

# Coast & Country Commercial

## Property Location

S Columbia Avenue,  
Rincon, GA 31326

**Total Acres:**  
6.976 Acres



Coast & Country  
Commercial  
Adrian Webber LLC

843.301.2900

125 South Laurel  
Street  
Springfield, GA 31329



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# PROPERTY INFORMATION

## Section 1

**ADRIAN WEBBER**

Land & Commercial Market Director

843.301.2900

[adrian@savcommercial.com](mailto:adrian@savcommercial.com)

# Property Summary



## PROPERTY DESCRIPTION

One of the last remaining large-scale commercial development tracts in the heart of Rincon's rapidly expanding retail corridor. This 6.976-acre parcel, zoned GC (General Commercial) within the City of Rincon, offers a rare opportunity to acquire nearly seven acres in one of Effingham County's most established commercial districts.

Strategically positioned adjacent to Tractor Supply and surrounded by national retailers including Walmart, Kroger, Lowe's, Chick-fil-A, McDonald's, Chipotle, AutoZone, Harbor Freight, Walgreens, and Verizon, the property benefits from exceptional visibility, strong consumer traffic, and immediate access to an established customer base.

With city water and sewer available, the site is ideally suited for a wide variety of commercial uses including retail, restaurant, medical, hospitality, office, mixed-use, self-storage, automotive services, or a multi-tenant commercial development.

## OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	6.976 Acres
Parcel ID:	R2120004A
Zoning:	GC - General Commercial
Municipality:	City of Rincon

# Traffic Count

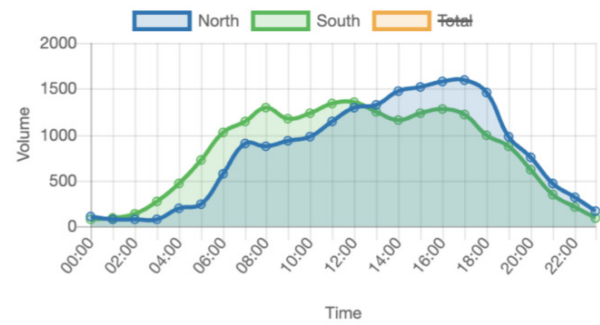
0000103\_0133 - 103-0133

County: EFFINGHAM  
 Route number: 00002100  
 LRS section: 1031002100  
 Functional class: 3U - Principal Arterial - Other (Urban)  
 Coordinates: 32.2820891181545, -81.2328481093144

Site Data



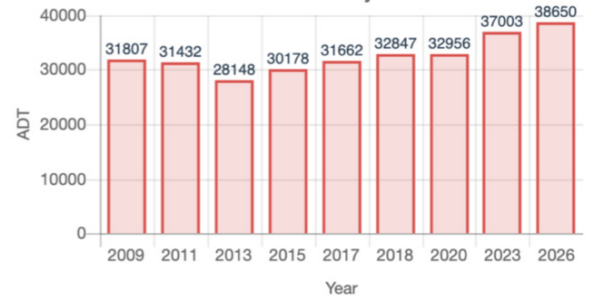
Average Hourly Volume



Count History

Year	Month	Count type	Duration	ADT
2026	March	Volume	48 hours	38,650
2023	June	Class	48 hours	37,003
2020	December	Class	48 hours	32,956
2018	December	Class	48 hours	32,847
2017	October	Class	48 hours	31,662
2015	August	Class	48 hours	30,178
2013	January	Class	48 hours	28,148

