

0 Fort Howard Rd

Rincon, GA 31326 | Effingham County

RealtyCompanies



Prime 24-acre tract on Rincon's Highway 21 growth corridor | ±24 Acres

Realty Companies
Savannah Office

912.475.4040

Adrian Webber
Savannah Market Director
843.301.2900
adrian.webber@realtycompanies.us



realtycompanies.us



Rincon's Next Commercial Anchor

Prime 24-acre commercial tract positioned at the gateway of Rincon's growth corridor—offering dual access from Fort Howard Road and Highway 21, shared with Gate Petroleum. This site delivers visibility, scale, and infrastructure potential in one of Effingham County's most strategic locations for future commercial expansion.

Key Features

- Dual access to Fort Howard & 21
- 34,800 vehicles daily on Highway 21
- 13± upland acres ready for buildout
- General Commercial zoning in city limits
- Shared entrance with Gate Petroleum
- Large contiguous tract for phased development

Property Overview

Total Acres

±24

Total List Price

\$2,225,000

Property Details

Address: 0 Fort Howard Rd.
Rincon, GA 31326

Tax ID #: R2570021

County: Effingham County

Total Acres: ±24

Est. Usable Acres: ±13

Current Zoning: GC

Financial Details

Total List Price: \$2,225,000

Price Per Acre: \$171,153.85

Location Details

Traffic Counts: 34,800/day

Sewer Lift Station: Contact Broker



To view additional property content, scan the QR code or check out [this link](#).

