

Coast & Country Commercial

Property Location

Tract 7 S Highway 21,
Springfield, GA 31329

Total Acres

1.11 Acres



Coast & Country
Commercial

843.301.2900

125 South Laurel Street
Springfield, GA 31329



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Coast & Country Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

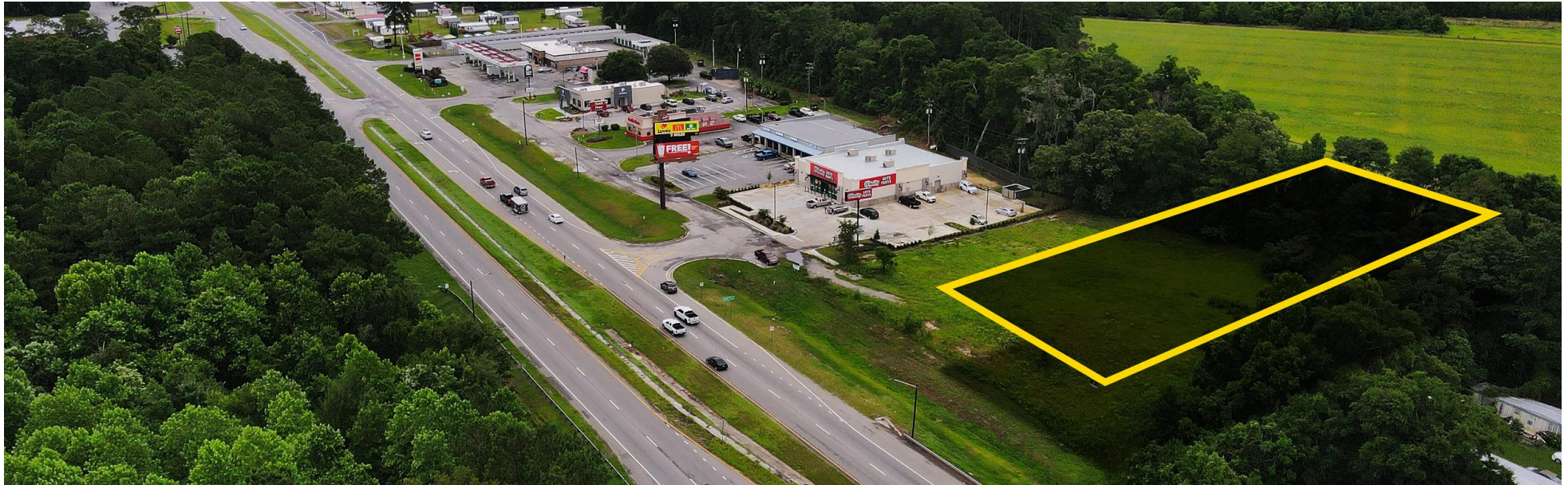
ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Property Summary



PROPERTY DESCRIPTION

Prime 1.11 Acre Commercial Lot in Growing Springfield, GA

Seize this incredible opportunity to own a 1.11 acre commercial lot in the rapidly expanding City of Springfield, Georgia! Just two lots west of NEW O'Reilly Auto Parts, this high-visible property is perfectly positioned for a variety of commercial uses, including retail, office space, restaurants, or service-based businesses.

Property Highlights:

Size: 1.11 acres – ample space for development

Location: Growing commercial corridor in Springfield, GA

Visibility: High-traffic area near established businesses

Zoning: Suitable for a variety of commercial uses

Accessibility: Easy access to major roads and highways

Neighboring Businesses: O'Reilly Auto Parts, EnMarket, Huddle House, Parker's

Use Restriction: Auto Parts Sales

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	1.11 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	75	303
Total Population	48	197	775
Average HH Income	\$91,233	\$89,601	\$88,005



