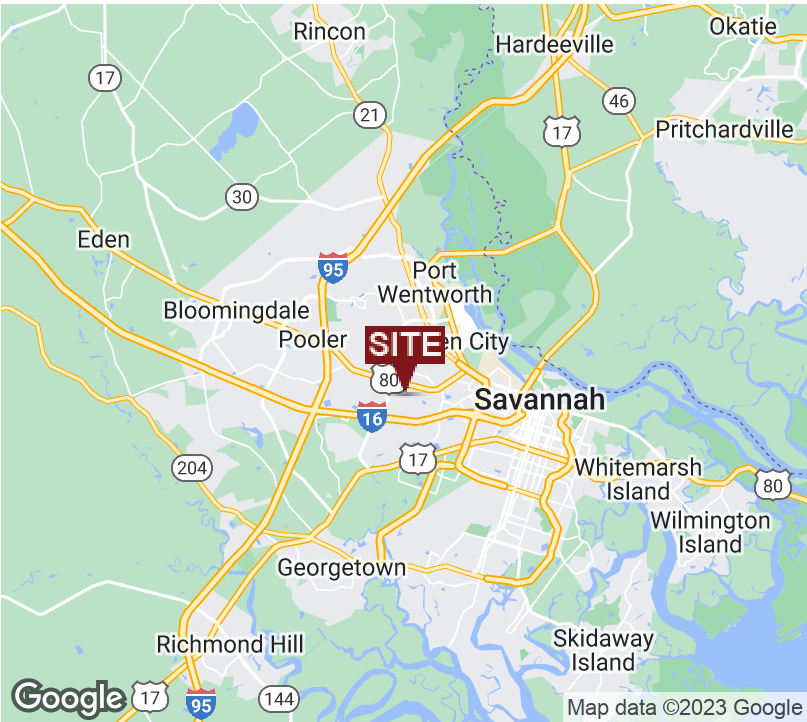
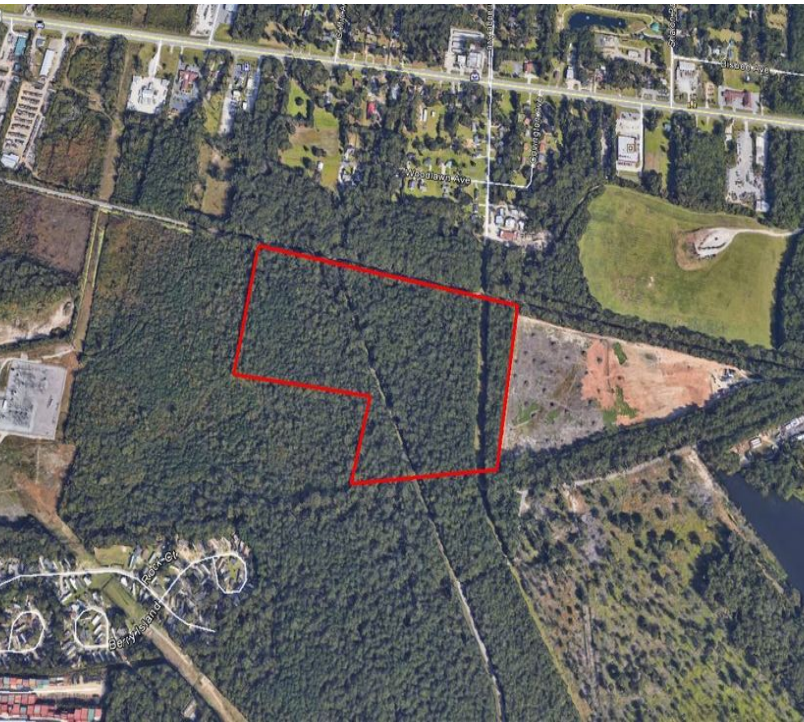


SAVANNAH INDUSTRIAL TRACT

0 TALMADGE AVE, SAVANNAH, GA 31408



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	43.9 Acres
Zoning:	Industrial
Market:	Savannah
Submarket:	Garden City

PROPERTY OVERVIEW

Undeveloped wooded tract is near Savannah ports. A railroad track runs down the side of the land. Industrial area with construction and heavy machinery business nearby which includes BRW Construction, R.B. Baker Construction, Steel Erectors, Inc and Flint Construction and Forestry. Easement road accesses the property.

