



RICE CREEK: +/- 1.16 ACRE OUTPARCEL

GA HIGHWAY 21 S

PORT WENTWORTH, GA 31407

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PROPERTY INFORMATION

1

Property Summary
Complete Highlights
Site Aerial
Site Aerial
PUD Aerial
Site Plan

LOCATION INFORMATION

2

I-95 Aerial
Regional Aerial
Location Maps

DEMOGRAPHICS

3

Demographics Map

ADVISOR BIOS

4

Advisor Bio & Contact

SITE
±1.16 Acres

Rice Creek Rd

1 PROPERTY INFORMATION

GA Highway 21 S
Port Wentworth, GA 31407

Property Summary



OFFERING SUMMARY

Sale Price:	\$631,620
Lot Size:	1.16 Acres
Market:	Savannah
Submarket:	Port Wentworth
Traffic Count:	34,100
Price / SF:	\$12.50

PROPERTY OVERVIEW

SVN is pleased to offer for sale Tract E-2, which is +/-1.16 acres in size, at the entrance to the Rice Creek PUD. The parcel offers common detention that will allow for more usable acres, a paved access road and infrastructure in place including city water and sewer at the site. The site provides approximately 180' of frontage along Highway 21, but is accessed via Rice Creek Road by way of Highway 21 South, which also includes median break for northbound traffic. Present zoning allows for a variety of uses. This would be an excellent site for servicing the Effingham County community as well as Rice Creek and Rice Hope subdivisions, which will have a combined total of over 6,000 homes at completion.

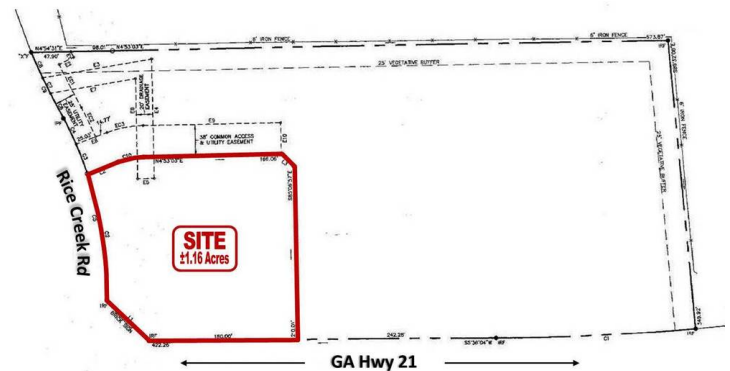
LOCATION OVERVIEW

Rice Creek is located in Port Wentworth within Northern Chatham County approximately 20 minutes from Savannah. It is just South of Effingham County and is the final exit on I-95N prior to South Carolina. GA Highway 21 is the main corridor for commuters from Effingham County and traffic counts exceed 34,000 VPD excluding the traffic on I-95, which is in excess of 58,000. The area boasts a median household income of nearly \$70,000 within a 1-mile radius.

Complete Highlights

SALE HIGHLIGHTS

- +/- 1.16 Outparcel [E-2] at Entrance to Rice Creek PUD
- Access via Rice Creek Road; Interior Roads in Place
- Common Detention; Utilities to Site
- 180' Frontage on Highway 21 with Median Cut
- Near I-95 and with Combined 92,500 VPD
- Excellent Site for Servicing Effingham County, Rice Creek & Rice Hope



