

For Sale

Development Opportunity



## Property Information

- **Please Inquire For Pricing**
- Zoned R-A
- ±21.97 Gross Acres
- Prime site for retail, hospitality or multifamily development
- Immediately adjacent to Anchor Park, the City of Port Wentworth's largest economic development project to date
- Anchor Park is anticipated to benefit from more than \$100 million in total investment, underscoring the project's regional significance
- Designated commercial parcel in Future Land Use Map (FLU)
- Seller to cooperate through zoning and entitlement process as part of due diligence

## Property Details

Size	±21.97 Gross Acres
Zoning	R-A
PIN	70976 02001



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**NAI** Mopper | Benton

# Aerial



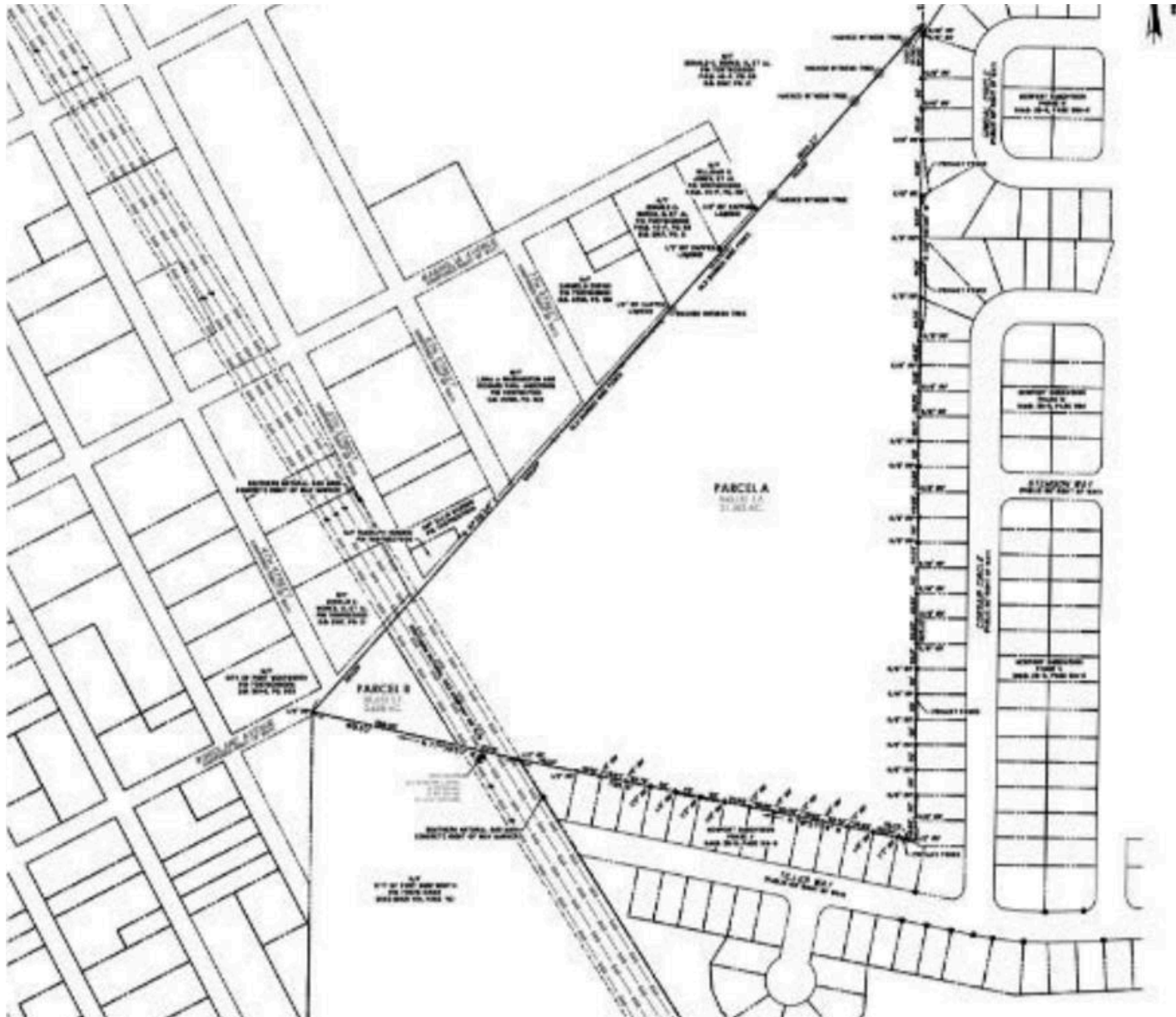
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# Site Survey



