

Coast & Country Commercial

Property Location

0 Fort Howard Rd,
Rincon, GA 31326

Total Acres

4.56 Acres



Coast & Country
Commercial

843.301.2900

125 South Laurel Street
Springfield, GA 31329



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PROPERTY INFORMATION

Section 1

ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Property Summary



PROPERTY DESCRIPTION

Prime 4.56± acre commercial development opportunity located within the Rincon city limits along an established truck route. Zoned General Commercial and offering access to municipal water and sewer, the property is well positioned for a variety of retail and service-oriented uses. Conceptual plans have been prepared for a gas station and multi-tenant strip center, illustrating the site's potential for a high-visibility commercial development serving area residents, commuters, and truck traffic. With commercial zoning and utilities already available, this property provides an excellent opportunity for developers, investors, or owner-users seeking a strategically located site in one of Effingham County's growing commercial markets. Conceptual plans are for illustrative purposes only; all proposed uses and site plans are subject to governmental approval and independent verification.

PROPERTY HIGHLIGHTS

- Conceptual Plan for C-Store and 21,500 sf Retail Space
- Zoned General Commercial
- City of Rincon Public Utilities
- Positioned Along Truck Route
- Adjacent to NEW Dasher Creek Single Family Subdivision

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	4.56 Acres

Conceptual Plans

PARKING REQUIREMENTS:

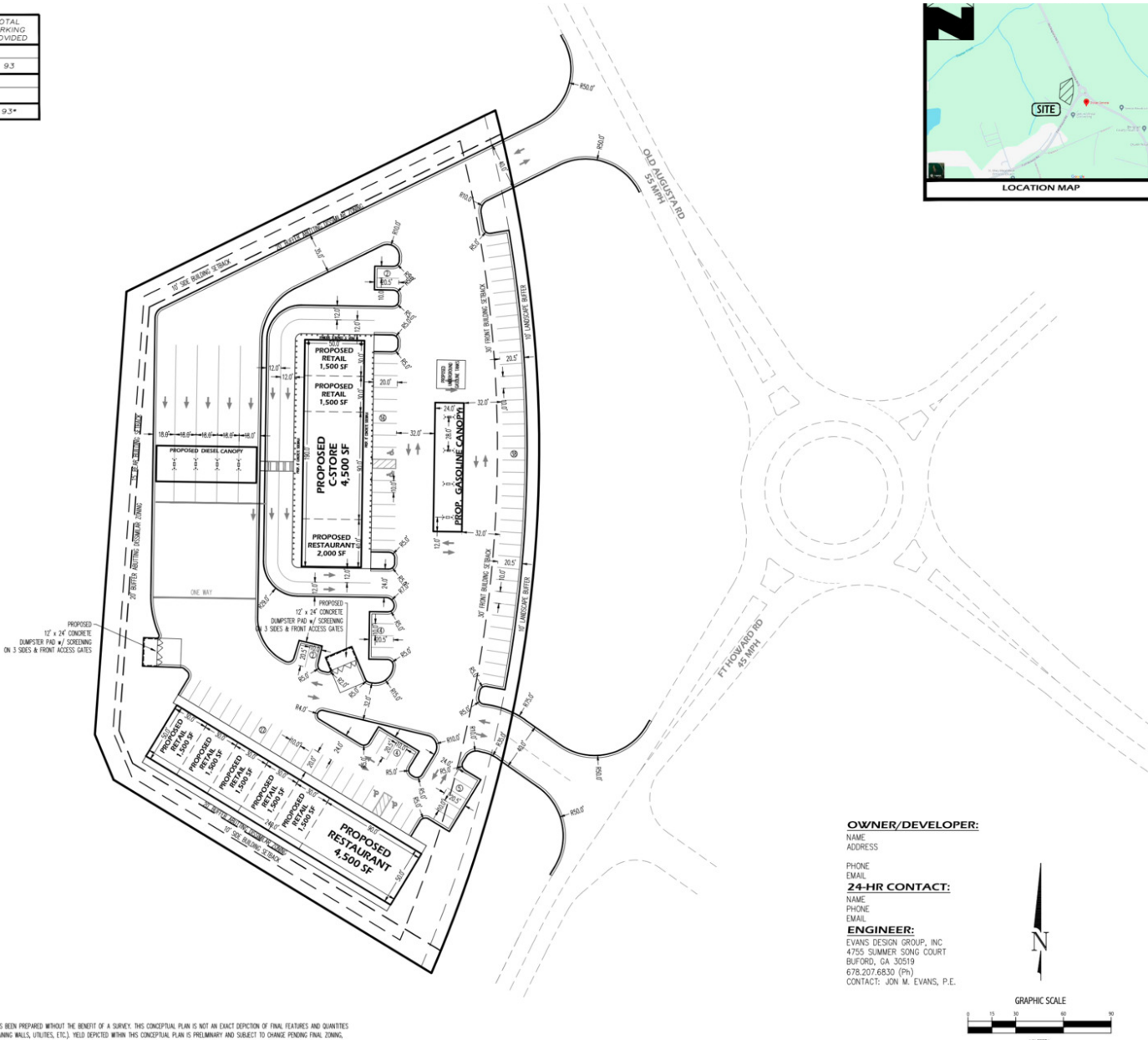
CITY REQUIREMENT:	REQUIRED MINIMUM	TOTAL PARKING PROVIDED
RETAIL @ 21,500 S.F.		
15 SPACES PER 1,000 S.F. MINIMUM	76	93
TOTAL:	76	93*