Site Aerial



Site Aerial



PUD Aerial



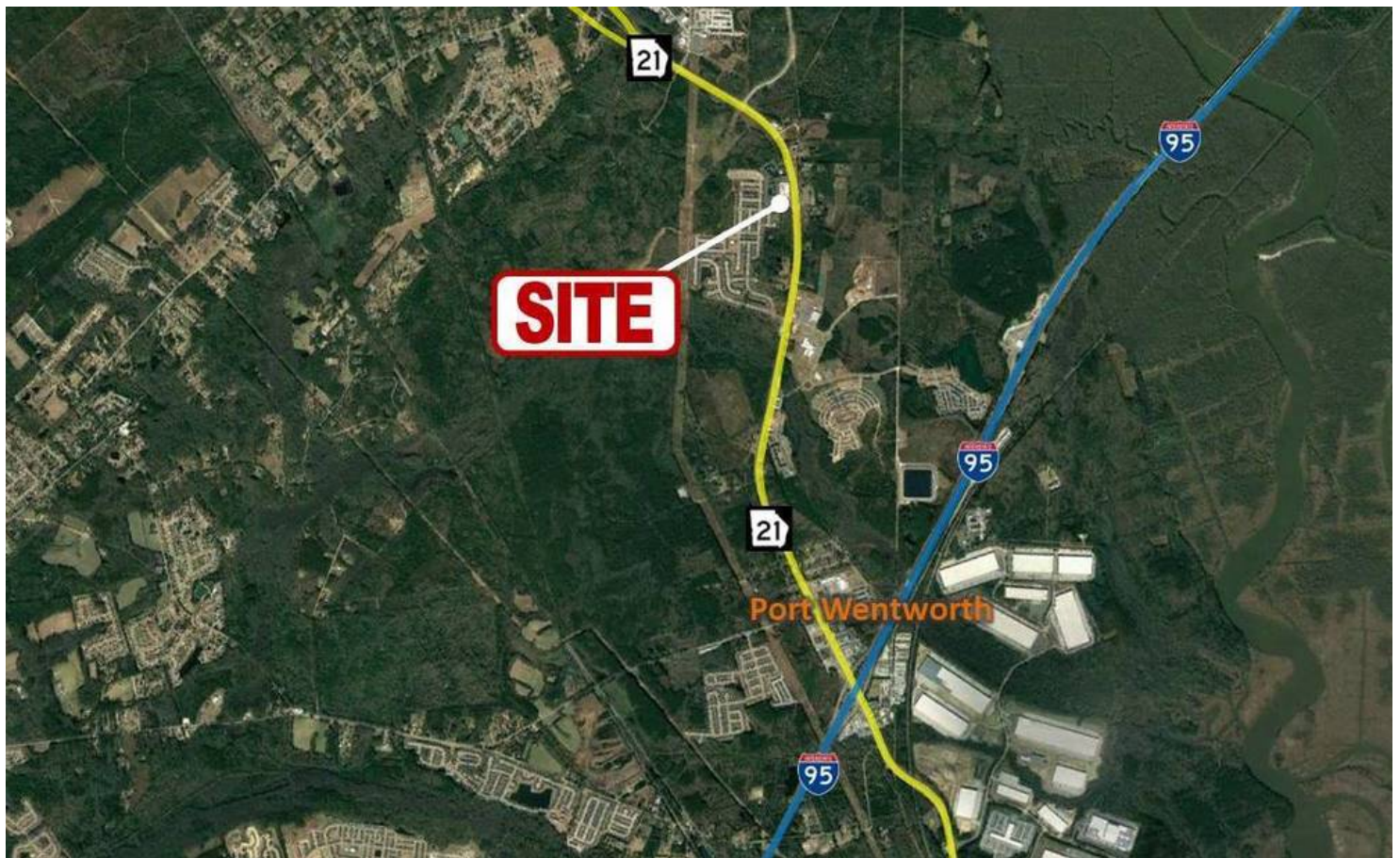
Site Plan



