

COMMERCIAL

LAND SITE OPPORTUNITIES



HEARTWOOD

AT RICHMOND HILL



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ABOUT HEARTWOOD

Richmond Hill, Georgia



Emerging naturally from its exceptional location close to Savannah, in the heart of Georgia's scenic Lowcountry is Heartwood at Richmond Hill. The new mixed-use master-planned community being developed by Raydient is located off I-95 Exit 82, just 25 minutes from Downtown Savannah. A quick turn to the East or West on Belfast Keller Road and you'll find **AMPLE OPPORTUNITIES ABUNDING FOR BUSINESS!**

Heartwood was designed to encompass a balance of industrial, commercial and residential entitlements to foster economic growth while creating the foundational support for a sustainable community.

Recognized for its proximity to Ft. Stewart, the Port of Savannah, Hyundai Motor Group's Metaplant America, Gulfstream and its highly favored public school system. No stranger to growth, the population grew almost 80% from 2010 to 2020, and Heartwood is where the new wave of growth in Richmond Hill is taking shape.

ALL EXHIBITS CONTAINED HERE WITHIN ARE FOR CONCEPTUAL USE ONLY AND SHOULD NOT BE CONSIDERED FINAL. EXHIBITS ARE SUBJECT TO CHANGE.

PINE BLUFF

Big Box, Retail



DISCLAIMER

THIS SITE PLAN IS CONCEPTUAL, FOR ILLUSTRATIVE PURPOSES, AND SHOULD BE USED FOR GENERAL REFERENCE ONLY. THE LAYOUT MAY NOT BE TO SCALE AND IS NOT INTENDED TO FORM ANY PART OF A CONTRACT OR WARRANTY UNLESS EXPRESSLY INCORPORATED INTO A WRITTEN AGREEMENT. NO REPRESENTATION EXPRESS OR IMPLIED IS MADE. THIS SITE PLAN IS SUBJECT CHANGE, MODIFICATION OR REVISION WITHOUT NOTICE.

AVAILABLE SITES

SITE	SIZE (AC)	PROPOSED USE
PB - 2	±21.0	Retail
PB - 3	±45.0	Retail

LOCATION Exit 82, Southwest Corner of I-95 / Belfast Keller Road

UTILITIES Water, sewer, electric available; fiber and natural gas available upon request

ZONING PD consistent with proposed uses

TRAFFIC COUNT 76,500 VPD on I-95

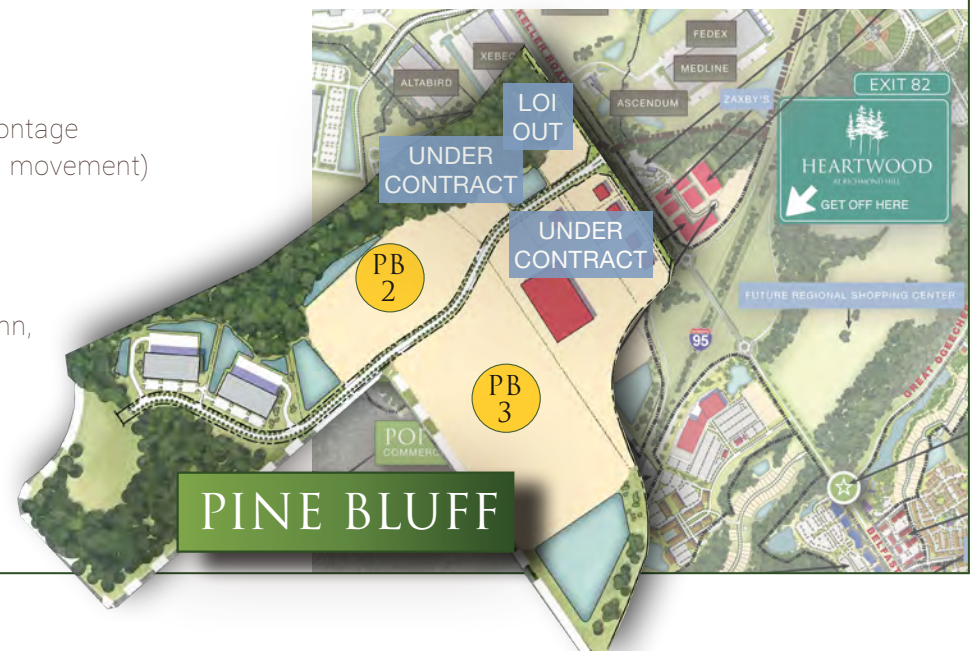
FRONTAGE 1,500 L.F., along Belfast Keller Road, excellent exposure to I-95

