

FOR SALE

Development Opportunity

Highway 30 | Port Wentworth, GA 31407

±25.21 Acres | *Commercial/Multi-Family Land*

Colliers

Future Effingham
Parkway

50 AC Multi-Family
Development
Coming Soon

1,189' of Frontage

±25.21 AC

Highway 30 (12,600 VPD)

Advance
Auto Parts

MURPHY
EXPRESS

TACO
BELL

DUNKIN'

Whistle
EXPRESS
CAR WASH

Bojangles

EXIT 109

Marriott

COUNTRY

Hampton
Inn
by Hilton

Best
Western

enmarket

Pilot

McDonald's

Wendy's

K

The Columns at
Coldbrook Station
Newly Developed
Apartment Complex

CVS

BURGER
KING

ZAXBY'S

FOOD LION

Pine Forest
Neighborhood

Newport Neighborhood
400+ Homes

FUTURE SITE OF
SAVANNAH
GHOST PIRATES

Contact

Rhett Mouchet, SIOR

Associate Broker
+1 912 662 8018
rhett.mouchet@colliers.com

Tyler Mouchet, CCIM

Associate Vice President
+1 912 662 8017
tyler.mouchet@colliers.com

Property Overview

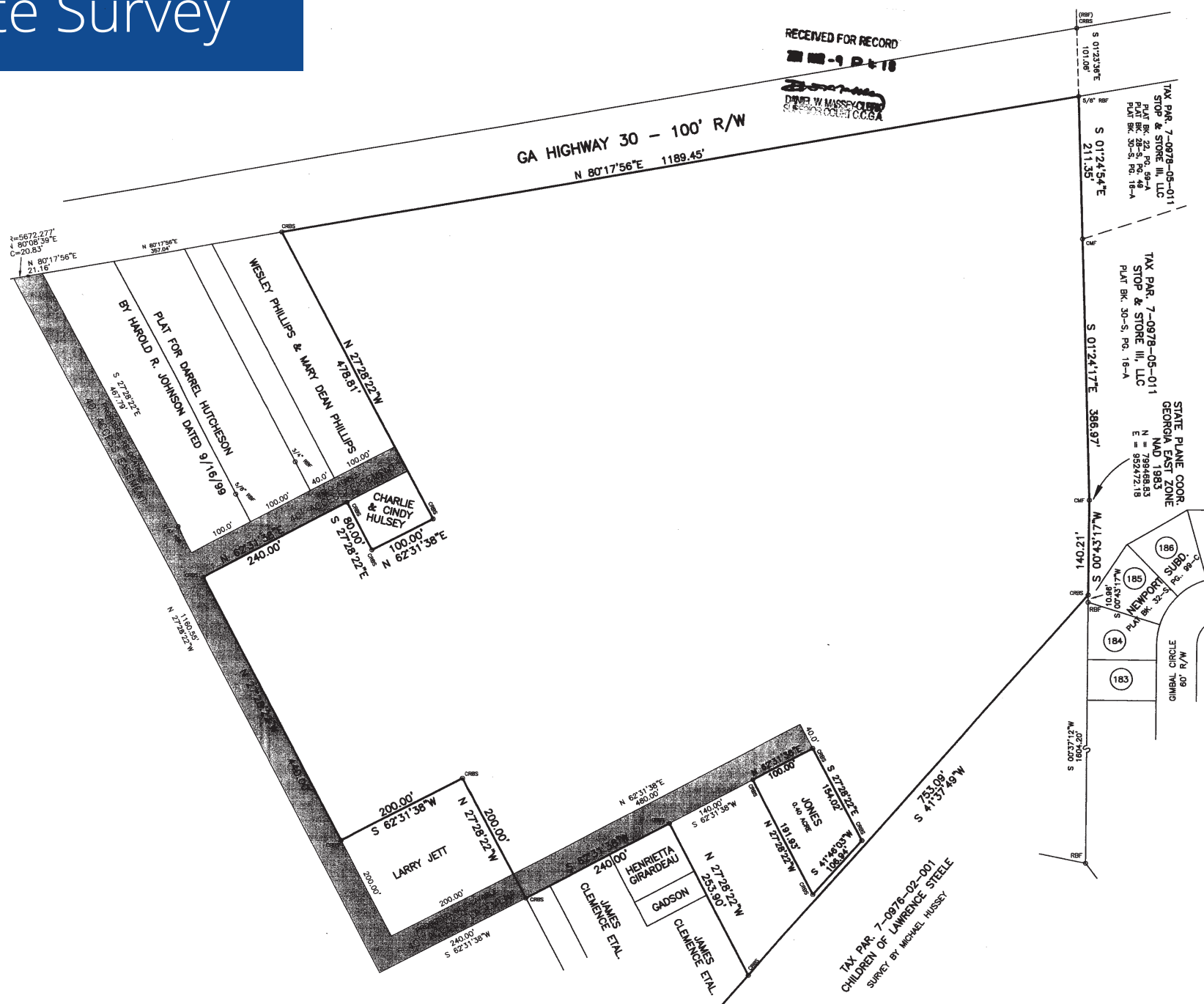
Address	Highway 30 Port Wentworth, GA 30407
Parcel No.	70976C01003
Gross AC	±25.21 AC
Zoning	R-A, Residential
Highway Frontage	1,189' on Highway 30

