

**SEABOLT**  
REAL ESTATE

**V**  
**VANTOSH**  
COMMERCIAL GROUP

**VERSATILE PROPERTY  
FOR SALE**

217 MONTEITH RD | PORT WENTWORTH, GA 31407






# ABOUT THE PROPERTY

## Invest in the Future of Port Wentworth

This property is a tremendous opportunity for a commercial development project. The total parcel includes 2.5 acres with two structures and a utility shed, sold as-is. It benefits from its convenient location in Port Wentworth and its close proximity to major developments. A portion of the property is occupied by shrub wetland. It is surrounded by a myriad of development types – situated in a primarily residential area but also adjacent to multiple industrial complexes. There are several amenities accessible within a short drive, including shopping and dining, a community park, boat ramps, hospitals, and the international airport. Easy access to the major transportation routes of I-95, Highway 21, and Jimmy DeLoach Pkwy. Currently zoned residential but has potential to be rezoned and used for commercial use.



# HIGHLIGHTS

 \$839,000

 2.50 ACRES LOT

 UNIMPROVED LAND

 DETACHED

 ZONING: R-A

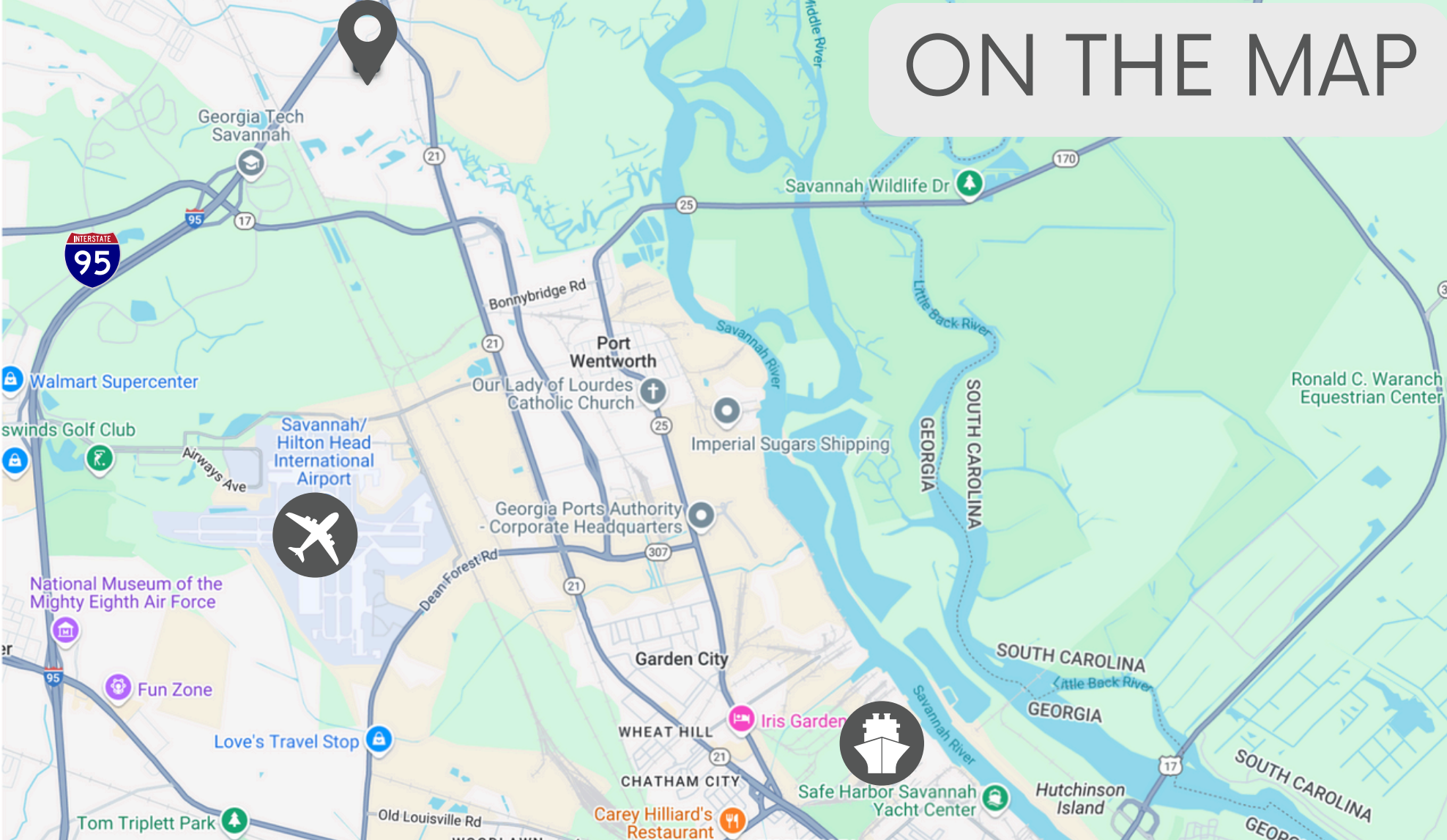
 12 MIN TO AIRPORT

 TOTAL POPULATION:  
21,314

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# ON THE MAP



18 MIN TO GEORGIA PORTS AUTHORITY



32 MIN TO HYUNDAI MOTOR GROUP'S ELECTRIC VEHICLE PLANT



12 MIN TO AIRPORT



20 MIN TO DOWNTOWN SAVANNAH



5 MIN TO 95



12 MIN TO POOLER



12 MIN TO I 16

# PLEASE INQUIRE

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SEABOLTREALESTATE.COM



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24 E. OGLETHORPE AVENUE  
SAVANNAH, GA 31401

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# HIGHLIGHTS

-  \$839,000
-  2.50 ACRES LOT
-  0 BEDS
-  2 BATHS
-  UNIMPROVED LAND
-  DETACHED
-  ZONING: R-A
-  12 MIN TO AIRPORT
-  TOTAL POPULATION: 21,314