COMMENTS

- Visibility to I-95 / I-95 frontage
- Future signalization (full movement)

NEARBY BUSINESSES

- Zaxby's, Enmarket, Stop N Store, Courtyard by Marriott, Residence Inn, Starbucks



CROSSTOWN

Neighborhood Retail, Office

AVAILABLE SITES

SITE	SIZE (AC)	PROPOSED USE	FRONTAGE
CT - 1	±7.16	Retail/Office	±1,050' Great Ogeechee Parkway
CT - 2	±1.5	Retail/Office	±605' Great Ogeechee Parkway
CT - 4	±2.1	Retail/Office	±380' Great Ogeechee Parkway ±265 Crosstown Avenue

LOCATION Great Ogeechee Parkway, East of I-95

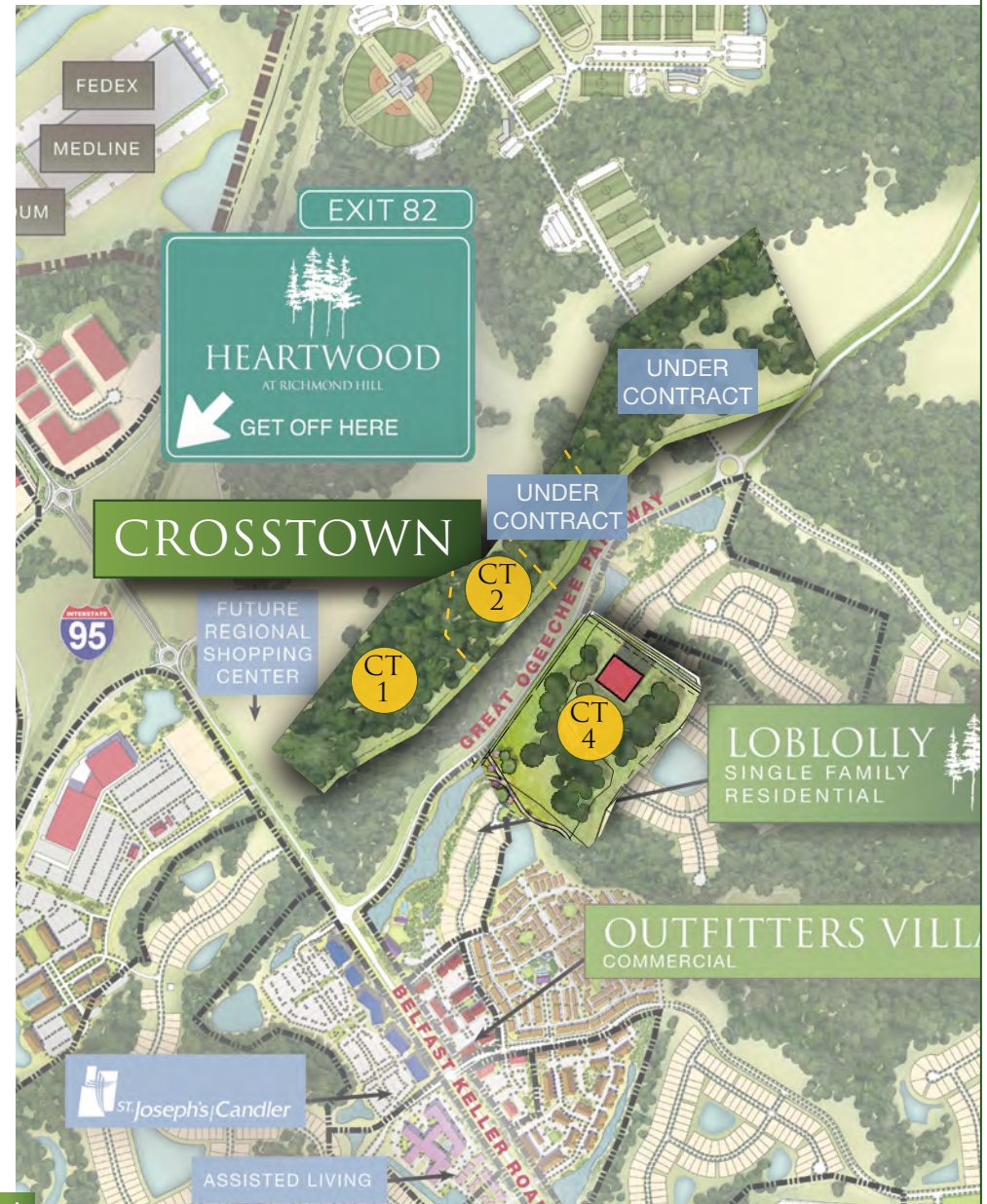
SIZE ±2.1 - 15.43 AC (flexible sizes)

