

Six Months of **Momentum.**

Port Wentworth Economic Development Update

JANUARY TO AUGUST 2026

PREPARED BY

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Report
01 / 2026

ORDER OF OPERATIONS

Where This Stands

For years, the story of Port Wentworth was what we intended to build. Over the last eight months it became what we have actually delivered. We put the roads, the water, and the sewer capacity in the ground before the rooftops and the buildings needed them, and that sequence is the reason this growth is arriving as a tax base rather than as a traffic problem. The infrastructure is built and paid for. What follows is what it is now carrying.

10M SF UNDER MASTER PLAN AT THE COMMERCE CENTER	8,500 DIRECT JOBS PROJECTED AT THE COMMERCE CENTER	3,200 HOUSING PERMITS IN THE PIPELINE	437% POPULATION GROWTH SINCE THE YEAR 2000	52 ACTIVE DEVELOPMENT PROJECTS
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Population growth is for the City of Port Wentworth, measured from the 2000 Census count of 3,276 to the July 2025 Census estimate of 17,604 residents. The city has grown 62 percent since the 2020 Census alone. Job projection is per Dermody Properties.

The six month arc

In the order they happened, with what is next.

MONTH	WHAT HAPPENED	SCALE
January 16	Parker's Kitchen opens its flagship prototype at 132 Highway 30	50th anniversary flagship
February	Downtown Development Authority board seated, seven members	Governance in place
June	LEO at Port Wentworth delivers its first build to rent homes (single family houses built for lease, not for sale)	250 units
July 1	Semi truck traffic permanently rerouted out of the downtown core	Corridor reclaimed
July 16	First downtown site plan approved under the new framework, now under development	Approved plans
August 1	VyStar Pavilion opens at Anchor Park with the Sunset Jazz Festival	5,200 seats
August 7	Billy Currington and Kip Moore headline the same stage	First country bill
Underway	Highway 21 Streetscape and Beautification Vision, currently in progress	In development
Sept 12	912 Community Day and Ribbon Cutting at Anchor Park, named for the regional area code	Ice Cove opens
Sept 25	La Fiesta Hispana at VyStar Pavilion	Free to attend
Q4 2026	Commerce Center Buildings A and B, expected delivery	1.28M SF

The market, measured

Third party data for the Port Wentworth 31407 market area, September 2026. These figures describe the trade area a business would serve, which is larger than the city limits.

INDICATOR	PORT WENTWORTH	FOR COMPARISON
42,770	Daytime population of the market People present during business hours, against 35,270 living in the same market area. More people come into this market each day than leave it, which is the pattern retailers and restaurants look for first.	Chatham County 344,710
16.95%	Market population growth, 2020 to 2025 Roughly three and a half times the rate of Chatham County and Georgia, with 40,530 residents projected by 2029.	Chatham County 4.59% Georgia 5.21%
\$88,110	Median household income Projected to \$96,520 by 2029. Average household income \$106,910.	Chatham County \$74,020 Georgia \$78,210
82,831	Vehicles per day on the Highway 21 corridor Measured on Meinhard Road at Monteith Road, the corridor connector feeding Anchor Park and the Commerce Center. Up from 79,600 in 2018. Interstate 95 at Meinhard carries 67,490, up from 37,754 in 1998.	2025 estimate GDOT via RPR
33.2	Median age Younger than Chatham County at 37.4 and Georgia at 38.3. The largest group of households here, 45 percent of them, are young professional families in their mid thirties, about half holding a bachelor's degree, with three quarters in the labor force.	Chatham County 37.4 Georgia 38.3
\$344,810	Median estimated home value Average disposable income \$78,880, the highest of the three geographies compared.	Chatham County \$366,290 Georgia \$369,650

Source: Realtors Property Resource, trade area report for Port Wentworth 31407, pulled September 2, 2026, drawing on Esri, the U.S. Census American Community Survey, and GDOT traffic count data. Income and population projections are Esri 2025 and 2029 estimates. Note on geography: the population and income figures in this table describe the 31407 market area, which extends beyond the city limits. The City of Port Wentworth itself had an estimated 17,604 residents as of July 1, 2025, per the Census Bureau. Both numbers are correct at their own scale, and the market figures are the relevant ones for a retail, restaurant, or hospitality decision.

