

# PORT WENTWORTH- GA HWY 21 ACREAGE FOR SALE



- Price: \$2,700,000 - \$428K per acre
- Size: 6.31 acres
- Hwy Frontage: Nearly 560'
- Traffic Count: 41,300
- All utilities available at the site.
- Site is level with no wetlands
- 1 mile north of I-95
- Ideal location for many commercial uses.

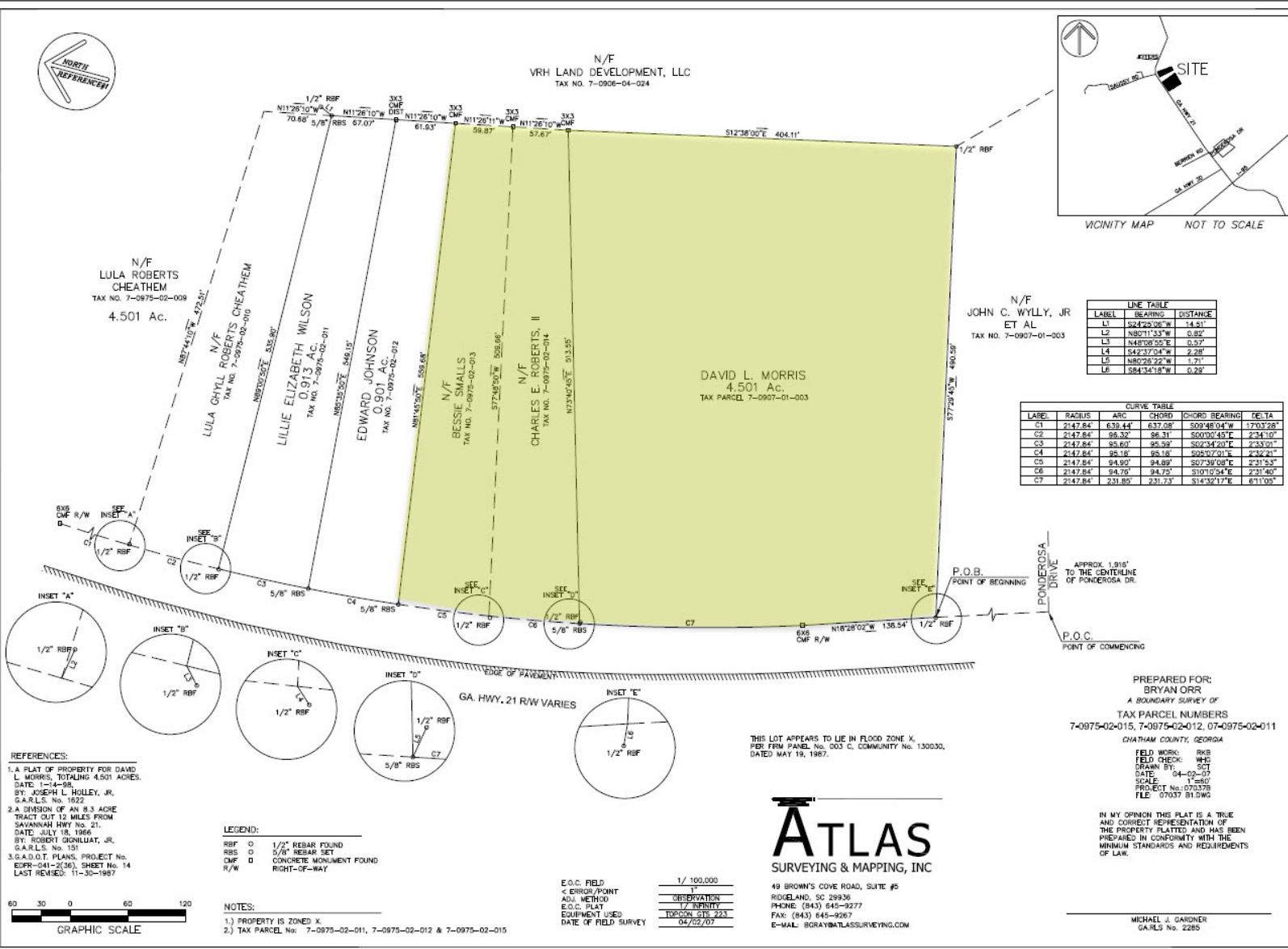
Located just 1 mile north of I-95, this is an opportunity to acquire a 6.31 acre property in an area that is experiencing explosive growth. Located in the City of Port Wentworth, GA, this property has nearly 560' of frontage on GA Hwy 21 with an average daily traffic count of 41,300. The property is level and has already been cleared. A jurisdictional determination from the Corps of Engineers has already been obtained which confirmed that there are NO jurisdictional wetlands on the property, a rarity in our coastal market. All utilities are available to the site with no capacity issues for water and sewer.



**COASTAL**  
REAL ESTATE SERVICES

**Paul Bland- Broker**  
coastalres.net  
(912) 856-6048  
paul@coastalres.net

# PORT WENTWORTH- GA HWY 21 ACREAGE FOR SALE



Chatham County GA PINs  
70975 02015  
70975 02014  
70975 02013



**COASTAL**  
REAL ESTATE SERVICES

**Paul Bland- Broker**  
coastalres.net  
(912) 856-6048  
paul@coastalres.net



# PORT WENTWORTH- 5, 10, 15 Minute Drivetime

## Executive Summary

7462-7498 GA Highway 21

7462-7498 GA Highway 21, Port Wentworth, Georgia, 31407

Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2010 Population	1,512	14,965	46,567
2020 Population	4,192	23,970	65,577
2025 Population	5,877	29,520	74,071
2030 Population	8,288	34,537	82,280
2010-2020 Annual Rate	10.74%	4.82%	3.48%
2020-2025 Annual Rate	6.65%	4.05%	2.35%
2025-2030 Annual Rate	7.12%	3.19%	2.12%

Age			
2025 Median Age	33.2	34.9	35.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	39.3%	47.6%	52.0%
Black Alone	45.7%	37.2%	31.4%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.8%	2.3%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.2%	4.2%	4.6%
Two or More Races	7.5%	8.2%	8.5%
Hispanic Origin	10.4%	9.8%	10.3%
Diversity Index	69.7	69.2	69.1

Households			
2010 Total Households	564	5,122	16,772
2020 Total Households	1,611	8,879	24,250
2025 Total Households	2,333	11,314	27,949
2030 Total Households	3,385	13,542	31,474
2010-2020 Annual Rate	11.07%	5.66%	3.76%
2020-2025 Annual Rate	7.31%	4.72%	2.74%
2025-2030 Annual Rate	7.73%	3.66%	2.40%
2025 Average Household Size	2.52	2.47	2.58
Wealth Index	49	65	71



**COASTAL**  
REAL ESTATE SERVICES

**Paul Bland- Broker**  
coastalres.net  
(912) 856-6048  
paul@coastalres.net