

MULBERRY AT RICE HOPE PRIME RESIDENTIAL DEVELOPMENT

179 ENTITLED LOTS AVAILABLE

Mulberry Blvd, Port Wentworth, GA
OFF OF HWY 21

50-Acre Tract in Rice Hope Plantation:
35 Acres South of Rice Hope Plantation Road
15 Acres North of Rice Hope Plantation Road



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JOHN BINDER

(843) 540-1403
JohnBinder.RE@gmail.com



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KEY DETAILS

Monthly HOA commences at home sale which are currently \$134 per month. Provides full access to all Rice Hope amenities.

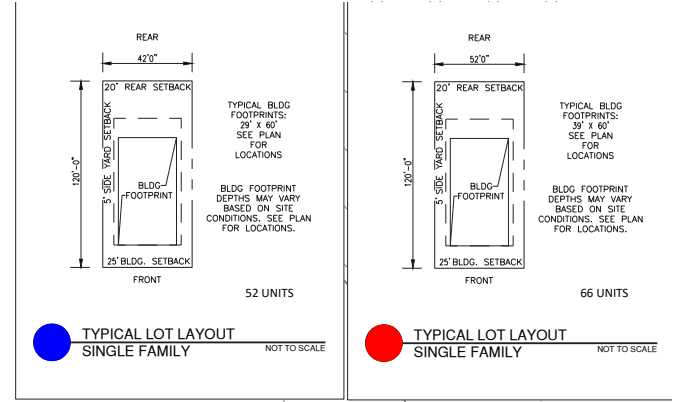
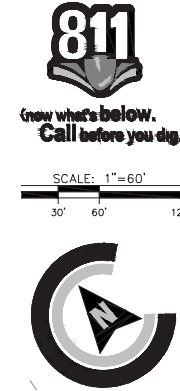
A wetland crossing is necessary & has been applied for with the ACOE. Estimated cost of credits is \$160,000

WORK COMPLETED:

- Extensive engineering completed by Coleman company to price all infrastructure work.
- Estimates for all infrastructure work received from PSC and Dustcom.
- Topo completed by Coleman on southern parcel
- Extensive geo tech work: (35) 6' borings and (16) 20' borings
- Environmental Site Assessment
- Federal threatened and Endangered Species Evaluation

