

Coast & Country Commercial

Property Location

102 Weisenbaker
Road, Rincon, GA
31326



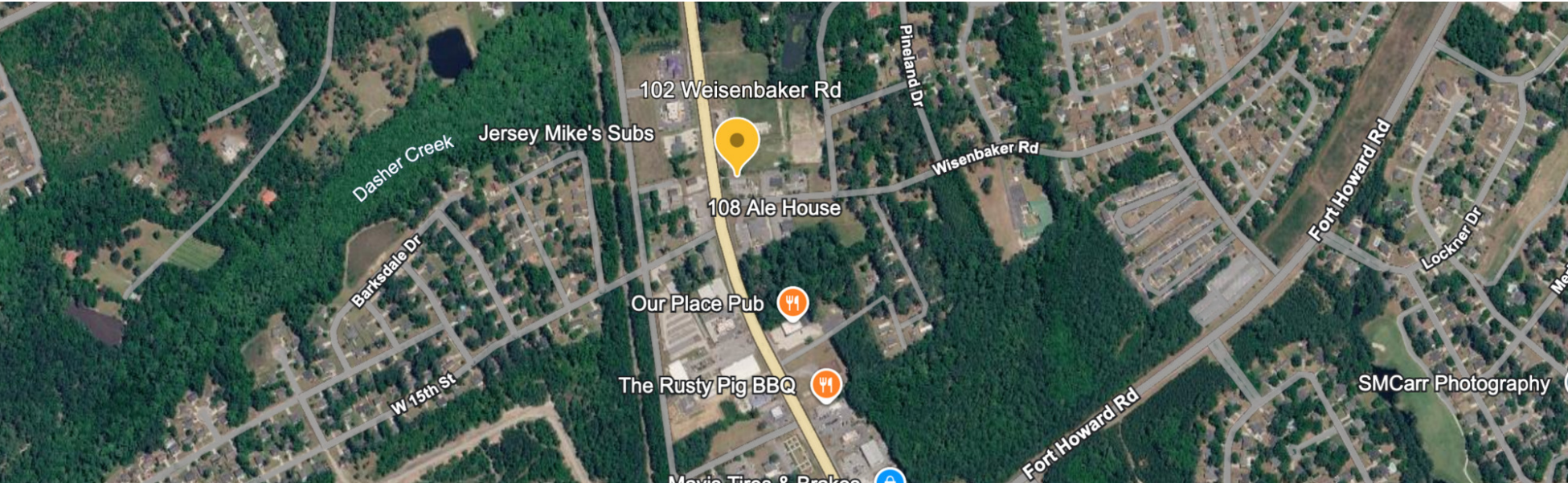
Coast & Country
Commercial

843.301.2900

125 South Laurel Street
Springfield, GA 31329



Property Summary



PROPERTY DESCRIPTION

Positioned in the heart of Rincon, this highly visible 0.60-acre corner property offers an exceptional opportunity for redevelopment or the renovation of an existing automotive facility. Located adjacent to Rincon City Hall near the intersection of Highway 21 and Weisenbaker Road, the site is zoned B-2 and is well positioned for an automotive user, service-oriented business, national brand, or other commercial use.

The property features a red-iron building with five 12-foot service bays, approximately 576 square feet of office space, two restrooms, and an additional small upstairs office. While the building requires repairs and updating, its existing structure may provide an opportunity to renovate at a substantially lower cost than new construction.

All equipment, tools, and supplies are excluded from the real estate offering but may be available for purchase separately. Prospective buyers should independently verify zoning, permitted uses, building condition, and redevelopment requirements.

