

50 AC Multi-Family Development Coming Soon

SITE

Newport Neighborhood
400+ Homes

Pine Forest Neighborhood

The Columns at Coldbrook Station
Newly Developed Apartment Complex

Savannah River International Trade Park

Highway 21 (36,500 VPD)

Highway 30 (13,000 VPD)

95

EXIT 109



FOR SALE

Commercial Land Site

Highway 30, Port Wentworth, GA 31407

Asking Price:

\$865,000

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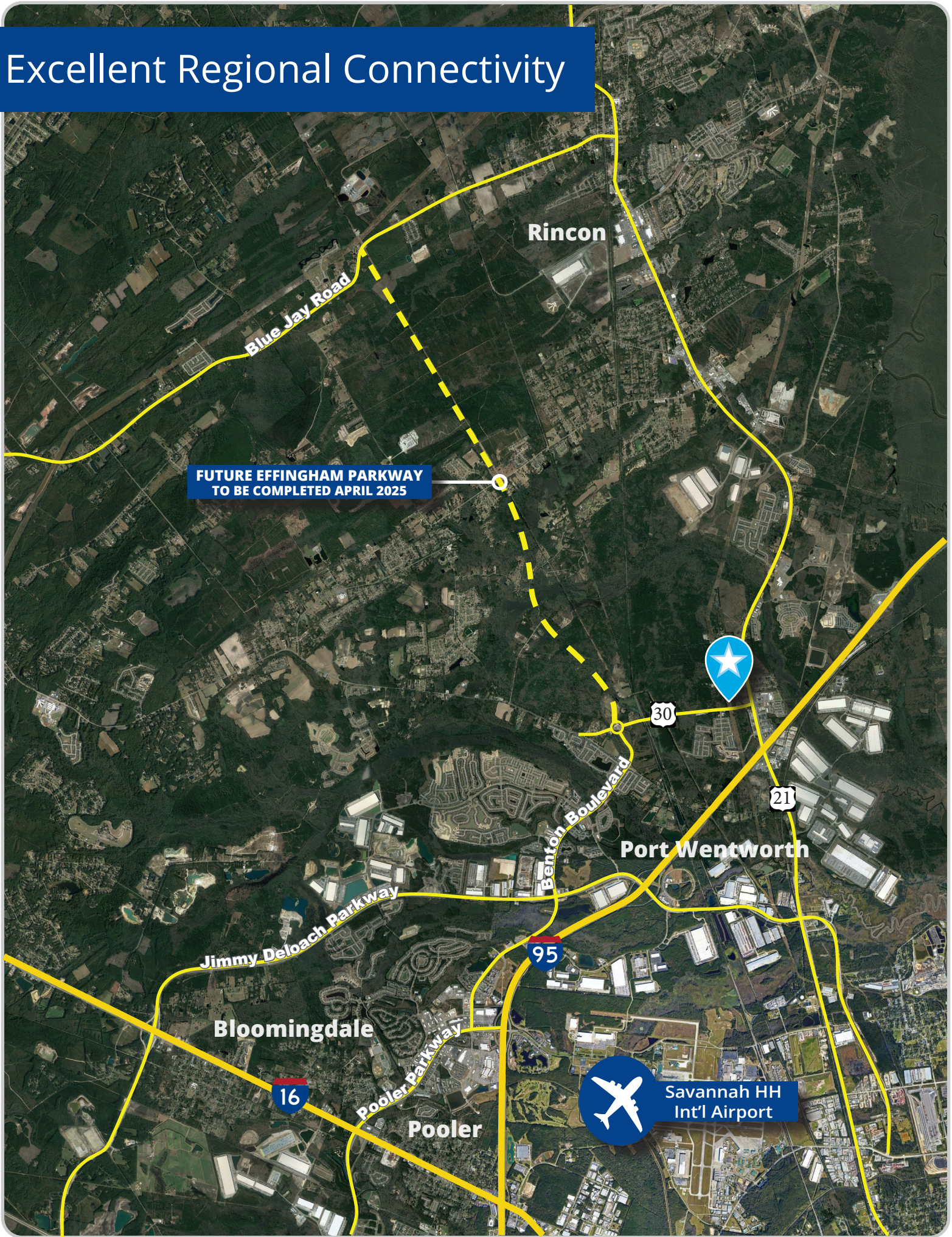
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- ±2.96 AC commercial land site comprised of two lots
- Lot 5 is ±1.51 AC and Lot 6 is ±1.45 AC
- Zoned R-A
- Utilities: Water & Sewer
- 13,000 vehicles passing the site each day
- Surrounded by retail stores and residential neighborhoods
- Permitted uses include single-family homes, town-homes, retail stores, restaurants & other businesses
- Located less than 1-mile from Interstate 95

Accelerating success.

