



Development  
Brokerage  
Management

# FOR SALE

## COMMERCIAL LAND

**104 JIM BENTON COURT**  
PORT WENTWORTH, GA 31407

1 Acre of Commercial Land  
Ready for Development



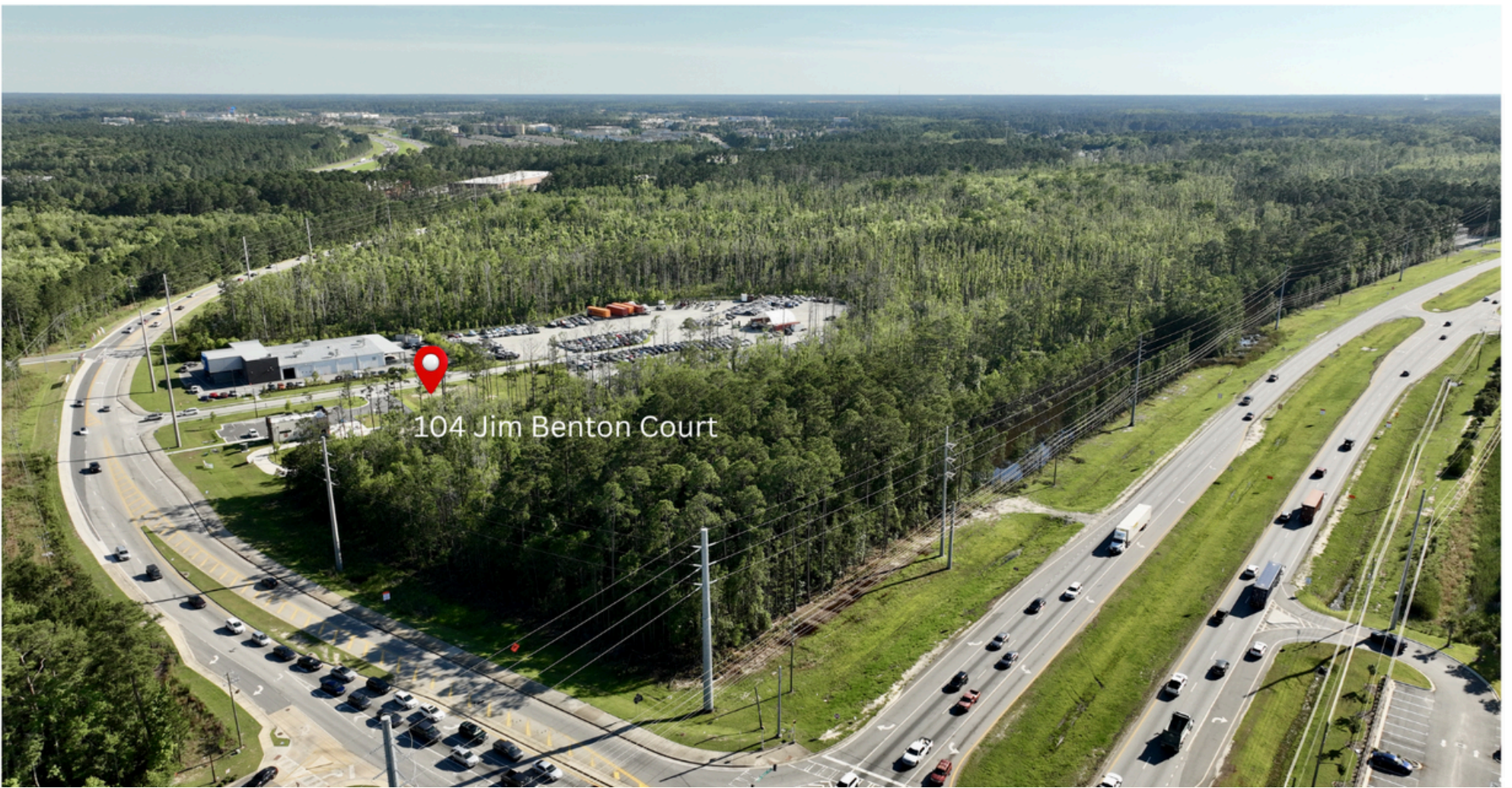
# PROPERTY OVERVIEW

104 Jim Benton Court consists of approximately 1.0 acre of commercial land adjacent to Ziggi's Coffee, a rapidly expanding national coffee franchise, within the growing Highlands area of Port Wentworth. Positioned on Jim Benton Court just off Benton Boulevard, the site offers excellent accessibility and visibility within one of the Savannah MSA's most active growth corridors.


Strategically located near Highway 17, Jimmy Deloach Parkway, Pooler Parkway, and Interstate 95, the Property provides convenient access to Savannah/Hilton Head International Airport, the Port of Savannah, Pooler, Port Wentworth, and numerous regional employment centers. This prime location places the site at the center of a rapidly expanding trade area supported by strong residential growth, increasing consumer demand, and continued commercial development.

Surrounded by established neighborhoods, new residential developments, national retailers, restaurants, hospitality uses, and major employment centers, the Property is well-positioned for retail, restaurant, medical, office, or service-oriented commercial development. With exceptional connectivity, strong demographics, and a location within one of the region's most desirable growth corridors, the Property presents an attractive opportunity won't last long.