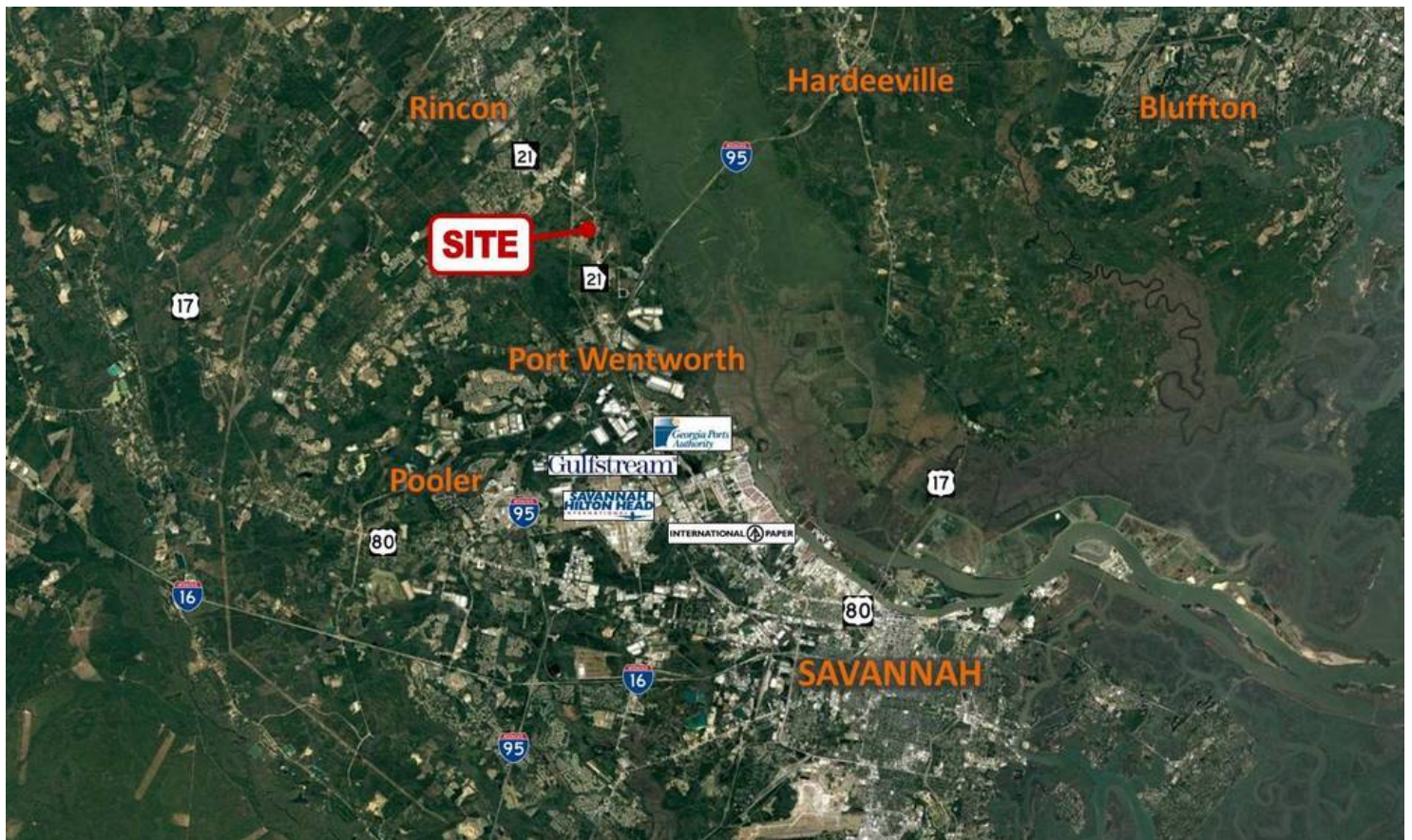
2 LOCATION INFORMATION

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