- Ideal site for a multi-family/big box retailer development
- Surrounded by major multi-family & industrial development
- Located down the street from the future 150-acre Port Wentworth recreational facility, home to the Ghost Pirates training center
- Situated across from a 50 AC multi-family development
- 12,600 vehicles passing the site each day
- Less than 1 mile from Highway 21 (37,900 VPD), the main corridor of Rincon
- Close proximity to Interstate 95 (1.2 miles away) providing easy access to Savannah and the surrounding areas

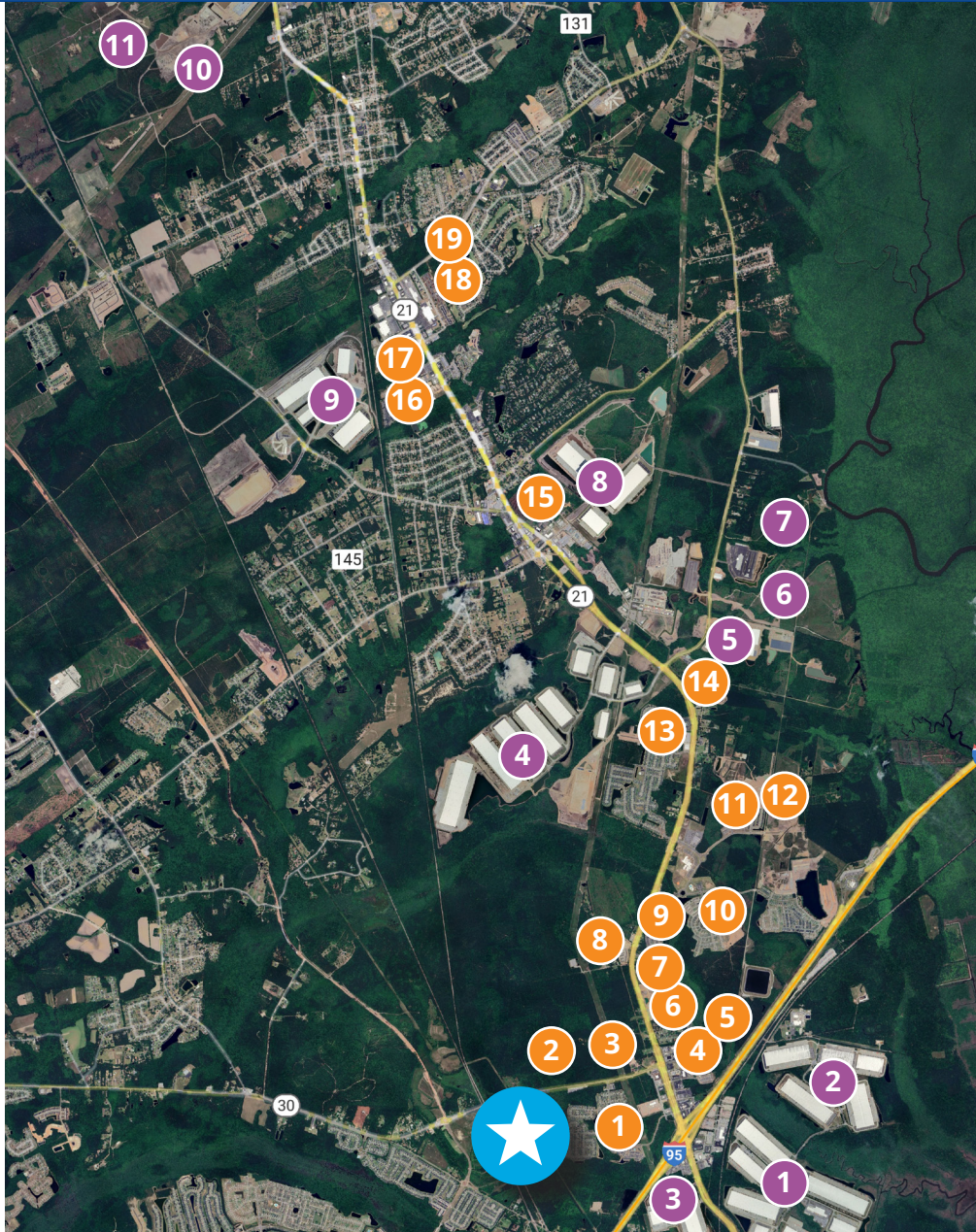
Please inquire for pricing.