UTILITIES Water, sewer, electric available; fiber & natural gas available upon request

ZONING PD

COMMENTS Serves both local traffic, which will increase when high school opens in August 2025, and I-95 traffic

- Access from Crosstown Ave
- Great Ogeechee Parkway to connect to Harris Trail Road
- Ideal for retail and professional office
- Walk to your office, future retail and F+B/connectivity



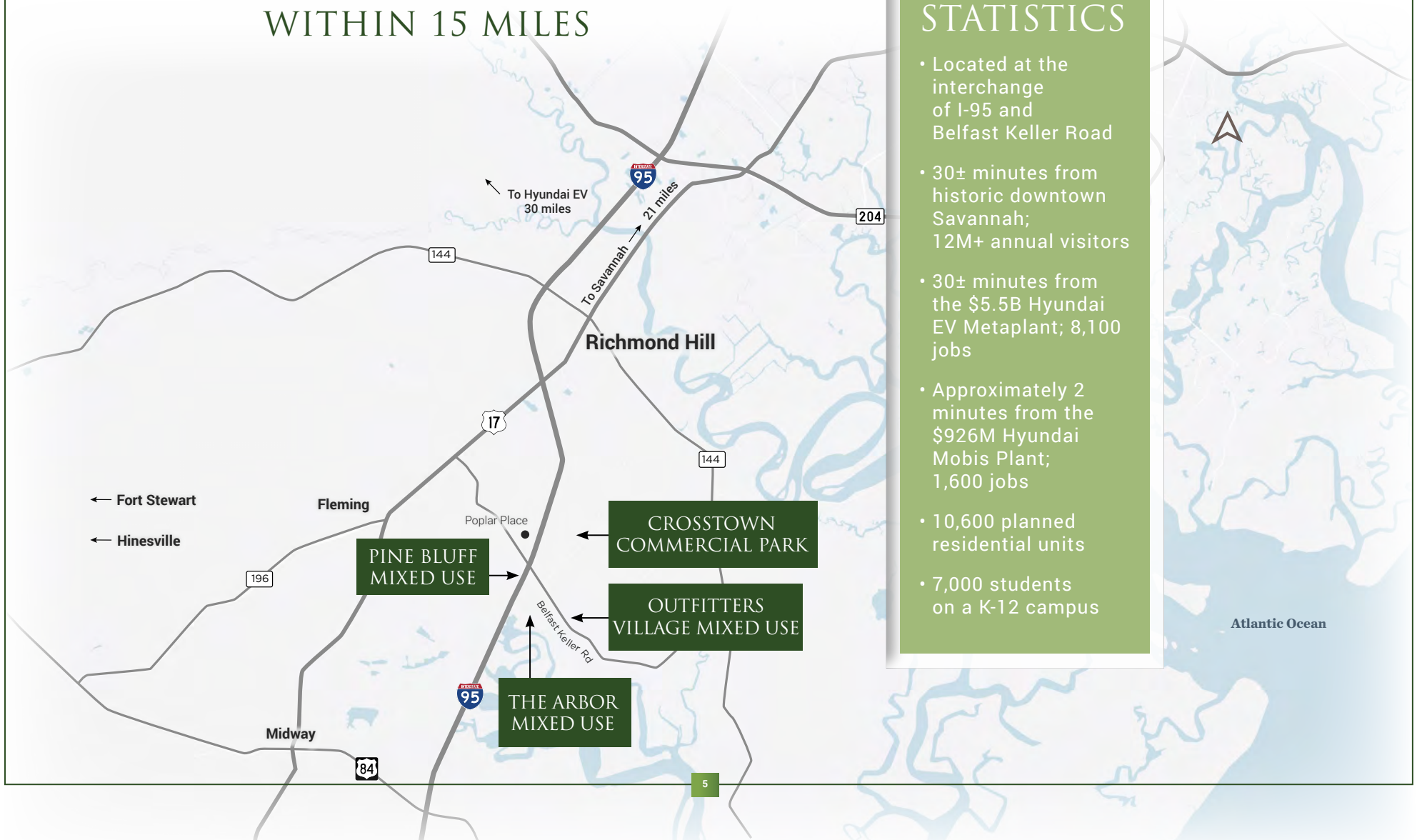
I-95 COMMERCIAL SITES

High Visibility MPC | 76,500 VPD
