



21



CSX RAILROAD

±200 Households

Savannah Gateway Industrial Hub
(±2,600 AC Logistics Park)

±75 Contiguous Developable AC Area

Access Easement
Under Construction

McCall Road

McCall Road Land Tracts Rincon, GA 31326

For Sale

±193
Gross Acres

Strategic Rincon location with direct access to Savannah's growth corridors



Large-Scale Tract Rare in Effingham County



Raw Land with Development Flexibility



Access Road Easement in Place

McCall Road Land Tracts | For Sale

Opportunity to acquire ±193 acres in Rincon, one of the Savannah region’s fastest-growing markets. Featuring ±101 proposed upland acres, ±75 contiguous developable acres, and an access road easement by the City of Rincon under construction, the property offers direct connectivity to the Port of Savannah, I-16, I-95, and Savannah/Hilton Head International Airport. Located in Flood Zone X and surrounded by growth in Effingham County, the site offers flexible potential for industrial, multifamily, or residential use.



±193.94 acres
Gross Total

±101.05 acres
Proposed Upland Total
(to be verified by ACOE)

±75 acres
Contiguous Developable Total

X
Flood Zone

Zoning
AR-1 & R-4
(Effingham Co.) (City of Rincon)

±1,784'
Commercial Frontage

City of Rincon Funded

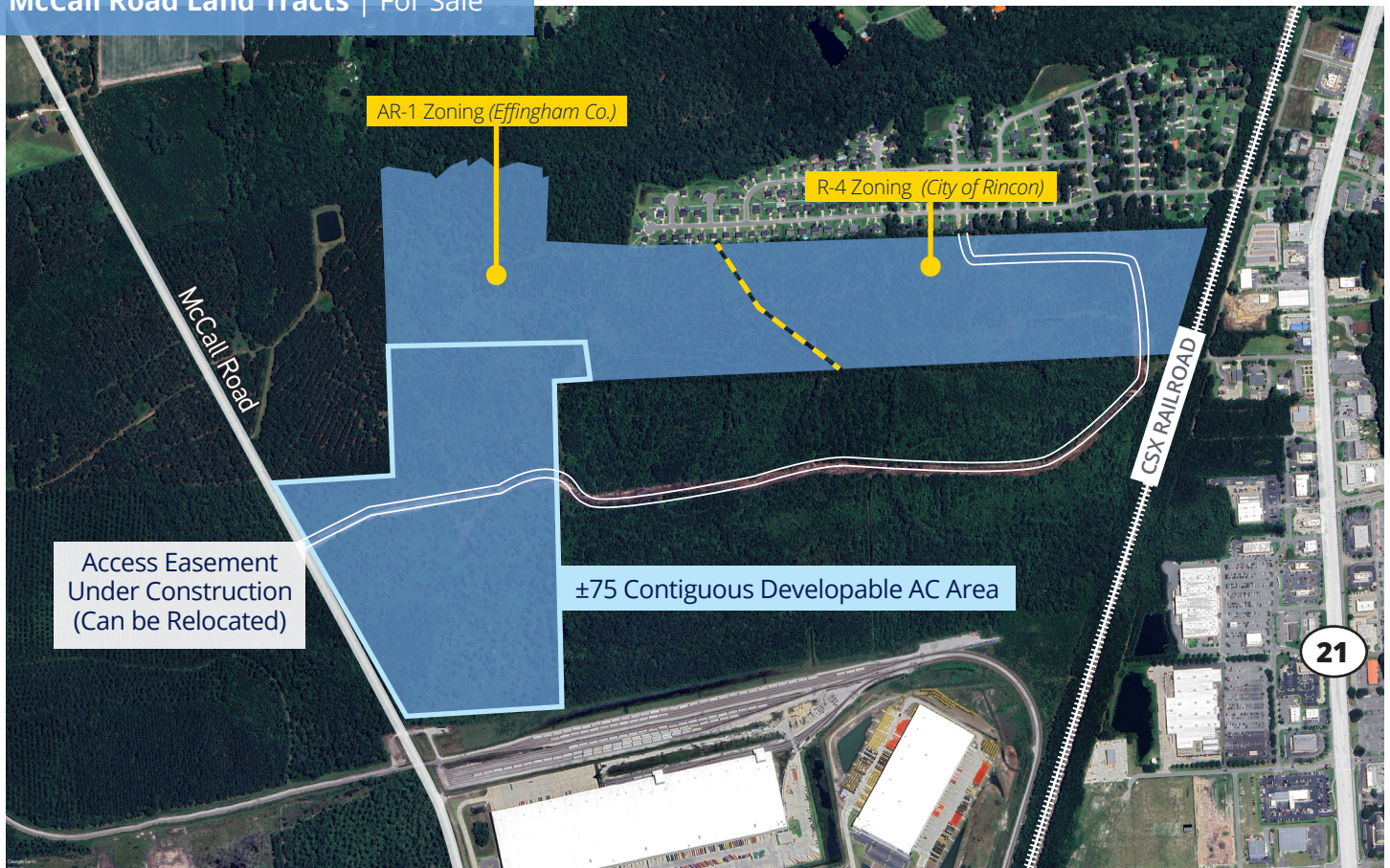
Access Easement
Under Construction

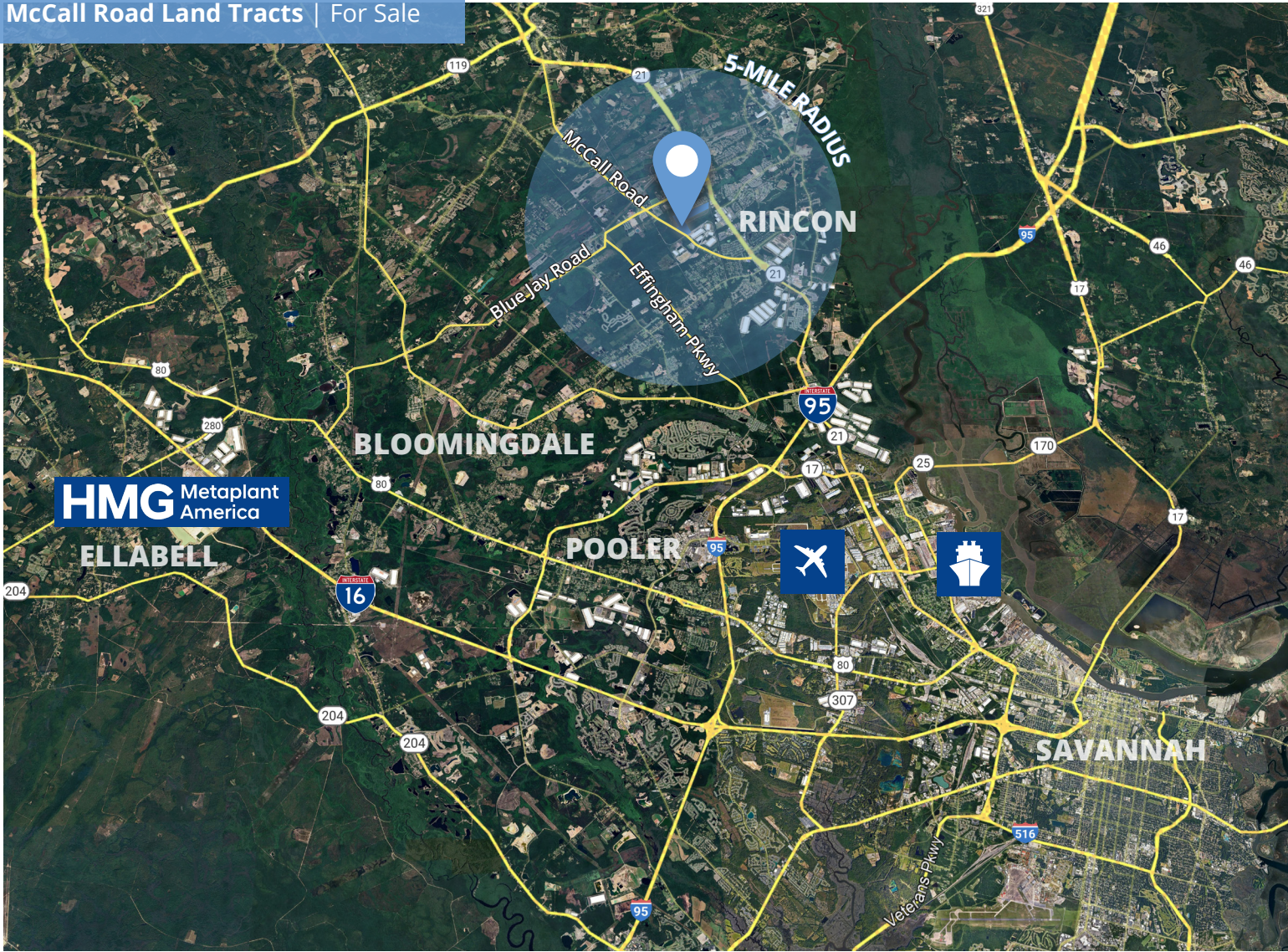
Effingham County / City of Rincon

Growth Corridor
Population & Industrial Development

Close Proximity
Port of Savannah and Interstates

McCall Road Land Tracts | For Sale





Location Overview

Travel Distances

Highway 21	2.3 Miles
Interstate-95 (Exit 109)	7.3 Miles
Savannah-Hilton Head Int'l Airport	13.3 Miles
Port of Savannah	12.4 Miles
Hyundai Metaplant	17.4 Miles

Area Demographics (5-Mile Radius)

Total Population (2025)	33,474
Projected Population Growth Rate (2025-2030)	2.1%
Average Household Income	\$114,476
Housing Units (2025)	12,839
Vacant Housing Units	5.2%

McCall Road Land Tracts | For Sale

Contact

Ashley W. Smith SIOR, CCIM

Principal
+1 912 662 8011
ashley.smith@colliers.com

Ryan Bergman

Associate
+1 912 306 3188
ryan.bergman@colliers.com

Colliers | Savannah

545 E York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah



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