CHAPTER ONE · THE FRONT DOOR

Anchor Park Opens



VyStar Pavilion, Anchor Park. 5,200 seats, the grandstand and the floor full, on the Highway 21 corridor.

THE ASSET	WHAT IT IS	STATUS
150 ac	Anchor Park Regional entertainment district, delivered as a public private investment	Open
5,200	VyStar Pavilion seats Sunset Jazz Festival August 1, then Billy Currington and Kip Moore August 7	First season
\$46.2M	Public private investment Ghost Pirates Ice Cove and ECHL training facility (the ECHL is the professional league one tier below the AHL), 250 seat bar and grill, multipurpose fields	Delivered
67,490	Vehicles a day, Interstate 95 at Meinhard Road The interchange feeding the district, up from 37,754 in 1998. Estimated 2025 daily count.	GDOT via RPR

The dollar figure is only one way to read the deal. The better measure is who showed up, and the opening month has now been counted.

THE OPENING MONTH, MEASURED

Opening Success UPDATE

Anchor Park, July 20 to August 30, 2026. Independently measured mobility data.

9,237	1 in 4	\$104K	2 hr 15
VISITS DURING THE OPENING PERIOD	VISITS WERE REPEAT VISITS	AVERAGE VISITOR HOUSEHOLD INCOME	AVERAGE TIME ON SITE

In the six weeks covering the opening of Ice Cove and the VyStar Pavilion, the site recorded **9,237 visits** from **6,912 distinct visitors**, drawn from across the region and delivered onto the Highway 21 corridor. That is the clearest measure of what has been built here, and none of it is a projection.

THE MEASURE	WHAT IT TELLS A PROSPECT	SOURCE
6,912	Unique visitors in six weeks Nearly 6,900 distinct people came to one site across the opening period, in a city of 17,604 residents.	Measured
\$104K	Average household income of visitors Across the trade area capturing 70 percent of visits. In line with the audience profile at Savannah's Enmarket Arena.	Measured
135 min	Average stay, 125 minute median More than a third of all visits ran two and a half hours or longer. This is a held audience, not pass through traffic.	Measured
1 in 4	Visits were return visits 2,325 of the 9,237 visits were repeat visits within the opening period itself.	Measured
1 in 5	Visits arrived from a hotel Guests came from hotels across Port Wentworth, Pooler, the airport district, and downtown Savannah. Anchor Park is already generating room nights across the market, and there is room to capture more of them here.	Measured

WHO IS COMING

Regional, not local. Visitor home locations reach Statesboro, Hinesville, Richmond Hill, and up the coast toward Charleston. Anchor Park pulls from the region, and it pulls from outside it.

Young and working. The 18 to 21 cohort indexes at roughly double the national benchmark, Gen Z over indexes across every distance ring, and about 94 percent of the surrounding labor force is employed.

Event nights are the engine. Fridays alone account for roughly 5,100 visits, more than half of the entire period, with a hard evening peak between 6pm and 10pm. The week of the Billy Currington and Kip Moore show reached approximately 4,500 visits, the strongest week of the opening period.

WHAT THIS MEANS FOR A PROSPECT

These visitors are a defined, measured audience with money to spend: **65 percent are Chick-fil-A customers, 63 percent shop Publix, and 43 percent are Starbucks regulars.** Their favorite regional destinations are Tanger Outlets and the Pooler

Parkway centers, which is where their dining, retail, and lodging spending goes today, because Port Wentworth does not yet have the places to receive it.

That is the opportunity in one sentence. Thousands of affluent regional visitors are already arriving on Meinhard Road and staying more than two hours. The sit down restaurant, the coffee shop, and the hotel that open on this corridor will not be waiting for demand to arrive. It is already here, and it has been counted.

COMING UP · TWO EVENTS AT ANCHOR PARK

- Sept 12**
11am to 3pm

912 Community Day and Ribbon Cutting
The Ice Cove ribbon cutting, with live music, kid friendly activities, giveaways, food specials, and public skating.
- Sept 25**
5:30 to 9pm

La Fiesta Hispana at VyStar Pavilion, 20 Anchor Park Boulevard
Live performance by Los X Adolescentes, food trucks, dancing, fireworks at 9pm. Free to attend.



