

FOR SALE > ±1.54 - ±1.88 ACRES OF COMMERCIAL LAND



Commercial Land - Highway 30

HIGHWAY 30 @ NEWPORT BOULEVARD, PORT WENTWORTH, GA



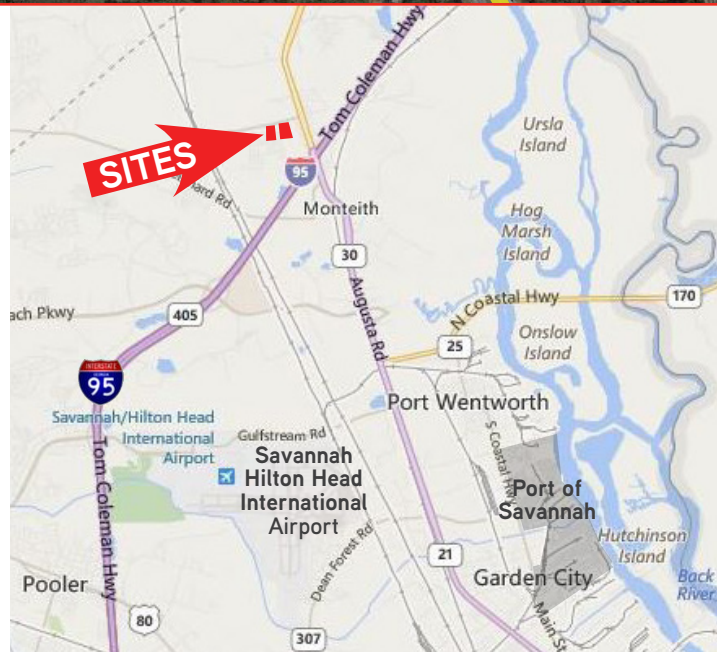
Property Highlights

- > ±1.54 - ±1.88 acres of commercial land
- > Zoned: P-RIP, Planned Residential Institutional
- > All utilities available to the site
- > Traffic counts along Highway 30: ±11,000 vpd
- > Surrounded by rapidly growing residential areas
- > Close proximity to major employers of the surrounding areas
- > 15 hotels within a one mile radius

Pricing

±1.54 Acres > \$540,144

±1.88 Acres > \$655,142



RHETT MOUCHET, SIOR
912 662 8018
SAVANNAH, GA
rhett.mouchet@colliers.com

TYLER MOUCHET
912 662 8017
SAVANNAH, GA
tyler.mouchet@colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

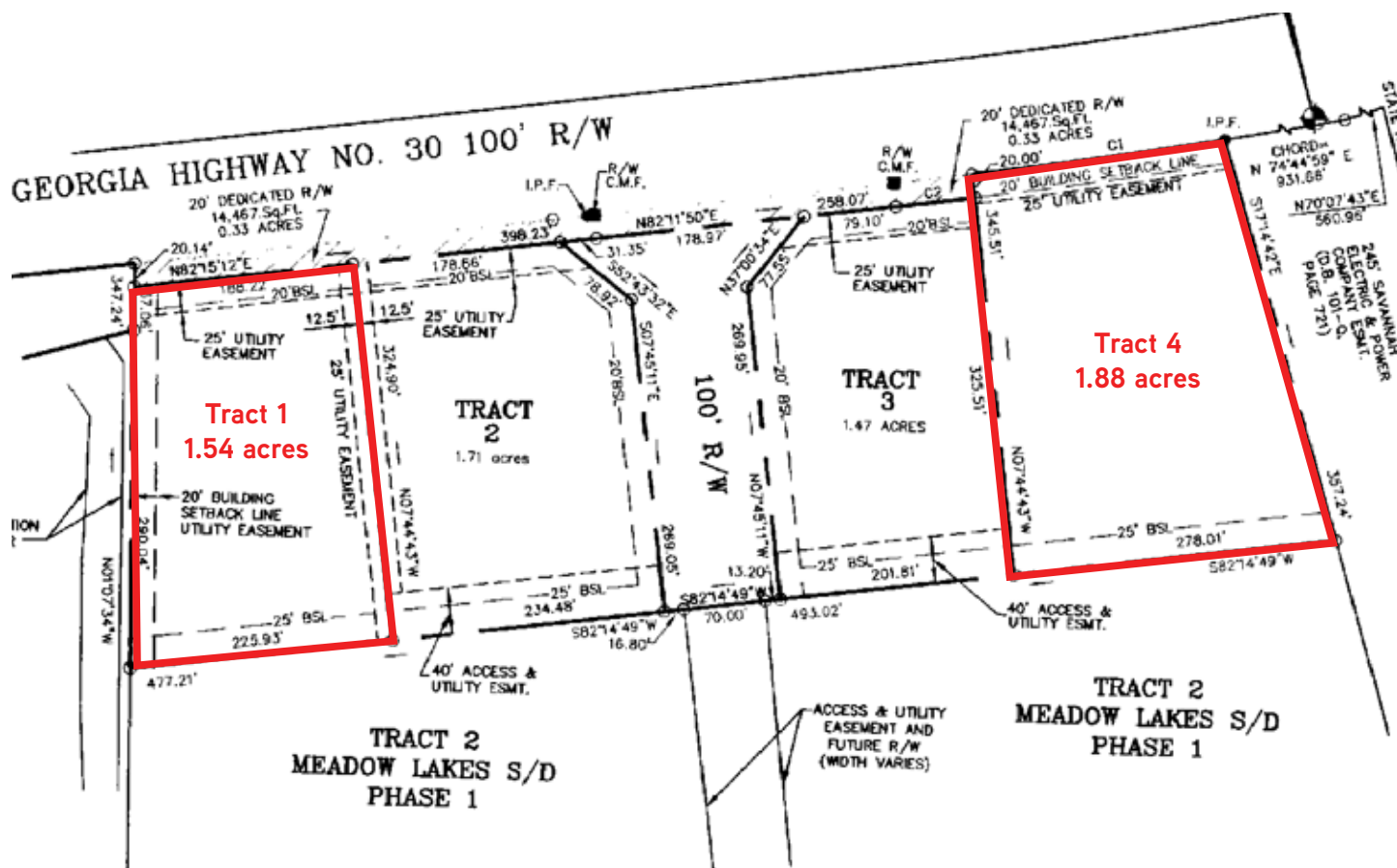
FOR SALE > ±1.54 - ±1.88 ACRES OF COMMERCIAL LAND



Commercial Land - Highway 30

HIGHWAY 30 @ NEWPORT BOULEVARD, PORT WENTWORTH, GA

Plat Map



Demographics (2019)

	1 Mile	3 Miles	5 Miles
Population	2,156	13,452	29,059
Average Household Income	\$104,328	\$104,713	\$97,841
Number of Households	814	5,071	10,746
No. of Daytime Employees	774	2,306	16,623
Traffic Counts	±11,300 vpd along Highway 30 ±33,500 vpd along Highway 21		

Source: GDOT & CoStar 2019

Zoning Description

P-RIP - Planned Overlay District, Residential-Institutional: The purpose of this district shall be to create an area in which residential, institutional, and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space. A maximum density of 12 dwelling units per gross acre of residential land area shall be permitted in this district.

RHETT MOUCHET, SIOR
912 662 8018
SAVANNAH, GA
rhett.mouchet@colliers.com

TYLER MOUCHET
912 662 8017
SAVANNAH, GA
tyler.mouchet@colliers.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.