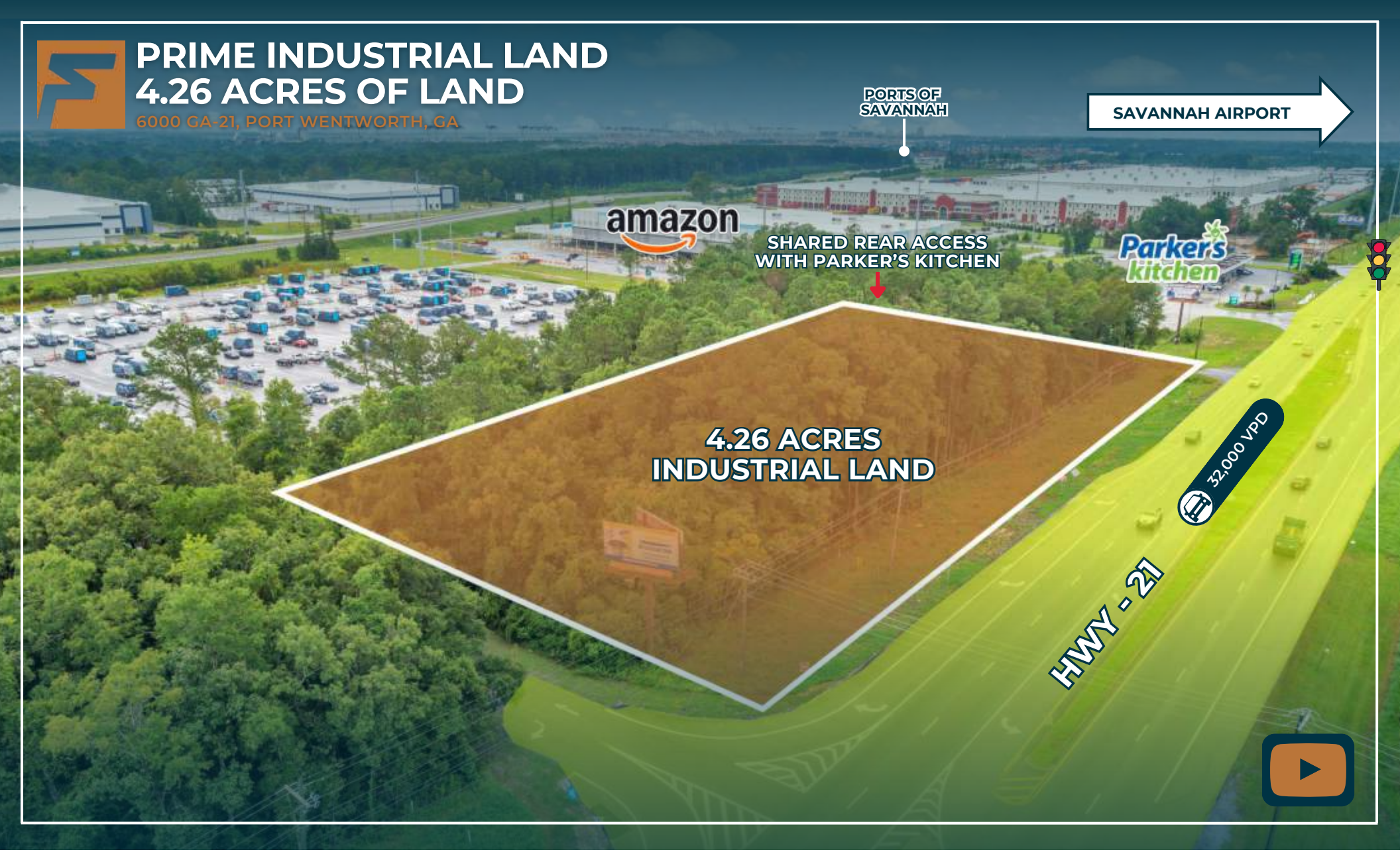
PRIME INDUSTRIAL LAND
4.26 ACRES OF LAND

6000 GA-21, PORT WENTWORTH, GA



PARCEL LEGEND			
Lot	**Size**	**Status**	**Ideal Use**
1	4.26 Acres	Available	Industrial