912 Community Day
Saturday, September 12



La Fiesta Hispana
Friday, September 25

CHAPTER TWO · THE ENGINE

The Commerce Center

Dermody Properties closed a \$164 million land deal for the Port Wentworth Commerce Center, reported by CoStar as one of the largest industrial land transactions in Georgia history. The result is a 10 million square foot, 18 building logistics development, the largest near port project of its kind in the Southeast to break ground in 2025. Dermody projects **8,500 direct jobs** at full build. Buildings A at 538,775 square feet and B at 740,375 square feet are expected to deliver in Q4 of this year.

THE SITE	WHY IT MATTERS TO A TENANT
6.5 mi	To the Port of Savannah. One mile to Interstate 95.
Class I	CSX rail on site, not nearby. A Class I railroad is one of the national mainline carriers, so freight leaves the property without a truck leg.
1 GW	Power available, roughly a mid sized power plant’s output, plus Foreign Trade Zone designation, which lets an occupant defer or avoid duty on goods held on site.
\$6M	Highway 21 intersection improvements, currently in the development and construction phase.

The Georgia Ports Authority is in the middle of a sustained capital program at the Port of Savannah. Port Wentworth is not betting on volume arriving. It is building alongside capacity already funded.



Port Wentworth Commerce Center, site work underway. Buildings A and B, a combined 1.28 million square feet, expected delivery Q4 2026, with Class I CSX rail on site. This aerial shows a portion of the site only and is not the full extent of the property, which is master planned to 10 million square feet across 18 buildings.

CHAPTER THREE · THE BRANDS

Retail Expansion

Three national brands chose Port Wentworth this cycle.

BRAND	LOCATION	THE CREDENTIAL
Wawa	Rice Creek off Augusta Avenue, and 5990 Highway 21	First Coastal Georgia rollout, inside a planned 26 store expansion
Aldi	Adjacent to the Rice Creek Wawa	Grocery anchor
Parker's Kitchen	132 Highway 30, opened January 16	Flagship prototype and 50th anniversary store

The grocery and convenience map is filling in. The open categories are sit down dining, fitness, and urgent care, which the corridor's own spending data says are being served outside the city today.

CHAPTER FOUR · THE HEART

Downtown Goes Live UPDATE

On July 1, 2026, semi truck traffic stopped running through downtown's Coastal Highway corridor for good. Freight now reroutes from SR 30 to Grange Road to SR 21 and rejoins SR 25 outside the historic core. That was made possible by the Georgia Department of Transportation's April 2025 agreement to transfer the corridor, from Grange Road to Bonnybridge Road, into local

control. Without it, none of what follows could have been permitted. The City now sets the design standards, the speeds, and the streetscape on its own main street.

DOWNTOWN	WHERE IT STANDS
July 1	Through truck traffic ended. Reroute fully activated.
July 16	First site plan approved under the new framework. Approved plans for a long vacant South Coastal Highway restaurant property call for two retail bays, a restaurant, four studio apartments, and rooftop space. The project is approved and under development, not yet built.
7	Downtown Development Authority board members seated in February. The Authority is acquiring properties in the downtown corridor.
\$10M+	City investment in downtown infrastructure since 2023.

WHAT THE \$10 MILLION BOUGHT

Over \$2 million in sewer rehabilitation. \$850,000 in wastewater plant upgrades. A \$400,000 lift station. A \$400,000 stormwater master plan. None of it is visible from the street. All of it is why a restaurant is now possible on a corridor that could not have supported one five years ago.

Why development is coming: we have a vision UPDATE

Investment follows certainty, and downtown Port Wentworth now has three instruments that supply it. One adopted plan, one traffic and safety strategy in final development, and one design ordinance arriving this fall.

