

±16.9 GROSS ACRES AT I-95 (EXIT 109) SHOVEL-READY OPPORTUNITY

678 NEWPORT BLVD
PORT WENTWORTH, GA 31407

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Pooler

Bloomingtondale

Guyton

ANCHOR PARK

Pointe Grand

Newport

The Cove

1 PROPERTY INFORMATION

SITE

678 Newport Blvd
Port Wentworth, GA 31407



Exit 109

Newport Blvd



GA SR 21

Property Summary



Sale Price

\$8,995,000

PROPERTY OVERVIEW

SVN is pleased to offer ±16.9 gross acres for sale in Port Wentworth, zoned R-5 for multifamily development by right. A previously approved municipal site plan supports 336 units, eliminating rezoning risk and providing a clear path to development. The site is well-suited for garden-style apartments, with public water and sewer available at the adjacent property boundary. This is a straightforward, shovel-ready opportunity in a growing Savannah-area submarket.

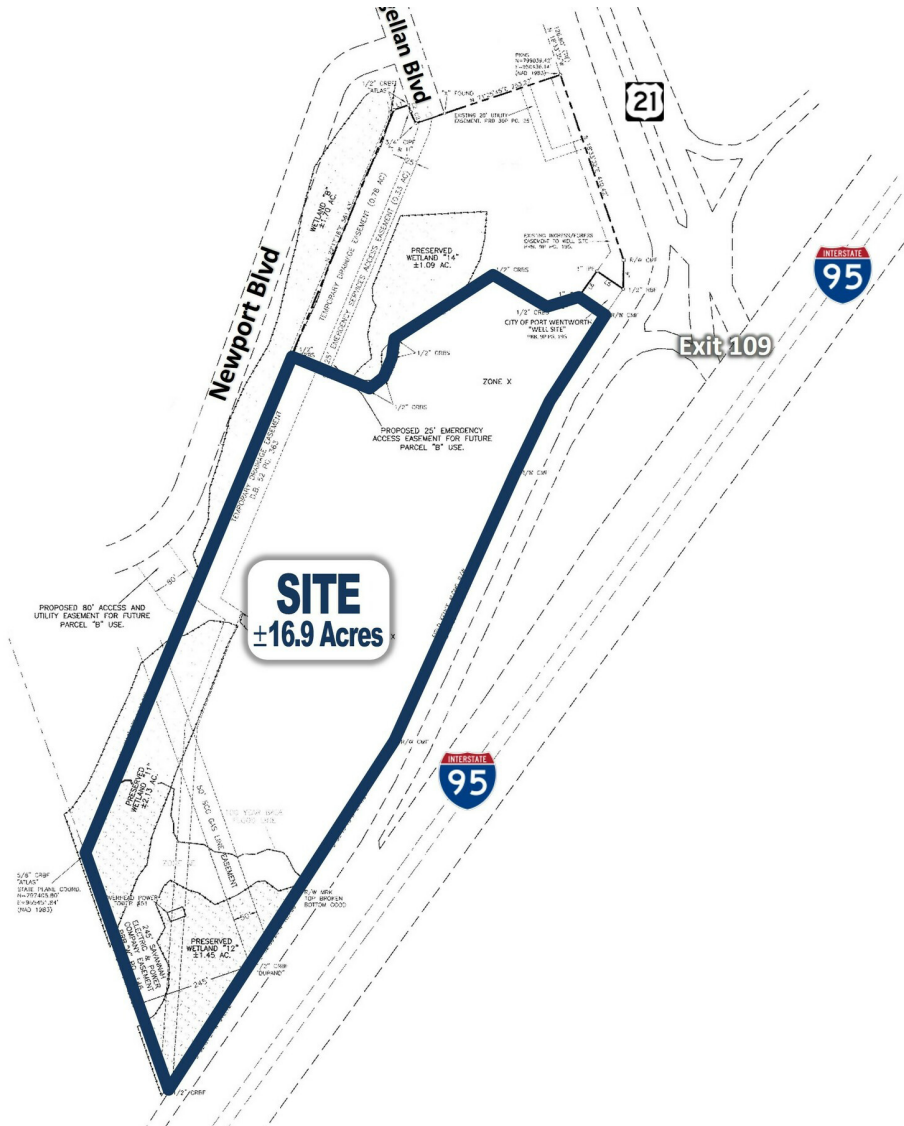
LOCATION OVERVIEW

The property is located in Port Wentworth in northern Chatham County, approximately 20 minutes from Savannah. It is positioned just south of Effingham County and at the southwest quadrant of the final Georgia exit on I-95 [Exit 109] before entering South Carolina. This location serves as a strategic gateway to the Savannah MSA, benefiting from direct interstate connectivity with traffic counts exceeding 81,000 vehicles per day on I-95 and more than 41,000 vehicles per day along Georgia State Route 21, the primary commuter corridor linking Effingham County to the Savannah employment base and the Port of Savannah. The corridor continues to experience significant residential and industrial growth, further reinforced by the transformative Anchor Park development, which includes a 5,000-plus seat amphitheater and the Ice Cove training and community facility affiliated with the Savannah Ghost Pirates, positioning Port Wentworth as an emerging live-work-play node with expanding regional draw and sustained traffic exposure.

OFFERING SUMMARY

Lot Size:	16.9 Acres
Price / Acre:	\$532,249
Zoning:	R-5
Market:	Savannah
Submarket:	Port Wentworth
Traffic Count (I-95):	81,800
APN:	70037 02004