Area Statistics

Median Household Income

\$75,300 — Rincon

Population

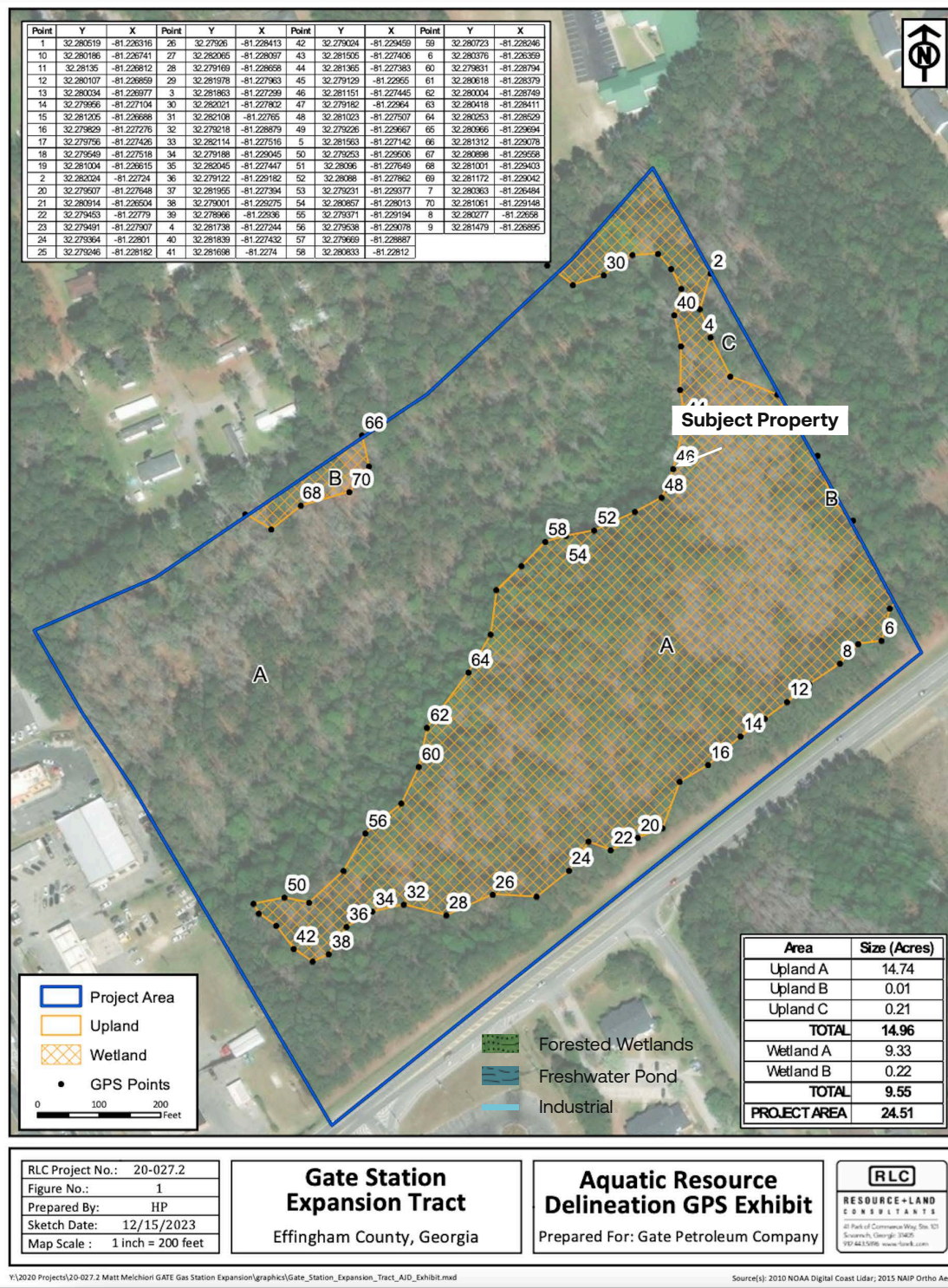
11,200 — Rincon

Growth

+31% population growth (2013–2023)

+19% projected growth by 2035 — Effingham County

Wetlands Map



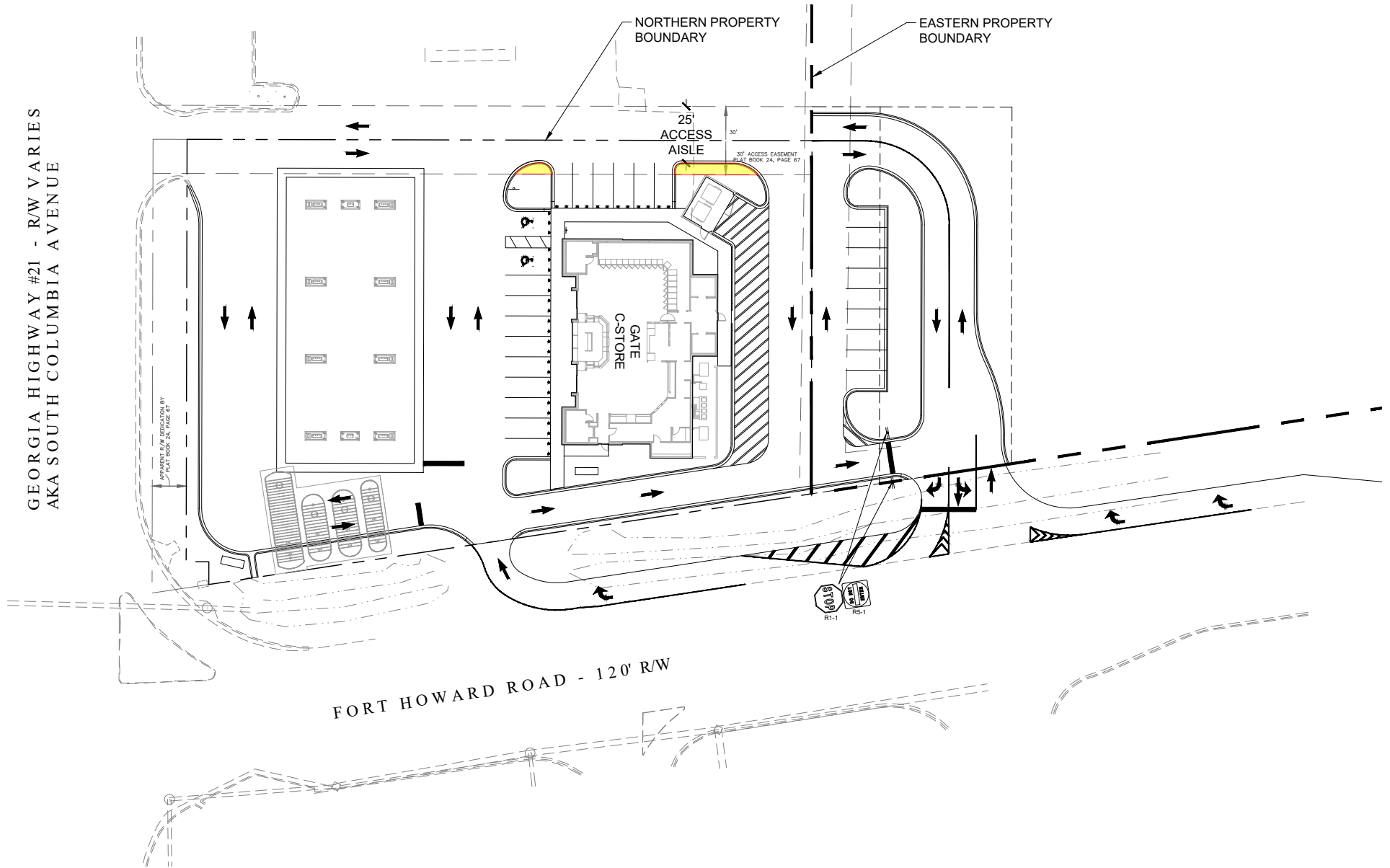
RLC Project No.: 20-027.2
 Figure No.: 1
 Prepared By: HP
 Sketch Date: 12/15/2023
 Map Scale: 1 inch = 200 feet