* INCLUDES 4 A.D.A. SPACES (4 REQUIRED)

ZONING DATA TABLE:

CURRENT ZONING:	SC
PROPOSED ZONING:	N/A
OVERLAY (DISTRICT):	N/A (WITH OLD AUGUSTA ROAD ADDRESS)
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	23,790 S.F.
MINIMUM LOT WIDTH:	N/A
MINIMUM ROAD FRONTAGE:	N/A
MAXIMUM BUILDING HEIGHT:	30'
MAXIMUM COVER:	80% COVERAGE OVER OPEN SPACE (CURRENT COVERAGE 60.00%)
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	10'
REAR:	10'
LANDSCAPE STRIPS:	
ALONG ROAD:	10'
OTHER:	N/A
BUFFERS:	20' ABUTTING DISCOMULAR ZONING
ZONING BUFFER:	N/A
OTHER:	N/A

THIS PROPERTY DOES NOT LIE IN A 100-OR-FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 130320007E, DATED DECEMBER 21, 2017.



Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(PH) 678.207.6830
jevans@evansdg.com



PROJECT NAME
**OLD AUGUSTA RD
RETAIL CENTER**

**OLD AUGUSTA RD
1.100.000 PLOT
RINCON CITY
EFFINGHAM COUNTY
GEORGIA**

DATE:
08-13-24

DESIGN BY: JME
DRAWN BY: JME
CHECKED BY: JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

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INC., IS PERMITTED.

REVISIONS

JOB NUMBER:
24-026

SHEET TITLE
**SITE
PLAN**



UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE
DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES,
POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE
WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER
EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE
INFORMATION OBTAINED ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE
CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY
INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING
INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE
INFORMATION TO HIS OWN SATISFACTION. THE ZONING OF THIS INFORMATION UPON THE
CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT
AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL
LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY
DAMAGE TO SAME. (SEE ALSO THE PIPES, CONDUITS, AND OTHER STRUCTURES MAP OF THE PROJECT)

NOTE:

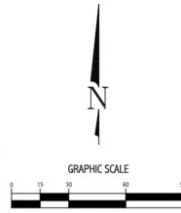
THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES
(WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.), YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING.

OWNER/DEVELOPER:
NAME:
ADDRESS:

PHONE:
EMAIL:
24-HR CONTACT:

NAME:
PHONE:
EMAIL:

ENGINEER:
EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (PH)
CONTACT: JON M. EVANS, P.E.