LOCATION INFORMATION

Section 2

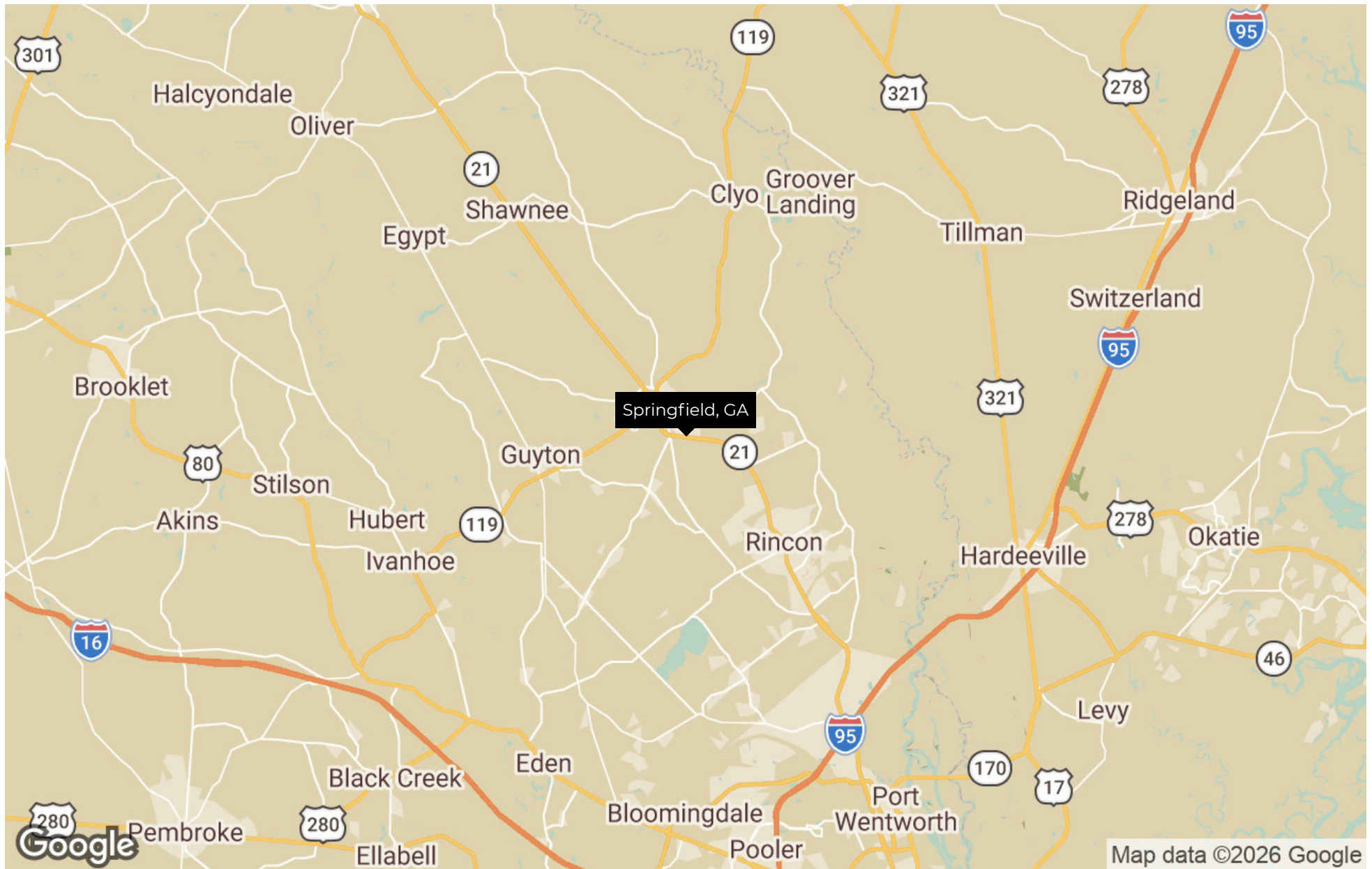
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Land & Commercial Market Director

