

±3.87 GROSS ACRES | FOR SALE

HIGHWAY 30

PORT WENTWORTH, GA 31407

Adam Bryant, CCIM, SIOR

Partner

C: 912.667.2740

adam.bryant@svn.com

Hodgeville Rd

SITE

Keller Rd

Hwy 30

30

30





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Hodgeville Rd

Hwy 30

Keller Rd

SITE

30

Disclaimer

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

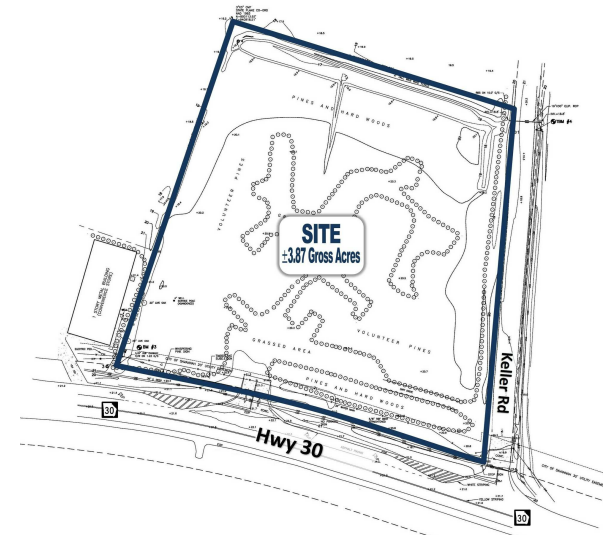
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1 PROPERTY INFORMATION

Highway 30
Port Wentworth, GA 31407

Property Summary



Sale Price **\$995,000**

OFFERING SUMMARY

Lot Size: 3.87 Gross Acres
Price / Acre: \$257,106
Zoning: P-C-3
Market: Savannah
Submarket: Port Wentworth
APN: 71017 03002

PROPERTY OVERVIEW

SVN is pleased to offer an opportunity to purchase ± 3.87 gross acres, of which ± 3.28 acres are considered upland and developable, located on Highway 30 near Hodgeville Road and in close proximity to the Effingham Parkway and Benton Boulevard connection in Port Wentworth. The site will be delivered in as-is condition with infrastructure near the site, including water and sewer, a jurisdictional determination from the USACE verifying wetlands, as well as a topographic survey and geotechnical report. The site offers 432' of frontage on Hwy 30 and present zoning is P-C-3, which allows for a variety of commercial uses by right.

LOCATION OVERVIEW

The property is located in Port Wentworth in West Chatham County near the signalized intersection of Highway 30 and Hodgeville Road, and just over 1 mile from the Effingham Parkway and Benton Boulevard connection. Highway 30 and Hodgeville Road serve as a by-pass for commuters that work in the Savannah area and live in West Chatham and South Effingham Counties. Additionally, the site is approximately 2.5 miles from GA Highway 21 and approximately 3.5 miles from I-95 at Exit 109.

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Complete Highlights



PROPERTY HIGHLIGHTS

- ±3.87 Gross Acres on Hwy 30 | For Sale
- Near Signalized Intersection of Hodgeville Rd
- 432' Hwy 30 Frontage | Infrastructure, Water, Sewer Near Site
- Zoned P-C-3 | Variety of Commercial Uses
- 1.4 Miles from Effingham Co and Benton Blvd Connection
- 2.5 Miles from GA Hwy 21 | 3.5 Miles to I-95