Traffic Count

0000103_0266 - 103-0266 - CR 013300 BEG AT

County: EFFINGHAM

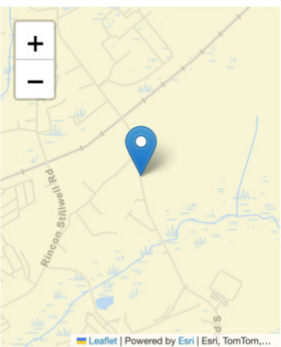
Route number: 00013000

LRS section: 1032013000

Functional class: 5R - Major Collector (Rural)

Coordinates: 32.3164345144346, 81.0014101001001

Site Data



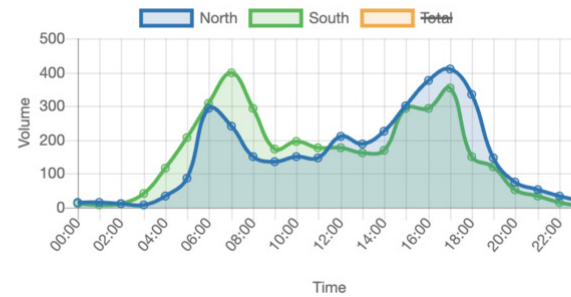
Count History

Year	Month	Count type	Duration	ADT	Count
2024	January	Class	48 hours	7,426	14,851
2020	December	Class	48 hours	6,443	12,886
2017	October	Class	48 hours	6,864	13,728
2012	March	Volume	48 hours	5,304	10,608

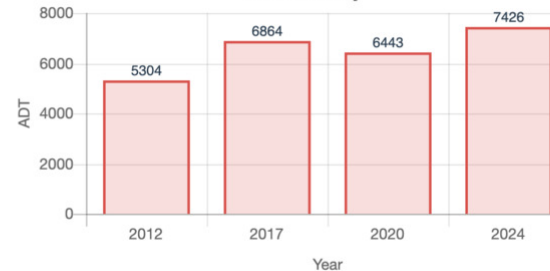
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated
AADT	4,960	5,080	6,050	6,140	6,270	5,820	6,530	6,690	6,870
SU AADT	-	-	404	410	418	388	315	323	332
CU AADT	-	-	331	336	343	319	432	442	454
K-Factor	-	-	0.101	0.101	0.101	0.101	0.102	0.102	0.102
D-Factor	-	-	0.630	0.630	0.630	0.630	0.590	0.590	0.590
Future AADT	-	5,770	7,620	7,740	8,680	8,680	12,000	11,900	11,800

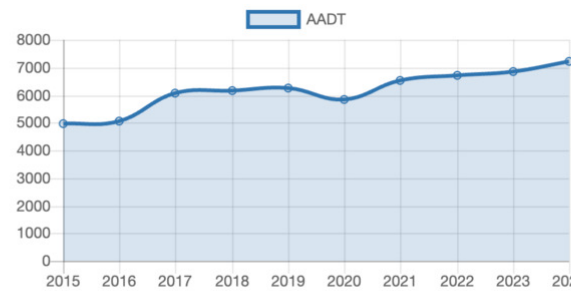
Average Hourly Volume



Count History



AADT Trend



Vehicle Classification 2026

1. Motorcycles		0.14%
2 axes, 2 or 3 wheels.		
2. Passenger cars		66.46%
2 axes. Can have 1- or 2-axle trailers.		
3. Pickups, panels, vans		24.27%
2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		
4. Buses		0.58%
2- or 3-axle, full length.		
5. Single-unit trucks		1.45%
2-axle, 6-tire, (dual rear tires), single-unit trucks.		
6. Single-unit trucks		1.72%
3-axle, single-unit trucks.		
7. Single-unit trucks		0.01%
4 or more axle, single-unit trucks.		
8. Single-trailer trucks		0.59%
3- or 4-axle, single-trailer trucks.		
9. Single-trailer trucks		4.69%
5-axle, single-trailer trucks.		
10. Single-trailer trucks		0.07%
6 or more axle, single-trailer trucks.		
11. Multi-trailer trucks		0.00%
5 or less axle, multi-trailer trucks.		
12. Multi-trailer		0.01%