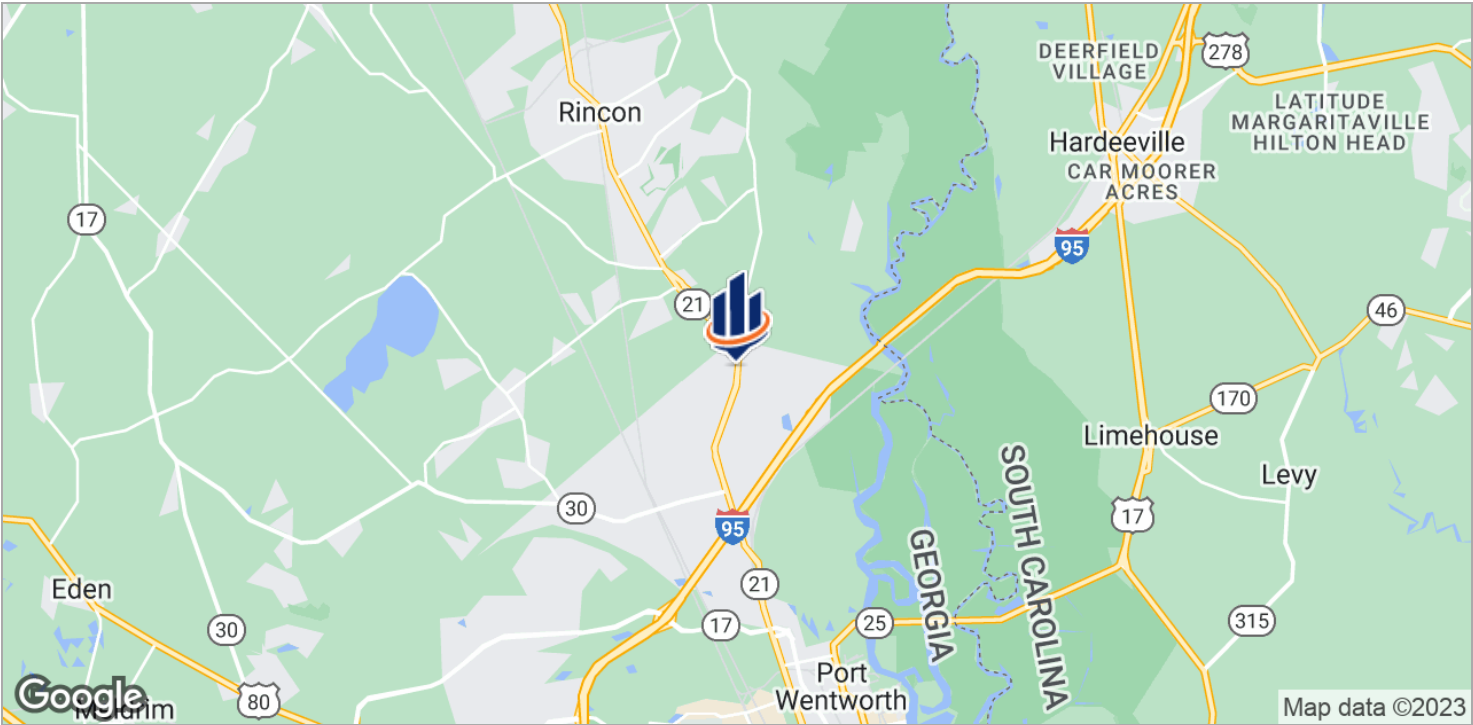
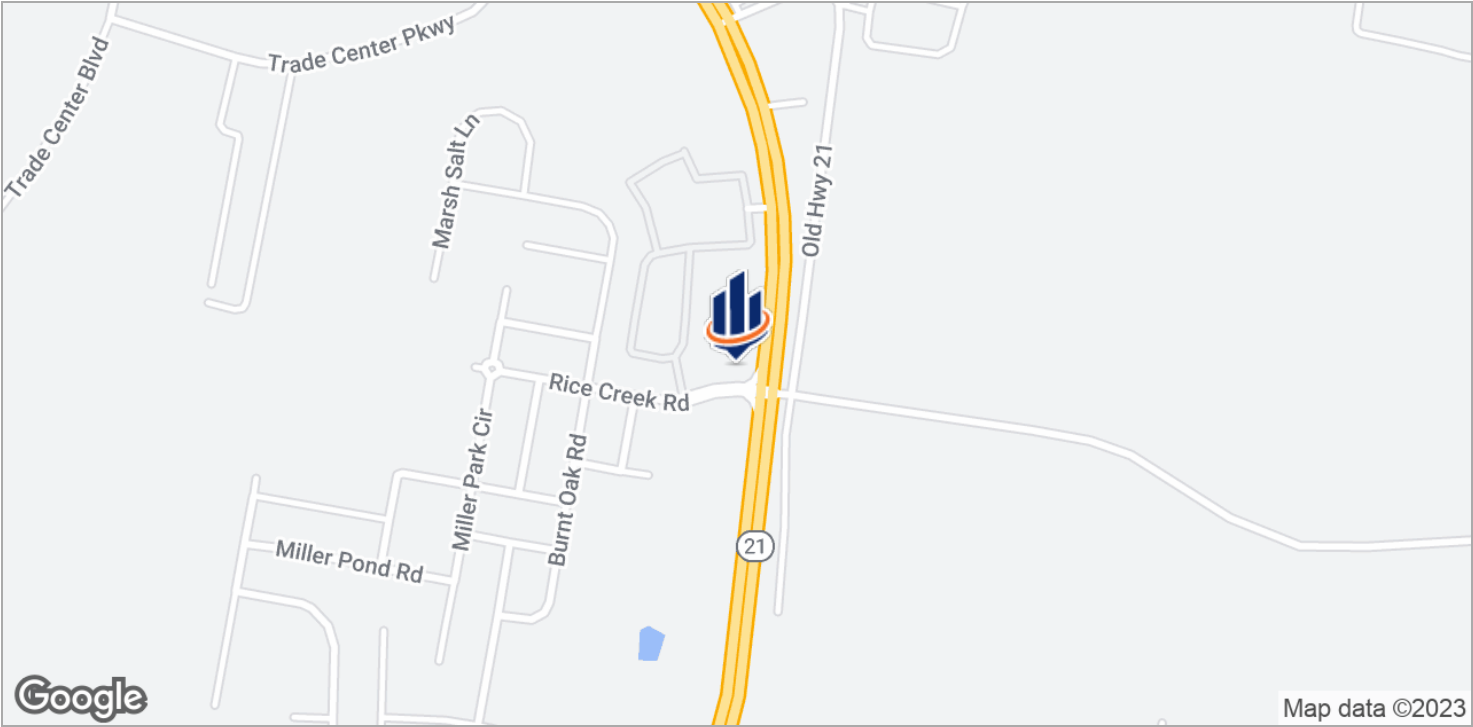
I-95 Aerial