Mulberry Blvd, Port Wentworth, GA

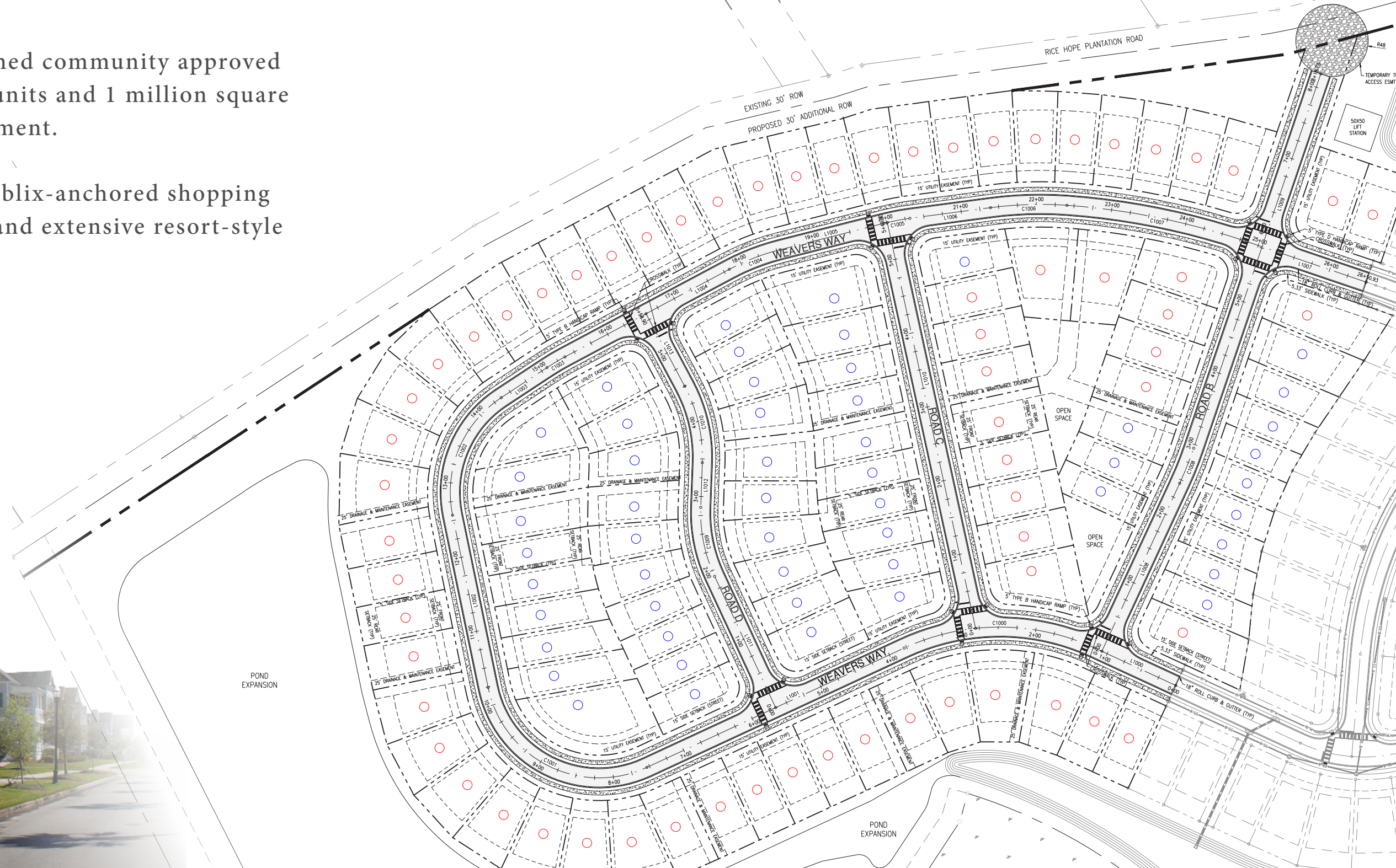
SOUTHERN PHASE



Lot Size Breakdown:
SOUTH: (52) 42'x120' Lots
(66) 52'x120' Lots

Rice Hope is a master-planned community approved for up to 4,500 residential units and 1 million square feet of commercial development.

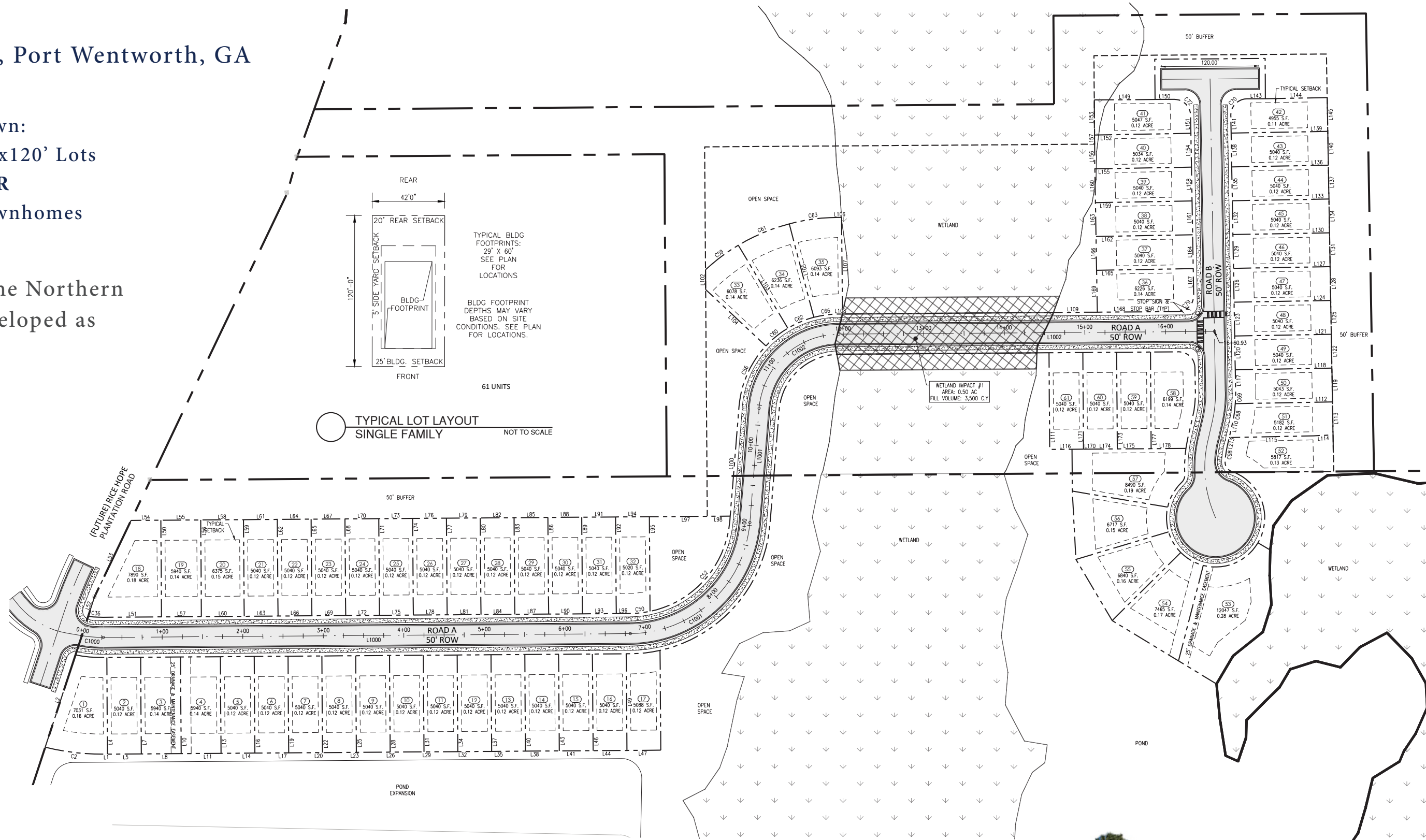
Existing assets include a Publix-anchored shopping center, elementary school, and extensive resort-style amenities.