LOCATION INFORMATION

Section 2

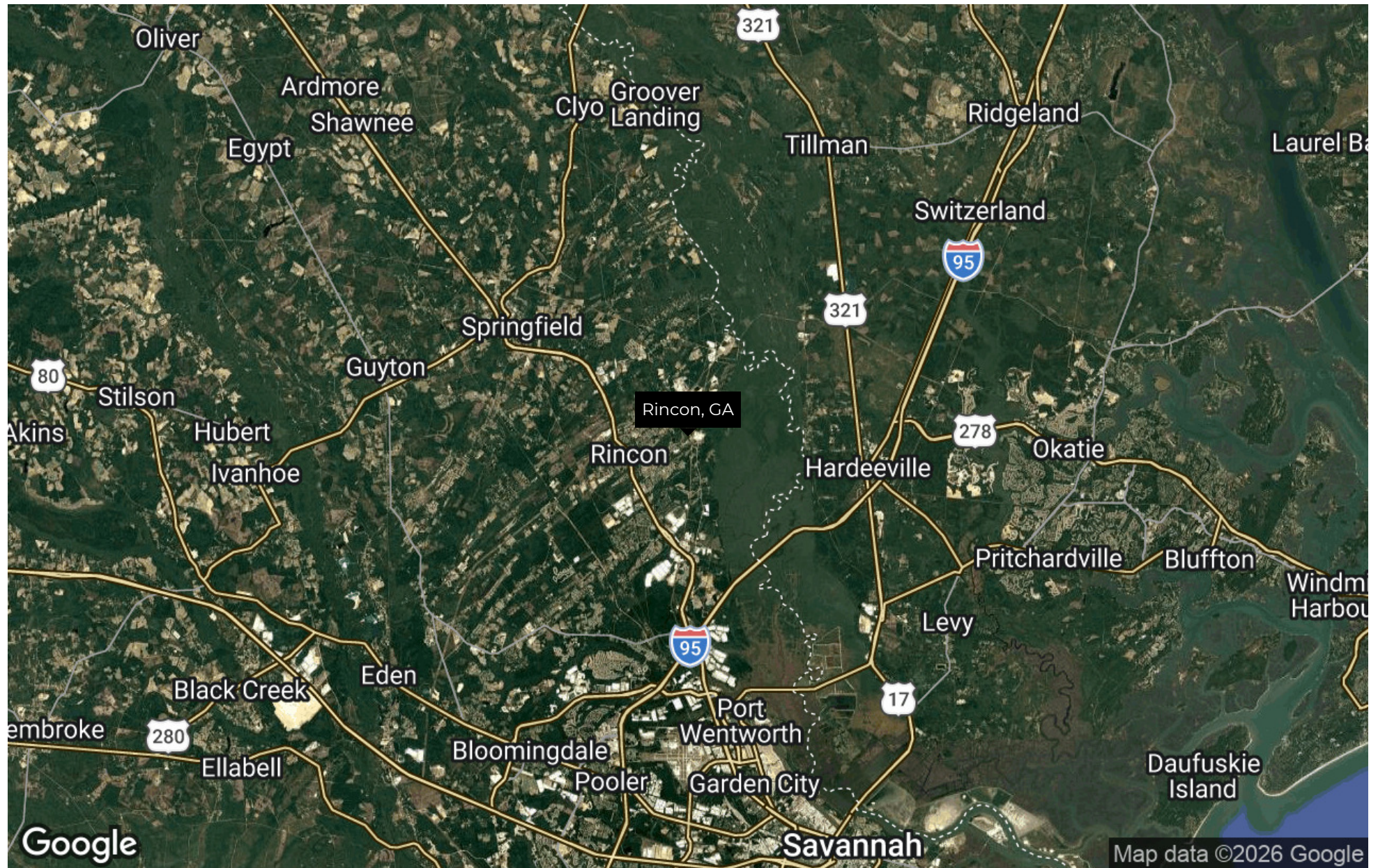
ADRIAN WEBBER

Land & Commercial Market Director

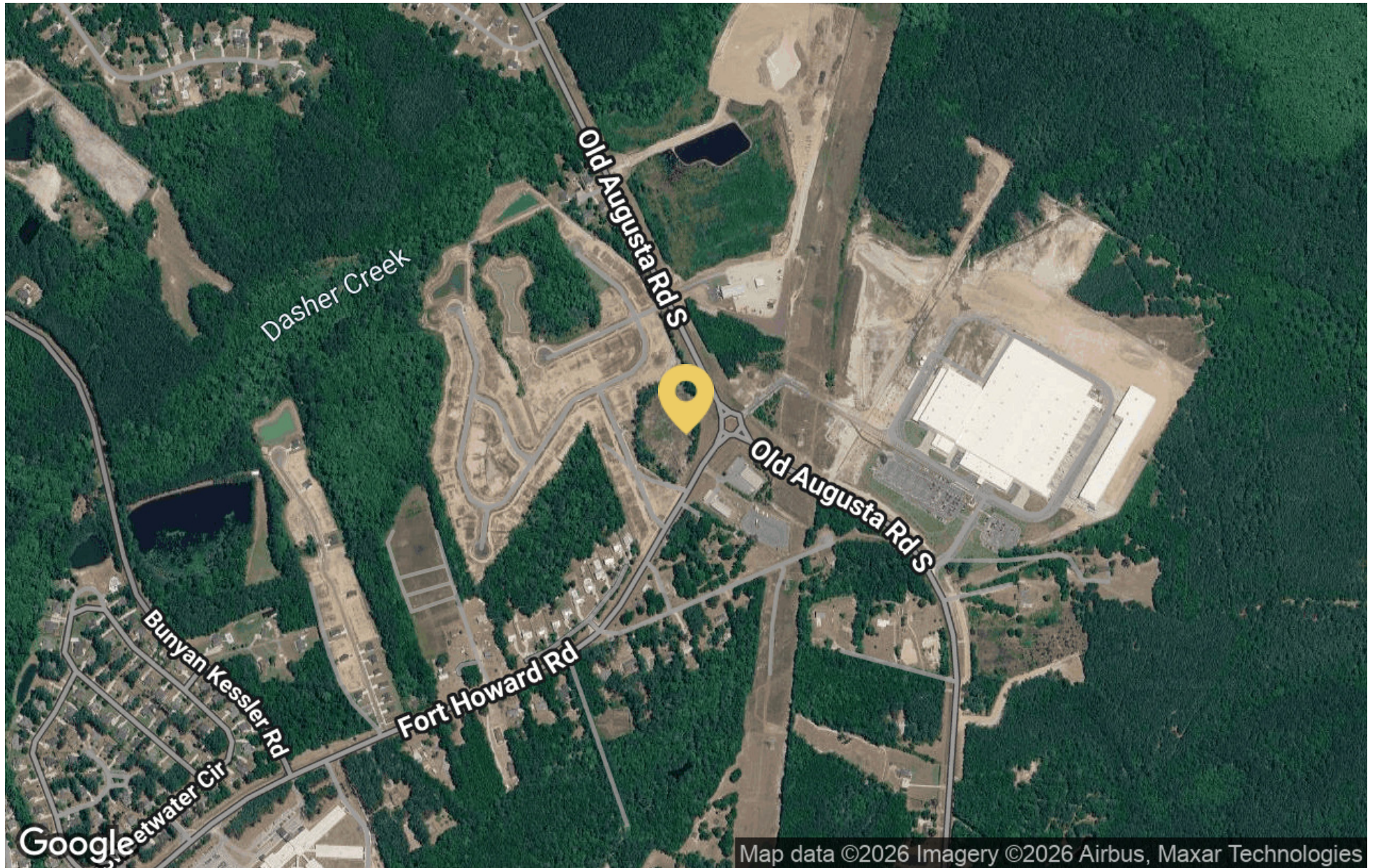
843.301.2900

adrian@savcommercial.com

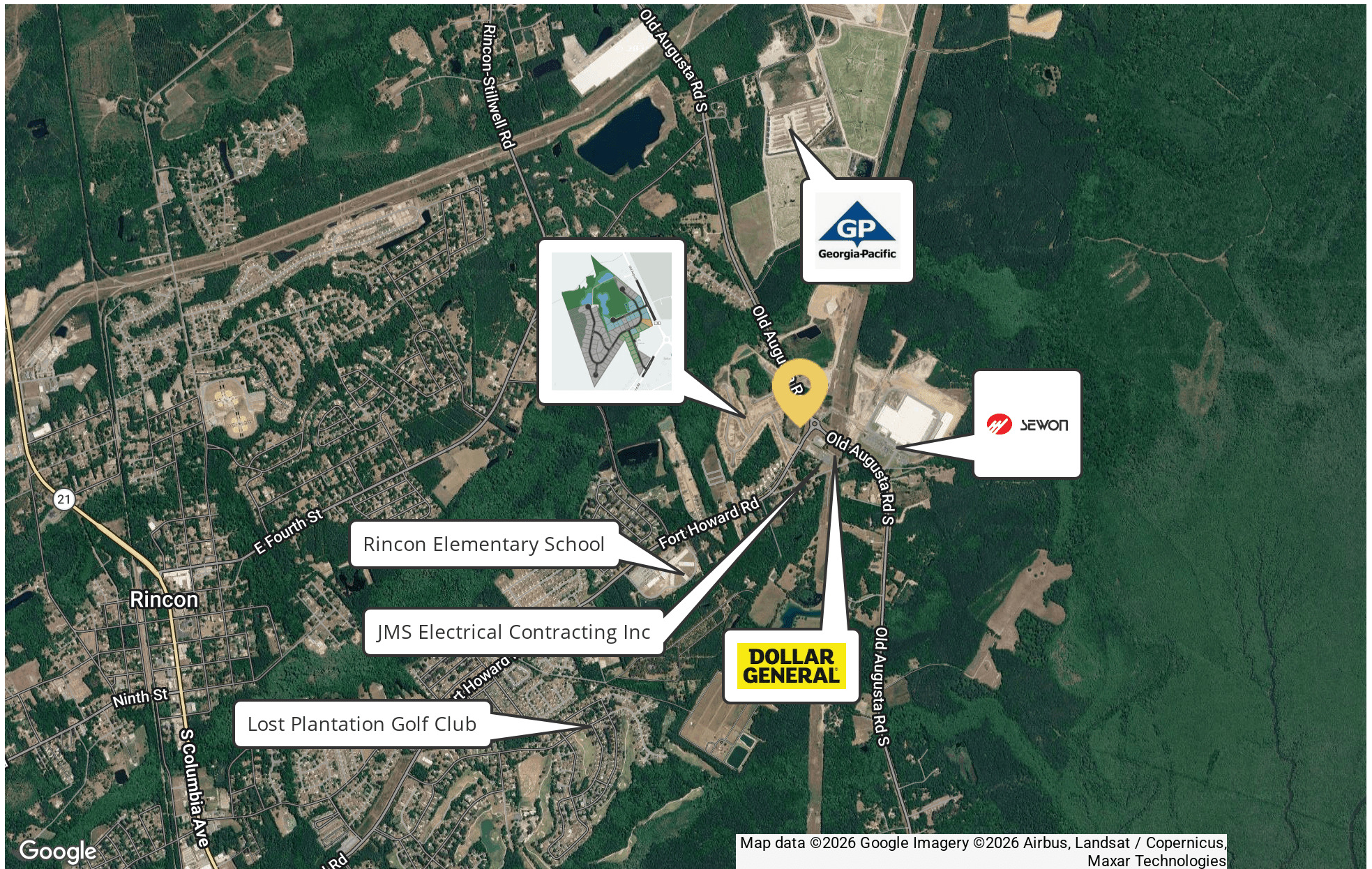
Regional Map



