

Land Parcel for Development

Highway 21 & 30
Port Wentworth, GA 31407

This parcel of land is sits on a strong retail corridor in Port Wentworth, which is experiencing a spur of development activity in the city as well as surrounding this site.



Property Features

This parcel presents an excellent development opportunity, offering up to ±1 acre in a highly visible and strategic location. The site is positioned directly in front of two hotels, creating a built-in traffic driver as all hotel guests must pass by the property for access.

Situated within a rapidly growing retail corridor in Port Wentworth, the area is experiencing significant expansion, with numerous new attractions, businesses, and developments underway—further enhancing the site’s long-term value and visibility.

- 2 hotels behind this property that users will have to pass by to access
- 6 new hotels slated to open in this corridor in 2025
- New Parker’s coming to the corner of Highways 21 & 30
- 30,000+ residential units slated for delivery
- New public park
- Ghost Pirates training facility
- New Amphitheater under construction

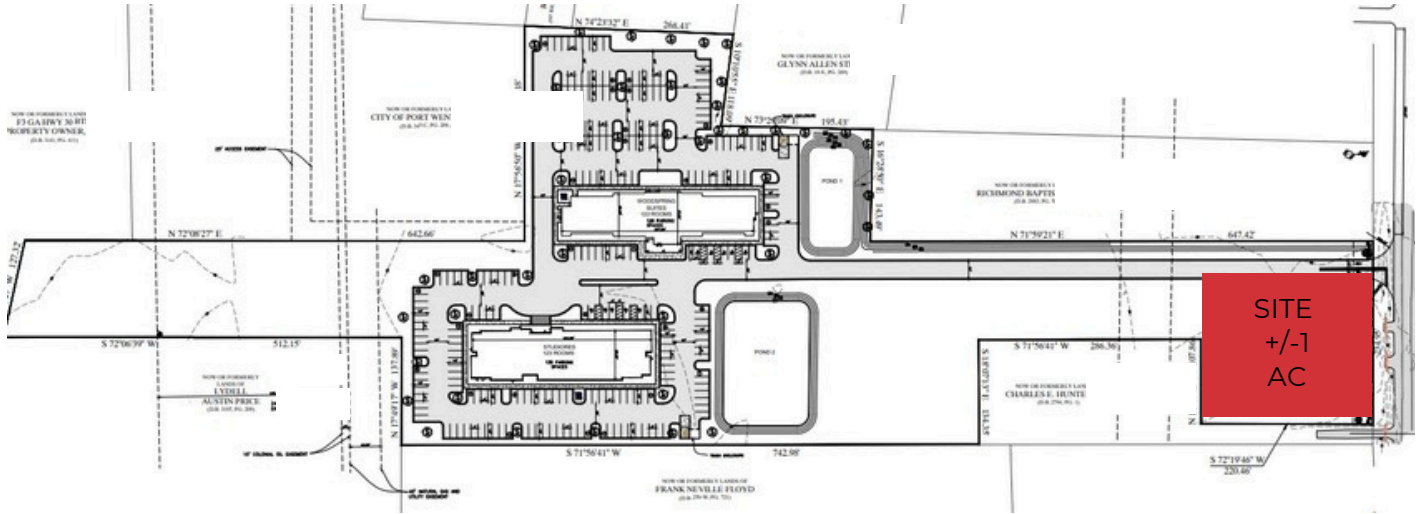
Property Details

Lot Size:	+/- 1 acres
Price:	\$850,000
Zoning:	C-1
Traffic Counts:	
Highway 30:	12,700 VPD
Highway 21:	55,000 VPD
I-95:	60,800 VPD

**For more information,
please contact:**

Zack Allen
o: 912 655 2135
e: zallen@naisavannah.com

Site Plan



Parcel Map



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**2024
DAILY TRAFFIC
VOLUME**
SR 21, SR 30, & SR 17

**A Summary of the Kimley-Horn
PI 0017271 I-95 at SR 21 Scoping Study***

Bottom Line
SR 21 and SR 30 are key transportation corridors experiencing strong freight and commuter demand. **SR 21 north of I-95 carries around 56,550 vehicles daily, while SR 30 west of SR 21 sees about 13,825 vehicles per day.**

Industrial and port-related truck traffic is a significant contributor, with **truck volumes reaching up to 20% in areas along SR 21.**

Growth trends indicate increasing traffic demand on these corridors, particularly with continued development and expansion near the Port of Savannah.


Investments in transportation infrastructure are critical to maintaining safety and economic efficiency.

*All information is compiled utilizing the September 13 2024 Kimley-Horn traffic data report for GDOT.

2024 TRAFFIC VOLUME HIGHLIGHTS

**North of I-95
SR 21 / AUGUSTA ROAD**

2024 AADT
56,550 vehicles/day

 **Truck volume
Up to 20% of
daily traffic**

Notable delays and queues during the peak hours of travel

**West of SR 21
SR 30 / PIEDMONT AVENUE**

2024 AADT
13,825 vehicles/day


 **Truck volume
Approx. 4% of
daily traffic**

Growth trend: 4.1% annually

(5-year Historic Growth Rate)

**West of I-95
SR 17 / JIMMY DELOACH PARKWAY**

2024 AADT
30,900 vehicles/day

 **Truck volume
Calculated up to
36% along the SR 17
study corridor**

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Population	1 Mile	3 Miles	5 Miles
2020 Population	2,831	15,091	35,396
2024 Population	3,995	17,657	40,450
2029 Projected Population	4,355	18,802	44,073
Annual Growth 2020 - 2024	10.3%	4.3%	3.6%
Median Age	32.9	34.1	35.0

Households & Income	1 Mile	3 Miles	5 Miles
2020 Households	1,078	5,195	12,830
2024 Households	1,540	6,266	14,766
2029 Household Projection	1,683	6,709	16,110
Average HH Income	\$113,890	\$93,485	\$99,418

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