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Lot Size Breakdown:
NORTH: (61) 42'x120' Lots
OR
103 Townhomes

Possibility for the Northern parcel to be developed as Townhomes.



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NORTHERN PHASE





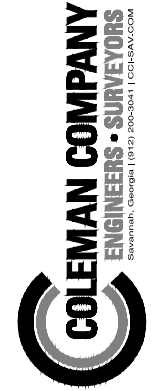
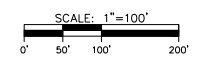
SITE DATA:
 TOTAL SITE AREA: 196.36 ACRES
 DISTURBED AREA: ±12.00 ACRES
 ZONING: M-P-O
 FLOOD ZONE: X, AE
 ZONE P.L.N.: 70906 04011; 70906 03020
 PROJECT ADDRESS: RICE HOPE ROAD, PORT WENTWORTH, GEORGIA
 EXISTING LAND USE: RESIDENTIAL-AGRICULTURE
 PROPOSED LAND USE: RESIDENTIAL
 OWNER NAME: BALD EAGLE PARTNERS
 OWNER ADDRESS: 4800 HAMPOEN LANE, BETHESDA, MD 20814
 CONTACT NAME: SCOTT DECAIN
 CONTACT ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
 CONTACT TELEPHONE: 301-915-0460

SITE INFORMATION:
 PROPERTY ADDRESS: RICE HOPE ROAD, PORT WENTWORTH, GEORGIA
 PROPERTY PIN: 70906 04011; 70906 03020
 PROPERTY AREA: 196.36 ACRES
 BUILDING: ??????
 PARKING, ROADWAYS, & DUMPSTER: ???????
 SIDEWALKS: ???????
 GREEN SPACE: ?????????
 (MIN OF 20% REQUIRED)

NOTES:
 1. THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0035G, EFFECTIVE DATE: AUGUST 18, 2018.
 2. ALL TOPOGRAPHIC DATA BASED ON SURVEY.
 3. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 4. SURVEY PREPARED BY COLEMAN COMPANY, INC.
 5. WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
 6. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
 7. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
 8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

DEVELOPMENT REQUIREMENTS:
 FRONT SETBACK: 25'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 25'
 MAX. BUILDING HEIGHT: 35'
 MINIMUM OPEN SPACE: ????
 MAX. DENSITY ALLOWED: ????
 BUFFER REQUIREMENTS: 50' (ADJACENT TO R-A)

TOTAL NUMBER OF UNITS: 103



NOT FOR CONSTRUCTION
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN
MULBERRY FUTURE DEVELOPMENT
 PORT WENTWORTH, GEORGIA
 PREPARED FOR BALD EAGLE PARTNERS

JOB NUMBER: 21-309.000
 DATE: 7/1/24
 DRAWN BY: DCP
 CHECKED BY: NPM
 SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:
CP1.0

OPTION TO DEVELOP THE NORTHERN PARCEL AS TOWNHOMES

ORANGE IS FUTURE DEVELOPMENT PHASE

Approximately 530 Acres

RED IS CURRENT OFFERING



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