Aerial Map



Retailer Map





SALE COMPARABLES

Section 3

ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Sale Comps



4.56

0 Fort Howard Rd, Rincon, GA 31326

Price: \$1,500,000 Bldg Size: 0 SF
Lot Size: 4.56 Acres

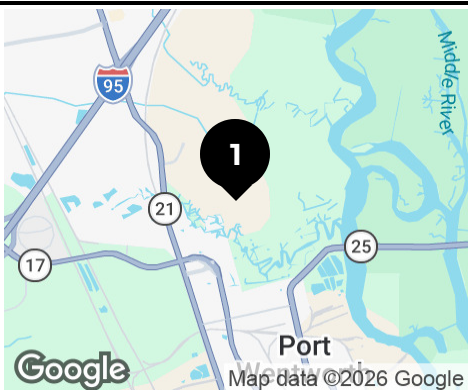


1

PARKERS

132 Highway 30, Port Wentworth, GA 31407

Price: \$6,000,000 Lot Size: 6.00 Acres



2

PARKERS

1493 Old River Rd, Bloomingdale, GA 31302

Price: \$2,225,000 Lot Size: 6.96 Acres

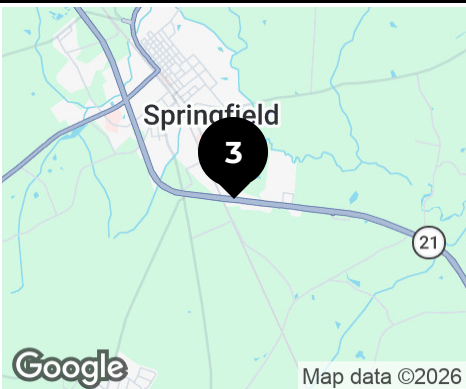