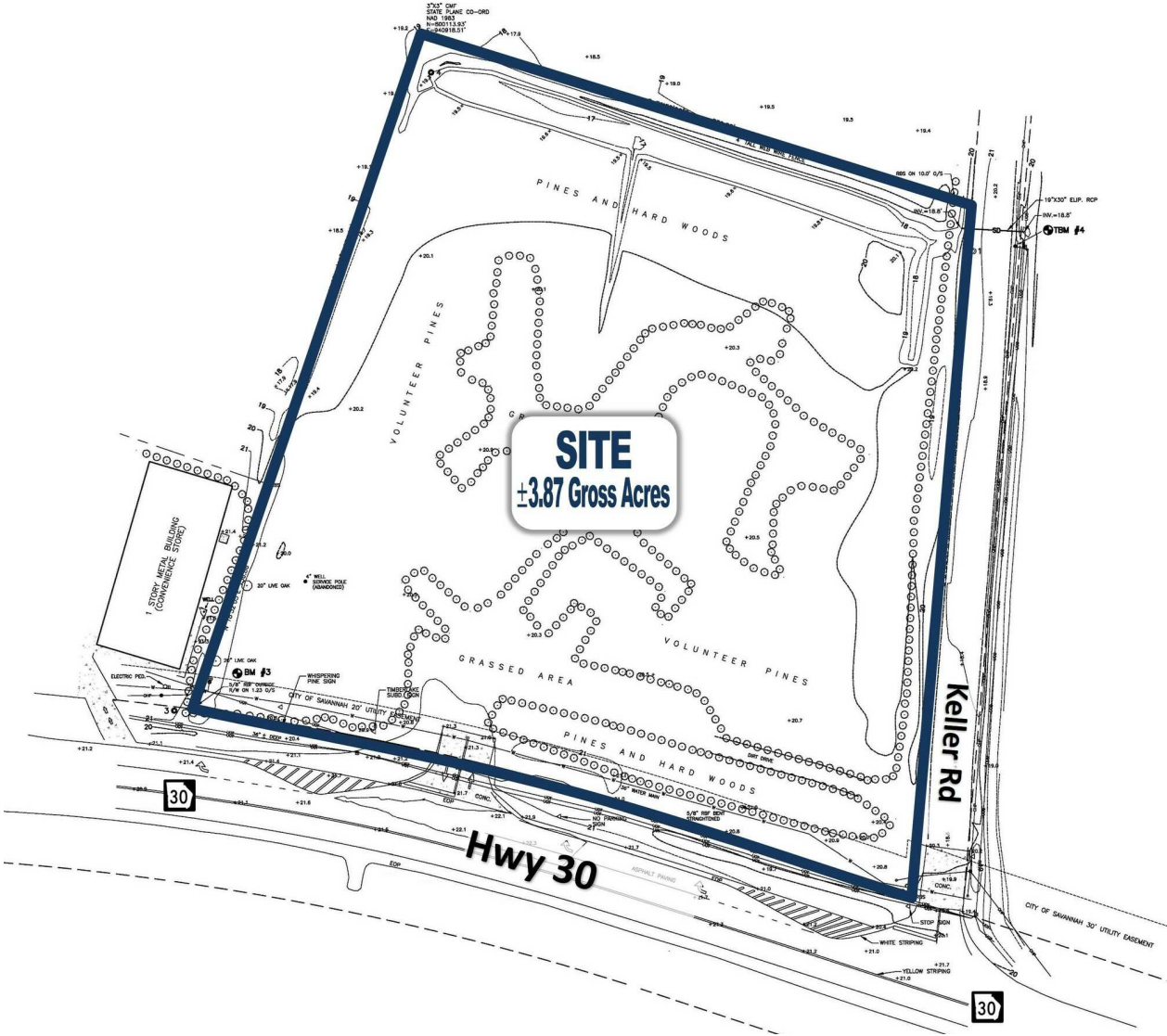


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Ownership Stake

Site Plan



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Site Photos