THE INSTRUMENT	WHAT IT ESTABLISHES	STATUS
Kimley-Horn Downtown Vision Plan	The adopted framework. Three pillars: beautification and civic pride, transportation and connectivity, development and redevelopment. Approved unanimously by Council in October 2024.	Adopted
Foresite Group Thrive Downtown	An implementation strategy for downtown, launched July 2026. Existing plan review, data analysis, and four stakeholder interview groups are complete, and a draft conceptual design for South Coastal Highway is done. The study remains underway. The final plan with detailed implementation is expected in September or October 2026 and has not been approved.	In progress Not yet final
Cooper Carry Downtown Overlay District	Design standards translated into an enforceable ordinance, setting materials, frontages, sidewalk widths, signage, and scale for what gets built downtown.	Expected Sept / Oct 2026

THRIVE DOWNTOWN · PRELIMINARY FINDINGS, STUDY UNDERWAY

The figures and design concepts below are drawn from Foresite Group’s August 2026 progress update. The study is still in progress, the conceptual design is a draft, and nothing here has been adopted or approved by Council. Foresite Group’s analysis used GDOT crash data from January 2021 through December 2025, covering 137 recorded crashes in the downtown area. Three patterns drove the conceptual design: angle and intersection crashes tied to turning movements and cross traffic, large truck crashes reflecting the need to regulate freight interaction with other road users, and roadway departure crashes indicating the road design itself contributed.

The resulting conceptual design for South Coastal Highway between Crossgate Road and Armadale Road is a draft that includes one lane roundabouts with truck mountable curbs, a signalized intersection with curb bump outs, wider sidewalks with on street parking, high visibility and mid block crossings, a closed slip lane, and two public plazas. Phase one covers years one and two: local street activation, quick build projects, South Coastal Highway design and environmental review, a comprehensive transportation plan, safety ordinance updates, and up zoning along South Coastal Highway. These are recommendations under study rather than commitments.



Concept, South Coastal Highway

Two story mixed use with ground floor retail, wider sidewalks, and on street parking. Conceptual only, not an approved design.



Concept, downtown gateway roundabout

A roundabout and gateway treatment at the downtown entrance. Conceptual only, not an approved design.

Renderings illustrate the design intent under study for the downtown corridor. They are concepts, not approved plans, and are shown to convey the standard the City is working toward. More than \$10 million in downtown infrastructure has been delivered between 2023 and 2026, most of it underground, ahead of any of this.

CHAPTER FIVE · THE FOUNDATION

Housing and Workforce

Housing decides whether industrial growth becomes a tax base or a traffic problem. Three product types are building here at once, which is what a city drawing 8,500 industrial jobs needs. Build to rent, conventional multifamily, and attainable single family together account for 585 homes now under construction or in delivery, inside a citywide pipeline of 3,200 permits.

SCALE	PROJECT AND CAPITAL	STATUS
250	LEO at Port Wentworth, Meinhard Road Build to rent. PCCP and Advenir Azora.	First units June 2026
252	Springs at Port Wentworth Garden style multifamily in Rice Creek. Continental Properties, built by McShane Construction.	Under construction Pre leasing this fall
83	Habitat for Humanity homes New home development downtown, in partnership with Chatham County, alongside the private pipeline.	Ongoing
3,200	Housing permits in the pipeline National capital, three product types, at the same time.	Citywide

Schools

Those 3,200 permits mean thousands of school age children arriving over the next several years, and inside the city limits Port Wentworth is served by a single K-8 campus. Rice Creek is a good school with dedicated teachers and leaders. The City is actively pursuing additional educational opportunities inside city limits.

The fundamentals are on the ground, not in a forecast.

THE DEVELOPMENT PIPELINE

Fifty Two Active Projects

Every active project in the City as of August 19, 2026, by corridor, as tracked by Development Services. Data throughout this report is current as of late August 2026.

52	23	26	7
ACTIVE PROJECTS CITYWIDE	UNDER CONSTRUCTION, APPROVED, OR COMPLETE	IN CONCEPT OR UNDER REVIEW	CORRIDORS BUILDING AT ONCE

A single project is a transaction. Fifty two at once, spread across seven corridors and running every stage from concept to complete, is a market. Twenty three are under construction, approved, or delivered, and twenty six more sit in concept or under review, which is the number that matters most to anyone deciding whether to be early here.