Sale Comps



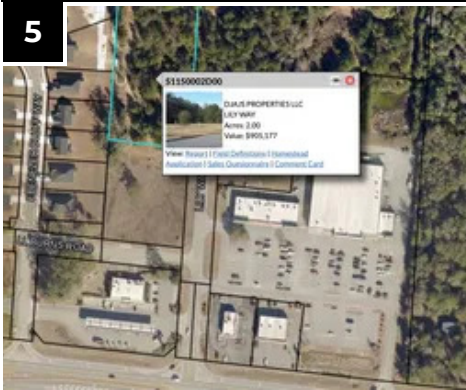
DOLLAR GENERAL SITE
1198 N Highway 21, Springfield, GA 31329

Price: \$500,000 Lot Size: 1.97 Acres



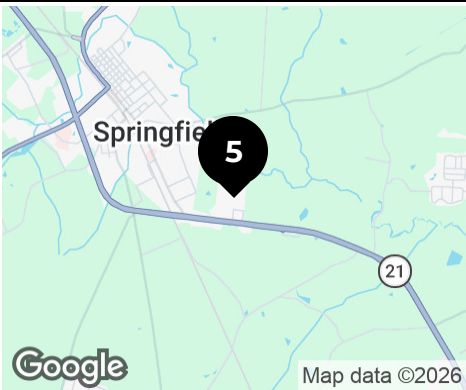
TRACT 5 HIGHWAY 21
Tract 5 Highway 21, Springfield, GA 31329