Excellent Regional Connectivity



**FUTURE EFFINGHAM PARKWAY
TO BE COMPLETED APRIL 2025**

Blue Jay Road

Rincon

30

21

Port Wentworth

95

Bloomingdale

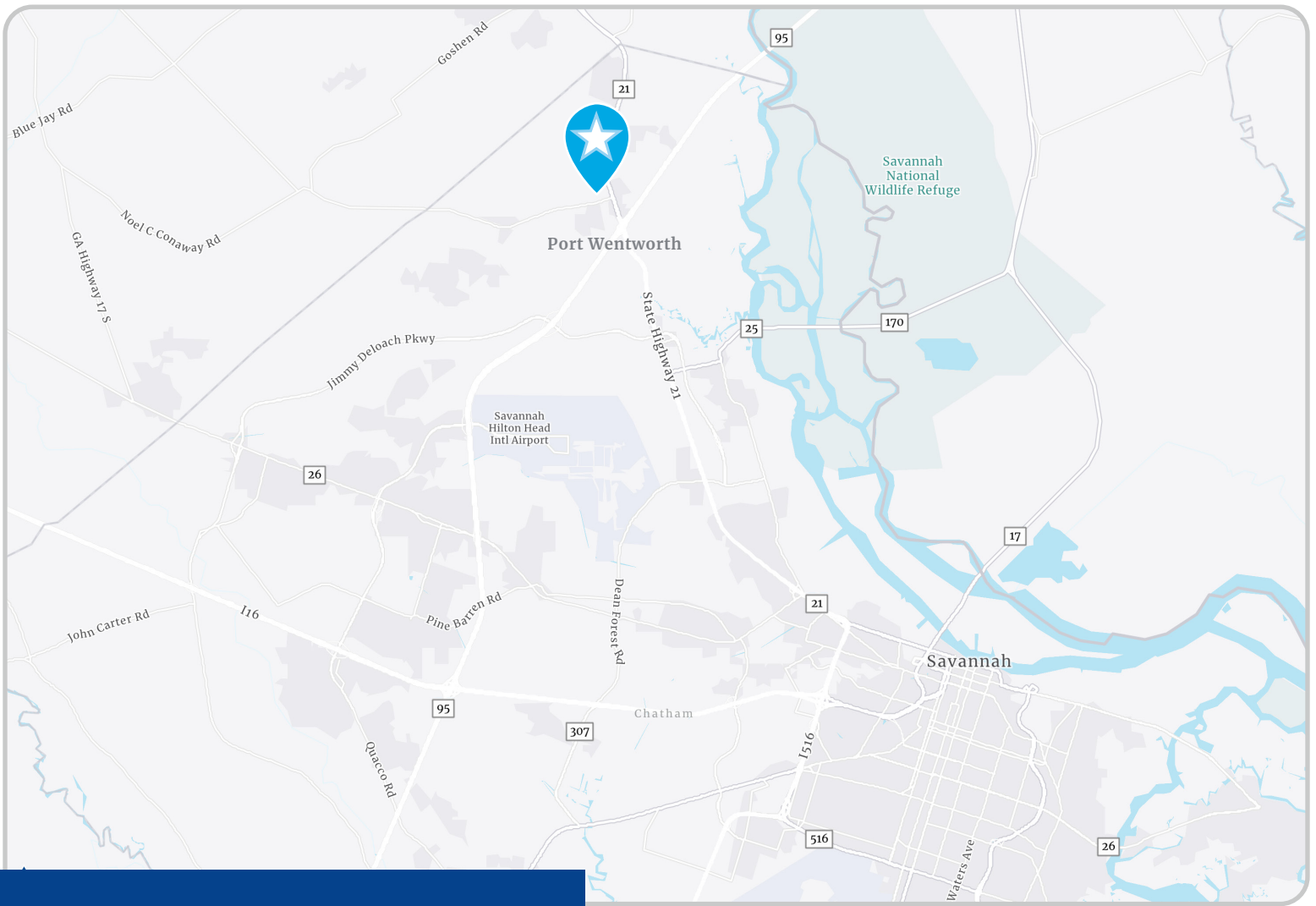
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Pooler Parkway

Pooler



**Savannah HH
Int'l Airport**



Demographics (2022)

	1 Mile	5 Miles	10 Miles
Current Population	2,586	33,370	116,915
No. of Households	983	12,401	41,843
Avg. HH Income	\$105,860	\$102,059	\$85,220
Daytime Employees	819	15,581	54,967
Businesses	94	1,185	4,703
Traffic Counts	36,500 vehicles per day on Highway 21 13,000 vehicles per day on Highway 30		

Source: CoStar & GDOT 2023

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