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2 LOCATION INFORMATION

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Port Wentworth, GA 31407

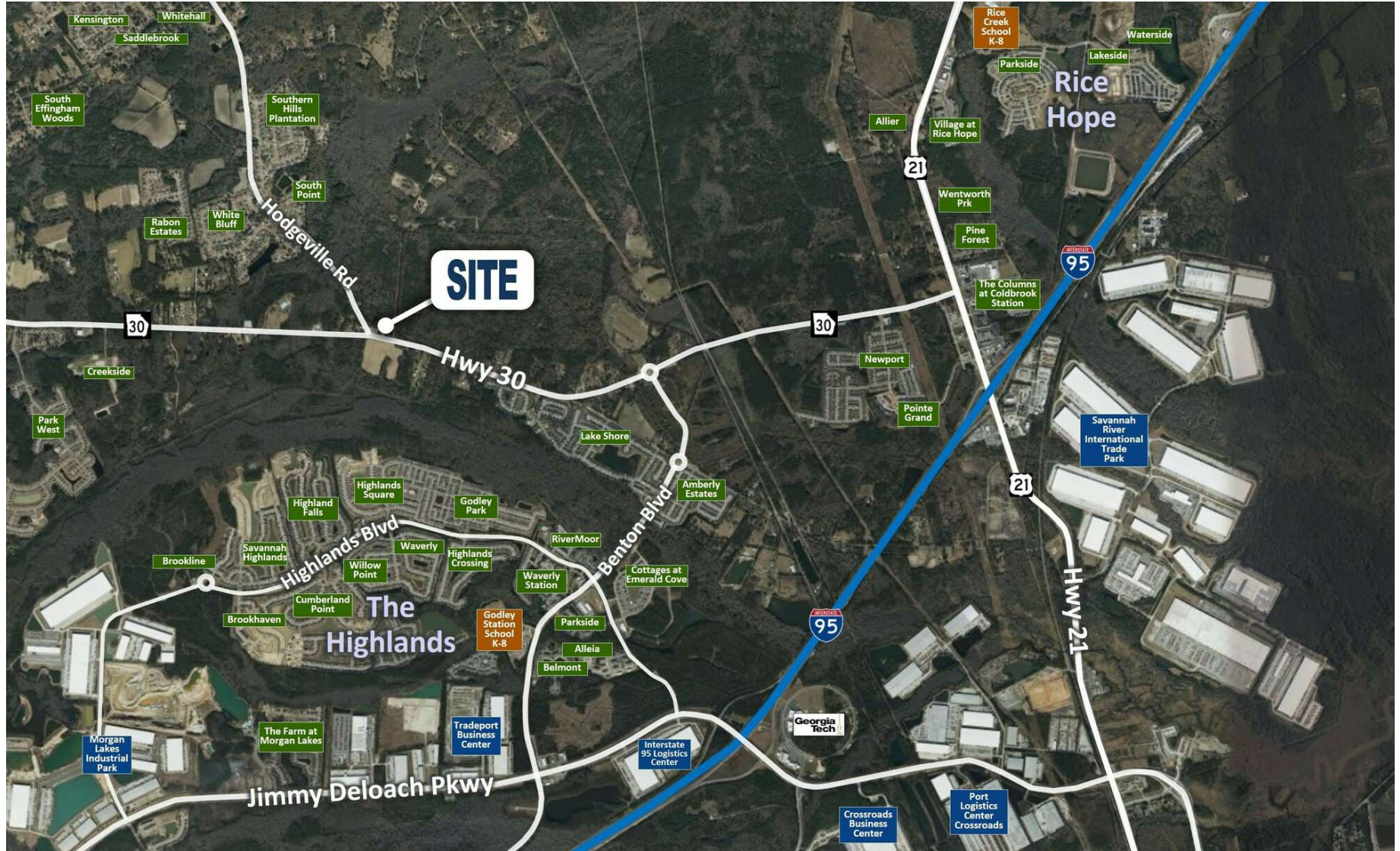