LOCATION OVERVIEW

Land located in Garden City just off of Hwy 80

PROPERTY HIGHLIGHTS

- Near Savannah ports
- Undeveloped wooded property
- Growing area
- Railroad tract runs along side of tract
- Power line road easement.

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

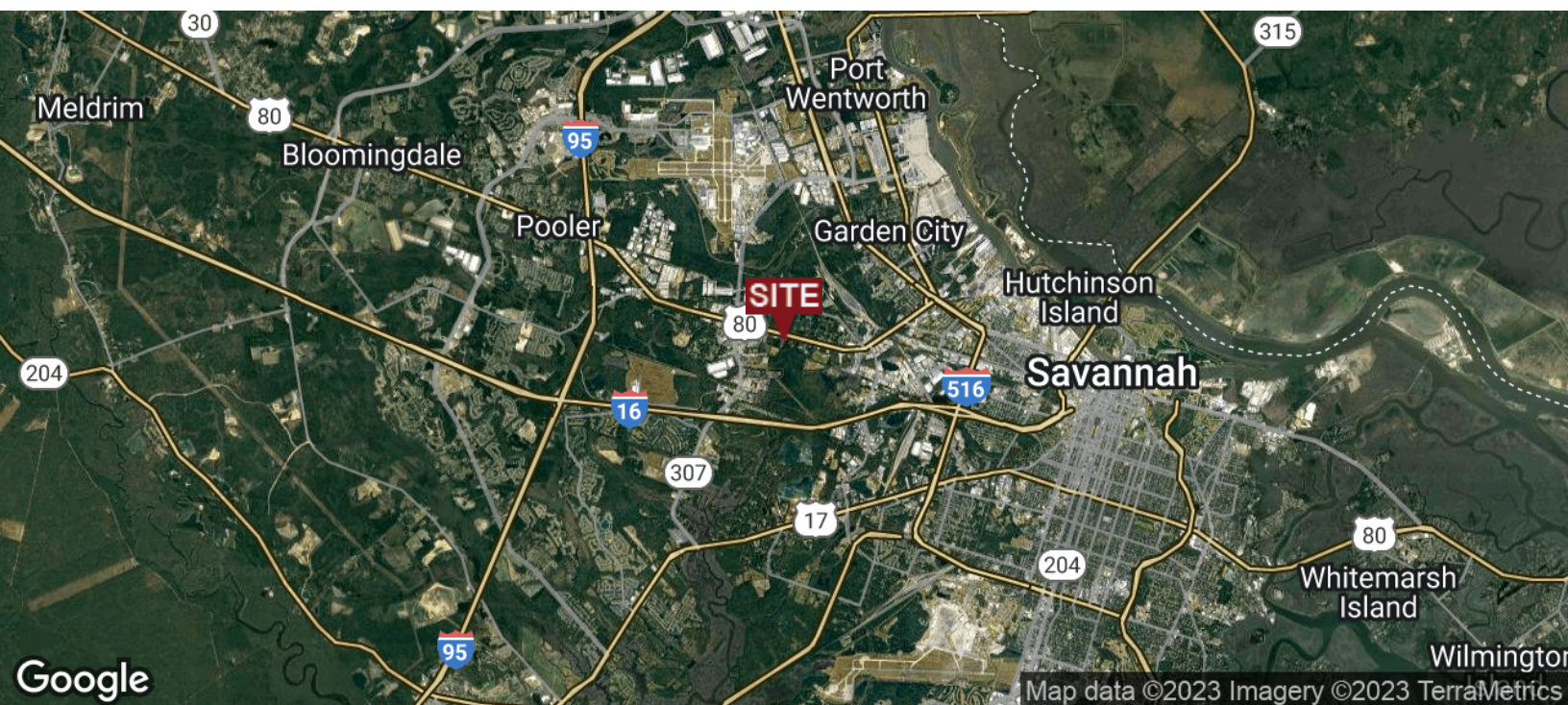
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 2/21/20