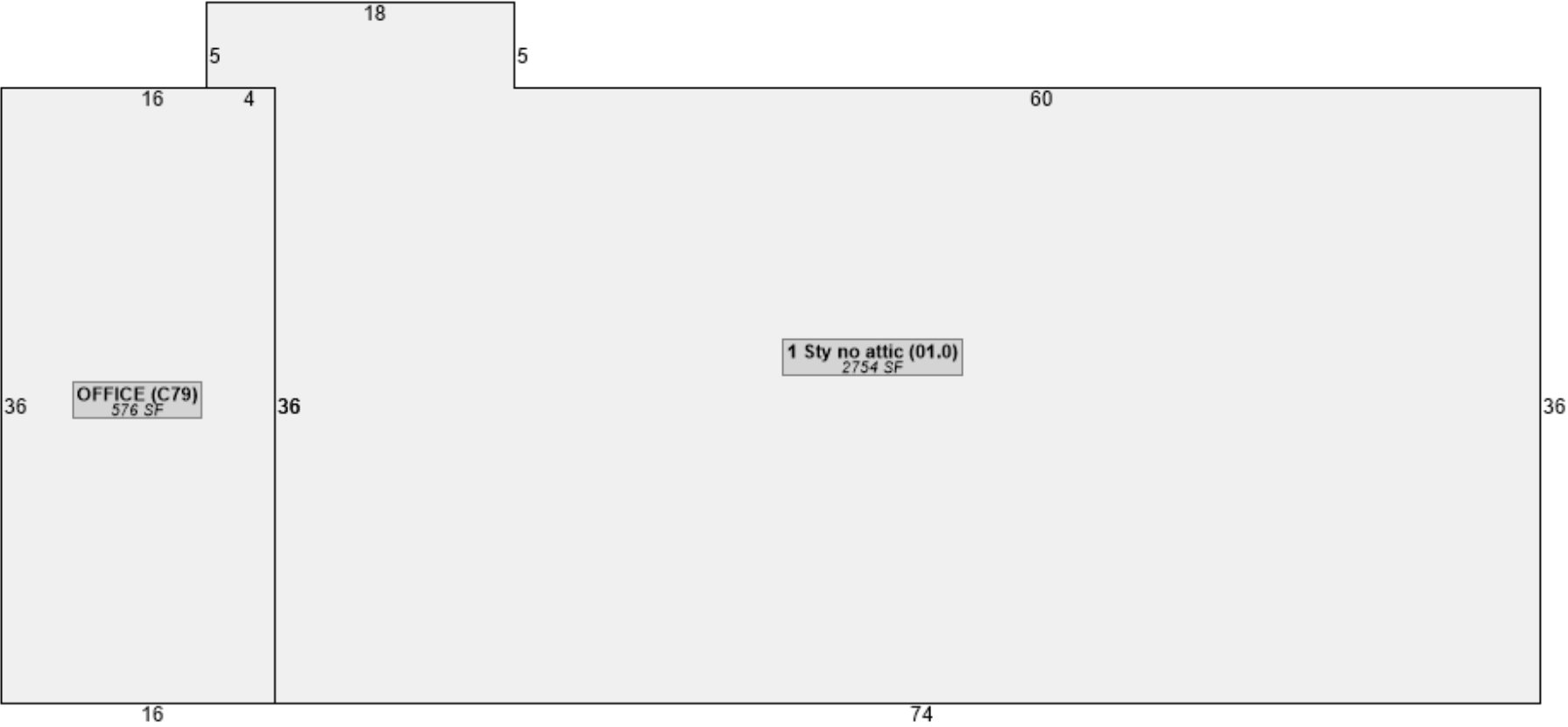
PROPERTY HIGHLIGHTS

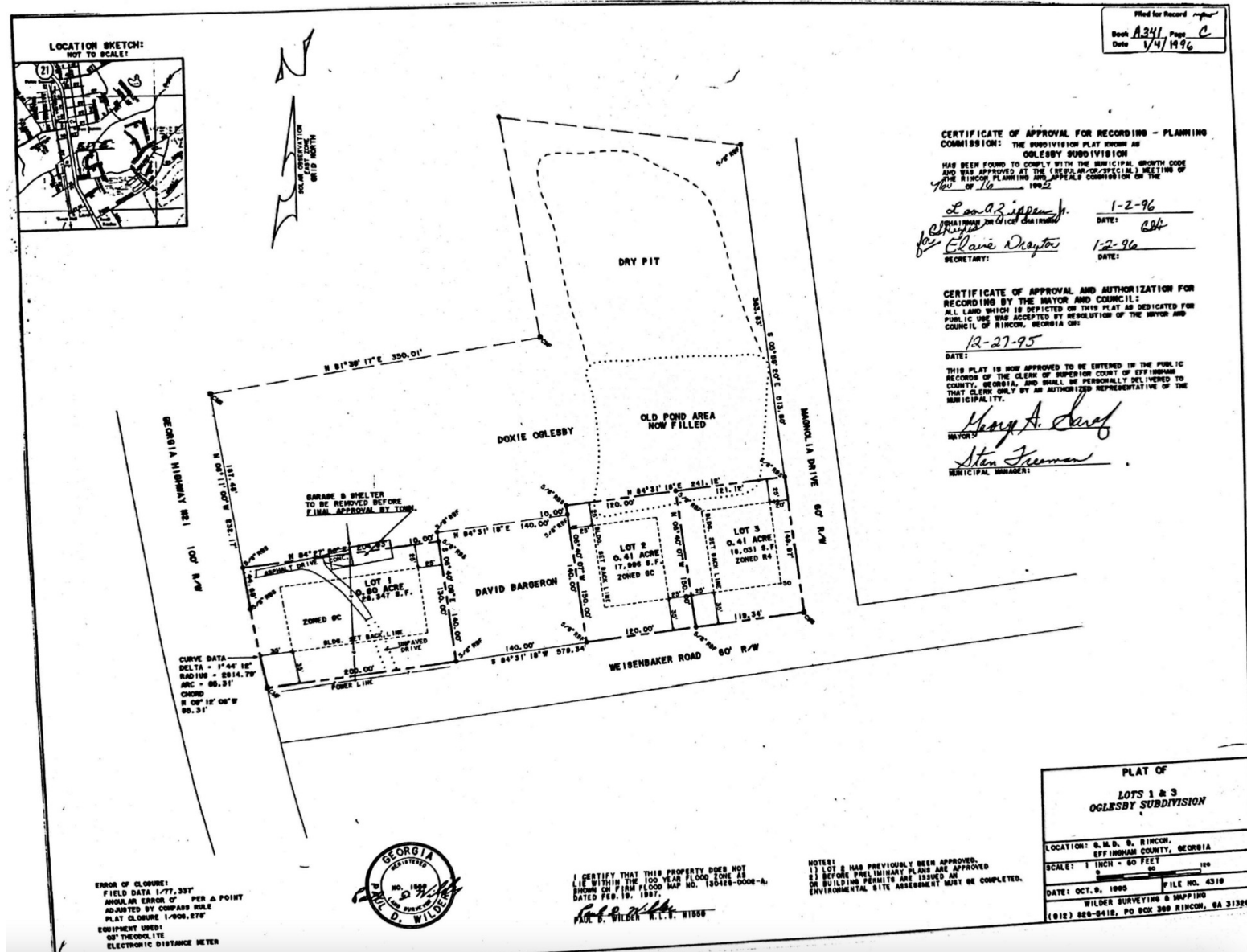
- Corner Lot
- 3330 sf Automotive Shop
- Access to Highway 21 & Weisenbaker Rd
- Perfect for Renovation Project or New Development

OFFERING SUMMARY

Sale Price:	750,000.00
Lot Size:	0.6 Acres
Building Size:	3,330 SF

Floor Plan





Traffic Count

0000103_0133 - 103-0133

County: EFFINGHAM

Route number: 00002100

LRS section: 1031002100

Functional class: 3U - Principal Arterial - Other (Urban)

