



CITY OF PORT WENTWORTH • GEORGIA • 2026

Anchor Park and Beyond

Showcasing Port Wentworth. A city in motion: live, experience, thrive.

A MESSAGE FROM THE DIRECTOR

A city in motion.

To our community partners,

Port Wentworth is no longer a city defined by what is coming. It is defined by what has been built. The renderings in earlier editions of this book were projects in motion. This fall, they opened.

Anchor Park is the keystone of that belief. The VyStar Pavilion opened on August 1, 2026, and Ghost Pirates Ice Cove opened on September 12. Together with the Port Collective, coming soon inside the park, they form an integrated district that makes Port Wentworth a destination, not occasionally, but daily. These are civic assets first. They give our residents a reason to gather, our families a reason to stay, and our region a reason to look here for what comes next.

This book is a working reference for the conversations ahead. It captures, in one place, the public investments we are stewarding, the first measured results of the district, and the vision they are building toward. Thank you for the leadership and partnership that make this work possible, and for choosing Port Wentworth.

James R. Touchton, MPA, MBA, GCED

Director of Economic Development, City of Port Wentworth
Executive Director, Port Wentworth Development Authority



Ribbon cutting at Ghost Pirates Ice Cove, September 12, 2026.

THE VISION AT A GLANCE

Built for the way **this city** gathers.

Port Wentworth is investing in places where people gather, perform, compete, and connect. Anchor Park is the keystone, and what surrounds it tells the story of a city in motion.

\$46.2M PUBLIC-PRIVATE INVESTMENT	150 ACRE CIVIC DISTRICT	5,200 COVERED PAVILION SEATS	90,000 SQUARE FEET OF ICE
56,550 VEHICLES A DAY, HIGHWAY 21	82,831 VEHICLES A DAY, MEINHARD CONNECTOR	\$90K TRADE AREA MEDIAN INCOME	32 MEDIAN AGE, CITY



Ice Cove opening.

ANCHOR PARK

The keystone of a city in motion.

A public investment built to draw private capital.

What it is

A 150-acre civic district that combines live entertainment, professional hockey, and community gathering on a single, walkable footprint, with one entry plaza and one 1,440-space lot. It is the place a region returns to.

Why it matters

It gives the Coastal Georgia market a daily reason to come to Port Wentworth, converting traffic on Highway 21 and Interstate 95 into visitation, and visitation into community.

The vision

An integrated district where every visit becomes a memory, and where the energy of an event night becomes the rhythm of the city.

What's on site today. The VyStar Pavilion, a 5,200-seat covered amphitheater operated by Oak View Group. Ghost Pirates Ice Cove, a 90,000-square-foot, two-sheet ice facility and the ECHL club's practice home. A 250-seat bar and grill, and multipurpose fields.



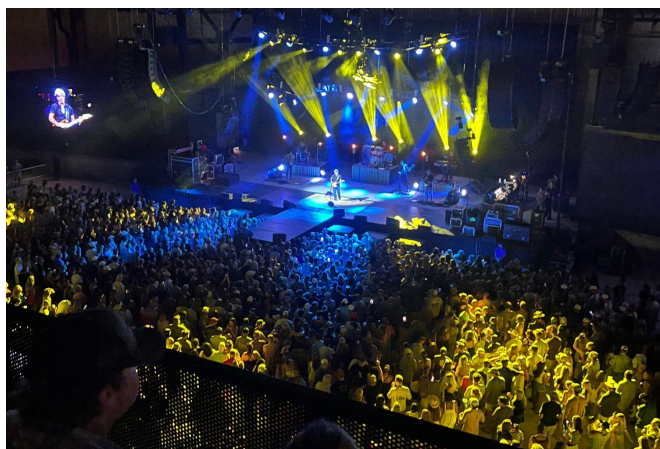
Opening day crowds at Anchor Park.

VYSTAR PAVILION · OPENED AUGUST 1, 2026

A 5,200-seat covered amphitheater.

VyStar Pavilion is built to host the nights that define a region: national touring acts, festival weekends, civic celebrations, and the everyday programming that keeps a venue alive every season. It opened with the Sunset Jazz Festival on August 1, followed by Billy Currington and Kip Moore on August 7, and La Fiesta Hispana on September 25.

Covered, climate-considered, and engineered for sound, the Pavilion makes Port Wentworth the answer to a simple question: where is the show tonight?



Top: the VyStar Pavilion entrance on opening day. Left: a sold-out show under the canopy. Right: premium club seating, rendering © 2026 JLG Architects.

GHOST PIRATES ICE COVE · OPENED SEPTEMBER 12, 2026

Where the Ghost Pirates train, and the region skates.

Ghost Pirates Ice Cove is the practice home of the Savannah Ghost Pirates, the ECHL club that plays its home games at Enmarket Arena in Savannah. It's a 90,000-square-foot facility with two sheets of ice, built to fill a calendar: team practices, youth hockey, learn-to-skate on weeknights, adult leagues, regional tournaments on weekends and holidays, and public skating in every season.

It opened with 912 Community Day, named for the regional area code: a ribbon cutting, live music, and the first public skate.

2

SHEETS OF ICE

90,000

SQUARE FEET

ECHLGHOST PIRATES PRACTICE
HOME**365**

DAYS OF COMMUNITY ICE



Public skating on opening day, youth hockey on the second sheet, and the Ghost Pirates locker room.