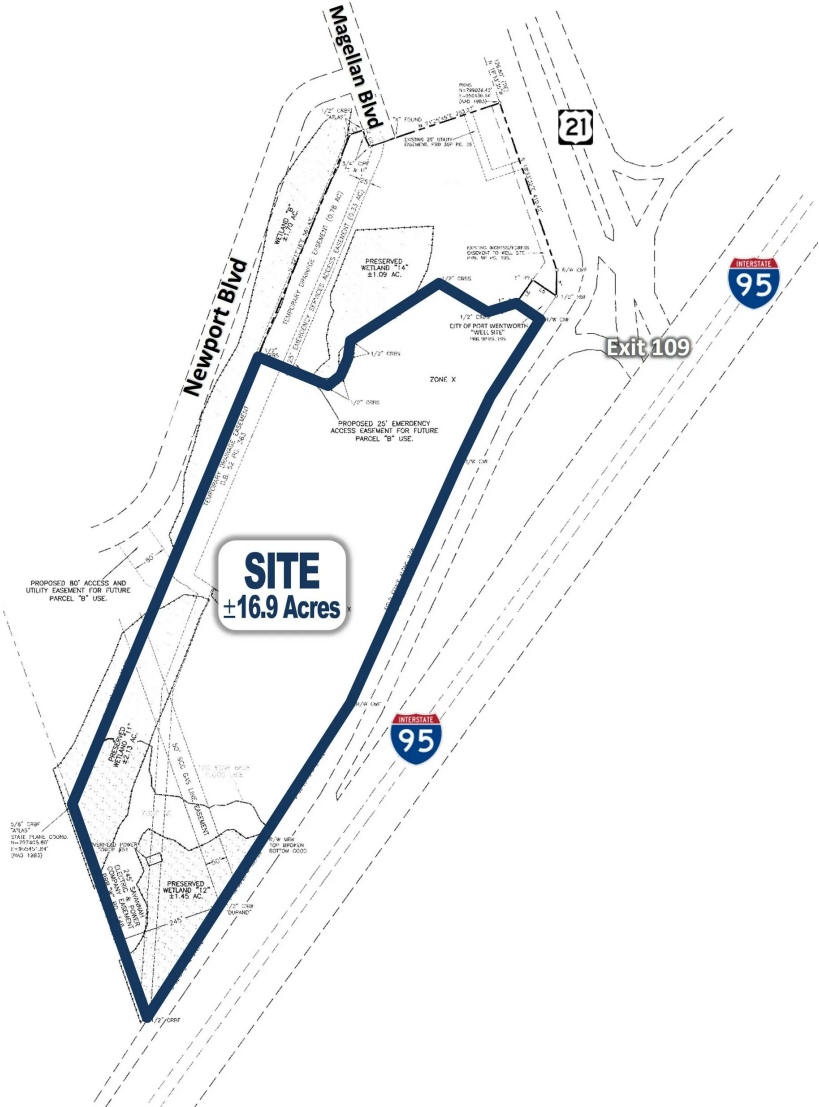
Complete Highlights



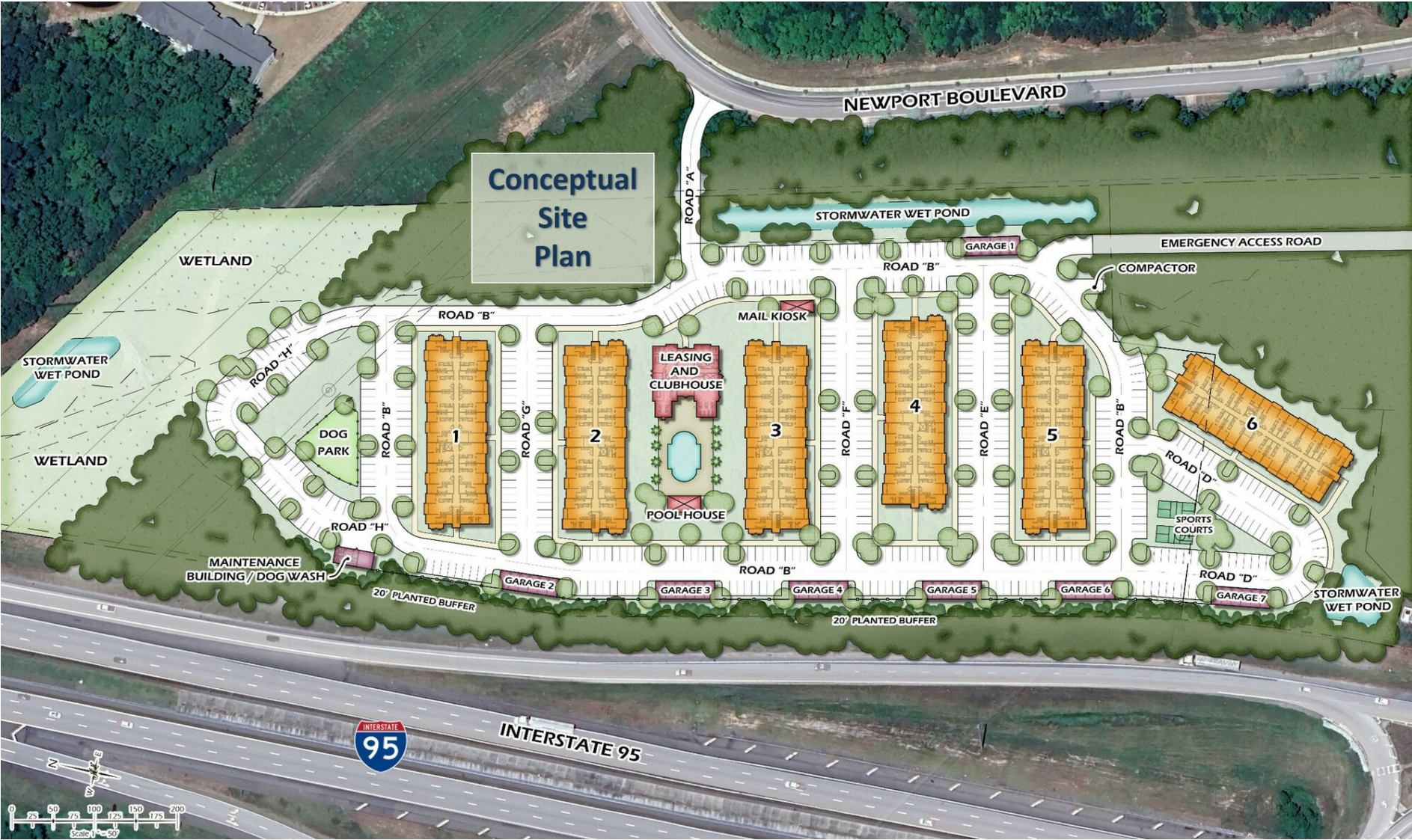
PROPERTY HIGHLIGHTS

- ±16.9 Gross Acres at I-95 [Exit 109] | Shovel-Ready Opportunity | Port Wentworth GA
- Zoned R-5 For Multifamily Development By Right | Water & Sewer Available
- Approved Site Plan Supports 336 Units | Well-Suited for Garden-Style Apartments
- Adjacent to City-Planned Anchor Park w/Amphitheater, Ice Arena, Sports Complex
- At SW Quadrant of GA SR 21 & I-95 w/1000' Frontage & Combined Traffic Counts of 123,100 VPD
- Site Positioned at a Strategic Gateway to Savannah MSA with Direct Interstate Connectivity