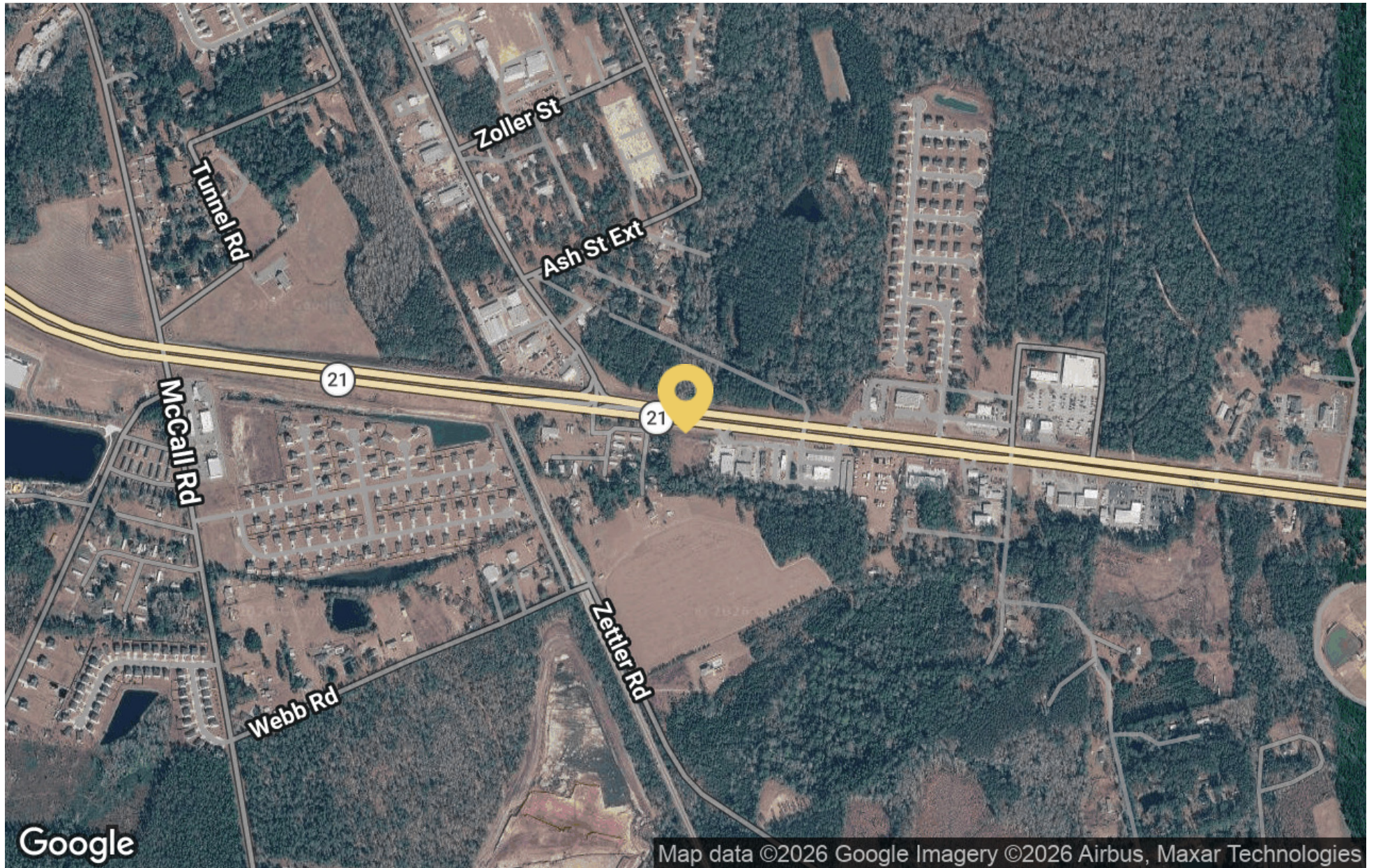
843.301.2900

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Regional Map



Aerial Map



Retailer Map



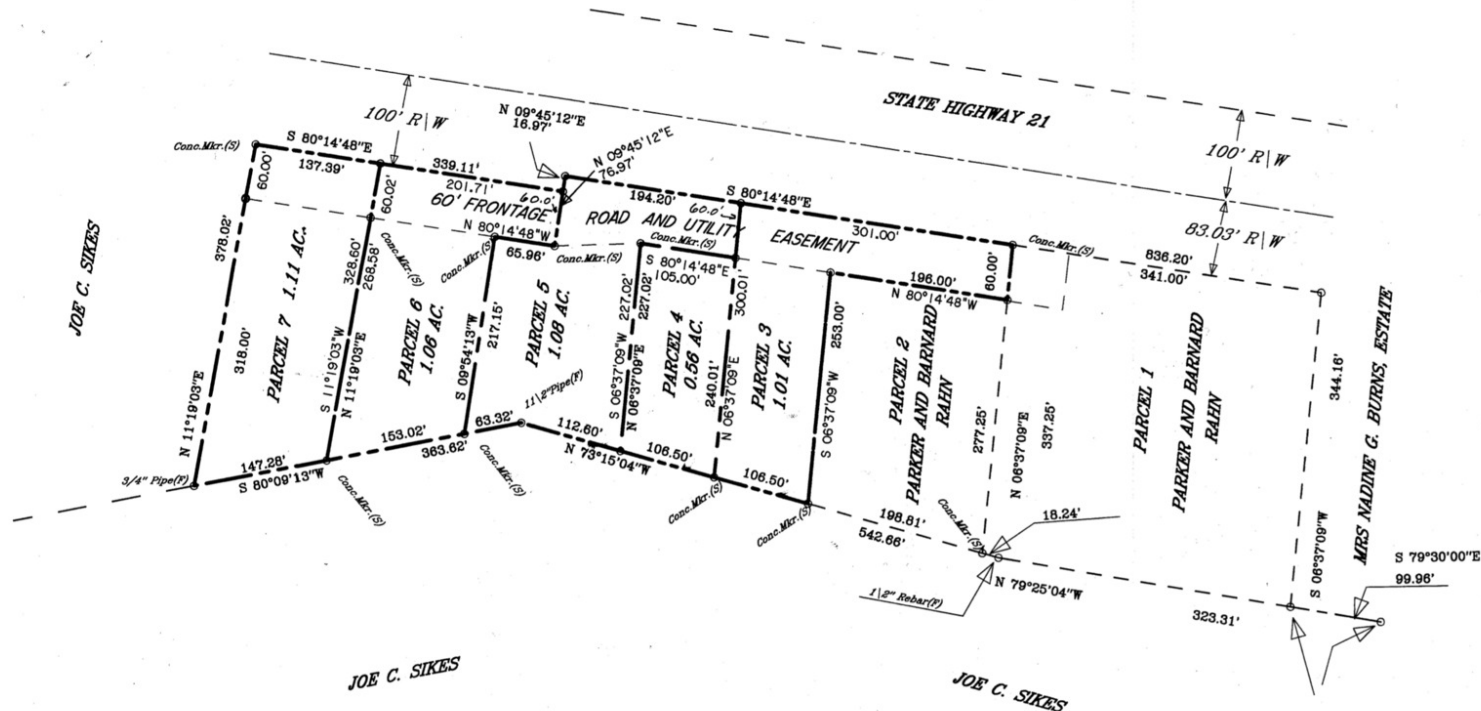
Plat

FLOOD CERTIFICATION
ACCORDING TO THE FIRM MAP 130076 0090 B
DATED MARCH 18, 1987 THIS PROPERTY
IS NOT LOCATED IN A FLOOD HAZARD
AREA. LOCATED IN ZONE X.