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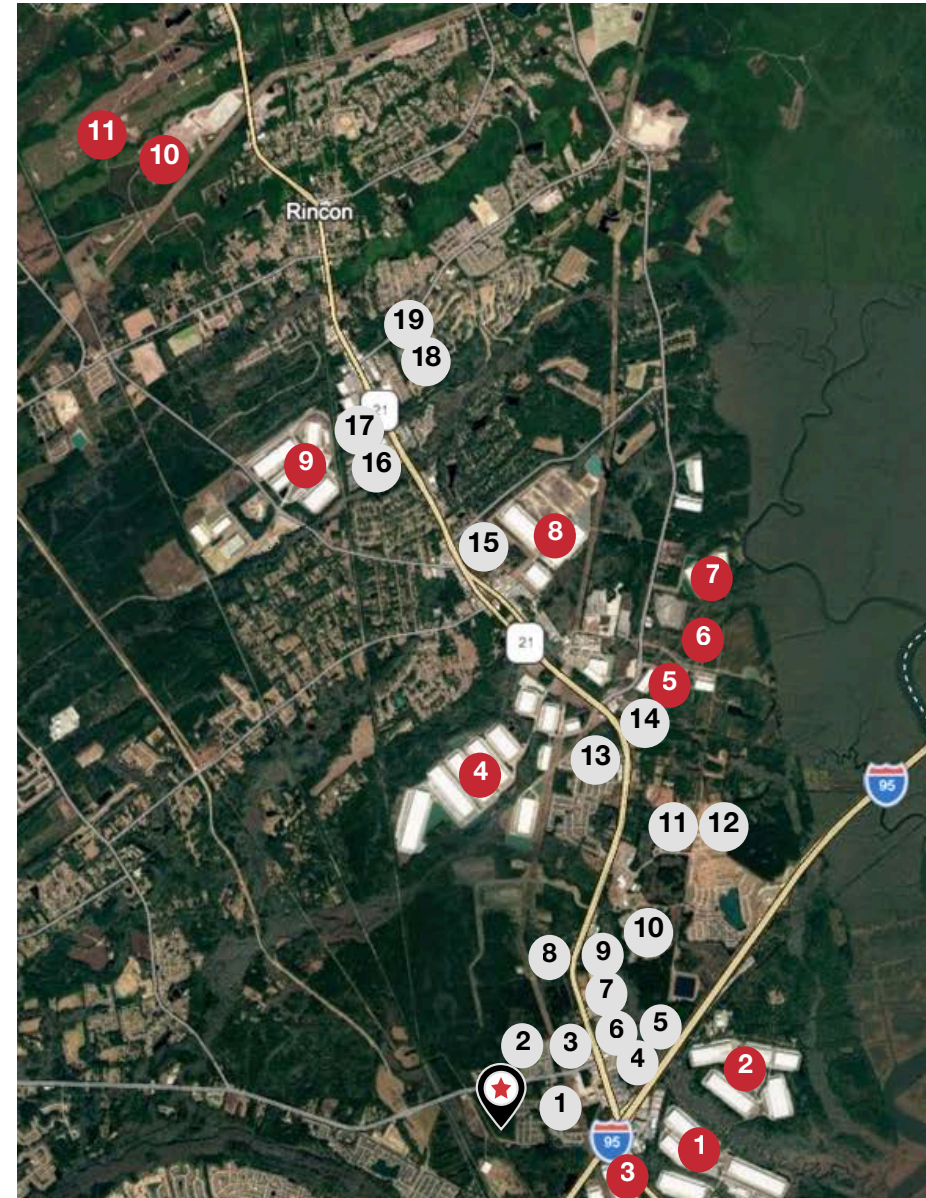
# Area Developments