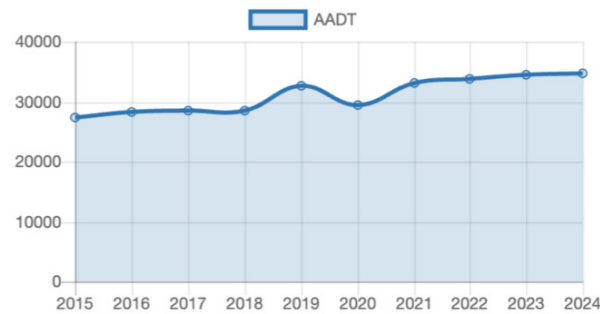
Count History



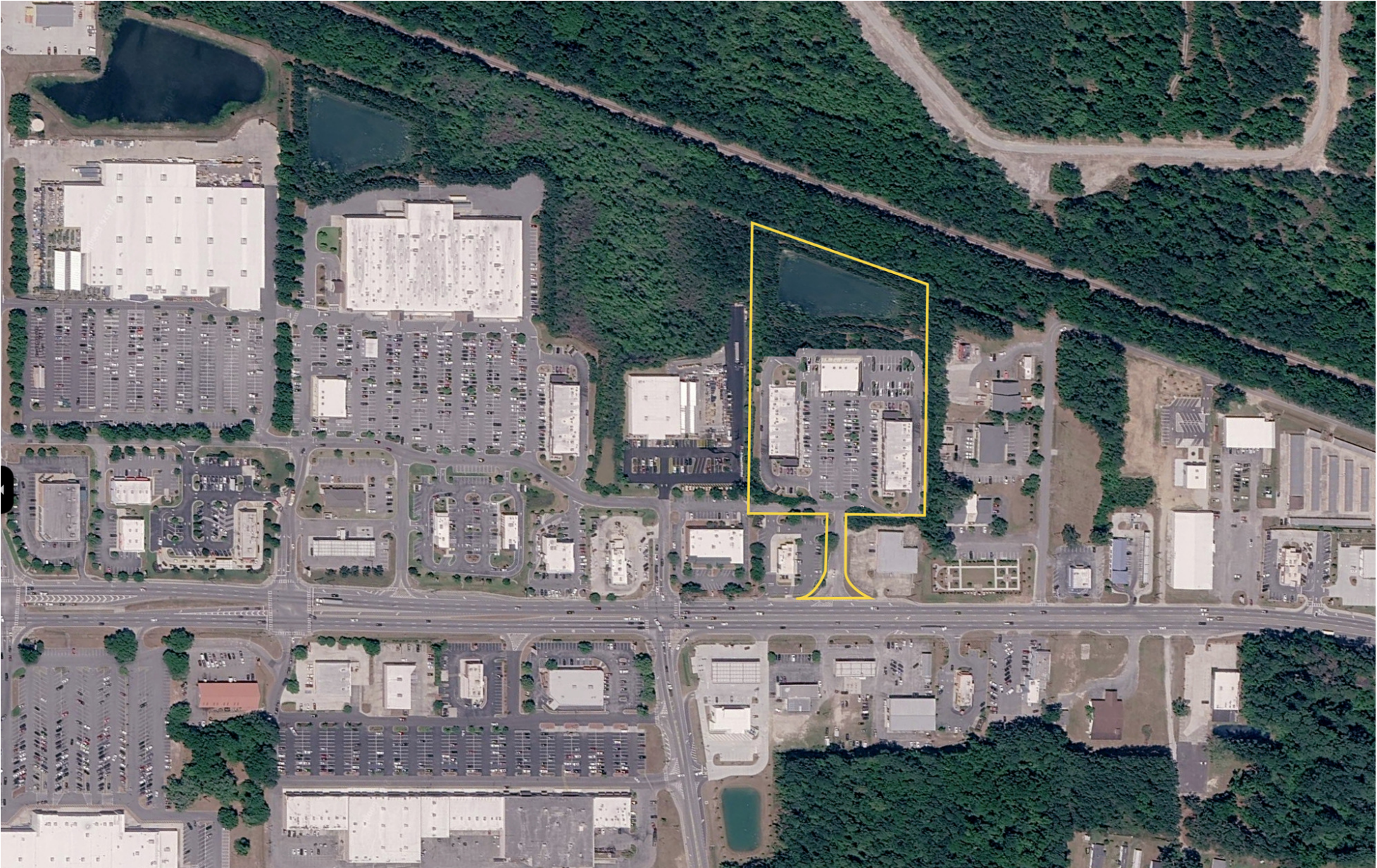
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated
AAADT	27,400	28,200	28,600	28,400	32,600	29,400	33,000	33,700	34,500	34,800
SU AADT	988	1,018	937	930	1,064	962	1,165	1,190	1,635	1,649
CU AADT	886	912	710	704	920	832	973	995	1,145	1,154
K-Factor	0.084	0.084	0.088	0.088	0.085	0.085	0.088	0.088	0.082	0.082
D-Factor	0.600	0.600	0.500	0.500	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