OFFERING MEMORANDUM

PREMIUM INDUSTRIAL LAND
SHARED ACCESS TO SIGNALIZED INTERSECTION
STRONG DAYTIME POPLULATION WITH 21K WORKERS

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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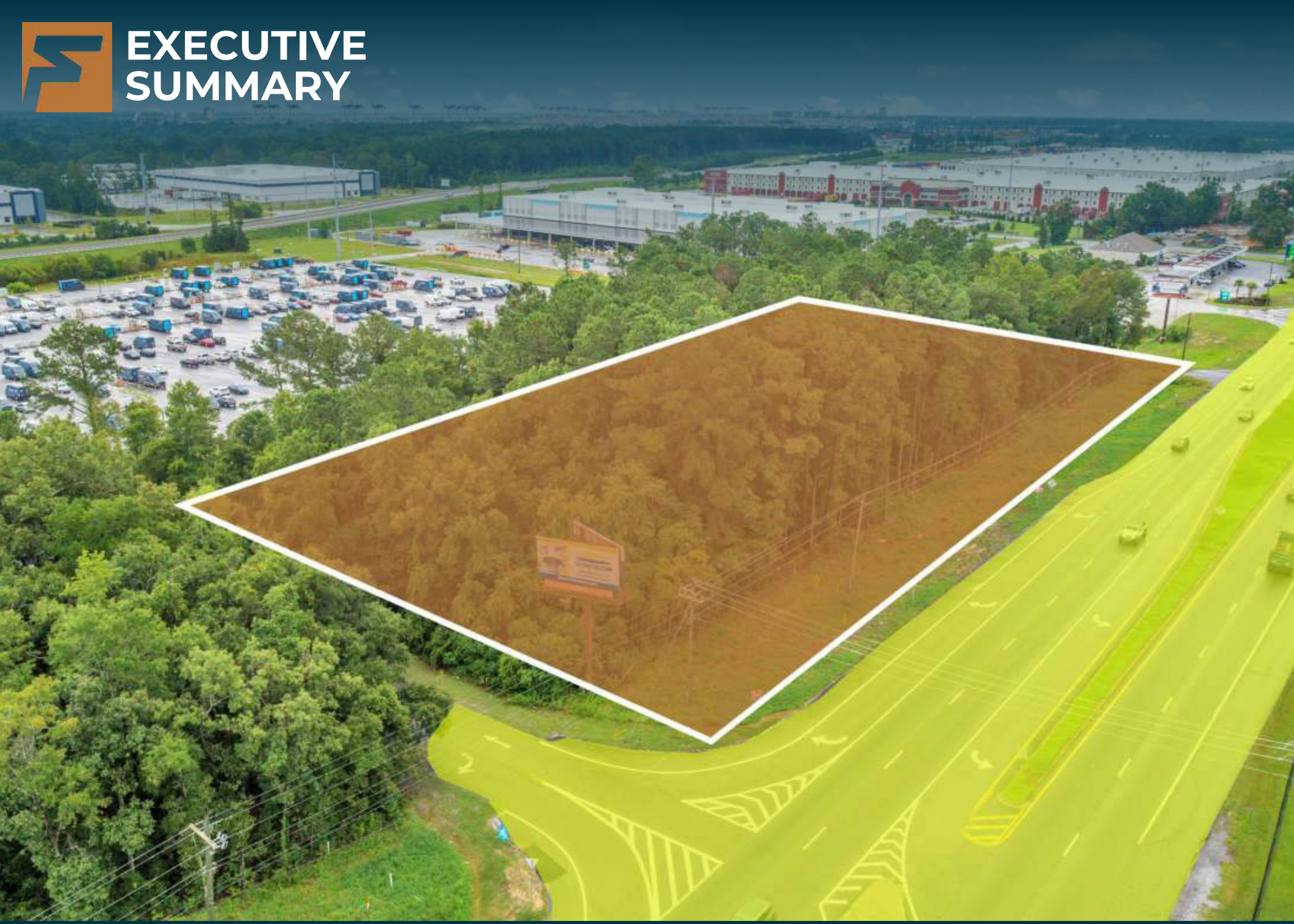


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EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?

PROXIMITY TO PORTS
2.5 Miles to Port of Savannah

TRAFFIC COUNT
32,000 Vehicles Per Day

ACCESS
Multiple Access Points

INTERSTATE ACCESS
3.5 Miles to I-95

PROXIMITY TO AIRPORT
1.4 Miles to Airport

TRAFFIC SIGNAL
Shared Access to Intersection

ZONING
C-3 (Commercial Zoning)

OFFERING OVERVIEW

6000 GA-21 Highway is a ±4.26-acre industrial land tract located in Port Wentworth, Georgia, directly adjacent to Parker's Kitchen. The site is currently being marketed as industrial land for sale.