TOWN OF SPRINGFIELD WILL FURNISH WATER AND
SEWER FOR THESE LOTS AND NO HEALTH DEPT. APPROVAL WILL
BE NECESSARY.
CERTIFICATE OF DEDICATION
THE 60' AREA ACROSS LOT 7 AND ADJACENT TO STATE HIGHWAY 21
IS HEREBY DEDICATED FOR A UTILITY AND FRONTAGE ROAD EASEMENT
Patricia B. Tebeau 6-8-96
OWNER DATE

MAGNETIC NORTH

I CERTIFY THAT IN MY OPINION
THIS IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE 1978
PLAT ACT.
Warren E. Poythress
WARREN E. POYTHRESS RLS 1953



CERTIFICATE OF APPROVAL FOR RECORDING
PLANNING COMMISSION: THIS SUBDIVISION
KNOWN AS _____ HAS
BEEN FOUND TO COMPLY WITH THE EFFINGHAM
COUNTY SUBDIVISION REGULATIONS & WAS
APPROVED AT THE REGULAR MEETING OF THE
EFFINGHAM COUNTY PLANNING COMMISSION ON
THE _____ DAY OF _____ 1995 FOR RECORDING
IN THE OFFICE OF THE CLERK OF COURTS OF
EFFINGHAM COUNTY, GEORGIA.
Warren E. Poythress CHAIRMAN
Adrian Coast SECRETARY
DATE 6-7-96

PATRICIA TEBEAU

LOCATION : NEAR THE TOWN OF SPFD.
11TH G. M. D., EFFINGHAM COUNTY,
GEORGIA

REVISED JUNE 4, 1996
REVISED MAY 28, 1996
REVISED APRIL 22, 1996
DATE: SEPTEMBER 9, 1995
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIP: TOPCON 303
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
39,183 FEET, & AN ANGULAR
ERROR OF 02" PER ANGLE POINT &



SALE COMPARABLES

Section 3

ADRIAN WEBBER

Land & Commercial Market Director

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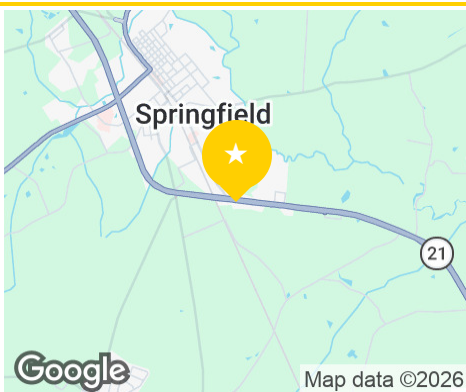
Sale Comps



