

CITY OF PORT WENTWORTH, GEORGIA

Investor and Developer Prospectus / 2026

Live. Experience. Thrive.

COASTAL GEORGIA'S FASTEST GROWING MARKET

 Vystar Pavilion Rendering

\$90K

TRADE AREA
MEDIAN HH INCOME

18.4%

PROJECTED TRADE
AREA GROWTH TO
2029

56,550

HIGHWAY 21 DAILY
TRAFFIC

5.89x

VISITOR LOYALTY
VS. INDUSTRY
AVERAGE

EXECUTIVE SUMMARY / 02

Port Wentworth is a high income, high growth, high traffic Coastal Georgia market.

What you will find inside: a documented supply gap, a phased public investment program, and a city government built to move at the speed of capital.

<p>\$90K</p> <p>TRADE AREA MEDIAN HH INCOME</p>	<p>18.4%</p> <p>PROJECTED TRADE AREA GROWTH TO 2029</p>	<p>56,550</p> <p>HIGHWAY 21 DAILY TRAFFIC</p>	<p>5.89x</p> <p>VISITOR LOYALTY VS. INDUSTRY AVERAGE</p>
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WHAT IS INSIDE

<p>The Market</p> <p>A community on a clear, measurable trajectory.</p>	<p>Who We Are</p> <p>Young, working, and diverse. Alignment between community and leadership.</p>
<p>The Narrative</p> <p>Live. Experience. Thrive. The three questions this market answers.</p>	<p>Mobility and Demand</p> <p>The traffic is here. The loyalty is documented.</p>
<p>Anchor Park</p> <p>A public investment built to draw private capital.</p>	<p>Ice Cove Showcase</p> <p>Inside the arena, and on the ground today.</p>
<p>The Downtown</p> <p>138 minutes of dwell time, with nothing to spend on.</p>	<p>The Opportunity</p> <p>Three sectors. Three ways to engage today.</p>

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City of Port Wentworth, Georgia

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THE MARKET / 03

A community on a clear, measurable trajectory.

Port Wentworth sits on the northern edge of metropolitan Savannah, twenty minutes from downtown, directly off Interstate 95, and minutes from the Georgia Ports Authority terminals. The city itself is home to more than 18,500 residents. Our five mile trade area holds 25,956 people, projected to reach 30,740 by 2029. That is an 18.4 percent increase, a net gain of 4,784 residents in a window most Southeast markets can only forecast.

<p>25,956</p> <p>TRADE AREA RESIDENTS, 2026</p>	<p>30,740</p> <p>TRADE AREA RESIDENTS, 2029</p>	<p>\$102K</p> <p>AVERAGE HH INCOME, TRADE AREA</p>	<p>32%</p> <p>BACHELOR'S DEGREE OR HIGHER</p>
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HOUSEHOLD INCOME, IN CONTEXT

GEOGRAPHY	MEDIAN HOUSEHOLD INCOME
Port Wentworth, City	\$85,346
Trade Area, 5 Mile	\$102,000 average
Chatham County	\$74,024
State of Georgia	\$78,214

Trade area median household income reflects the regional draw radius captured by the Highway 21 corridor, including Uptown and Downtown visitors. This figure is distinct from city resident median income, and it is the relevant benchmark for retail, food and beverage, and hospitality underwriting.

WHO WE ARE / 04

Our residents reflect a coastal Georgia community that is young, working, and diverse.

African American residents make up the largest share of our population at 45.6 percent. That community profile is not a footnote. It is part of the reason this market works, and part of the partnership any investor should expect to find. That representation extends to a majority African American City Council. Alignment between community and leadership shapes how decisions get made here.

GROUP	SHARE	NOTES
Black or African American	45.6%	Largest population share, majority Council representation
White, Non Hispanic	43.0%	Largest secondary group
Hispanic or Latino, any race	7.7%	Fastest growing ethnic segment in the region
Asian, Two or More, Other	3.7%	Reflects growing diversity in the region

Sources: U.S. Census Bureau ACS 2024 and World Population Review 2026 estimates. Hispanic or Latino is treated as an ethnicity that can overlap with any race.

THE NARRATIVE / 05

Live. Experience. Thrive.

Every metric in this prospectus answers one of three questions.

Can people build a life here?

Can they fill their time here?

Can their work and capital grow here?

The answer to each is the same, and the data is consistent across sources.

LIVE

A community designed for families.

Median household income is \$85,346, higher than regional averages. Median age is 32. Owner occupancy is climbing toward 63 percent. There is a measurable path to add nearly 5,000 residents by 2029. People are not just passing through. They are choosing to stay.

EXPERIENCE

Anchor Park gives the market a daily reason to gather.

A 5,200 seat covered pavilion, a year round ice arena home to the Savannah Ghost Pirates, championship athletic fields, and a permanent farmers market. All on a single phased campus opening August 2026.

THRIVE

A corridor that converts.

Highway 21 carries 56,550 vehicles per day. The downtown corridor logs 138 minutes of average dwell time. Visitor loyalty runs at 5.89 times the industry benchmark of 3.5. The market is here. The traffic is here. The audience is returning.