## PROPERTY HIGHLIGHTS

 \$550,000

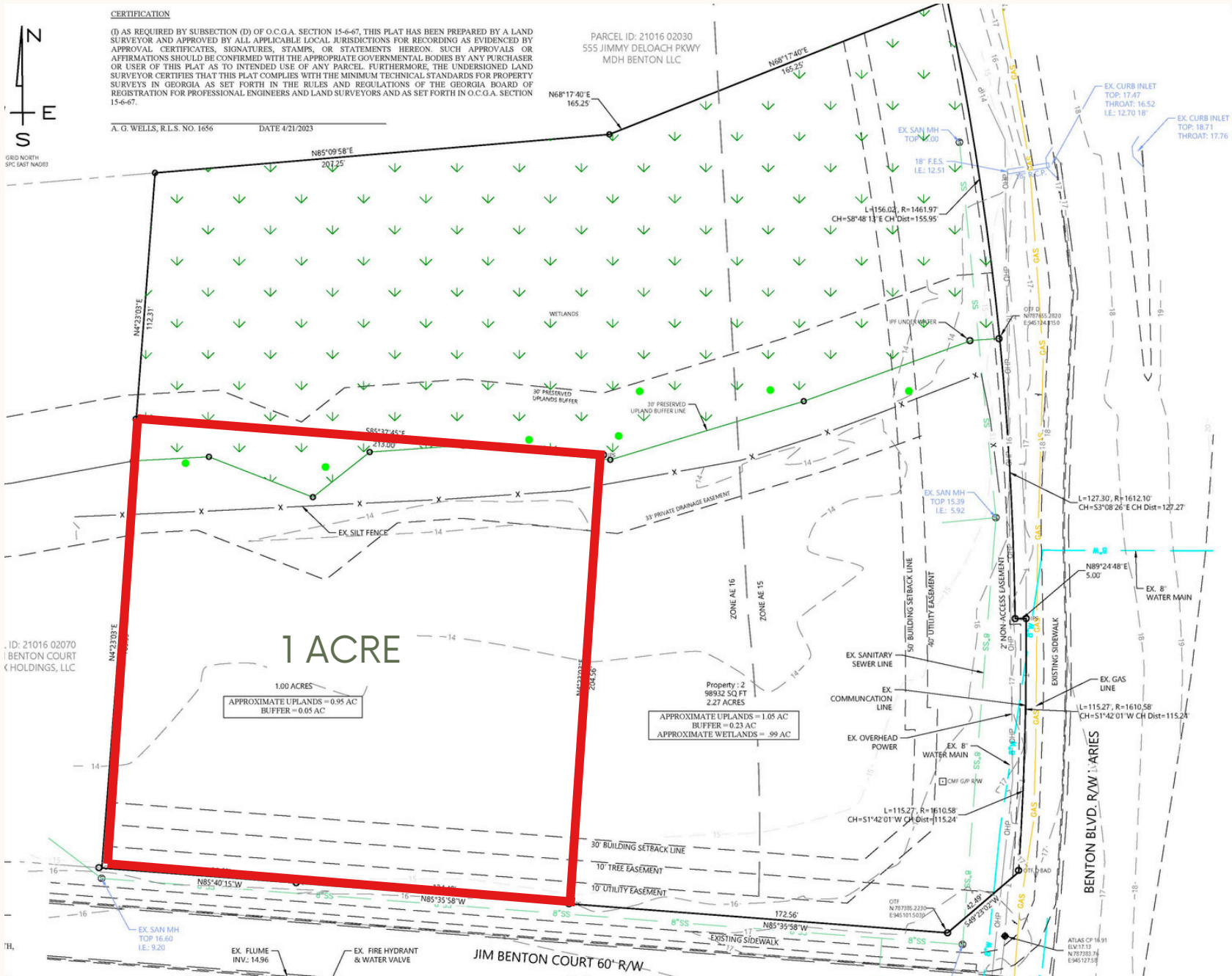
 PARCEL ID: 21016 02145

 **±1 ACRE**  
211 FEET OF FRONTAGE ON  
JIM BENTON COURT

 USES: GENERAL COMMERCIAL

 ZONING: PD – PLANNED  
DEVELOPMENT  
C4 – COMMERCIAL SMALL  
TRACTS

# SURVEY








# MARKET MAP




# LOCATION HIGHLIGHTS & DEMOGRAPHICS

- Adjacent to Ziggi's Coffee, a national drive-thru coffee franchise
- Immediate access to Highway 17, Jimmy Deloach Parkway, Pooler Parkway, and Interstate 95
- Approximately 5 miles from Savannah/Hilton Head International Airport
- Approximately 12 miles from the Port of Savannah
- Centrally located between Savannah, Pooler, and Port Wentworth
- Benefiting from continued population growth and residential development throughout western Chatham County
- Supported by major regional employers, including Hyundai, Gulfstream Aerospace, JCB, Amazon, and numerous logistics and distribution operators
- Ideal for retail, restaurant, medical, office, or other commercial development

2025 AREA DEMOGRAPHICS		1 MILE	3 MILES	10 MILES
	POPULATION	4,011	26,233	154,557
	2030 PROJECTED POP.	4,236	27,603	164,557
	AVG. HH INCOME	\$111.4K	\$105.6K	\$96.5K
	NO. OF HOUSEHOLDS	1,650	10,021	56,735

DAILY TRAFFIC COUNT	
	
I-95 + AIRWAYS AVE.	82,900
JIMMY DELOACH + BENTON BLVD	8,174

DAYTIME EMPLOYEE COUNT 2 MILES	
	
EDUCATION	243
RETAIL/WHOLESALE TRADE	96
HOSPITALITY & FOOD	57
TOTAL EMPLOYEES	592

# SAVANNAH, GA MSA

The Savannah MSA continues to experience significant economic expansion driven by the Port of Savannah, one of the nation's busiest container ports, as well as billions of dollars of investment in manufacturing, logistics, and distribution throughout Coastal Georgia. The recent Hyundai Motor Group Metaplant development, along with major regional employers such as Gulfstream Aerospace, JCB, Amazon, and Georgia-Pacific, continues to fuel job growth, population gains, and demand for commercial services across the market.





# REACH OUT FOR MORE

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BROKER



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