Coordinates: 32.2820891181545, -81.2328481093144

Site Data



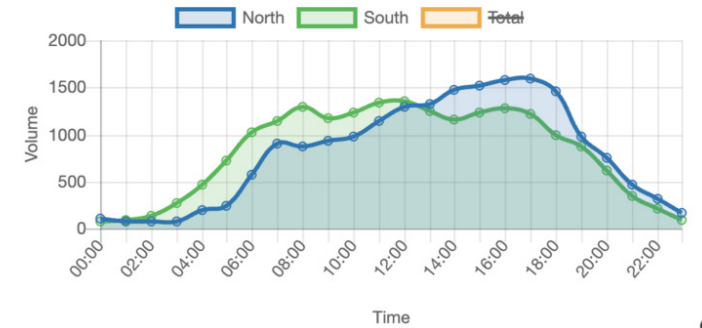
Count History

Year	Month	Count type	Duration	ADT	Count
2026	March	Volume	48 hours	38,650	77,301
2023	June	Class	48 hours	37,003	74,006
2020	December	Class	48 hours	32,956	65,911
2018	December	Class	48 hours	32,847	65,694
2017	October	Class	48 hours	31,662	63,324
2015	August	Class	48 hours	30,178	60,356
2013	January	Class	48 hours	28,148	56,296