Zoned C-3 and situated in a major industrial corridor, the property features direct visibility from GA-21 (±32,000 VPD) and shared access through Parker's Kitchen and Water Filtration Plant Road. Rear connectivity, three-quarter access on GA-21, and full-motion ingress/egress via Gulfstream Road (±10,000 VPD) ensure logistical efficiency.

Located just 4.2 miles from I-95 and within minutes of the Port of Savannah and Gulfstream Aerospace, the site sits in a dense industrial trade area supported by a ±21,000-person daytime workforce within a three-mile radius. With strong fundamentals and a noticeable void in retail services, this site is well-positioned for QSR, automotive, or service-oriented users targeting industrial and commuter traffic.

LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

I-20	1.2 Miles (79-82K VPD)
I-520	Site sits on I-520
The Masters	5.0 Miles
Population	66K People
Doctors Hospital	3.2 Miles
Augusta Exchange	2.7 Miles
Walmart	0.6 Miles
Lowes	400 Feet





Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	1,391	21,417	63,048
Daytime Workers	642	18,172	43,858
Median Household Income	$56,625	$55,589	$78,104


JIMMY DELOACH PKWY
NEW ACCESS ROAD TO AMAZON DISTRIBUTION CENTER
SHARED REAR ACCESS WITH PARKER'S KITCHEN
4.26 ACRE SITE
RECENTLY EXPANDED PARKER'S KITCHEN
HWY - 21
32,000 VPD
10,000 VPD
GULFSTREAM RD


SAVANNAH HILTON HEAD INTERNATIONAL
3.9 MILLION ANNUAL PASSENGERS
10,000 VPD
GULFSTREAM ROAD
HWY 21
32,000 VPD
Parker's kitchen
Dynacraft/Crossgate Logistics
4.26 ACRE SITE
BRAND NEW DISTRIBUTION FACILITY
amazon


PORTS OF SAVANNAH
5.7M TEU'S ANNUALLY
JIMMY DELOACH BLVD
BRAND NEW DISTRIBUTION FACILITY
amazon
Parker's kitchen
4.26 ACRE SITE
HWY 21
32,000 VPD
SAVANNAH AIRPORT
ogle Earth


3.5 MILES AWAY
95
Port Logistics Center Crossroads
Savannah River International Trade Park
JIMMY DELOACH BLVD
SAVANNAH AIRPORT
4.26 ACRE SITE
amazon
Parker's kitchen
35,800 VPD
GULFSTREAM ROAD
32,000 VPD
HWY 21


SAVANNAH RIVER
PORTS OF SAVANNAH
5.7M TEU'S ANNUALLY
SAVANNAH RIVER INTERNATIONAL TRADE PARK
1,500 ACRES / 20M SF
SUBJECT PROPERTY
Port Logistics Center Crossroads
INTERSTATE 95
RAILWAY
The Home Depot Distribution Center
SAVANNAH HILTON HEAD INTERNATIONAL
3.9 MILLION ANNUAL PASSENGERS


805 Apartments/Townhomes
Parker's kitchen
CVS
ZAXBY'S
DUNKIN'
64,400 VPD
Savannah River International Trade Park
5,900 RESIDENTIAL UNITS
Parker's kitchen
95
STOR-N-STOR SELF STORAGE
PortCity
Georgia Tech Savannah
The Home Depot Distribution Center
23,200 VPD
gerber
Amazon Distribution Center
The Home Depot Distribution Center
World Distribution Services Savannah
81,800 VPD
SUBJECT PROPERTY
Cheddar's
JIM 'N NICK'S BAR-B-Q
HOMEWOOD SUITES
DOUBLETREE
Sam's
Gulfstream
FIRST WATCH
Mellow Mushroom
TEXAS
SAVANNAH HILTON HEAD INTERNATIONAL
Tanger Outlets