Regional Aerial



Location Maps

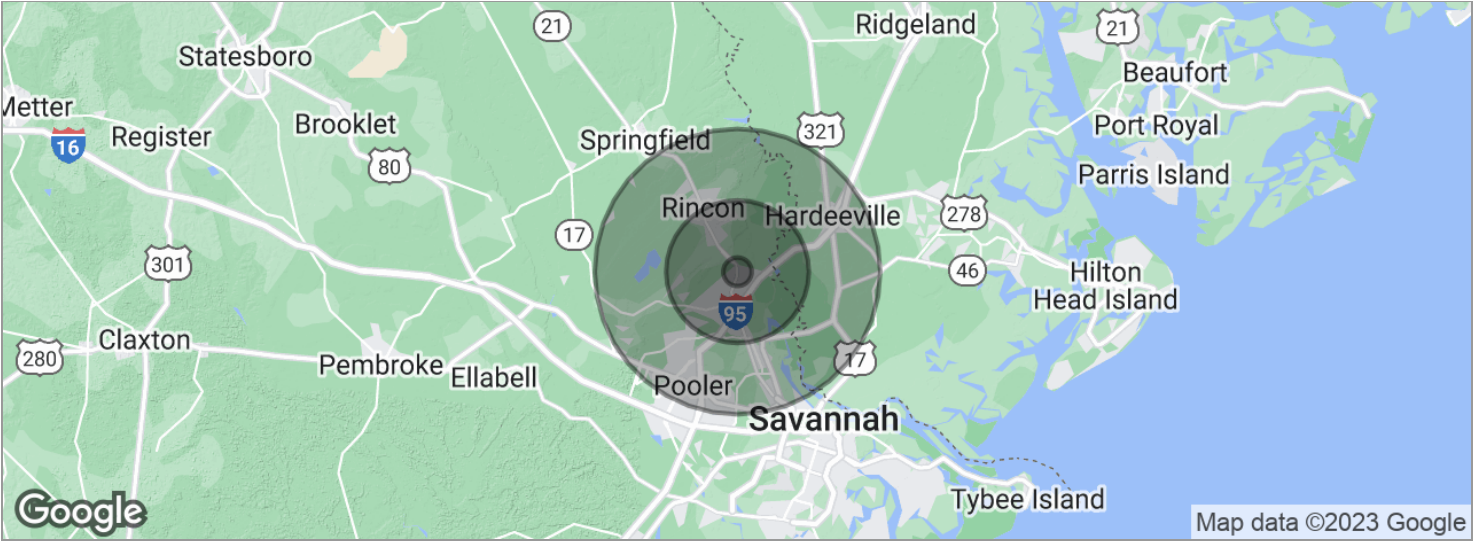


3

DEMOGRAPHICS

GA Highway 21 S
Port Wentworth, GA 31407

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	677	25,316	149,708
Median age	31.7	31.4	33.2
Median age [Male]	32.6	33.3	32.4
Median age [Female]	29.5	29.9	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	241	9,093	56,193
# of persons per HH	2.8	2.8	2.7
Average HH income	\$70,625	\$60,246	\$54,320
Average house value	\$214,887	\$180,026	\$191,255

* Demographic data derived from 2020 ACS - US Census

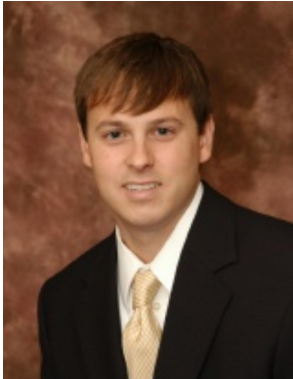
4 ADVISOR BIOS

GA Highway 21 S
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Advisor Bio & Contact

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]



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