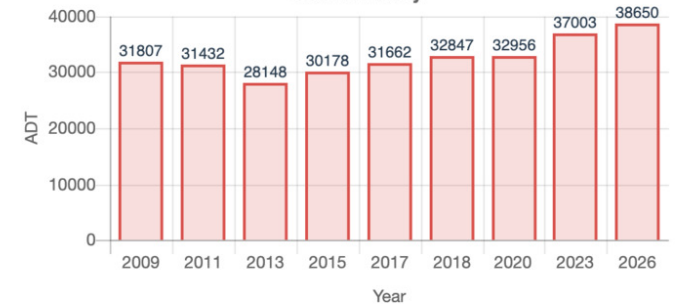
Annual Statistics

Data Item	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	28,200	28,600	28,400	32,600	29,400	33,000	33,700	34,500	34,800	35,200
SU AADT	1,018	937	930	1,064	962	1,165	1,190	1,635	1,649	1,667
CU AADT	912	710	704	920	832	973	995	1,145	1,154	1,166
K-Factor	0.084	0.088	0.088	0.085	0.085	0.088	0.088	0.082	0.082	0.082
D-Factor	0.600	0.500	0.500	0.590	0.590	0.590	0.590	0.590	0.590	0.590
Future AADT	33,200	36,000	35,700	41,000	41,000	43,300	49,800	52,700	52,700	52,900

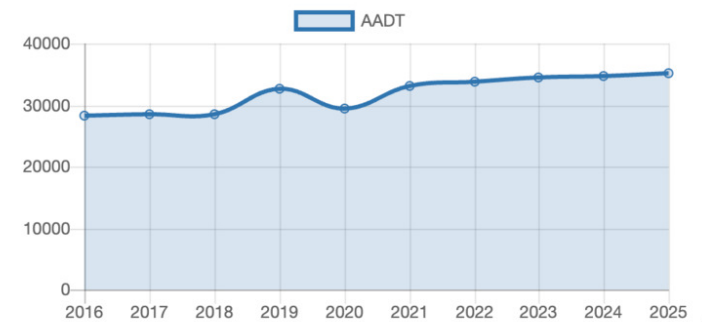
Average Hourly Volume



Count History



AADT Trend





SALE COMPARABLES

Section 1

ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Rincon & Springfield Sale Comparables