SITE MAPS



4.26 ACRE DEVELOPMENT SITE

ACCESS MAP

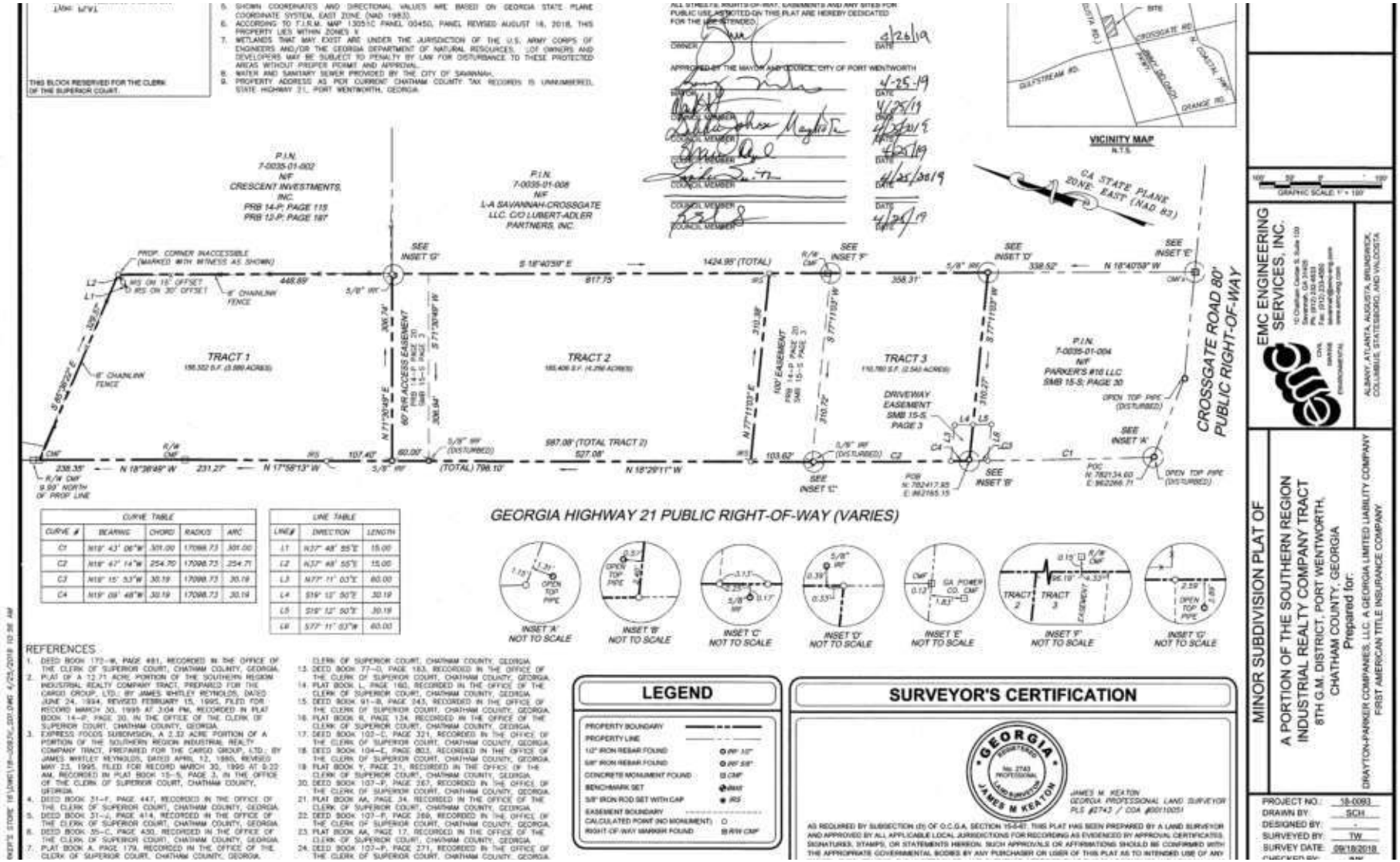


4.26 ACRE DEVELOPMENT SITE
FEMA'S NATIONAL FLOOD HAZARD



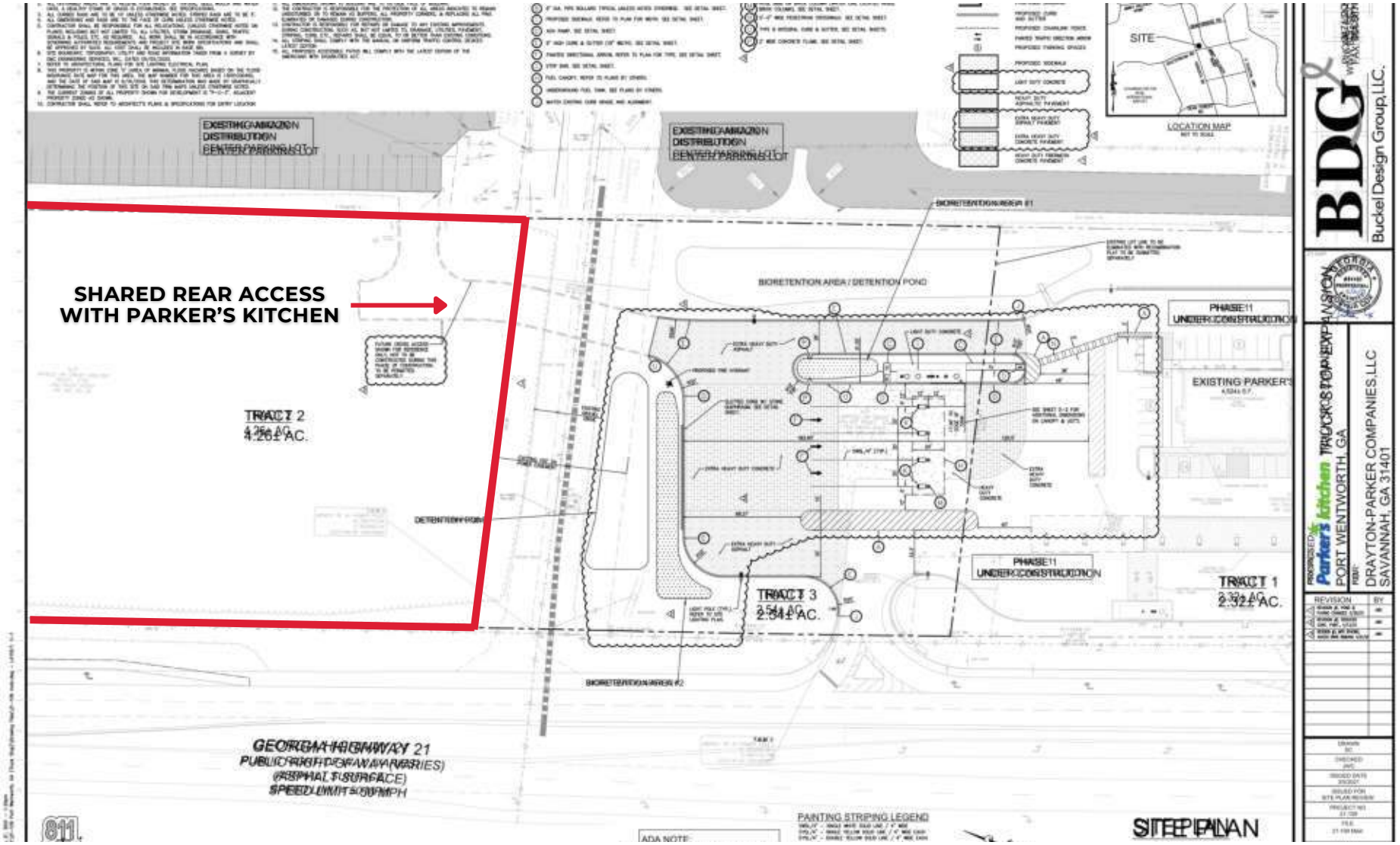
4.26 ACRE DEVELOPMENT SITE

SURVERY



4.26 ACRE DEVELOPMENT SITE

SHARED ACCESS RD



AREA OVERVIEW



WHY? SAVANNAH

OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.

A WELL CONNECTED CITY

Interstate Access: Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.

LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's $7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.

RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

Population Surge: The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.

EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

3nd
Most Populated MSA in GA

432K
Savannah MAS Population

208K
Savannah MASLabor Force

3%
Percentage Unemployed

13K
Projected Job Growth in Next 5 Years

27K
Projected Population Growth in Next the 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastrucutre which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation

Annual Georgia Freight Tonnage will increase 91% by 2050

Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050

Manufacturing is expected to grow by 77% by 2050

Agriculture is expected to grow by 43% by 2050

Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. **Georgia**
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:
- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:
- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.

ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.

FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base

INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M Total State Population

61% Labor Force Participation

268K Jobs Created Last 5 Years

134B Invested in GA in Last 5 Years

13M 2050 Projected State Pop.

90% Growth in Trade at Port of Savannah Over the Last Decade

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