1.11 AC COMMERCIAL LOT

Tract 7 S Highway 21, Springfield, GA 31329

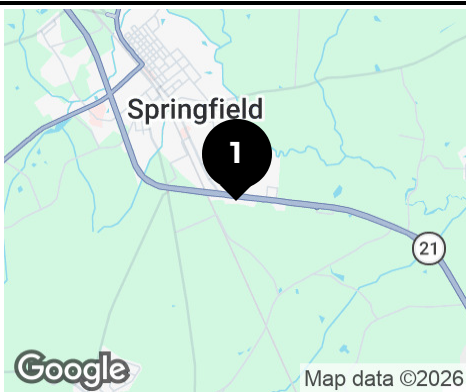
Price: \$295,000 Lot Size: 1.11 Acres



TRACT 5 HIGHWAY 21

Tract 5 Highway 21, Springfield, GA 31329

Price: \$500,000 Lot Size: 0.79 Acres



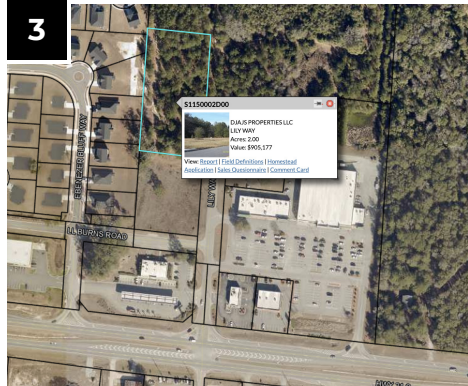
TRACT 6 HIGHWAY 21

Tract 6 Highway 21, Springfield, GA 31329

Price: \$285,000



Sale Comps



LILY WAY

Lily Way, Springfield, GA 31329

Price: \$510,000 Lot Size: 2.00 Acres



581 W 3RD ST EXT

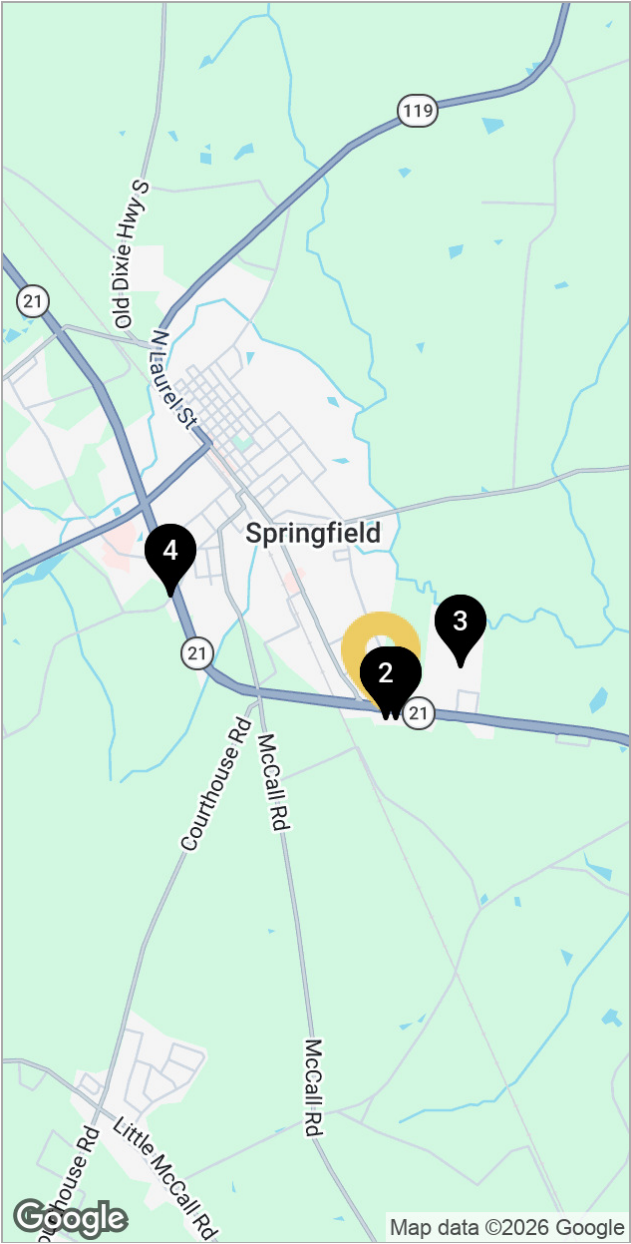
581 W 3rd St Ext, Springfield, GA 31329

Price: \$425,000 Lot Size: 2.08 Acres



Sale Comps Map & Summary

★ 1.11 AC COMMERCIAL LOT			
Tract 7 S Highway 21 Springfield, GA			
Price		\$295,000	
Lot Size		1.11 Acres	
NAME/ADDRESS		PRICE	LOT SIZE
1	Tract 5 Highway 21 Tract 5 Highway 21 Springfield, GA 31329	\$500,000	0.79 Acres
2	Tract 6 Highway 21 Tract 6 Highway 21 Springfield, GA 31329	\$285,000	-
3	Lily Way Lily Way Springfield, GA 31329	\$510,000	2.00 Acres
4	581 W 3rd St Ext 581 W 3rd St Ext Springfield, GA 31329	\$425,000	2.08 Acres
AVERAGES		\$430,000	1.62 ACRES





ADVISOR BIOS

Section 4

ADRIAN WEBBER

Land & Commercial Market Director

843.301.2900

adrian@savcommercial.com

Advisor Bio 1



ADRIAN WEBBER

Land & Commercial Market Director

adrian@savcommercial.com

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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