Property Plat



Conceptual Site Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Aerial | View East



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Site Aerial | View South



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Site Aerial | View West



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Site Aerial | View North



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Guyton

Rincon

Newport

The Cove

Pointe Grand

2 LOCATION INFORMATION

678 Newport Blvd
Port Wentworth, GA 31407

SITE



Magellan Blvd

I-95 ramp



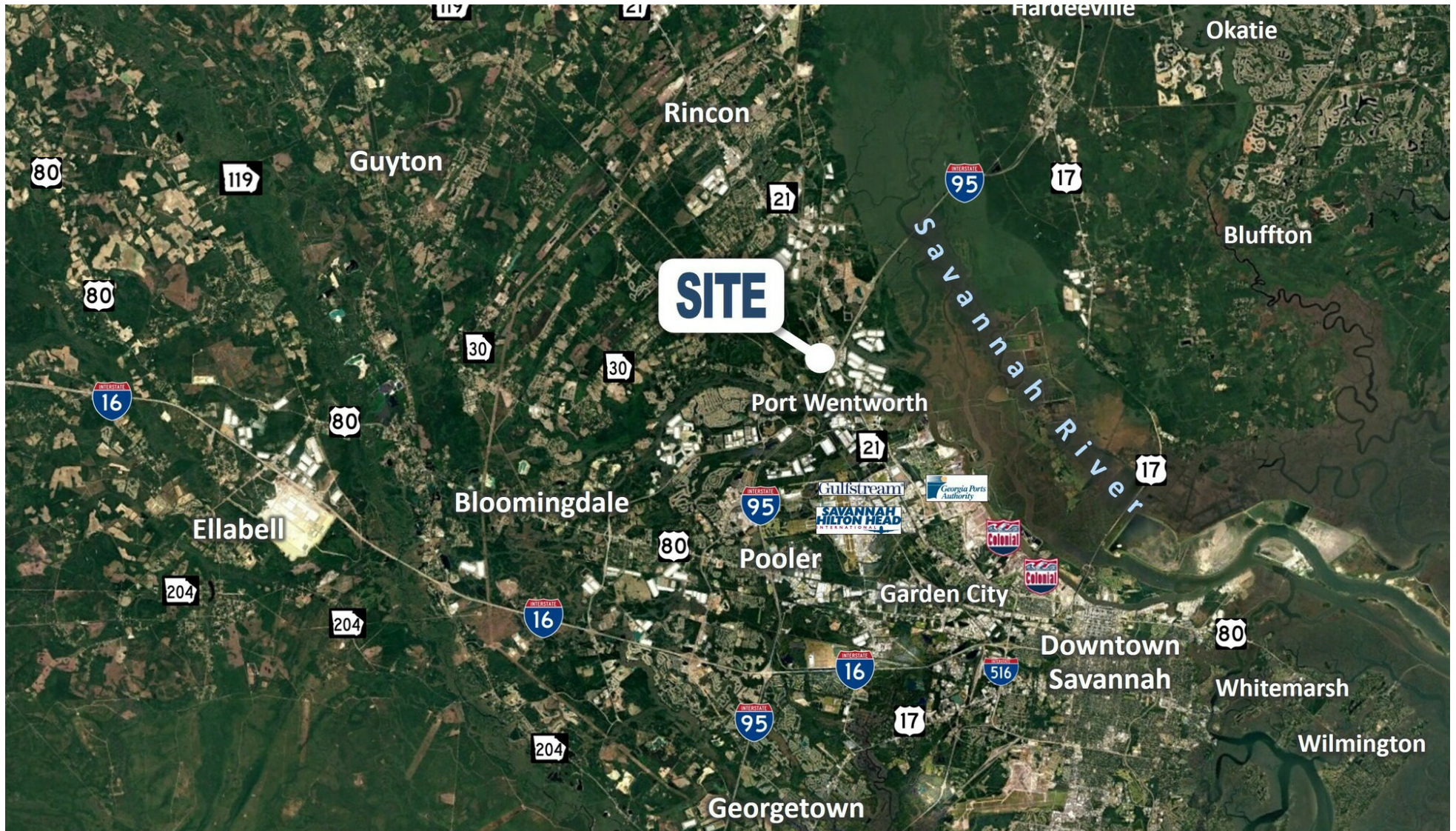
Aerial | I-95 At Exit 109



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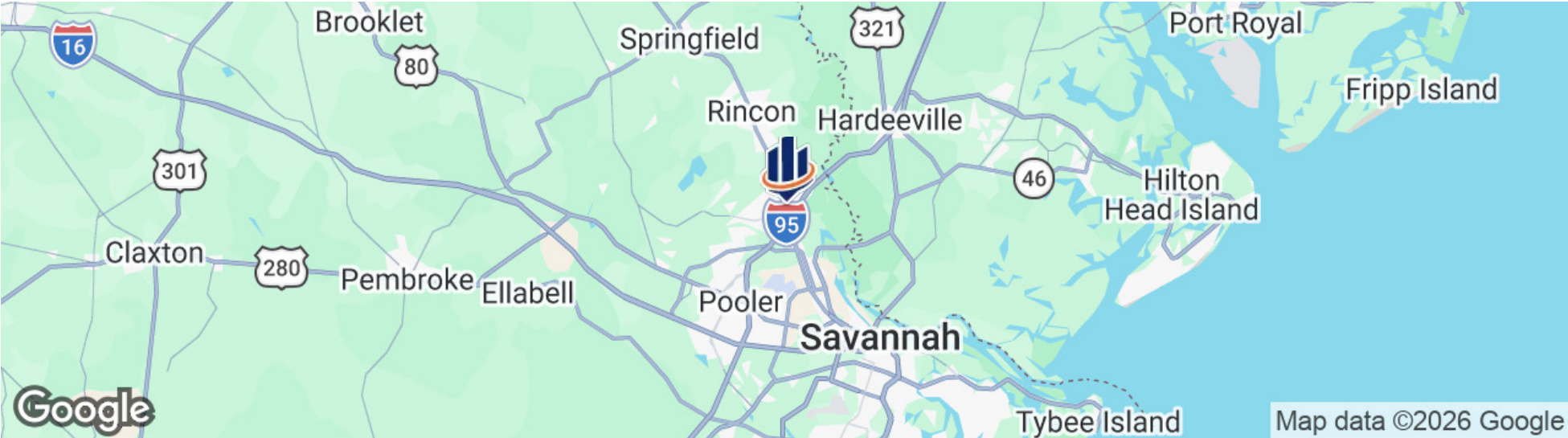
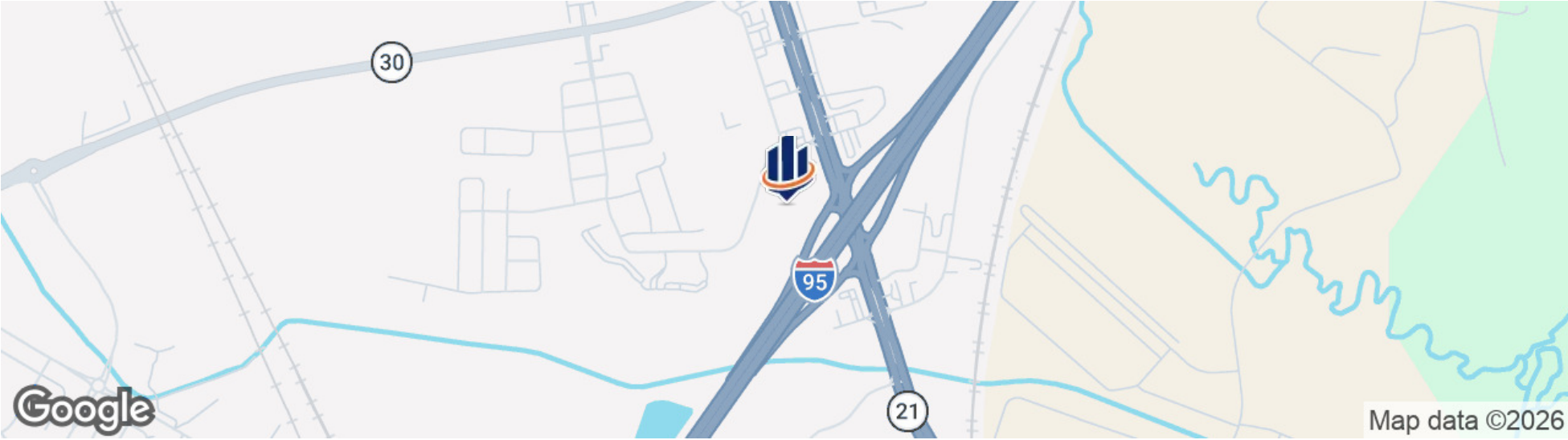
Aerial | Savannah MSA