Richmond Hill and Savannah, Georgia

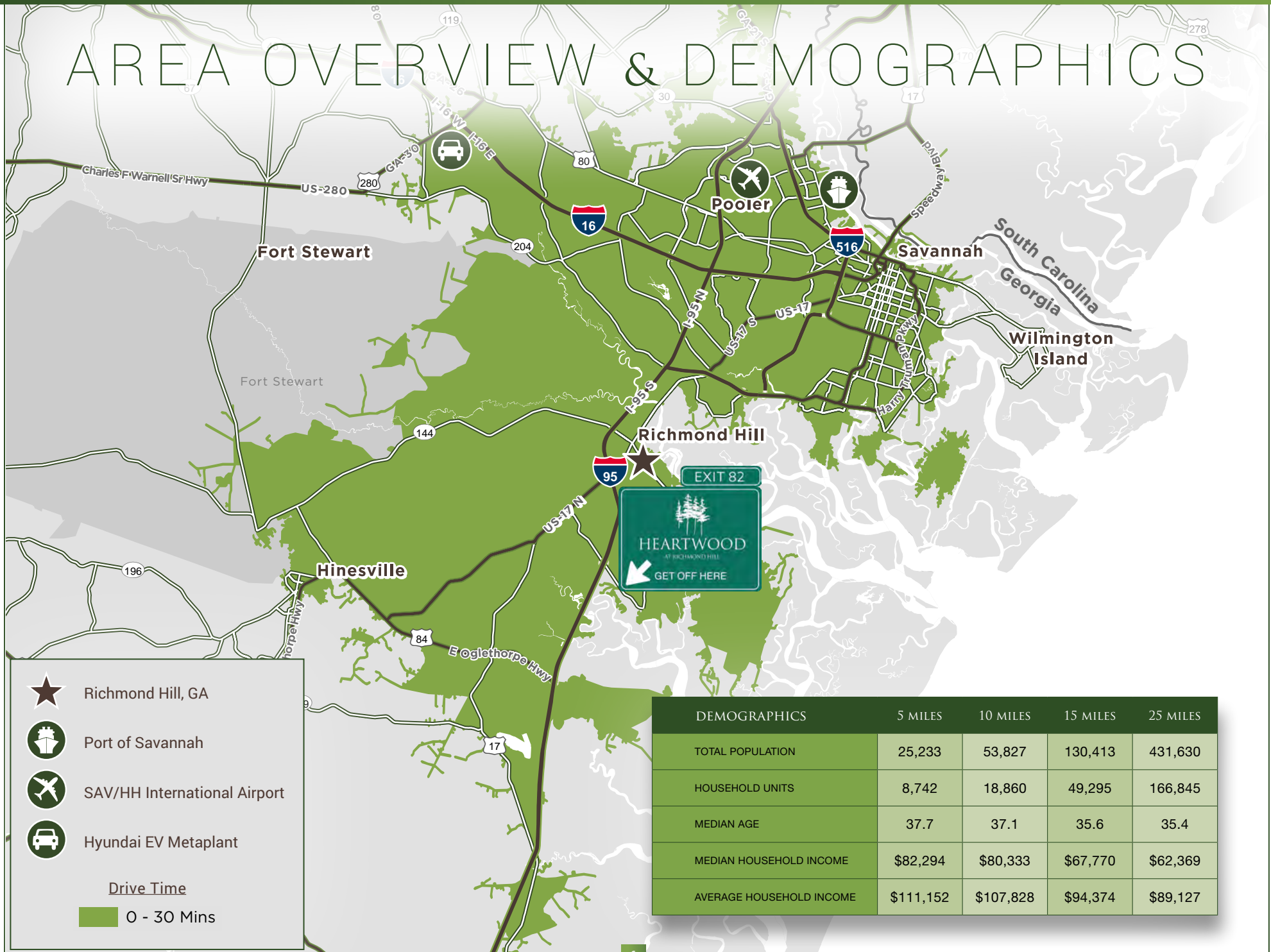
POPULATION OF 130,000
WITHIN 15 MILES

STATISTICS

- Located at the interchange of I-95 and Belfast Keller Road
- 30± minutes from historic downtown Savannah; 12M+ annual visitors
- 30± minutes from the \$5.5B Hyundai EV Metaplant; 8,100 jobs
- Approximately 2 minutes from the \$926M Hyundai Mobis Plant; 1,600 jobs
- 10,600 planned residential units
- 7,000 students on a K-12 campus



