

The buyers are coming.

Here is the evidence, for owners along the Highway 21 corridor and Downtown.

If you own a parcel along the Highway 21 corridor or in Downtown Port Wentworth, this is the moment the data is moving in your favor. Traffic counts, visitor dwell time, household income, and trade area growth are all rising at the same time, while the supply of buildings and storefronts to serve that demand has not yet caught up. This page summarizes the numbers buyers are looking at right now in plain language, so you can make an informed decision.

THE DEMAND SIGNAL

More than 56,000 people drive past every day.

56,550

Vehicles per Day, Highway 21

138 min

Average Downtown Dwell Time

5.89x

Visitor Loyalty vs. Industry

\$90K

Trade Area Median HH Income

Translated, more than 56,000 cars roll past your property every day. When people stop, they stay over two hours. They come back almost six times more often than the national retail average. And the households driving that traffic earn a \$90,000 median income. This is the demand profile buyers underwrite against.

THE SUPPLY GAP, IN ONE LINE

The corridor is full, the buildings are not.

Healthy downtowns generate **3 to 10 visits per square foot** of commercial space. The Highway 21 corridor currently registers **0.22**, roughly **one fifteenth** of a healthy benchmark.

What that means for you, buyers are actively looking for inventory in this corridor. There is not yet enough of it.

WHAT THE CITY IS DOING FOR BUYERS

Real incentives, administered through one office.

- **Military Zone Tax Credits.** Up to a three year grace period for qualifying projects.
- **PILOT Programs.** Payment In Lieu Of Taxes structured to project scale.
- **50 percent fee reductions** on permits, aid to construction, and tap fees.
- **Expedited permitting.** Single point of contact, fast track review for committed projects.
- **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.

For you as the seller, this means the buyers approaching you are walking into a system designed to let deals close, not stall. The deal pencils more easily, which means offers show up sooner and at stronger prices.

WHY NOW

The macro is moving toward Port Wentworth.

The Port of Savannah is in the early stages of an announced **\$5 billion expansion plan**. The **Hyundai Metaplant** and its supplier ecosystem along Interstate 16, the largest economic development project in Georgia history, is already creating thousands of jobs nearby. The Savannah metro hotel pipeline is among the most active in the Southeast. **Anchor Park** opens in August 2026, bringing a 5,200 seat pavilion, a year round ice arena, championship athletic fields, and a permanent farmers market within minutes of the corridor. Port Wentworth sits at the intersection of all of it, and the value of well located property moves on that intersection.

Bring your property to the conversation.

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