102 WEISENBAKER RD

102 Weisenbaker Road, Rincon, GA 31326

Subject Property

Price: \$750,000 Bldg Size: 3,330 SF
Lot Size: 0.6 Acres



BRADFORD'S TIRE & AUTO

219 S Columbia Ave, Rincon, GA 31326

Sold 3/6/2026

Price: \$315,000 Bldg Size: 2,700 SF
Lot Size: 0.25 Acres Year Built: 1980

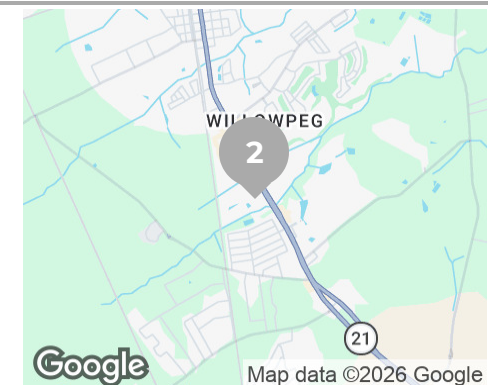


LOT NEXT TO SUPERIOR FENCE & RAIL

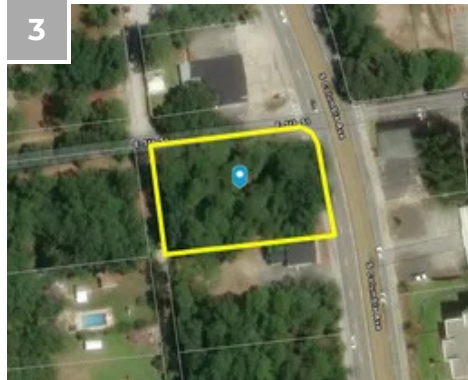
0 Towne Park Loop, Rincon, GA 31326

Sold 5/19/2025

Price: \$305,000 Lot Size: 0.99 Acres



Rincon & Springfield Sale Comparables



SMALL WOODED LOT

419 N Columbia Ave, Rincon, GA 31326

Sold 8/11/2025

Price: \$160,000 Lot Size: 0.42 Acres



DOLLAR GENERAL SITE

1198 N Highway 21, Springfield, GA 31329

Sold 3/20/2026

Price: \$500,000 Lot Size: 1.97 Acres

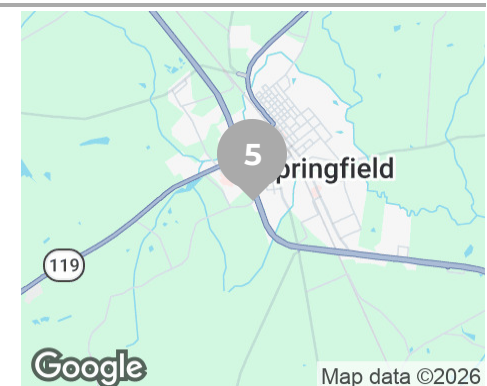


581 W 3RD ST EXT

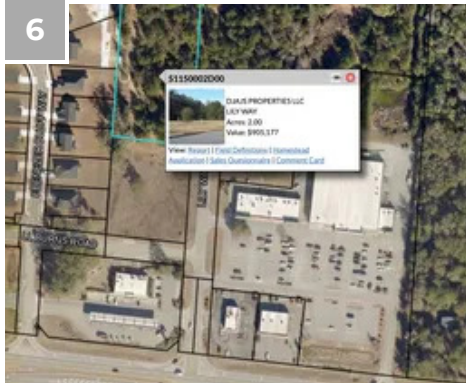
581 W 3rd St Ext, Springfield, GA 31329

Sold 3/25/2025

Price: \$425,000 Lot Size: 2.08 Acres



