Property Summary



## **Property Description**

Explore the vast potential of this property, zoned R-1 with strong potential for re-zoning, strategically located in the highly soughtafter Port Wentworth area. With ample space for various investment opportunities, including residential or commercial development, this property offers a prime location and close proximity to major transportation routes. Ready access to utilities and favorable investment potential in a growing area make this an ideal prospect. Surrounded by the potential for future development opportunities, this property is a promising investment for those seeking to capitalize on its strategic location.

## **Property Highlights**

- - Zoned R-1 with Strong Potential for Re-Zoning
- - Prime location in the Port Wentworth area
- - Potential for residential or commercial development
- - Ample space for various investment opportunities
- Close proximity to GA Ports and Major Transportation

## Offering Summary

Sale Price:			\$400,000
Lot Size:			0.77 Acres
Demographics	0.3 Miles	0.5 Miles	1Mile
Total Households	100	338	1,038
Total Population	219	743	2,420
Average HH Income	\$82,788	\$82,804	\$85,746

Shane Litts
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Additional Photos



SERVED FOR THE CLERK OF COURT

E FIELD DATA WAS COLLECTED USING A TOPCON-TOTAL CARLSON RTX DATA COLLECTOR AND A ARLSON BRX6+ GPS.

ARLSON BRAS+ GPS.

IS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS IDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

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DUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

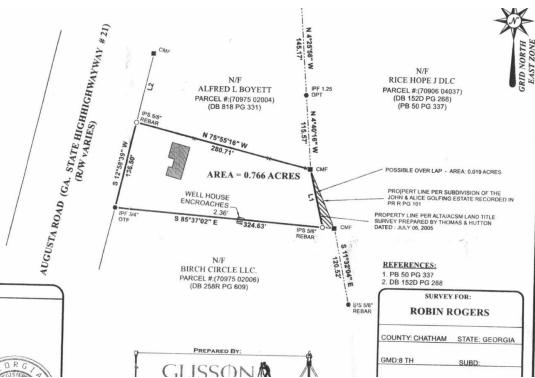
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OFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND
SED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
E CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

## RVEYOR CERTIFICATION

S PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND SE NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY LIPOPERTY BOE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY LIPOPERTY BOE OR OF THE RECORDING INFORMATION OF THE SUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE SUBCLE OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, ANY LIPOPERO SECONDATIONS OR REQUIREMENTS, OR SUITABILITY ANY USE O'URPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED DISURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL NDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE ES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR

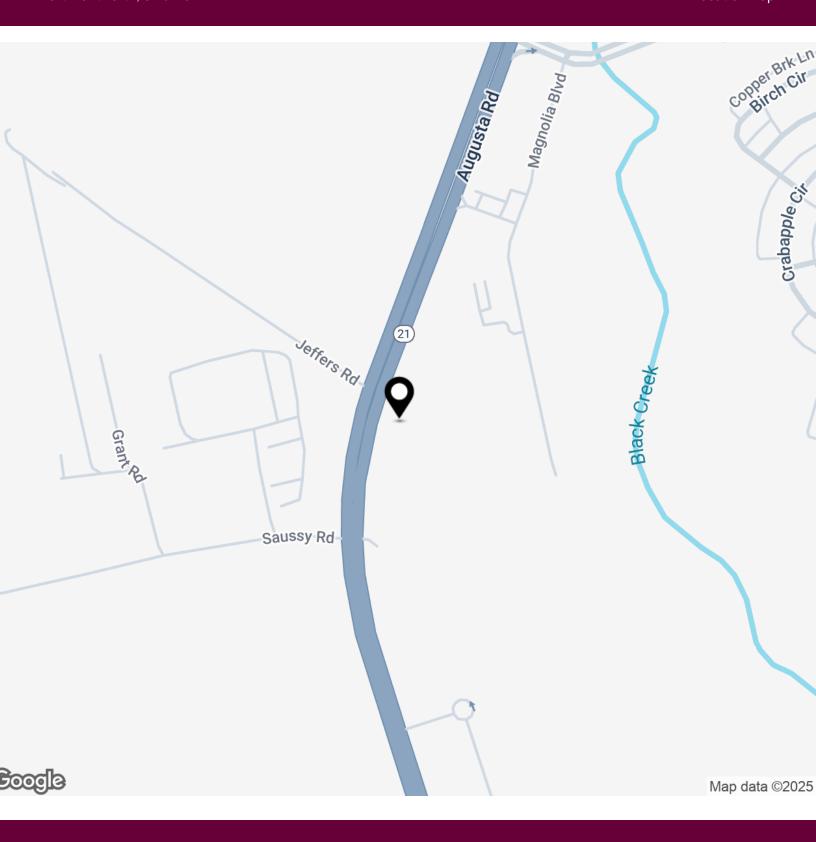


**Shane Litts** 

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5 East Perry Street Savannah, GA 31401 912.233.6000 https://www.bhhs.com/bay-street-rea... BERKSHIRE HOMESERVICES