Site Survey



Highway 21 Development



The site is ideally located just **0.7 miles from Highway 21**, amidst significant multi-family and industrial development. As more housing is constructed in the area, the population is expected to grow, and the development of large-scale industrial parks will attract an influx of workers.

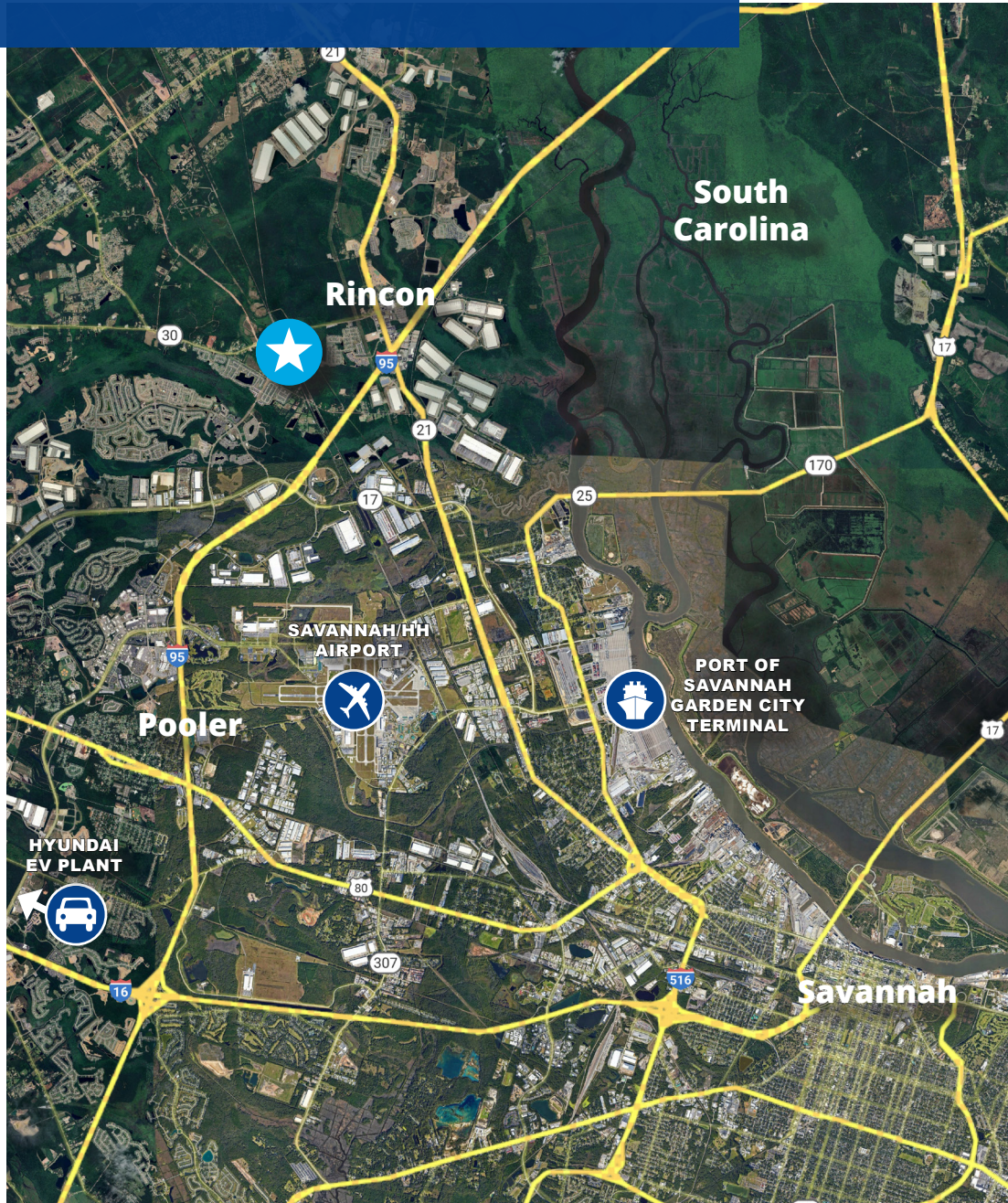
Industrial Parks/Development Sites

#	LOCATION	TOTAL SF
1	Savannah River International Trade Park	9.4M
2	Northport Industrial Park	4.3M
3	Terminal East	1.3M
4	Georgia International Trade Center	6.8M
5	Northgate Industrial Park	3.3M
6	Savannah International Commerce Center	1.8M
7	Effingham Business Center	763K
8	Old Augusta Commerce Center	4.7M
9	Savannah Gateway Industrial Hub	12.5M
10	Georgia International Rail Park	11.3M
11	Coastal Trade Center	5.8M
TOTAL		56.2M SF

Multi-Family Communities/Development Sites

#	LOCATION	HOMES/UNITS
1	Pointe Grand Savannah	288
2	The Meridian Group Development	235
3	Noble Vines	162
4	Wood Meadow Apartments	80
5	The Columns at ColdBrook Station	252
6	Wentworth Park	328
7	Novare Group/Batson-Cook Development	106
8	Allier Port Wentworth	205
9	Village at Rice Hope	360
10	Rice Hope	200
11	Palisades at Rice Hope	300
12	Abrazo at Rice Hope	359
13	Rice Creek	240
14	Leo at Sanctuary	279
15	Goshan Crossing	60
16	Panther Effingham Parc	352
17	Towne Park Commons	60
18	Willowpeg Village	57
19	Willowpeg Lane	48
TOTAL		3,971 Units

Location Overview



10 Mile Radius Demographics

Source: Costar



2023
Population
115,769



No. of
Households
42,744



Daytime
Employees
51,810



2023 Average
Household Income
\$88,077

20 Minutes to Downtown
Savannah

1,193' Commercial
Frontage
and Visibility

12,600 Vehicles
Passing Each
Day

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