MOBILITY AND DEMAND / 06

The traffic is here. The loyalty is documented.

Port Wentworth does not need to project demand. The demand is already moving through the city. Highway 21 carries more than 56,000 vehicles every day. The downtown corridor is logging unique visitor counts in the tens of thousands. People are coming back at nearly twice the rate seen in the broader retail industry.

56,550 <small>HIGHWAY 21 AADT, GDOT 2024</small>	173K+ <small>ANNUAL CORRIDOR VISITS</small>	5.89x <small>RETURN VISIT RATE VS. INDUSTRY</small>	+11.1% <small>THREE YEAR TRAFFIC GROWTH</small>
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THE INVESTMENT THESIS

The corridor is full. The three to 10 buildings are not.

Mature downtowns in similar markets generate 3 to 10 visits per square foot of commercial space. The Highway 21 corridor in Port Wentworth currently registers 0.22, roughly one fifteenth of a healthy benchmark.

The traffic, audience, and income are already here. The buildings to serve them are not. First mover capital captures the gap.

CONSUMER SEGMENTS, ESRI TAPESTRY, TRADE AREA

SEGMENT	SHARE	MEDIAN HH INCOME
Modern Minds	45.1%	\$91,039
Up and Coming Families	22.1%	\$89,093
Boomburbs	12.5%	\$131,202
Middle Ground	7.3%	\$69,074
Emerging Hub	2.6%	\$70,356

Roughly 70 percent of trade area households fall into the two highest performing segments, Modern Minds and Up and Coming Families, both with median incomes near or above \$89,000.

These consumer segments represent distinct lifestyle and demographic profiles:

- **Modern Minds:** Young, educated professionals and diverse urban dwellers with contemporary lifestyles
- **Up & Coming Families:** Growing families in suburban areas with stable incomes and family focused priorities
- **Emerging Hub:** Younger households in transitional urban neighborhoods
- **Boomburbs:** Affluent families in rapidly growing suburban communities
- **Middle Ground:** Established households in older suburban areas

ANCHOR PARK / 07

A public investment built to draw private capital.

Anchor Park is the city's largest single quality of life investment, and it is intentionally designed as an economic engine. Complementary venues open in phases, each with its own draw, and together they give the surrounding commercial district year round programming, weeknight crowds, weekend tournaments, and a daily reason for residents and visitors to gather.

VYSTAR PAVILION

5,200 Seat Covered Amphitheater

Regional concert and event programming. Covered, engineered for acoustic excellence, designed to make Port Wentworth the answer to the question, where is the show tonight.

GHOST PIRATES ICE COVE

Year Round Ice Arena

Home of the Savannah Ghost Pirates ECHL professional hockey team. Community ice, youth leagues, regional tournaments. A building designed to fill a calendar every season of the year.

FARMERS MARKET

Permanent 100 by 300 Foot Covered Market

Weekly and seasonal programming. A gathering place built into the Anchor Park campus that draws foot traffic to the surrounding commercial district.

CHAMPIONSHIP ATHLETICS

Eight Baseball Fields, Two Multi Use Fields

Pickleball and tennis. Tournament-caliber fields that bring regional visitors on weekends and give local families a reason to gather daily.

August 2026

ANCHOR VENUES
OPEN

2027

FULL BUILDOUT

1,440

DEDICATED PARKING
SPACES

4

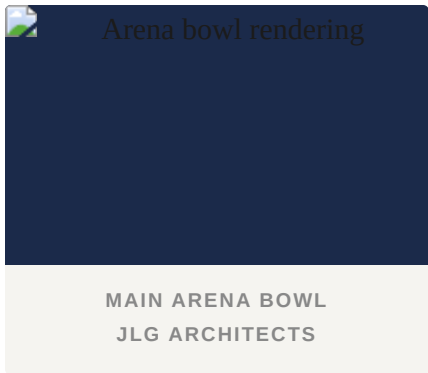
COMPLEMENTARY
VENUES

Commercial District adjacent to Anchor Park: Three acre hotel site | Twelve acre Port Collective | Three acre medical campus

ICE COVE SHOWCASE / 08

Inside the arena, and on the ground today.

The Savannah Ghost Pirates Ice Cove anchors the Anchor Park district as the city's first year round indoor ice venue, with a public arena, a dedicated team practice rink, and a fan lobby built for game nights, youth leagues, and community programming. The renderings here come directly from JLG Architects, and the live shot below was taken on site in May 2026. The work is real and underway.



THREE RINKS, ONE DISTRICT

Public arena: 3,500 seat capacity for Ghost Pirates home games, regional tournaments, and major events.

Team practice rink: Dedicated ice for the Savannah Ghost Pirates, separate from the main event surface to maximize programming flexibility.

Fan lobby: Built for game nights, youth league check in, and community programming. The lobby is where the experience begins before the ice comes into view.

THE DOWNTOWN / 09

138 minutes, with nothing to spend on.