Aerial | Hwy 30 & Hodgeville Rd



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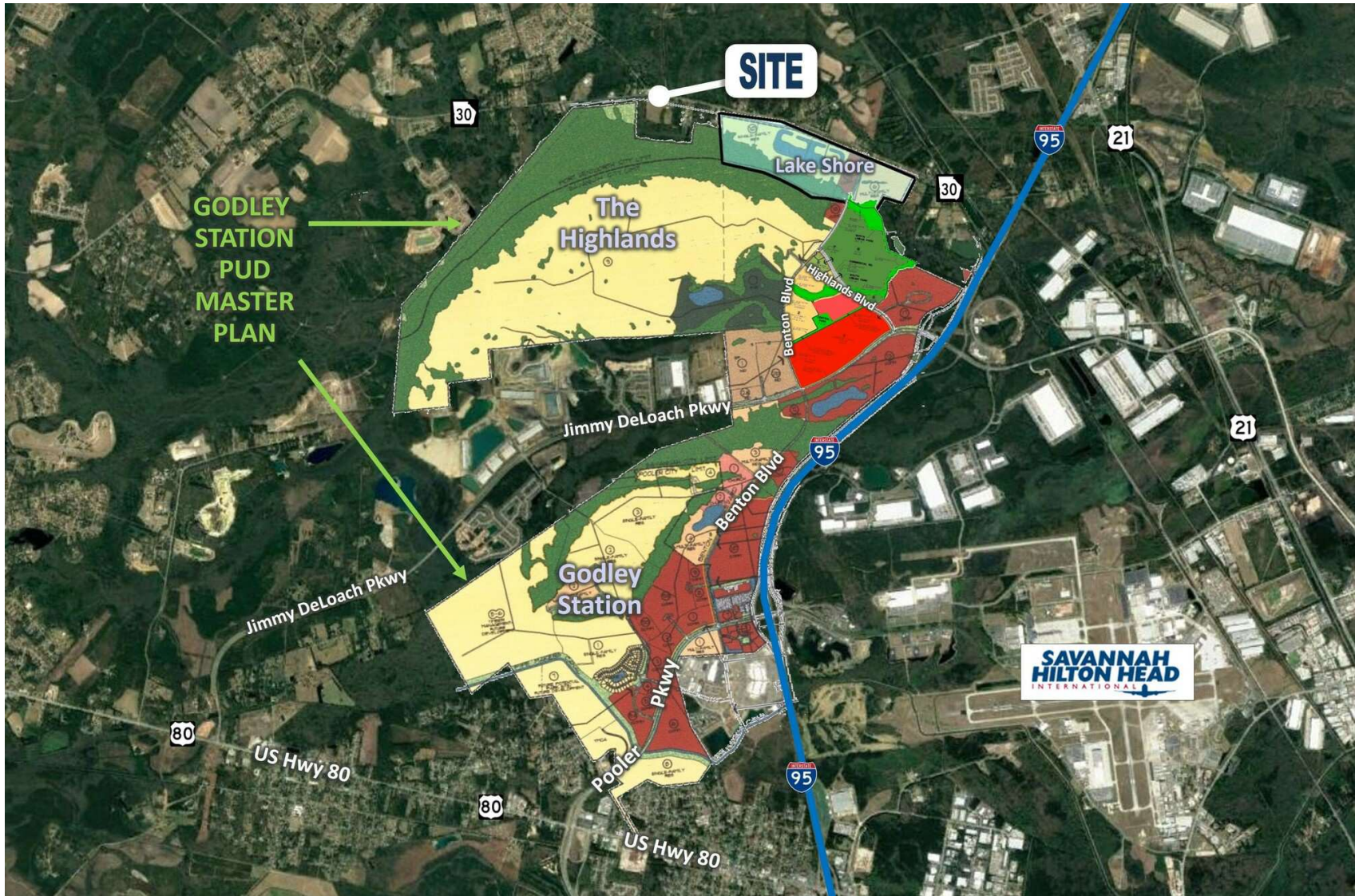
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Aerial | Godley Station Master Plan