Gate Station Expansion Tract
 Effingham County, Georgia

Aquatic Resource Delineation GPS Exhibit
 Prepared For: Gate Petroleum Company

RLC
 RESOURCE+LAND CONSULTANTS
 48 Park of Commerce Way, Ste 103
 Suwanee, Georgia 30026
 919-443-5198 www.rlc.com

Y:\2020 Projects\20-027.2 Matt Melchion GATE Gas Station Expansion\graphics\Gate_Station_Expansion_Tract_AJD_Exhibit.mxd Source(s): 2010 NOAA Digital Coast Lidar; 2015 NAIP Ortho Aerial



Easement Access



LiDAR Overlay



Adrian Webber
Savannah Market Director

- o +1 912 475 4040
- c +1 843 301 2900
- e adrian.webber@realtycompanies.us

Adrian Webber, a fourth-generation real estate professional, began her career in Atlanta, Georgia alongside her father, Shawn, and brother, Alex. Possessing a bachelor's degree from SCAD, Adrian brings a wealth of experience in sales, project management, marketing, and design.

She serves as an authority in both commercial and residential development and focuses her efforts in Effingham County, Savannah, and the broader surrounding areas.

Seller has appointed Realty Companies ("Broker") to exclusively represent them and arrange the sale of the property(s) contained herein. Seller has directed that all inquiries and communications with respect to any transaction involving the Property be directed to Broker. The information contained in this marketing package is furnished solely for the purpose of marketing the Property to prospective purchasers ("Recipients"). All contents herein are deemed to be confidential, to the extent that any information provided herein is not a matter of public record. By accepting the marketing package, Recipients agree to not use the materials or any of the contents in any fashion or manner detrimental to the interest of Seller or Broker and to not disclose any confidential information contained herein to any other person or parties. To the fullest extent allowed by law, Recipients agree to indemnify and hold harmless Broker, its agents, successors, and assigns and Seller, its agents, successors, and assigns, from any lawsuits, actions, or causes of action which may arise as a result of the distribution and contents of this marketing package.

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All information contained herein is presented "AS IS" without representation or warranty of any kind. The information contained herein is provided to market the availability of the Property to Recipients. This marketing package does not purport to contain all of the information which Recipients may require to evaluate the Property as part of an ordinary purchasers' due diligence evaluation of real property. The enclosed information and any materials provided to Recipients have been obtained by sources believed reliable and are subject to material variation. While Broker does not doubt the information's accuracy, Broker may not have verified it

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Any projections, opinions, assumptions, or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to Recipients depends on many considerations, including taxes and other factors, which should be evaluated by Recipients their tax, financial, and legal advisors who should conduct a careful and independent investigation of the Property to determine the suitability of the Property to Recipients' requirements.

By accepting the marketing package, Recipients agree that any information herein furnished to Recipients will not be used by Recipients for any purpose other than for evaluating a possible transaction involving the Property. Any reliance on the content of this marketing package shall be solely at Recipients' own risk.

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Savannah Office

A large, faint, stylized 'RE' logo is positioned in the lower-left quadrant of the page. The letters are bold and blocky, with a slight shadow effect, and are set against a dark circular background that is part of a larger, faint graphic element.

+1 912 475 4040

info@realtycompanies.us

Listed by:

Adrian Webber | Savannah Market Director

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