The clearest signal in the entire dataset is the downtown visitor profile. People are arriving, staying, and walking the corridor for more than two hours at a time. Median household incomes have climbed almost ten thousand dollars in twelve months. They are here. They have time. They have money. The inventory of places to spend it has not yet caught up.

\$83.8K MEDIAN VISITOR HH INCOME, UP FROM \$74.7K	138 min AVERAGE DWELL TIME, UP 21% YOY	63.0% OWNER OCCUPIED HOMES, UP FROM 32.6%	29,440 UNIQUE VISITORS, 12 MONTH WINDOW
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METRIC	CURRENT VALUE	CHANGE
Median Visitor HH Income	\$83,800	Up from \$74,700
Average Dwell Time	138 minutes	Up 21% year over year
Owner Occupied Homes	63.0%	Up from 32.6%
Bachelor's Degree or Higher	64.3% of 23,147 households	Trending up

Source: Placer.ai downtown trade area study, April 2025 through March 2026. Visitor metrics reflect unique device counts and time on site within the defined downtown polygon.

THE TRADE AREA / 10

Where the demand is coming from.

Visitor origin data confirms what local operators already see in their daily traffic. The Port Wentworth downtown corridor is drawing from every adjacent community on the west Chatham, south Effingham, and Bryan County map. The leakage flowing out to Pooler, Tanger Outlets, and Waterford is the same leakage a new Port Wentworth offering can capture.

TOP ORIGIN COMMUNITIES

Port Wentworth, Garden City, Bloomingdale, Pooler, Richmond Hill

WHERE VISITORS ALSO SHOP

Tanger Outlets, Walmart Pooler, Waterford Shoppes, Parkway Retail

LOCATION ADVANTAGE

Twenty minutes to downtown Savannah. Direct access to Interstate 95. Minutes to the Georgia Ports Authority terminals. Port Wentworth sits at the intersection of the Port, the Plant, and the Parkway.

West Chatham

Garden City, Pooler, Bloomingdale. The immediate daily draw. These are the people driving past your property every day.

South Effingham and Bryan County

Secondary draw from expanding residential corridors south and west of the city. Growth is moving in this direction.

WHY NOW / 11

The macro is moving toward Port Wentworth.

Coastal Georgia is in the middle of a sustained residential, commercial, and industrial expansion. The Port of Savannah is in the early stages of an announced \$5 billion expansion plan, the fastest growing container port in North America. The Hyundai Metaplant and its supplier ecosystem along Interstate 16 has already created thousands of jobs and billions in private investment with more to come. The Savannah metro hotel pipeline remains among the most active in the Southeast. Port Wentworth sits at the intersection of all three.

<p>\$5B</p> <p>PORT OF SAVANNAH EXPANSION</p>	<p>8,500</p> <p>HYUNDAI METAPLANT JOBS, 20 MIN AWAY</p>	<p>Top 20</p> <p>SAFEST CITIES IN GEORGIA, SUSTAINED</p>	<p>Active</p> <p>HOTEL PIPELINE, HIGHEST IN SOUTHEAST</p>
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THE CITY'S INVESTMENT IN YOU

Port Wentworth's city government is structured to move at the pace of private capital. Our incentives are real. They are stackable. They are administered through a single point of contact in the Department of Economic Development.

<p>Military Zone Tax Credits</p> <p>Up to a three year grace period for qualifying projects.</p>	<p>PILOT Programs</p> <p>Payment In Lieu Of Taxes structured to project scale.</p>
<p>Permitting and Fee Reductions</p> <p>50 percent discount on permit, aid to construction, and tap fees.</p>	<p>Expedited Permitting</p> <p>Single point of contact, fast track review for committed projects.</p>

Adaptive and Interim Reuse Path. Legacy and underutilized parcels are reviewed on an expedited, project by project basis. Bring the deal. We will find the path.

Recent regional coverage: WTOG, WJCL, Savannah Morning News, and Savannah Tribune.

THE OPPORTUNITY / 12

The opportunity, in plain terms.

RETAIL AND FOOD AND BEVERAGE

A \$90,000 income market, 56,550 vehicles a day on Highway 21, and a 138 minute downtown dwell time waiting on inventory.

ANCHOR PARK

Hyundai workforce demand, a regional hotel pipeline, and 173,000 annual visits looking for somewhere to spend time and money.

MIXED USE AND DEVELOPMENT

A Downtown Vision Plan in place, the twelve acre Port Collective district, and a city government built to move quickly on entitlements.

YOUR NEXT STEP

Three ways to start the conversation today.

01

Schedule a Site Tour

Walk the Highway 21 corridor, Anchor Park, and available downtown sites with the Director of Economic Development.

02

Request a Custom Site Analysis

Receive a tailored demand, trade area, and incentive package modeled to your specific use case.

03

Explore Incentives

Review Military Zone credits, PILOT eligibility, fee reductions, and the expedited permitting path for your project.

Choose Port Wentworth, to Live. Experience. And Thrive.

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Data Sources: ESRI 2026, Placer.ai April 2025 through March 2026, GDOT 2024, Anchor Park Master Plan, U.S. Census Bureau ACS 2024, World Population Review 2026. JLG Architects renderings used with permission.