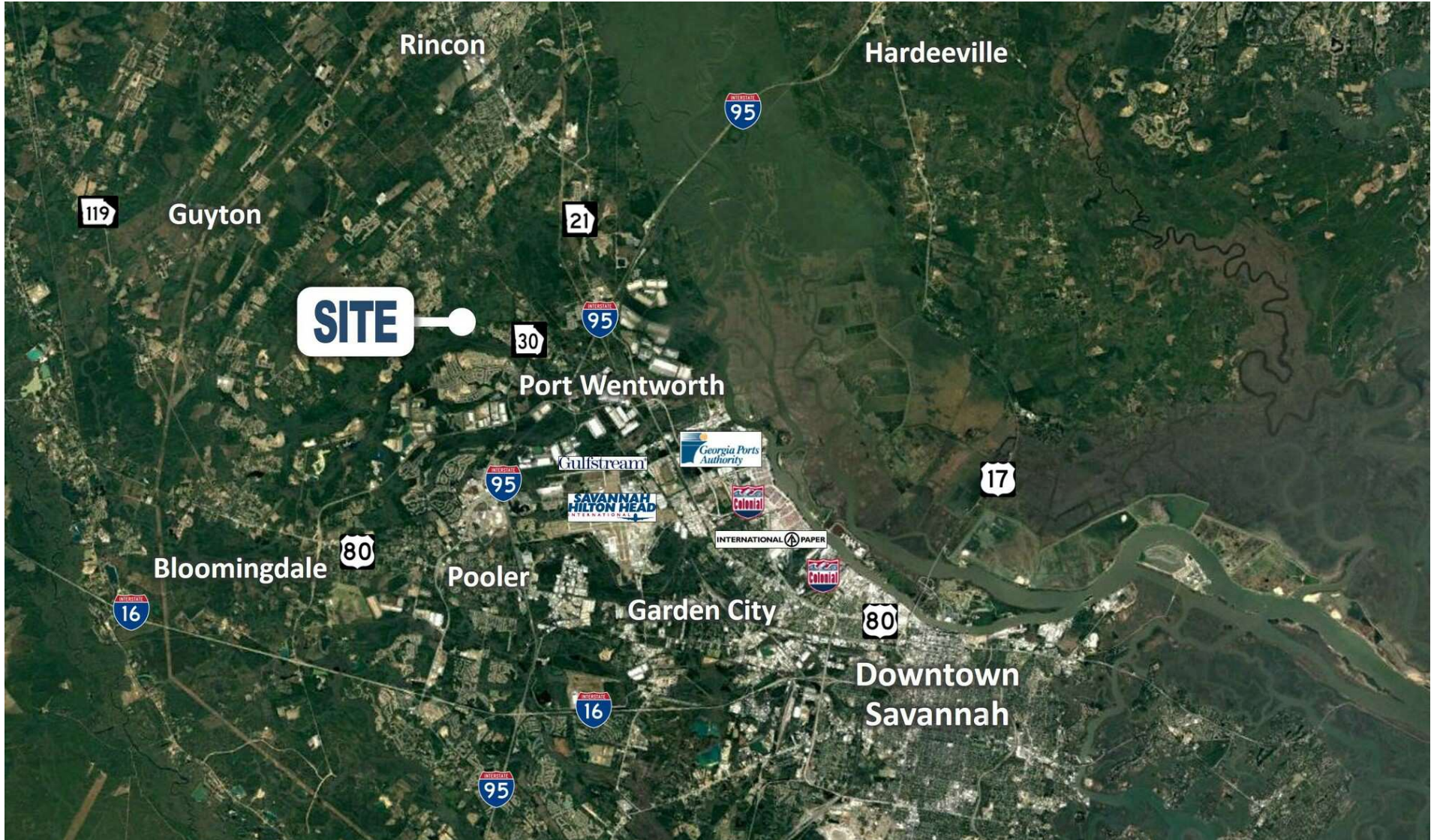
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Aerial | Savannah MSA



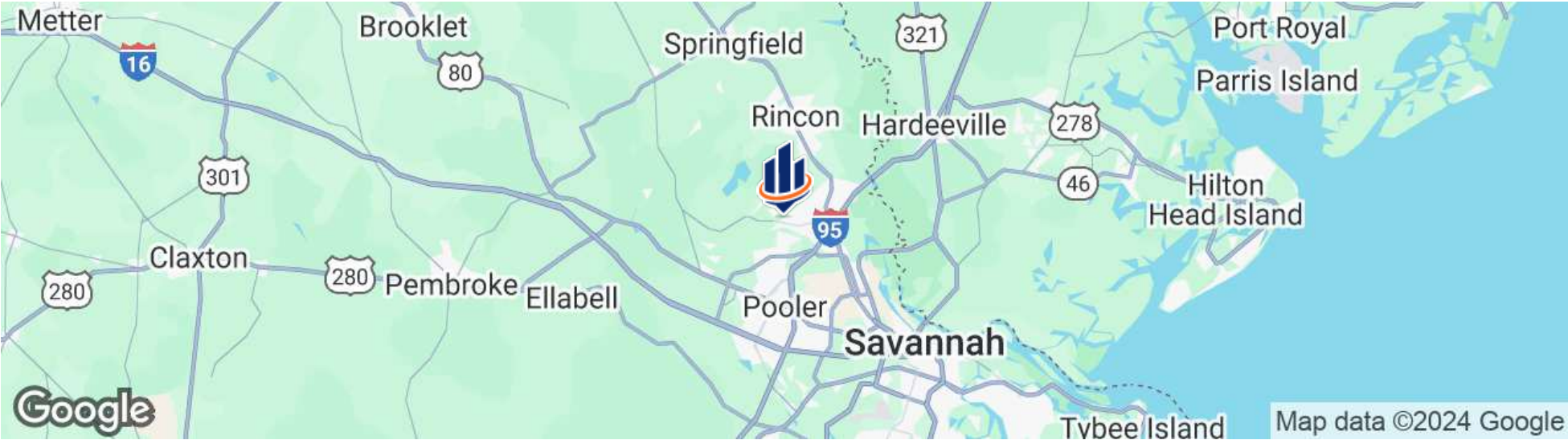
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Location Maps