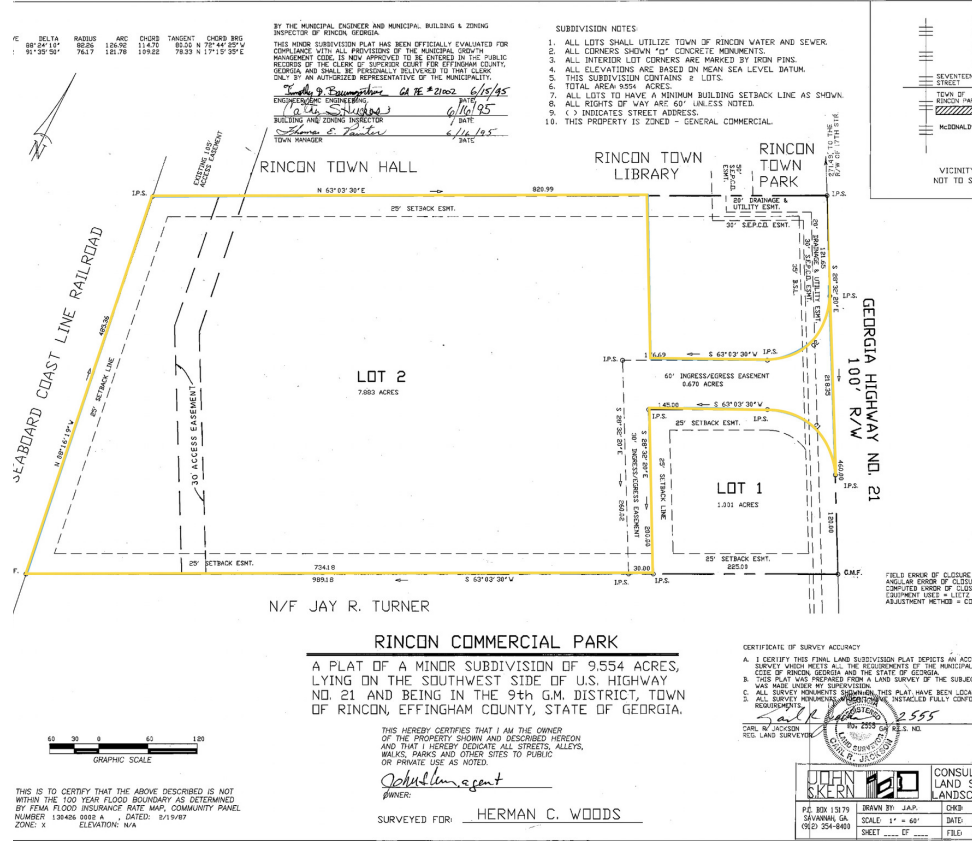
AAADT Trend



# Conceptual Site Plan: 33,000 sf Retail Center



# Access to Highway 21



## LEGAL ACCESS

According to the recorded plat highlighted to the left, the property has full access at the signaled intersection of Highway 21 and Fort Howard, as well as the access illustrated below just North of Lot 1 (Chipotle).



# LOCATION INFORMATION

## Section 2

**ADRIAN WEBBER**

Land & Commercial Market Director

843.301.2900

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# Retailer Map & Access Illustration





# ADVISOR BIOS

## Section 3

### **ADRIAN WEBBER**

Land & Commercial Market Director

843.301.2900

[adrian@savcommercial.com](mailto:adrian@savcommercial.com)

# Advisor Bio 1



## ADRIAN WEBBER

Land & Commercial Market Director

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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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