

TURKEY TRAIL

BEAVER CT



**FOR SALE**

**+/- 36 Acre Development Opportunity**

**0 TURKEY TRAIL**

**PORT WENTWORTH, GA 31407**

**Mason Spivey**

Advisor

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# PROPERTY SUMMARY

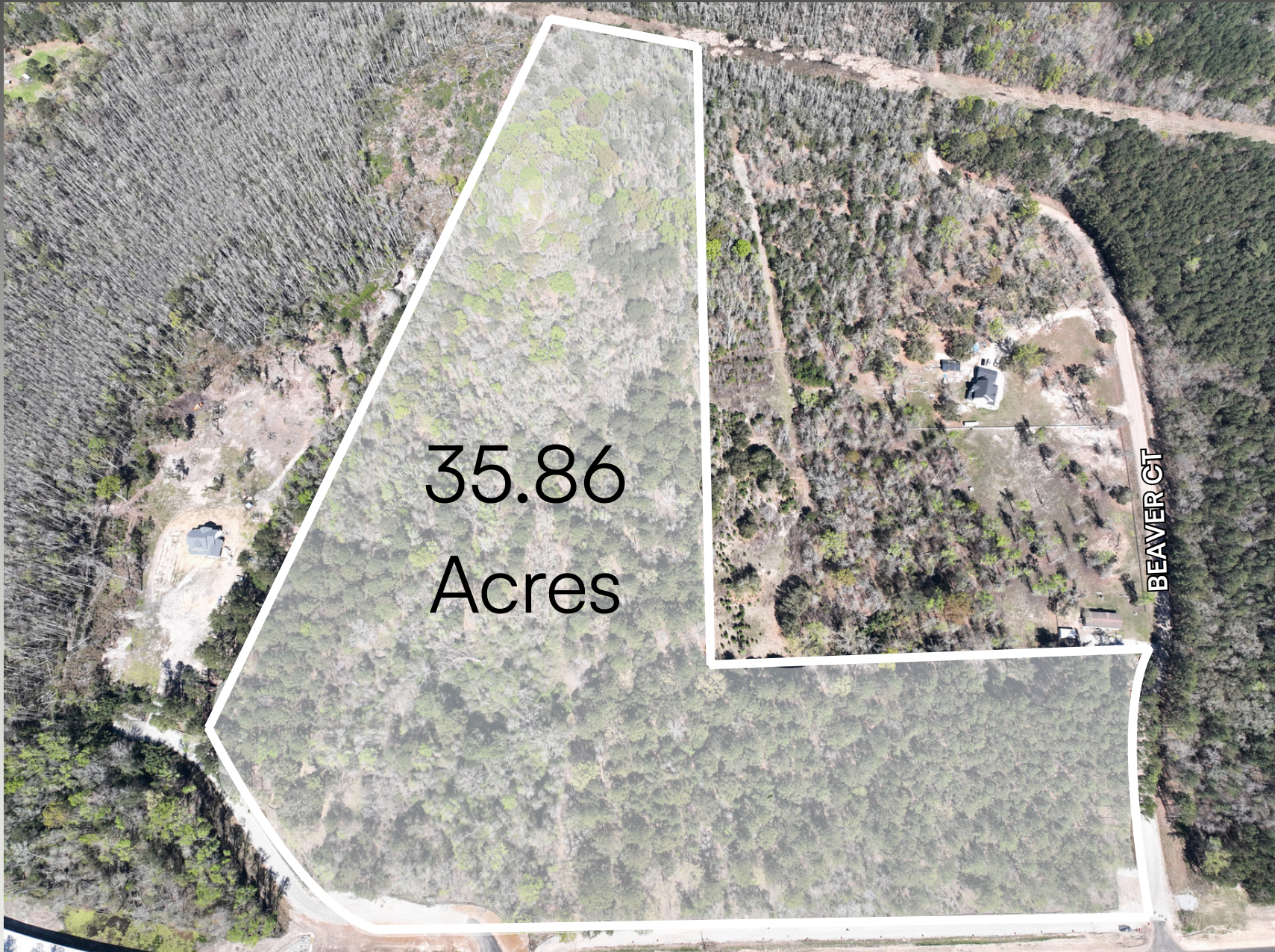
## ± 36 ACRE DEVELOPMENT OPPORTUNITY

*0 Turkey Trail Port Wentworth, GA 31407*

- Pricing: \$1,100,000
- 35.86 acres
- Mixed Zoning (AR-1 & I-1)
- Located on a major highway development
- Close proximity to industrial and retail development

Blokk Commercial Real Estate is pleased to present 0 Turkey Trail, a ±35.86-acre tract located on the edge of overflowing growth of Pooler, Georgia. The property sits just off Effingham Parkway, a new highway corridor scheduled to open by May 31, 2026, which will provide a third north—south route between Chatham and Effingham counties and offer an alternative to the heavily traveled Georgia State Route 21. This strategic location positions the site to benefit from the ongoing industrial and retail expansion in the surrounding area. Notable nearby developments include the Port Wentworth Commerce Center, located less than ±2 miles away, and Anchor Park, approximately ±3 miles from the property, which will feature a 90,000-square-foot training facility for the Savannah Ghost Pirates, as well as Mayflower Plaza, a 13,807-square-foot high-end retail shopping center. The parcel features mixed zoning, including approximately ±26.86 acres zoned AR-1 (Agricultural Residential) and ±9 acres zoned I-1 (Light Industrial). Please inquire for additional information.