Price: \$500,000 Lot Size: 0.79 Acres



LILY WAY
Lily Way, Springfield, GA 31329

Price: \$510,000 Lot Size: 2.00 Acres



Sale Comps



GRAINGER AUTO SALES

110 N Columbia Ave, Rincon, GA 31326

Price: \$2,400,000 Lot Size: 2.80 Acres



Sale Comps Map & Summary

★ 4.56

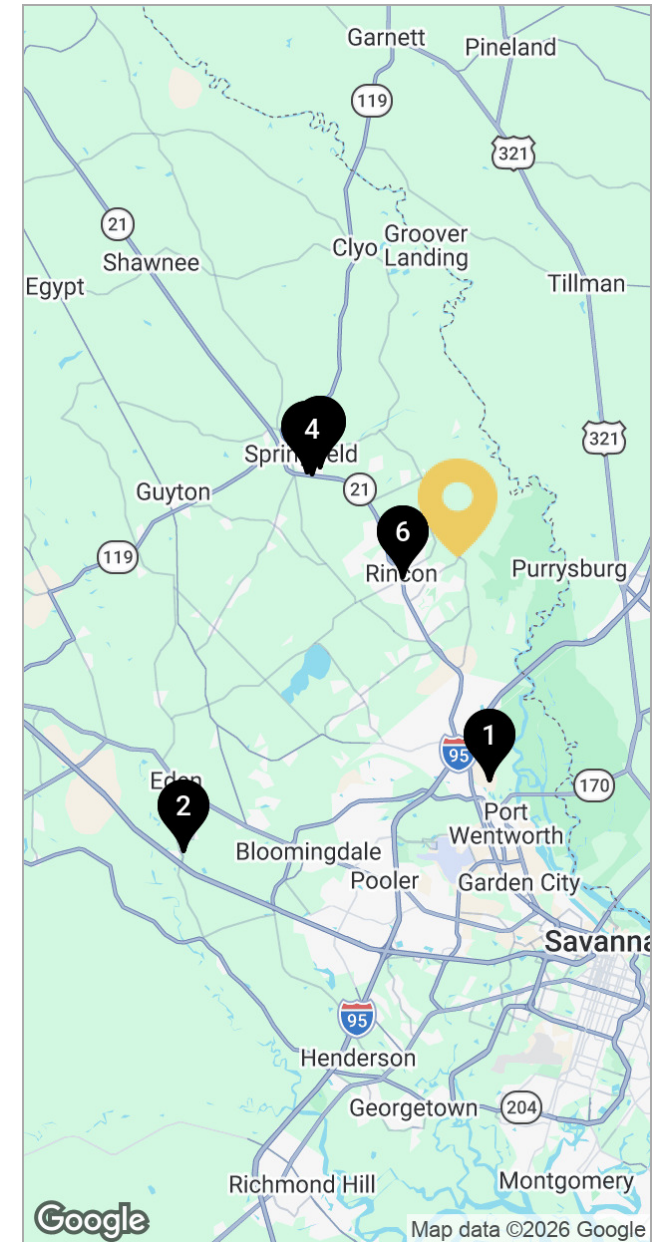
0 Fort Howard Rd
Rincon, GA

Price \$1,500,000

Bldg Size 0 SF

Lot Size 4.56 Acres

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
1	Parkers 132 Highway 30 Port Wentworth, GA 31407	\$6,000,000	-	6.00 Acres
2	Parkers 1493 Old River Rd Bloomingdale, GA 31302	\$2,225,000	-	6.96 Acres
3	Dollar General Site 1198 N Highway 21 Springfield, GA 31329	\$500,000	-	1.97 Acres
4	Tract 5 Highway 21 Tract 5 Highway 21 Springfield, GA 31329	\$500,000	-	0.79 Acres
5	Lily Way Lily Way Springfield, GA 31329	\$510,000	-	2.00 Acres
6	Grainger Auto Sales 110 N Columbia Ave Rincon, GA 31326	\$2,400,000	-	2.80 Acres
AVERAGES		\$2,022,500	NAN SF	3.42 ACRES





ADVISOR BIOS

Section 4

ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Advisor Bio 1



ADRIAN WEBBER

Land & Commercial Market Director

adrian@savcommercial.com

Direct: **843.301.2900**

GA #390888

PROFESSIONAL BACKGROUND

Adrian Webber is a fourth-generation real estate professional and the founder of the Commercial & Land Division at Coast & Country Commercial, a division of Coast & Country Real Estate Experts. Adrian's work sits at the intersection of community, development, and strategy. She advises landowners on positioning and highest-and-best use, represents investors seeking growth corridors, and guides developers through the early stages of site selection and market feasibility. Her approach is equal parts analytical and intuitive—grounded in data, zoning realities, and infrastructure, while staying focused on long-term community impact. Known for her collaborative style and forward-thinking mindset, Adrian is especially effective in off-market opportunities, land assemblage, and early-stage commercial planning. She partners closely with local stakeholders, planners, and business owners to help shape projects that make economic sense and elevate the places people live and work.

At Coast & Country Commercial, Adrian is building a commercial and land platform designed to complement a residential-first brokerage—bridging neighborhood growth with smart development. Her mission is simple: help clients move with clarity today while positioning assets for where the market is headed tomorrow.

EDUCATION

With a Bachelors Degree in Motion Graphics / Graphic Design from Savannah College of Art and Design (SCAD), Adrian brings a rare blend of creative vision and deal-making discipline to every project—seeing potential where others see parcels and unlocking value where others see obstacles.

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