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Location Maps

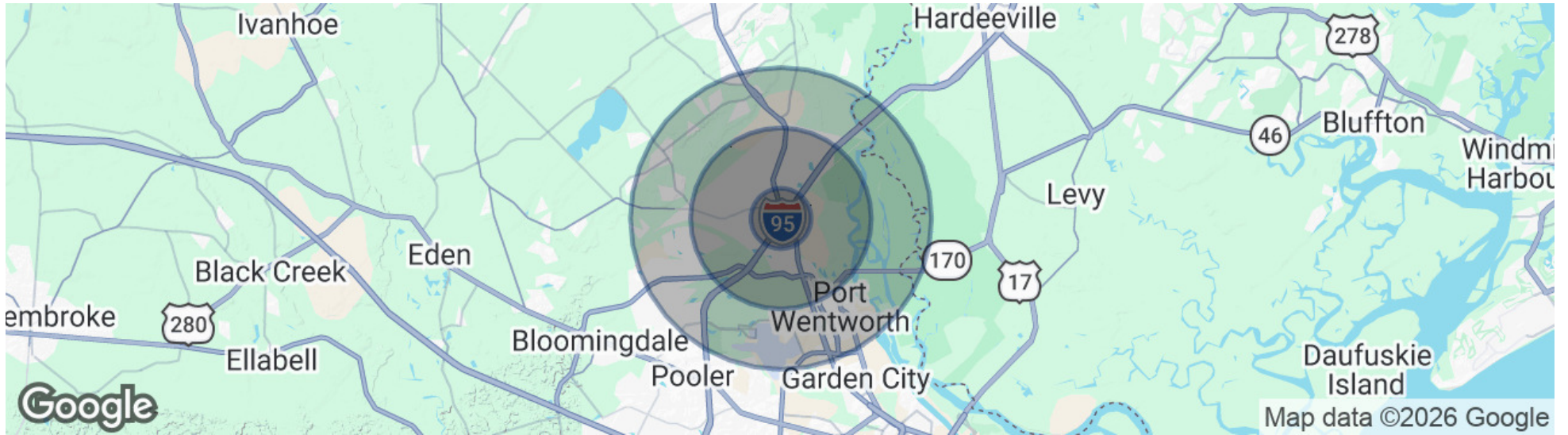




3 DEMOGRAPHICS

678 Newport Blvd
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,651	15,112	34,446
Average Age	34.7	35.7	36.3
Average Age (Male)	34.4	32.3	34.8
Average Age (Female)	33.3	35.7	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	641	5,634	13,013
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$83,922	\$85,452	\$96,584
Average House Value	\$197,041	\$227,053	\$259,098

2023 American Community Survey (ACS)



4 ADVISOR BIO & CONTACT

678 Newport Blvd
Port Wentworth, GA 31407

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration [MBA] and a Bachelor of Business Administration [BBA] from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member [CCIM] designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance [RCA] and remains actively involved in the region's commercial real estate community.

svnsavhh.com

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]