THE HIGHWAY 21 CORRIDOR		THE ANCHOR PARK DISTRICT	
16 PROJECTS · 8 BUILDING, APPROVED, OR DELIVERED		9 PROJECTS · 2 BUILDING, APPROVED, OR DELIVERED	
Brackish Arms	UNDER CONSTRUCTION	Ice Cove	COMPLETE
Bubbakoo’s Burritos	UNDER CONSTRUCTION	VyStar Pavilion	COMPLETE
Maret Cove	UNDER CONSTRUCTION	Sports Fields	READY TO COMMENCE
NOVO	UNDER CONSTRUCTION	Farmers Market	CONCEPT
The Hangar Tavern	UNDER CONSTRUCTION	Gymnasium	CONCEPT
Urgent Care	UNDER CONSTRUCTION	Optim	CONCEPT
Liv Smart	APPROVED	PD HQ	CONCEPT
SpringHill Suites	APPROVED	Port Collective	CONCEPT
Jamaican Restaurant	PRE CONSTRUCTION	Works PUD	CONCEPT
Commerce Center Buildings A, B, C-1, D, E	MULTIPLE STAGES		
721 Newport	UNDER REVIEW		
Studioses	UNDER REVIEW		
Tru	UNDER REVIEW		
Whitney	UNDER REVIEW		
WoodSpring Suites	UNDER REVIEW		
Bank	CONCEPT		

RICE CREEK	
8 PROJECTS · 4 BUILDING, APPROVED, OR DELIVERED	
The Springs	UNDER CONSTRUCTION
Wawa	UNDER CONSTRUCTION
Rice Creek, Phases 7 to 9	APPROVED
The Current	APPROVED
Aldi	UNDER REVIEW
Dental Clinic	CONCEPT
Drive-through Coffee	CONCEPT
Retail	CONCEPT

RICE HOPE	
8 PROJECTS · 5 BUILDING, APPROVED, OR DELIVERED	
CORE Credit	UNDER CONSTRUCTION
Huey Magoo's	UNDER CONSTRUCTION
Lakeside, Phase 26	UNDER CONSTRUCTION
Lakeside, additional phases	UNDER CONSTRUCTION
McDonald's	UNDER CONSTRUCTION
Fifth Third	CONCEPT, SEPT AGENDA
Little Sunshine Daycare	CONCEPT, SEPT AGENDA
Mulberry, Phase 4	CONCEPT

Source: City of Port Wentworth Development Services active project list, August 19, 2026. Project names are as tracked internally and some are working names that will change at branding. Stages reflect the development review process rather than a commitment to build, and concept stage projects have not been approved. PUD means Planned Unit Development, a negotiated zoning district with its own master plan. The twenty three are seventeen under construction, four approved, and two delivered; twenty six are concept or under review; the last three sit between, being one pre construction, one ready to commence, and the Commerce Center's multi stage buildings.

FOR BROKERS, DEVELOPERS, AND CAPITAL

What Is Available Now

Momentum is only useful to a reader who can act on it. What follows is what the city can put in front of a tenant, a developer, or an investor today.

OPPORTUNITY	SIZE	DELIVERY	NOTES
Commerce Center Building A	538,775 SF	Q4 2026	Foreign Trade Zone, CSX Class I on site, 1 GW available
Commerce Center Building B	740,375 SF	Q4 2026	Same site, 6.5 miles to port

DOWNTOWN AND SOUTH COASTAL HIGHWAY	
4 PROJECTS · 2 BUILDING, APPROVED, OR DELIVERED	
Villages at Carter Manor	UNDER CONSTRUCTION
Wawa Crossgate	UNDER CONSTRUCTION
Massa Center	UNDER REVIEW
Cubano Bakery	CONCEPT

MEINHARD ROAD	
3 PROJECTS · 1 BUILDING, APPROVED, OR DELIVERED	
LEO at Port Wentworth	UNDER CONSTRUCTION
DAI Townhomes	CONCEPT
Seabolt Multifamily	CONCEPT

HIGHWAY 30	
4 PROJECTS · 1 BUILDING, APPROVED, OR DELIVERED	
Great American RV	UNDER CONSTRUCTION
Hodgeville PUD	UNDER REVIEW
Parker's Kitchen	CONCEPT
Uresh	CONCEPT

OPPORTUNITY	SIZE	DELIVERY	NOTES
Commerce Center, future phases	To 10M SF	Build to suit	18 building master plan, 16 buildings remaining

Commercial property on the market

A sample of what is listed in Port Wentworth today.