# PROPERTY OVERVIEW



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Port Wentworth  
Commerce Center  
1,065 Acres

Anchor Park  
Development

Lake Shore  
Community

BEAVER CT

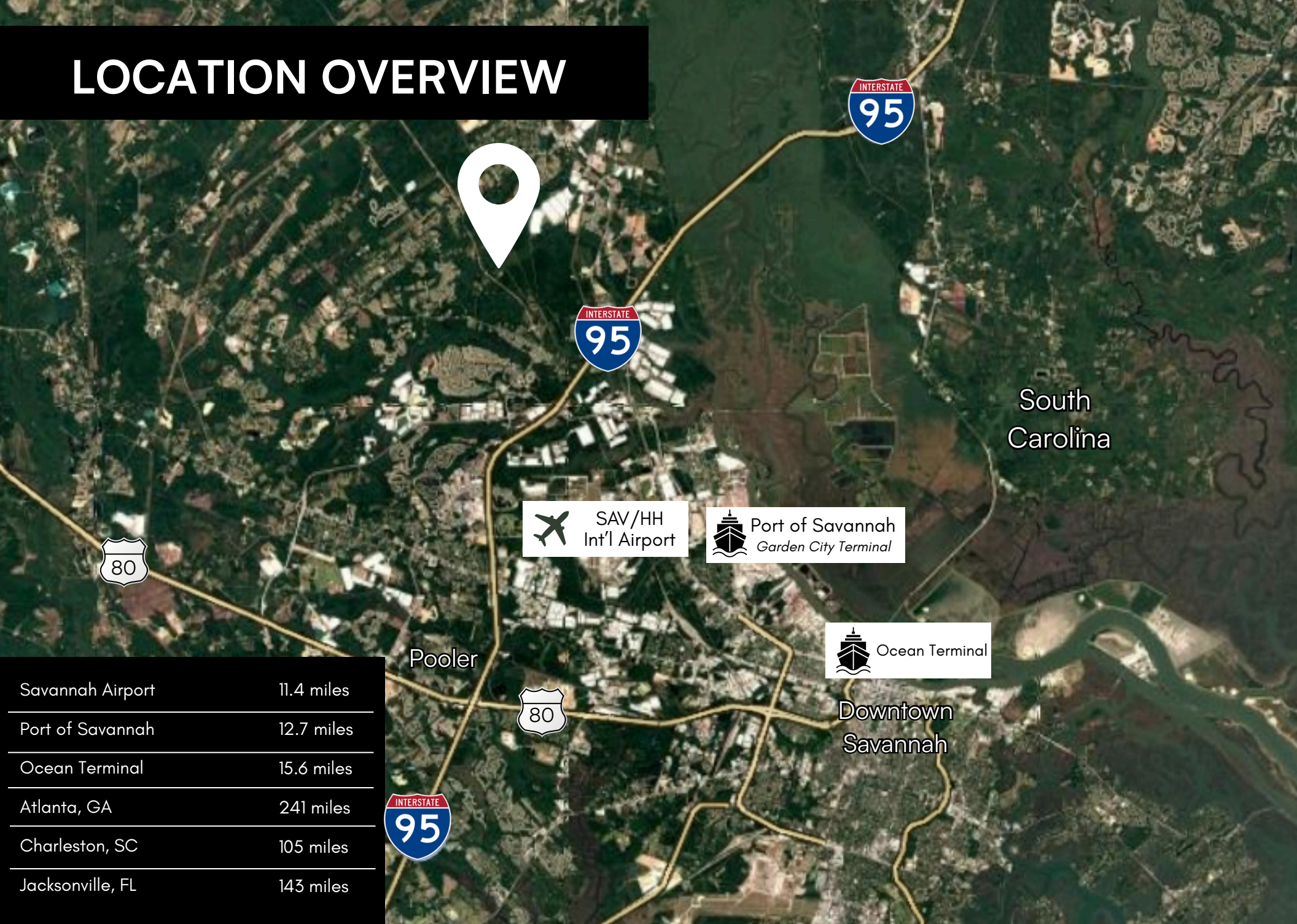
TURKEY TRAIL

# PROPERTY OVERVIEW

# LOCATION MAP



# LOCATION OVERVIEW



Savannah Airport	11.4 miles
Port of Savannah	12.7 miles
Ocean Terminal	15.6 miles
Atlanta, GA	241 miles
Charleston, SC	105 miles
Jacksonville, FL	143 miles

# BIO/CONTACT



## **MASON SPIVEY**

Advisor

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### **BACKGROUND**

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

### **EDUCATION**

Georgia State College & University  
BS Financing and BBA Marketing