THE OPENING, MEASURED

Who showed up, and how long they stayed.

Anchor Park, July 20 to August 30, 2026. Independently measured mobility data, covering the opening of the VyStar Pavilion.

9,237 VISITS IN SIX WEEKS	6,912 UNIQUE VISITORS	\$104K AVERAGE VISITOR HOUSEHOLD INCOME	135 min AVERAGE STAY
---	---	---	--

1 in 4 visits were repeat	2,325 of the 9,237 visits were return visits within the opening period itself.
1 in 5 visits arrived from a hotel	Guests came from hotels in Port Wentworth, Pooler, the airport district, and downtown Savannah. The district is already generating room nights, with room to capture more of them here.
Regional reach	Visitor home locations reach Statesboro, Hinesville, Richmond Hill, and up the coast toward Charleston.
Young and working	The 18 to 21 cohort indexes at about twice the national benchmark, and about 94 percent of the surrounding labor force is employed.
Event nights drive it	Fridays alone accounted for about 5,100 visits, more than half the period, with a peak between 6 and 10 p.m. The Billy Currington and Kip Moore week reached about 4,500 visits.

What it means for a business. 65 percent of these visitors 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.

Source: Placer.ai panel-based mobility data, July 20 to August 30, 2026. An estimate, not ticketed attendance. These figures close before Ice Cove's opening on September 12.

COMING SOON · THE PORT COLLECTIVE

Where event nights become daily life.

Coming soon inside Anchor Park, the Port Collective is a mixed-use district with restaurants, retail, residential, and gathering spaces designed for the way Coastal Georgia actually lives. It is where the energy of event nights will become the rhythm of daily life. More details will be shared as the project advances.

Live

A range of housing woven into the district.

Dine

Restaurants and retail at the scale a returning, measured audience supports.

Gather

Civic spaces and plazas that hold a crowd before and after the show.



Opening day in the Ice Cove lobby and Pro Shop, September 12, 2026.

The opening data answers the question every restaurant and hotel asks first. The audience is measured, affluent, regional, and staying more than two hours. What it lacks is somewhere nearby to eat, shop and sleep.

ECONOMIC IMPACT

Public investment, multiplied.

Public investment in places, when designed with intent, multiplies. Anchor Park is built to deliver returns measured in jobs, visits, tax base, and quality of life.

Projected at full operation

800+ JOBS, CONSTRUCTION AND OPERATIONS	1M+ ANNUAL VISITORS	\$4M+ ANNUAL SALES AND HOSPITALITY TAX	3 to 1 PRIVATE TO PUBLIC LEVERAGE
---	-------------------------------	---	--

Measured to date

9,237 VISITS, FIRST SIX WEEKS	\$104K VISITOR HOUSEHOLD INCOME	1 in 5 VISITS FROM A HOTEL	880 ROOM NIGHTS A NIGHT LOST TO OTHER MARKETS
---	--	--------------------------------------	--

The 880 figure is the opportunity. In the twelve months to August 2026, the Port Wentworth market generated 1,436,262 potential hotel room nights and captured 77.6 percent of them. The rest, about 880 rooms a night, went elsewhere.

Projections are City of Port Wentworth estimates. Measured figures are Placer.ai, July 20 to August 30, 2026 (visits) and September 2025 to August 2026 (lodging).

WHY NOW

The macro is moving toward Port Wentworth.

Four regional forces are converging on this corridor, and Anchor Park is built to meet the moment.

Force	What it means here
Port of Savannah	The Garden City Terminal is about one mile from Port Wentworth. The flow of goods, jobs, and people through this region is accelerating.
Hyundai Metaplant	A \$7.6 billion EV investment under 20 miles away, with 8,500 on-site jobs at full build-out and about 6,900 more at suppliers. A workforce and household catchment that did not exist five years ago.
Commerce Center	Dermody Properties' 10 million square foot, 18-building logistics park, on a \$164 million land deal. The first 1.28 million square feet deliver in Q4 2026, with 8,500 direct jobs projected at full build.
Highway 21 and I-95	56,550 vehicles a day on Highway 21, 67,490 on Interstate 95 at Meinhard, and 82,831 on the Meinhard connector. Anchor Park sits where the traffic already is, and gives it a reason to stop.

And the people are already here: 17,604 residents, up 62 percent since 2020, a median age of 32, and 3,200 homes in the permit pipeline.

WHAT IS NEXT

From rendering to reality.

The first chapter is written: two venues open, a first season on the calendar, and an audience measured. The next chapter is the district around them: the Port Collective, and the restaurants and hotels that meet the audience already arriving.

Council and community partners remain the stewards of this transition. The decisions ahead, on programming, on partnership, and on the way these places operate, will define the experience this city offers for a generation. This book marks where we are. The work ahead is how we get to the next one.

From rendering to reality, together.



James R. Touchton, MPA, MBA, GCED

Director of Economic Development, City of Port Wentworth · Executive Director, Port Wentworth Development Authority

770.823.0781 · jtouchton@portwentworthga.gov · City Hall, 7224 GA Highway 21, Port Wentworth, GA 31407 · portwentworthga.gov

Figures conform to the Port Wentworth Data Standard, September 2026. Photos: City of Port Wentworth, 2026. Renderings © 2026 JLG Architects, used with permission.