

0 FORT ARGYLE ROAD

SAVANNAH, GA 31419 | CHATHAM COUNTY



A RARE 62.3-ACRE CANVAS: "LAKESIDE SERENITY
MEETS VISIONARY DEVELOPMENT"

ONE



SUMMARY

Located along the serene stretch of Fort Argyle Road, this 62.3-acre property offers a rare opportunity to acquire a large tract of land with approximately 20± acres of buildable uplands surrounded by natural beauty, including scenic lakes and a peaceful setting. The site is well suited for a variety of uses, including residential development, recreational or hunting land, RV or campground concepts, private estates, or outdoor recreational amenities, making it an exceptionally versatile investment.

The property is positioned within a rapidly growing corridor, with thousands of new homes currently under development nearby, including the Hampstead master-planned community, which is designed to accommodate workforce and executives supporting major manufacturers entering the region—most notably Hyundai. Its proximity to key economic drivers such as the Port of Savannah, major industrial employers, and regional transportation routes further enhances the long-term value and development potential of the site.

Offering a balance of tranquility and growth, this property presents a unique canvas for a visionary buyer seeking scale, flexibility, and future upside in one of Savannah's most active expansion corridors.



PROPERTY HIGHLIGHTS

62.3± Acres Total with approximately 20± acres of buildable uplands

R-A (Residential–Agricultural) Zoning allowing for flexible development options

Scenic Lakes & Natural Setting offering a serene and private atmosphere

Ideal for Multiple Uses including residential development, private estates, recreational or hunting land, RV/campground concepts, or outdoor amenities

Located Along Fort Argyle Road, a growing corridor with increasing demand

Proximity to Major Residential Growth, including the nearby Hampstead master-planned community

Strong Regional Employment Drivers nearby, including Hyundai Metaplant, Port of Savannah, and major manufacturing and logistics employers

Excellent Long-Term Investment Potential in a rapidly expanding Savannah market

Rare Opportunity to Acquire Large-Acreage Tract combining tranquility with future growth

DISTANCE

21.6 Miles to Port of Savannah

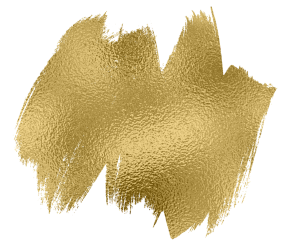
17 Miles to Hyundai Group Meta Plant

5.8 Miles to Interstate 95

5.9 Miles to Interstate 16

235 Miles to Atlanta

130 Miles to Jacksonville



ONE

Savannah | Georgia

Savannah, Georgia, known as the "Hostess City" is a historic coastal city that serves as a vital economic engine for the Southeastern United States. It balances a world-class tourism industry with one of the nation's most active logistics and manufacturing hubs.

Savannah's tourism industry is a primary economic driver, attracting over 17 million visitors annually.

The Port of Savannah is the third busiest container gateway in the United States and the largest single-terminal container facility in North America.

Savannah is a hub for aerospace, logistics, and heavy manufacturing. Companies such as GulfStream, Georgia Ports, JCB, Colonial Group & Hyundai. Hyundai Motor Group Metaplant is a massive, state of the art manufacturing facility. Representing a \$7.6B investment (\$12.6B when including joint battery ventures). Workforce aims to reach 8,500 by 2031 and has an annual capacity of 300,000 to 500,000, producing models.

Demographics

<u>Population</u>	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2024	6,083	45,948	148,040
Median Age	33.6	36.6	38.5
<u>Households</u>			
2024	2,256	17,400	55,169
<u>Average Household Income</u>			
	79,812	92,391	86,769



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