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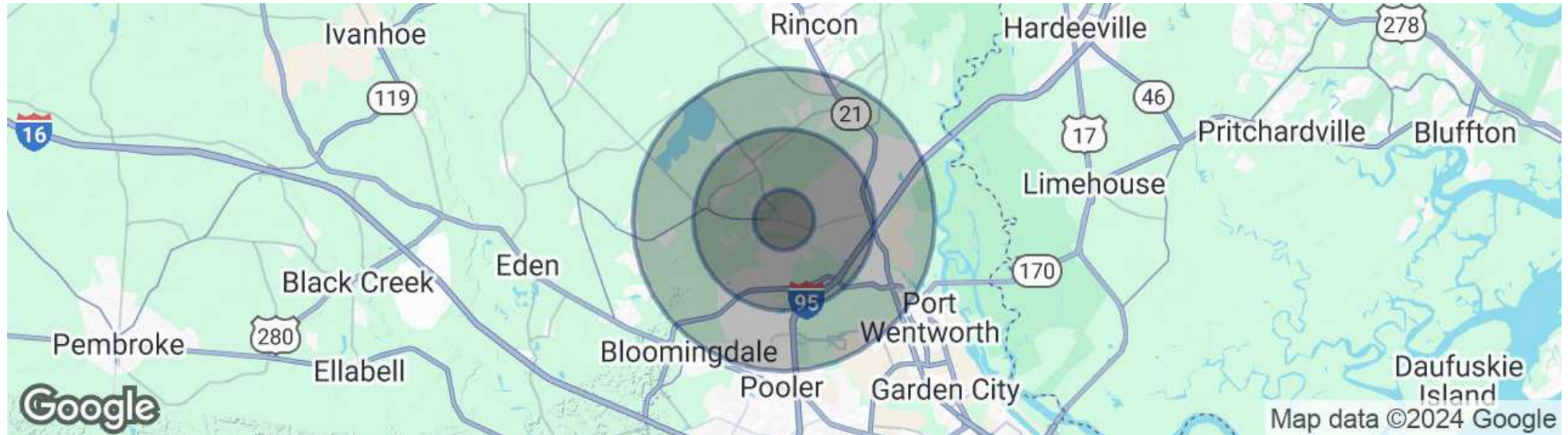


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DEMOGRAPHICS

Highway 30
Port Wentworth, GA 31407

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,145	25,094	50,549
Average Age	35	34	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,121	8,935	18,293
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$104,966	\$120,394	\$114,065
Average House Value	\$257,055	\$297,524	\$300,998

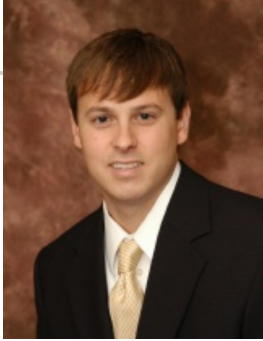
Demographics data derived from AlphaMap



4 ADVISOR BIO & CONTACT

Highway 30
Port Wentworth, GA 31407

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, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded 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 more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant 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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