## Industrial Parks/Development Sites

#	Location	Total SF
1	Savannah River International Trade Park	9.4M
2	Northport Industrial Park	4.3M
3	Terminal East	1.3M
4	Georgia International Trade Center	6.8M
5	Northgate Industrial Park	3.3M
6	Savannah International Commerce Center	1.8M
7	Effingham Business Center	763K
8	Old Augusta Commerce Center	4.7M
9	Savannah Gateway Industrial Hub	12.5M
10	Georgia International Rail Park	11.3M
11	Coastal Trade Center	5.8M

## Multi-Family Communities/Development Sites

#	Location	Homes/Units
1	Pointe Grand Savannah	288
2	The Meridian Group Development	235
3	Noble Vines	162
4	Wood Meadow Apartments	80
5	The Columns at ColdBrook Station	252
6	Wentworth Park	328
7	Novare Group/Batson-Cook Development	106
8	Allier Port Wentworth	205
9	Village at Rice Hope	360
10	Rice Hope	200
11	Palisades at Rice Hope	300
12	Abrazo at Rice Hope	359
13	Rice Creek	240
14	Leo at Sanctuary	279
15	Goshan Crossing	60
16	Panther Effingham Parc	352
17	Towne Park Commons	60
18	Willowpeg Village	57
19	Willowpeg Lane	48



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# Anchor Park Development



## Anchor Park Sports Complex

4 full-sized multi-use sports fields for softball, baseball, soccer, plus pickleball & basketball courts. Also has a full recreational gym open to the public.

## Ghost Pirates Ice Cove

90,000 SF training facility with 2 regulation ice rinks, restaurant, bar & retail shop. Open to the public for hockey, figure skating & public skating.

## VyStar Pavilion (Amphitheater)

5,500-seat covered outdoor amphitheater for concerts, sporting events & festivals. Named in partnership with Oak View Group.

## Dog Park

Community dog park within Anchor Park.

## Farmers' Market

Regular farmers' market programming serving the community.

## The Landing at Anchor Park

Adjacent residential development — evidence of strong demand for nearby amenities.

## Anchor Trail

15-mile citywide trail network connecting neighborhoods to Anchor Park.



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# Port Wentworth Growth

## City Overview

Located just north of Savannah in Chatham County, Port Wentworth, Georgia, blends small-town charm with strong industrial and economic growth. Known for its proximity to the Port of Savannah and strategic access to major transportation routes, the city is home to a growing population, expanding business opportunities, and a well-rounded quality of life that includes good schools, parks, and community events.

## Economic Drivers

The area is in the midst of development, which includes numerous new attractions, and businesses that are coming to the area including:

- Port of Savannah — the #3 busiest seaport in the U.S. and the fastest-growing port in the nation. A \$4.5B expansion is underway over the next decade.
- Port Wentworth Commerce Center (Dermody) — 10+ million SF master-planned logistics park; the largest near-port logistics project began construction in the Southeast in 2025. Located just 6.5 miles from the Port of Savannah with I-95 access and on-site CSX rail.
- First high-end retail shopping plaza — 13,000 SF center broke ground March 2025 in Port Wentworth's commercial district. First upscale retail center of its kind in the city.
- Anchor Park Entertainment District — the city is creating an overlay zoning district specifically to attract retail, dining, and hospitality adjacent to Anchor Park.



## Infrastructure & City Investment

The area is in the midst of development, which includes numerous new attractions, and major employers and businesses that are coming to the area including:

- Downtown revitalization — GDOT approved city control of Coastal Hwy 25 through downtown, transforming it from a truck corridor into a pedestrian-friendly main street and business corridor.
- Highway 21 widening — major arterial expansion underway, with full widening planned by 2029 to address rapid growth in traffic volumes.
- Benton Boulevard four-laning and new state roundabout construction to support Anchor Park and residential growth.
- New 2.5-mile road system constructed as part of the Commerce Center development, with utilities including water, sewer, power, gas, and fiber optics.
- \$146M water treatment plant expansion — regional infrastructure investment to supply up to 90 million gallons per day to 350,000+ regional residents.

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