Rincon & Springfield Sale Comparables

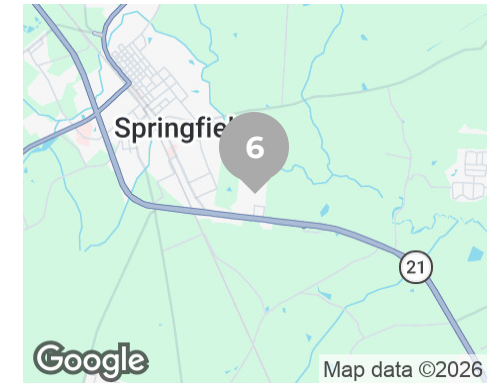


LILY WAY

Lily Way, Springfield, GA 31329

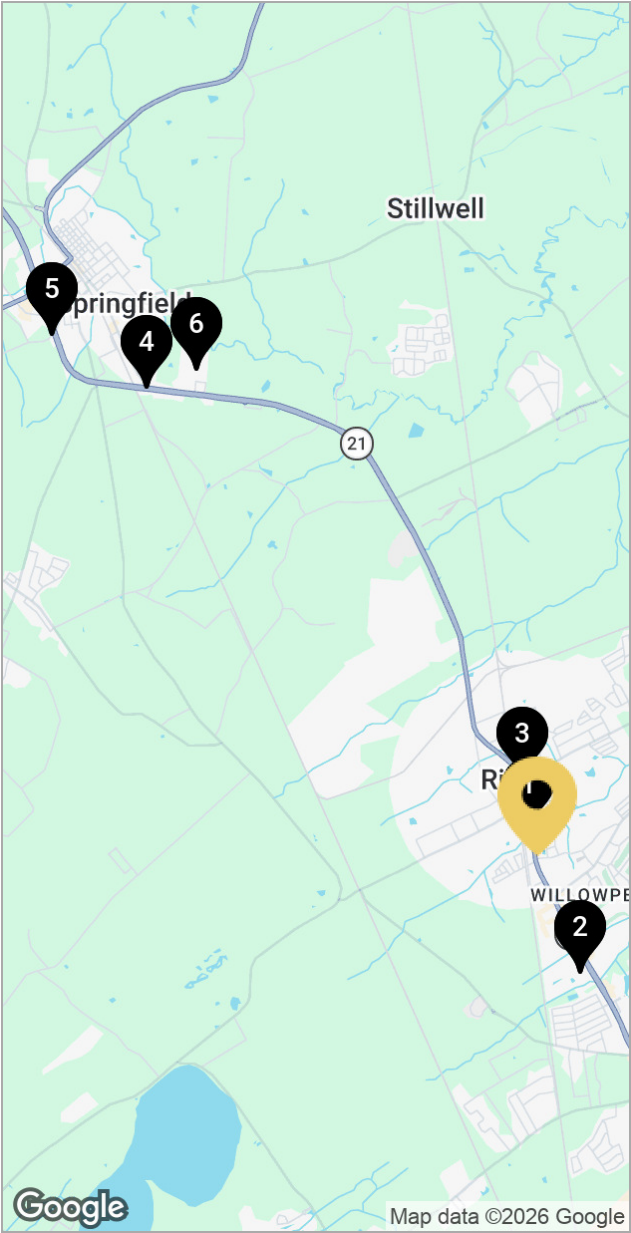
Sold 6/11/2026

Price: \$510,000 Lot Size: 2.00 Acres



Sale Comps Map & Summary

★	102 WEISENBAKER RD			
102 Weisenbaker Road Rincon, GA				
Price		\$750,000		
Bldg Size		3,330 SF		
Lot Size		0.6 Acres		
NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE
1	Bradford's Tire & Auto 219 S Columbia Ave Rincon, GA 31326	\$315,000	2,700 SF	0.25 Acres
2	Lot Next to Superior Fence & Rail 0 Towne Park Loop Rincon, GA 31326	\$305,000	-	0.99 Acres
3	Small Wooded Lot 419 N Columbia Ave Rincon, GA 31326	\$160,000	-	0.42 Acres
4	Dollar General Site 1198 N Highway 21 Springfield, GA 31329	\$500,000	-	1.97 Acres
5	581 W 3rd St Ext 581 W 3rd St Ext Springfield, GA 31329	\$425,000	-	2.08 Acres
6	Lily Way Lily Way Springfield, GA 31329	\$510,000	-	2.00 Acres
AVERAGES		\$369,167	2,700 SF	1.28 ACRES





