

±2.22 Acres • Zoned B-1

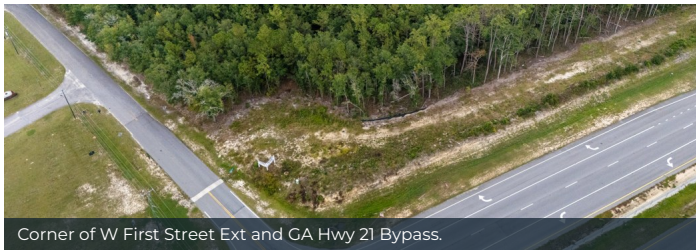
\$1,100,000

0 W First St Ext, Springfield, GA 31329

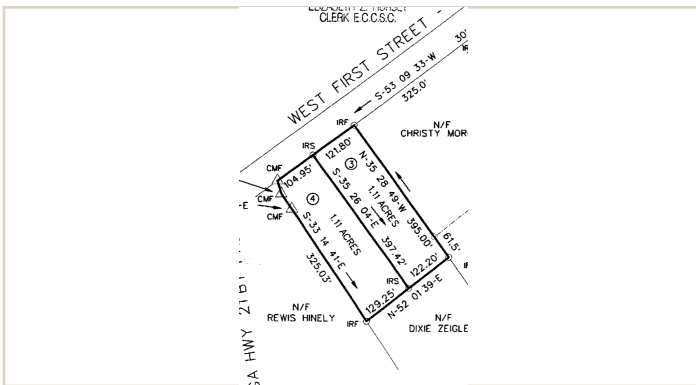
Corner of West First Street and GA Hwy 21 Bypass | Effingham County

Two adjoining parcels, sold together

SMC # SA366083 | GAMLS # 10870307



RECORDED PLAT EXCERPT (PARCELS 3 AND 4)



LOCATION PIN

GPS: 32.362997, -81.316342

Center of both parcels, from county GIS and checked against the recorded plat.

Scan for map directions (no street number).

PROPERTY FACTS

TOTAL SIZE	±2.22 acres: two parcels of ±1.11 ac each, sold together
PARCEL IDS	S1030001D00 and S1030001
JURISDICTION	City of Springfield, Effingham County
ZONING	B-1, General Commercial
OVERLAY	Both parcels in Hwy 21 Bypass Overlay District (Sec. 3.11)
TAXES	2026: \$5,421.76 total for both parcels. Tax class C4
FRONTAGE	Approx. 227 ft on West First Street (70 ft R/W)
WATER	City water available to both parcels
SEWER	City sewer adjacent to S1030001D00. S1030001 would need a short extension to the manhole on S1030001D00, subject to manhole depth
FLOOD ZONE	FEMA Zone X, Panel 13103C0252E, eff. 03/16/2015
TRAFFIC COUNT	SR 21: 18,500 AADT (GDOT 2025, Station 103-0139, approx. 0.4 mi south of site)
SURVEY	Recorded plat on file (2011)
SIGN LEASE	Property is subject to an existing sign lease

ZONING AND PERMITTED USES

Zoned B-1 (General Commercial), City of Springfield Zoning Ordinance, Sec. 3.5, and within the Highway 21 Bypass Overlay District (Sec. 3.11), which has its own development standards. Permitted and conditional uses: library.municode.com/ga/springfield (Sec. 3.5). Buyers should verify intended use, overlay requirements, and water and sewer fees with the City of Springfield, (912) 754-7617.



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Information from public records, the 2011 recorded plat, FEMA, and GDOT. Deemed reliable but not guaranteed. Buyers should independently verify zoning, permitted uses, utilities, access, flood status, and boundaries. Subject to errors, omissions, prior sale, and withdrawal without notice.

Office (912) 295-5807