0 TALMADGE AVE, SAVANNAH, GA 31408



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SAVANNAH INDUSTRIAL TRACT

0 TALMADGE AVE, SAVANNAH, GA 31408



AERIAL MAP



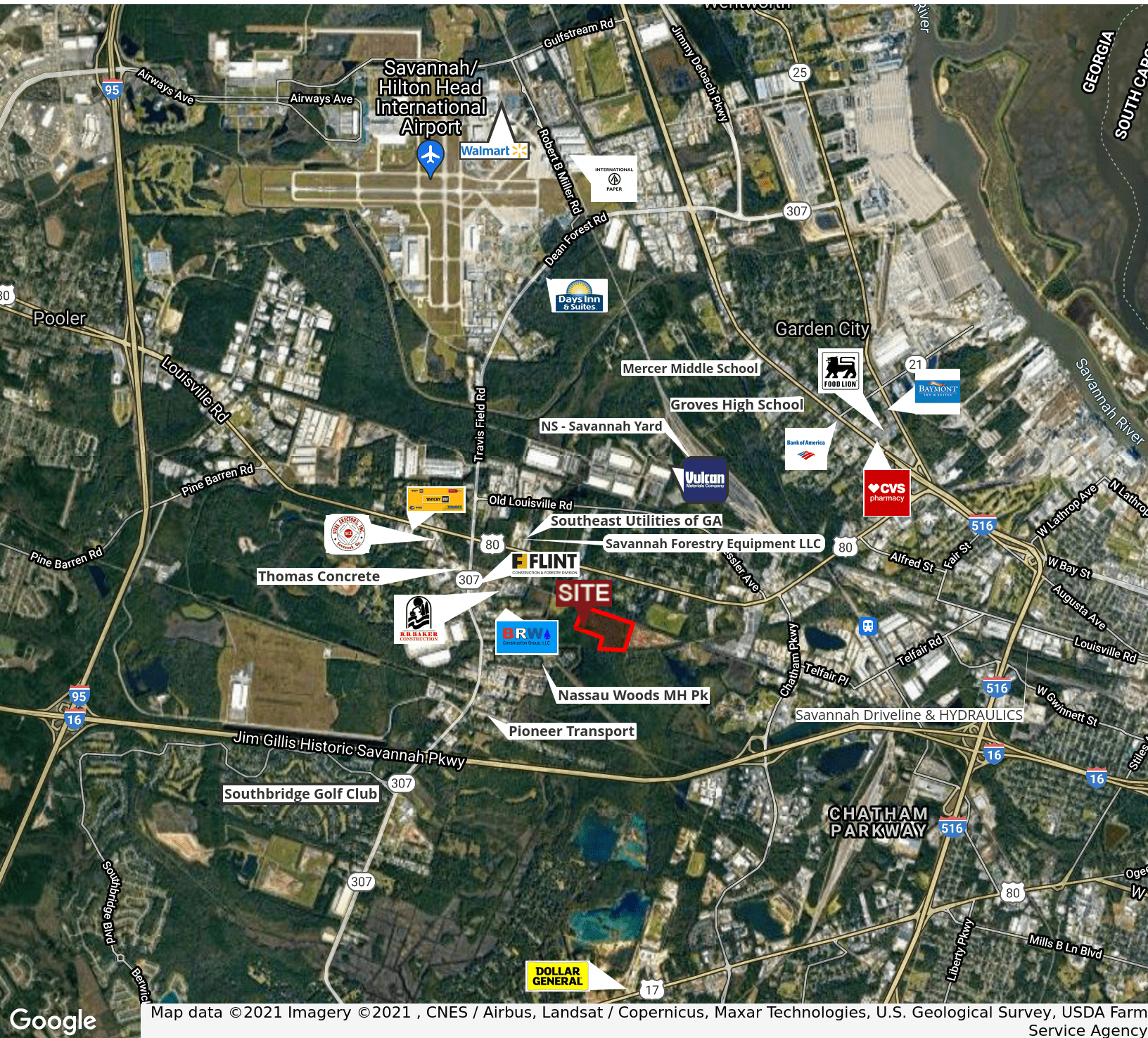
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SAVANNAH INDUSTRIAL TRACT