LOCATION INFORMATION

Section 2

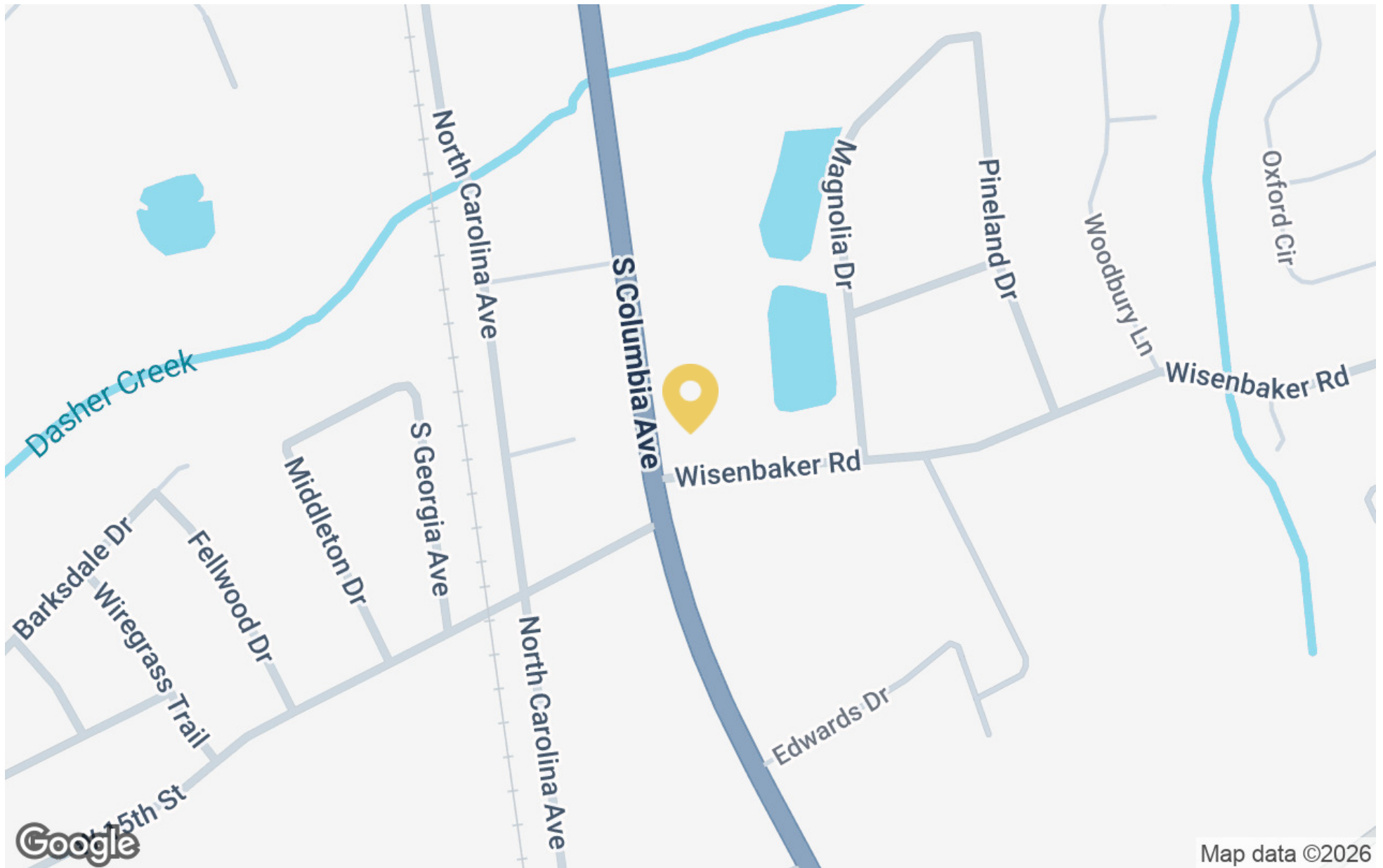
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Land & Commercial Market Director

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Location Map



Retailer Map



Advisor Bio 1



ADRIAN WEBBER

Land & Commercial Market Director

adrian@savcommercial.com

Direct: **843.301.2900**

GA #390888

PROFESSIONAL BACKGROUND

Adrian Webber is a fourth-generation real estate professional and the founder of the Commercial & Land Division at Coast & Country Commercial, a division of Coast & Country Real Estate Experts. Adrian's work sits at the intersection of community, development, and strategy. She advises landowners on positioning and highest-and-best use, represents investors seeking growth corridors, and guides developers through the early stages of site selection and market feasibility. Her approach is equal parts analytical and intuitive—grounded in data, zoning realities, and infrastructure, while staying focused on long-term community impact. Known for her collaborative style and forward-thinking mindset, Adrian is especially effective in off-market opportunities, land assemblage, and early-stage commercial planning. She partners closely with local stakeholders, planners, and business owners to help shape projects that make economic sense and elevate the places people live and work.

At Coast & Country Commercial, Adrian is building a commercial and land platform designed to complement a residential-first brokerage—bridging neighborhood growth with smart development. Her mission is simple: help clients move with clarity today while positioning assets for where the market is headed tomorrow.

EDUCATION

With a Bachelors Degree in Motion Graphics / Graphic Design from Savannah College of Art and Design (SCAD), Adrian brings a rare blend of creative vision and deal-making discipline to every project—seeing potential where others see parcels and unlocking value where others see obstacles.

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