PROPERTY	SIZE	TYPE	NOTES
Highway 21 and Crossgate Road	76.6 AC	Industrial	Part of Crossgate, a rail served industrial park
133 Hodgeville Road	On request	Commercial	Listed through the City's Economic Development office
308 Bonnybridge Road	On request	Commercial	Listed through the City's Economic Development office
205 South Coastal Highway	On request	Downtown	Under contract
630 Meinhard Road	2.52 AC	Office	1,900 SF building on site, high visibility
0 Magellan Boulevard	On request	For lease	Coming soon

THE LIVE INVENTORY

Listings change weekly. The current commercial inventory for Port Wentworth, with sizes, asking prices, and broker contacts, is maintained here:

[Port Wentworth commercial property search on LoopNet](#)

[City of Port Wentworth commercial property listings](#)

Also available: downtown infill parcels, Highway 21 retail pads along a corridor anchored by Anchor Park, and several hotel sites working through approvals inside the city limits.

Sizes and delivery dates are as reported by the developers and listing brokers, and are current as of September 2026. Contact Economic Development for current availability, asking rates, and site specifics.

What the City brings to a deal

- **Foreign Trade Zone** designation and **Class I CSX rail** on site at the Commerce Center, with up to **1 gigawatt** of power.
- **Two active development authorities.** The City has both a Port Wentworth Development Authority, covering the city as a whole, and a Port Wentworth Downtown Development Authority. The Downtown Development Authority has been seated and acquiring property in the corridor since February.
- **Local control** of the downtown corridor. The City sets the design standards, the speeds, and the streetscape.
- **A single point of contact**, and a department that returns the call the same day.

CHAPTER SIX · WHAT IS NEXT

Looking Ahead

Commerce Center Buildings A and B deliver in Q4. Springs at Port Wentworth opens its first homes. Anchor Park closes its first full programming calendar. Beyond 2026, the work moves downtown: roundabout expansion through the downtown corridor, continued downtown expansion, Gateway Park at the southern entrance, and a pipeline of hotel projects in approvals.

Behind those milestones sit fifty two active projects across seven corridors, listed in full on page 11. Twenty three are under construction, approved, or delivered, and the remainder are moving through review.

Two items belong on that list, both arriving this fall. Foresite Group's Thrive Downtown implementation strategy, still underway, is expected to deliver its final plan for consideration, and the Cooper Carry Downtown Overlay District moves toward adoption. For an investor, the overlay is the most consequential pending decision in the city. It determines what can be built downtown, and what the building next to yours will have to look like.

Additional projects will be added to this report as the City completes its current inventory.

START HERE

Talk to Us

Site selection, available buildings, incentives, permitting timelines, downtown infill, or a question about anything in this report. One call, one contact, same day.

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About the figures. Population counts are from the U.S. Census Bureau: 3,276 in 2000, 10,878 in 2020, and an estimated 17,604 as of July 1, 2025. Growth of 437 percent is measured from the 2000 Census count. Median age of 33.2 is the trade area figure from the 2025 estimate; the City's own median age was 32 at the 2020 Census. Private investment totals, square footage, job projections, and delivery dates are as reported by the developers and owners named. Transaction values are as reported by CoStar and the parties. Downtown infrastructure totals are from the City's Downtown Strategy reporting. Trade area demographics, income, home values, and traffic counts are from a Realtors Property Resource trade area report for Port Wentworth 31407 pulled September 2, 2026, drawing on Esri, the U.S. Census American Community Survey, and GDOT traffic data. Downtown implementation detail is from Foresite Group's Thrive Downtown Implementation Strategy Update, August 2026, a progress update on a study that remains underway. The conceptual design and phase one recommendations described are drafts and have not been approved or adopted. Opening month visitation, visitor demographics, income, home locations, and journey figures are from Placer.ai Property Visits, Property Variance, Visitor Journey, and Visitor Demographics reports for the Ice Cove and Amphitheater site, measured July 20 through August 30, 2026. These are panel based estimates rather than ticketed attendance. Weekly, hourly, and day of week values are read from Placer's charts and are approximate. Projects described are subject to change, and approvals referenced are current as of August 26, 2026.