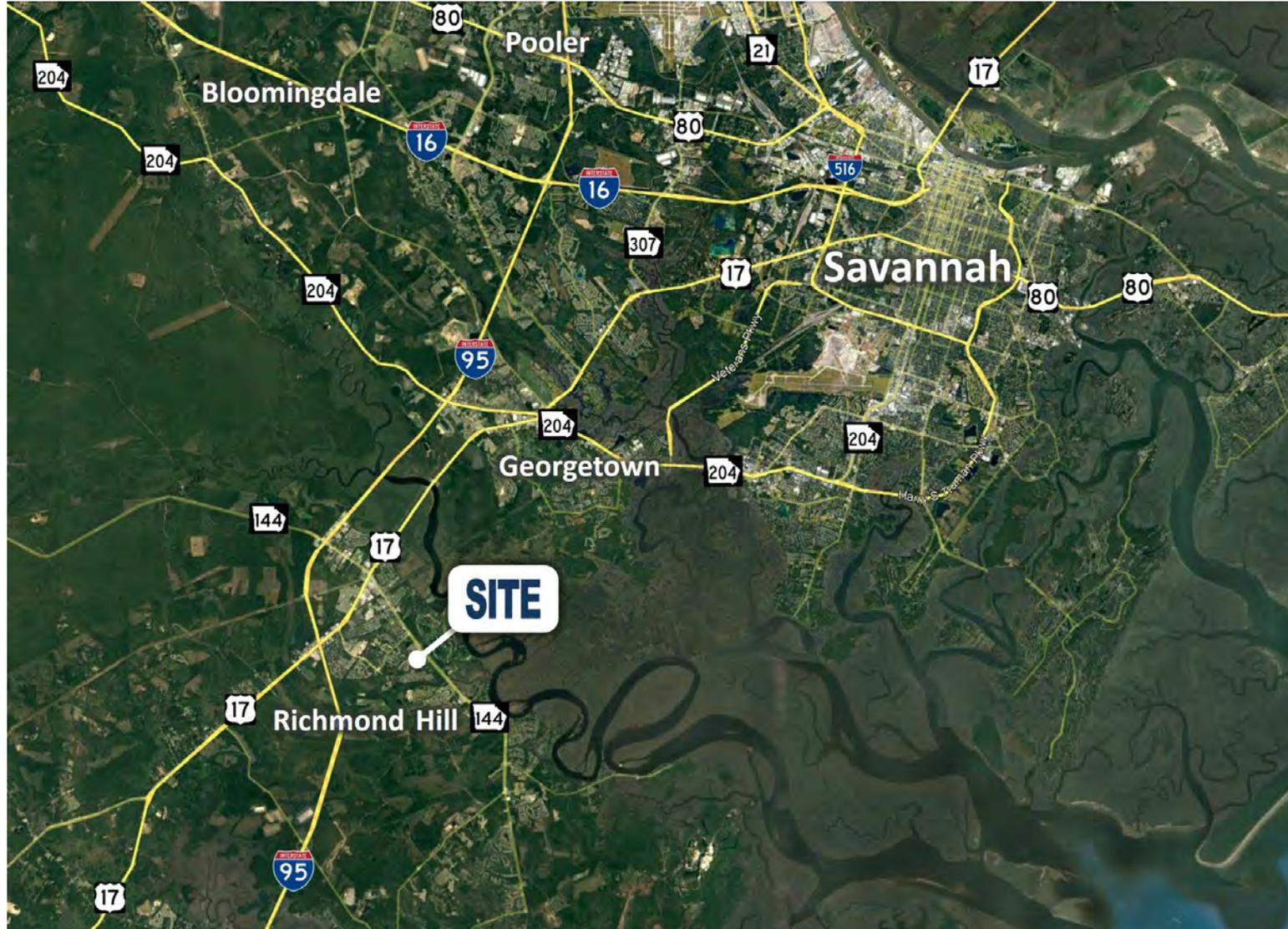


# Aerial Map | Richmond Hill

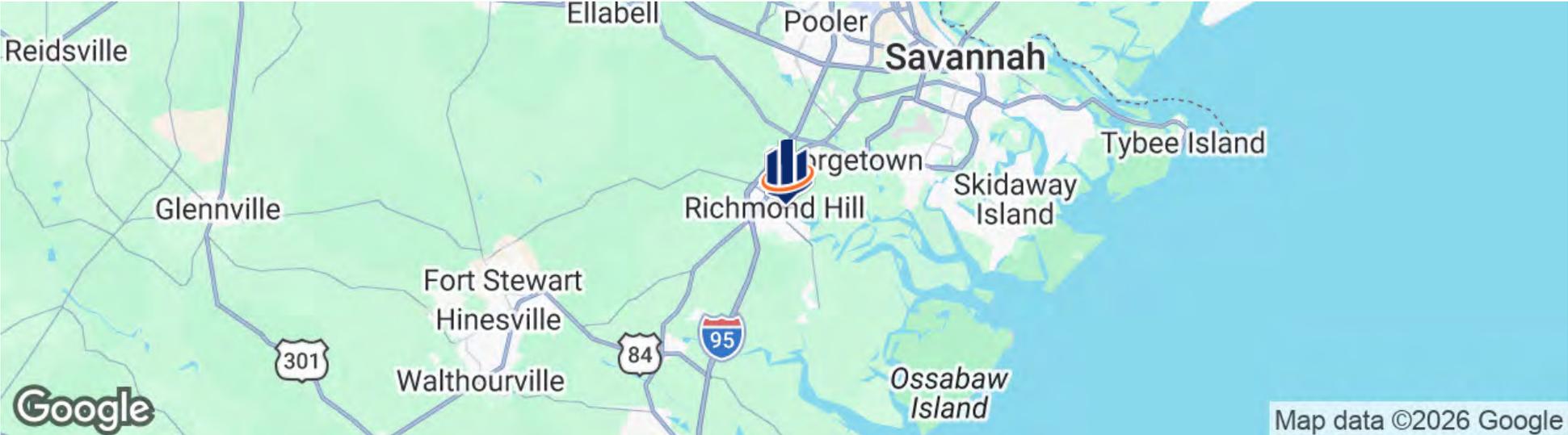
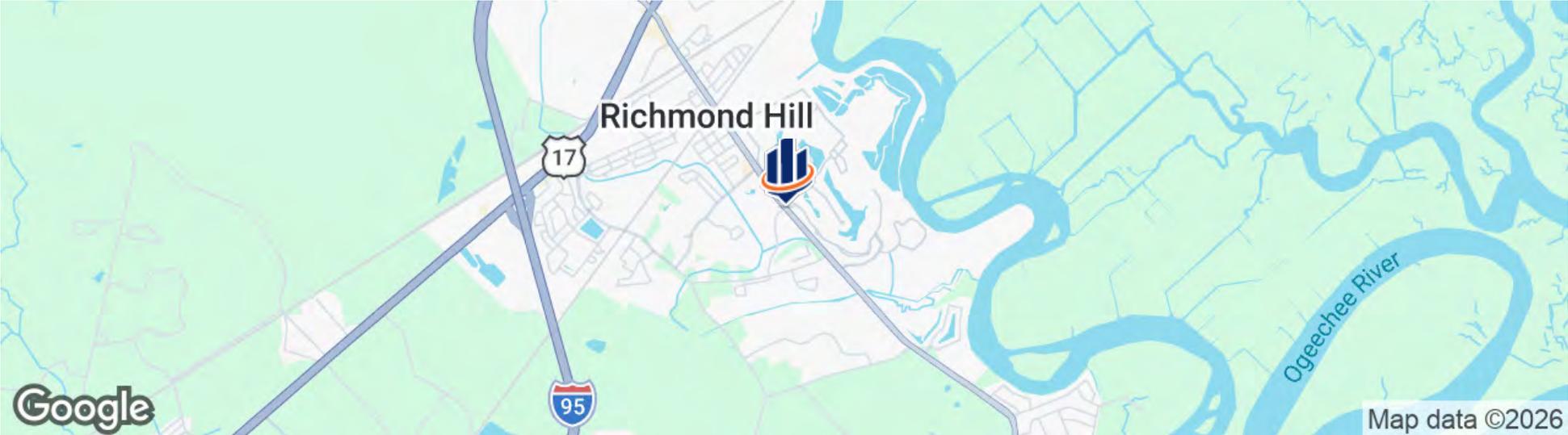


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# Aerial Map | Savannah MSA



# Location Maps

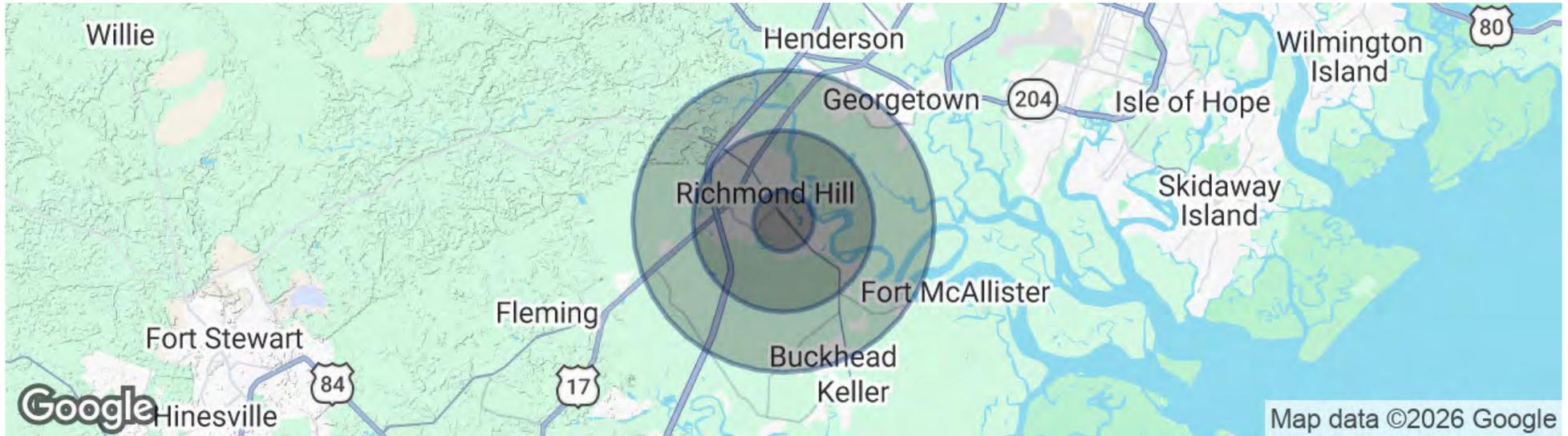




# 3 DEMOGRAPHICS

GA Hwy 144 & Town Center Dr  
Richmond Hill, GA 31324

# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,134	20,613	32,114
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,734	7,135	11,153
# of Persons per HH	3	2.9	2.9
Average HH Income	\$113,095	\$113,984	\$119,207
Average House Value	\$341,690	\$330,327	\$342,249

\* Demographic data derived from 2020 ACS - US Census



# 4 ADVISOR BIO & CONTACT

GA Hwy 144 & Town Center Dr  
Richmond Hill, GA 31324

# 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]

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