**Location Map** 



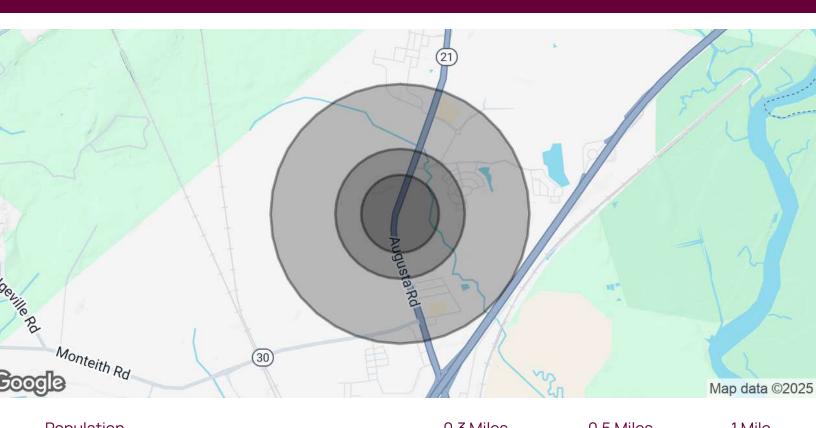
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	219	743	2,420
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	35
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	338	1,038
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$82,788	\$82,804	\$85,746
Average House Value	\$243,777	\$243,640	\$235,975

Demographics data derived from AlphaMap

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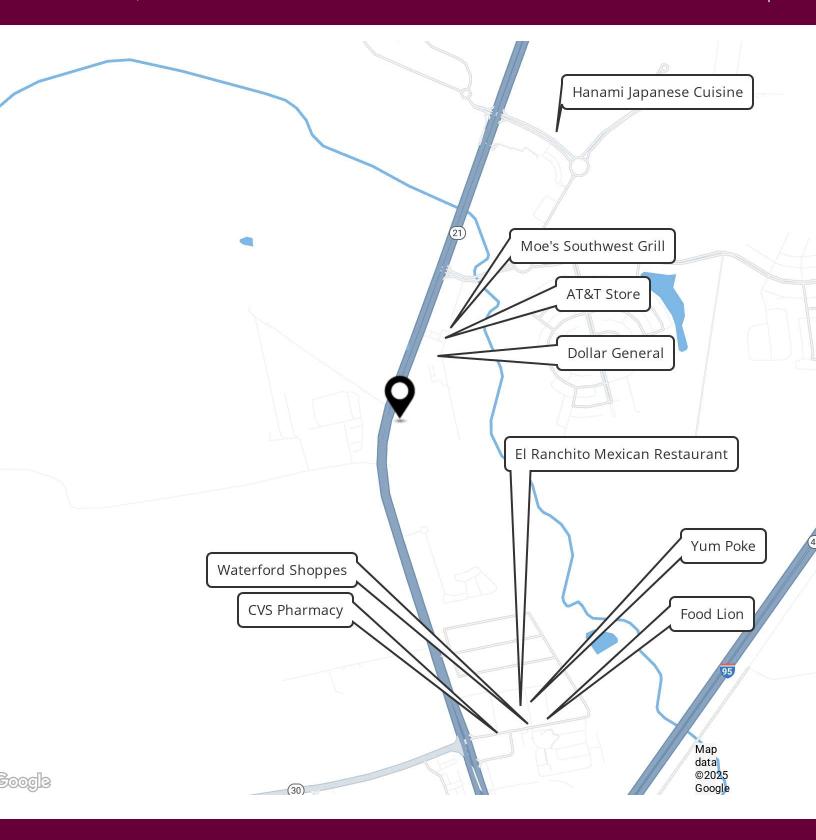
Meet The Team



Shane Litts

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Retailer Map



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