AREA OVERVIEW & DEMOGRAPHICS

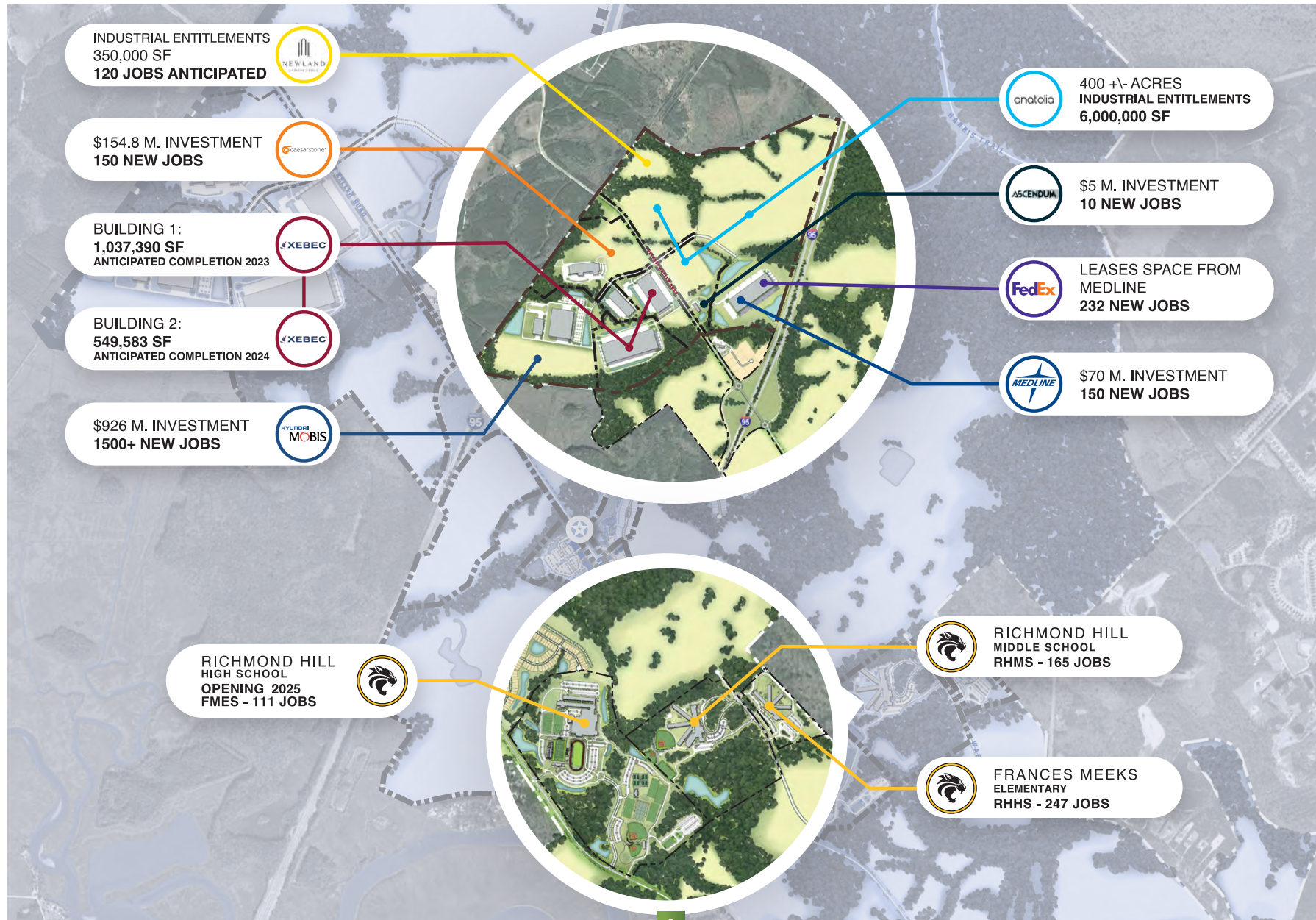


AREA OVERVIEW & DEMOGRAPHICS



AREA OVERVIEW & DEMOGRAPHICS

Over 2,000 Jobs Anticipated at Heartwood's Belfast Commerce Center and Neighboring Schools





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RAYDIENT
PLACES + PROPERTIES

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