0 TALMADGE AVE, SAVANNAH, GA 31408



RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

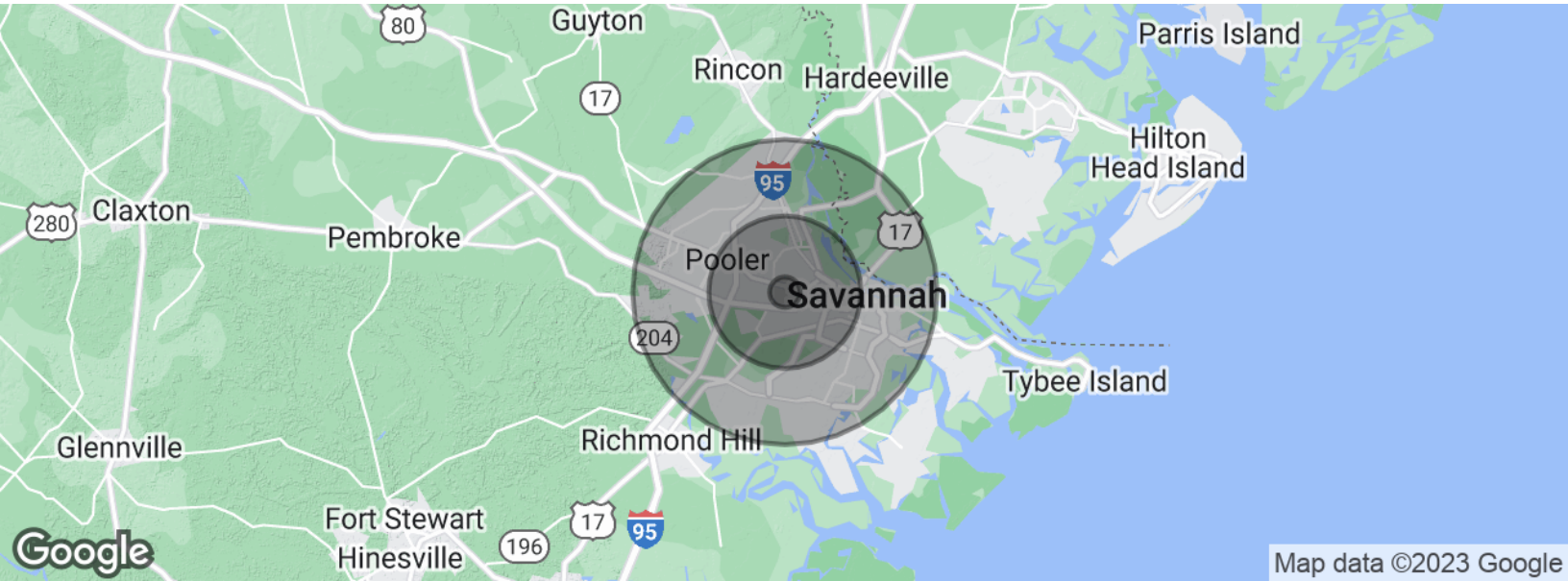
RETAILER MAP P4

SAVANNAH INDUSTRIAL TRACT

0 TALMADGE AVE, SAVANNAH, GA 31408



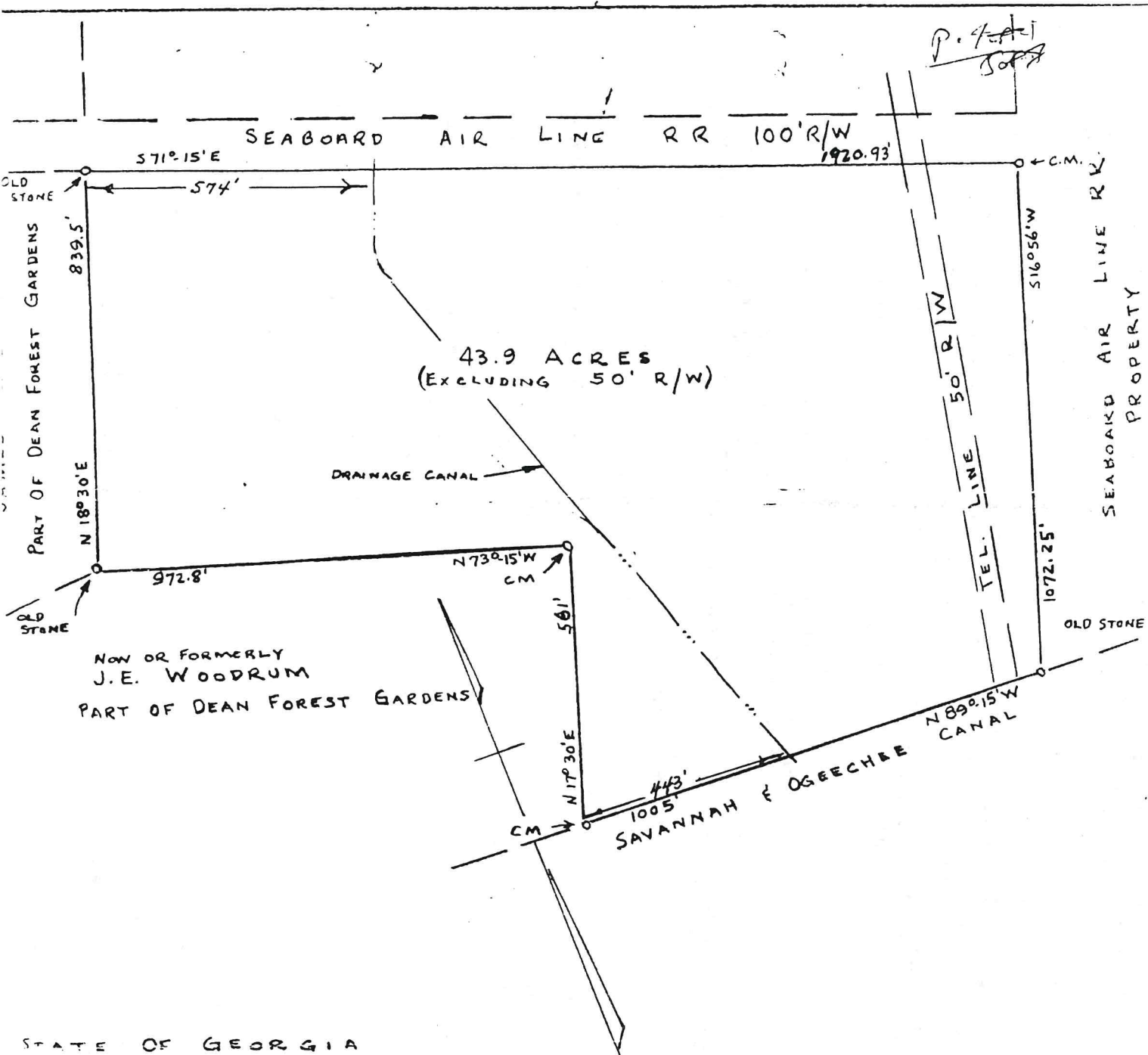
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,125	52,011	230,683
Median age	32.1	33.8	33.2
Median age (Male)	29.3	33.5	31.8
Median age (Female)	34.0	34.4	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	431	18,406	89,065
# of persons per HH	2.6	2.8	2.6
Average HH income	\$40,903	\$50,496	\$52,773
Average house value	\$102,027	\$156,325	\$186,688

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com



STATE OF GEORGIA
CHATHAM COUNTY

MAP SHOWING A PORTION OF SHARON PLANTATION

SURVEY FOR: JAMES W. COOPER

SURVEY BY: ROBERT D. GIGNILLIAT, JR /3/
CHATHAM COUNTY SURVEYOR

SCALE: 1" = 300'

DATE: NOV 8, 1957

COPIED BY J.W. C. 2-28-57

SAVANNAH INDUSTRIAL TRACT

0 TALMADGE AVE, SAVANNAH, GA 31408



PROPERTY DETAILS

SALE PRICE		\$350,000
LOCATION INFORMATION		PROPERTY INFORMATION
Building Name	SAVANNAH INDUSTRIAL TRACT	Property TypeLand
Street Address	0 Talmadge Ave	Property SubtypeIndustrial
City, State, Zip	Savannah, GA 31408	Corner PropertyYes
County	Chatham	WaterfrontYes
Market	Savannah	PowerYes
Sub-Market	Garden City	Rail AccessYes
Signal Intersection	Yes	
Market Type	Large	
Nearest Highway	Hwy 80	
Nearest Airport	Hilton Head International Airport	