

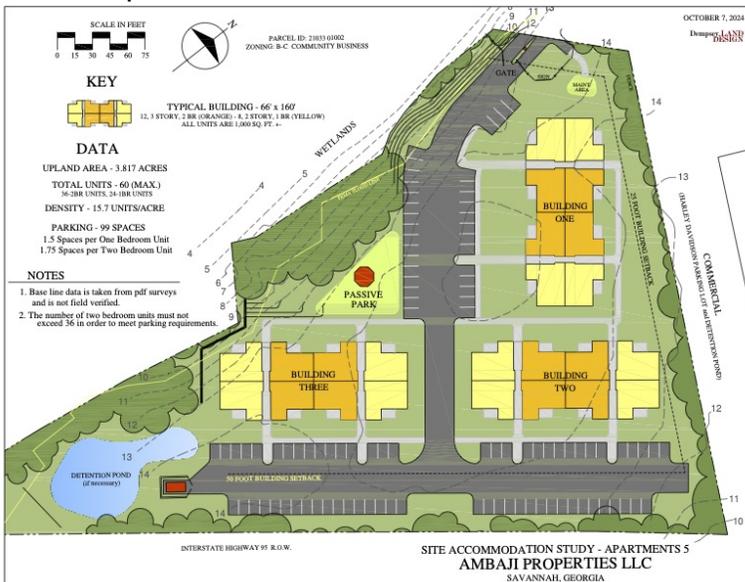
0 Fort Argyle Road

SAVANNAH, GA 31419 | CHATHAM COUNTY

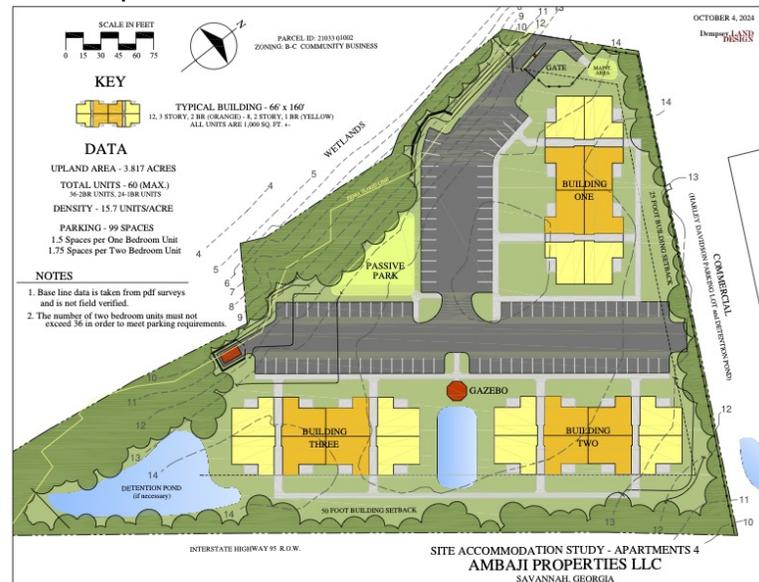


16.19 ACRES | PRIME PROPERTY LOCATED OFF INTERSTATE 95/SR-204 WITH 94,100 DAILY COUNT OF VEHICLES PASSING EACH DAY.
ZONED MULTI-FAMILY

Conceptual Plan 1



Conceptual Plan 2



Summary

This ±16-acre multifamily site, ideally situated just off I-95, combines prime visibility with unmatched accessibility. With 60 units already approved and close proximity to the Port of Savannah, Hyundai Metaplant, and Savannah International Airport, the property is well positioned to capitalize on strong regional growth and demand.

Investment Highlights

±16 Acres Multifamily Development Site

60 Units Pre-Approved – reduces entitlement risk and shortens development timeline

Prime Location Just Off Interstate 95 with excellent visibility and access

Minutes from Major Economic Drivers including the Port of Savannah, Hyundai Metaplant, and Savannah/Hilton Head International Airport

Strong Demand Corridor benefiting from industrial expansion and job growth

Ideal for Workforce or Market-Rate Multifamily Development

High-Exposure Site along a heavily traveled roadway

Located in a Rapidly Growing Area of Savannah with long-term upside

PROPERTY
FACTS

PRICE: \$1,750,000

SALE TYPE:
INVESTMENT OR
OWNER USE

NO. OF LOT: 1

PROPERTY TYPE:
VACANT LAND

PROPOSED USE:
MULTI-FAMILY

TOTAL LOT SIZE:
16.19 ACRES

DRIVING DISTANCE:

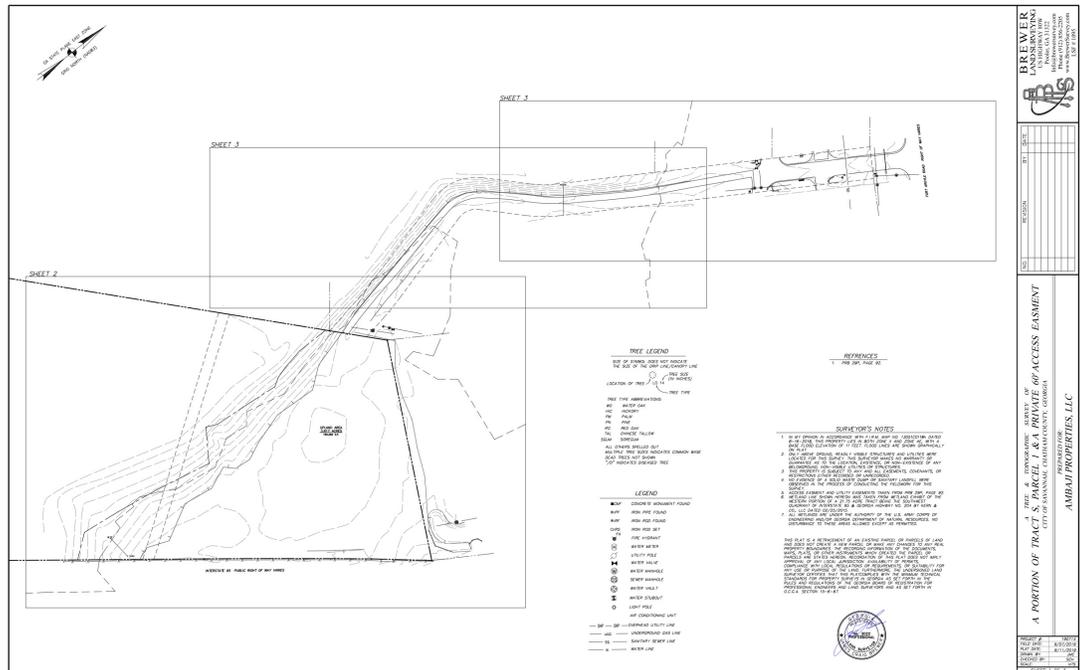
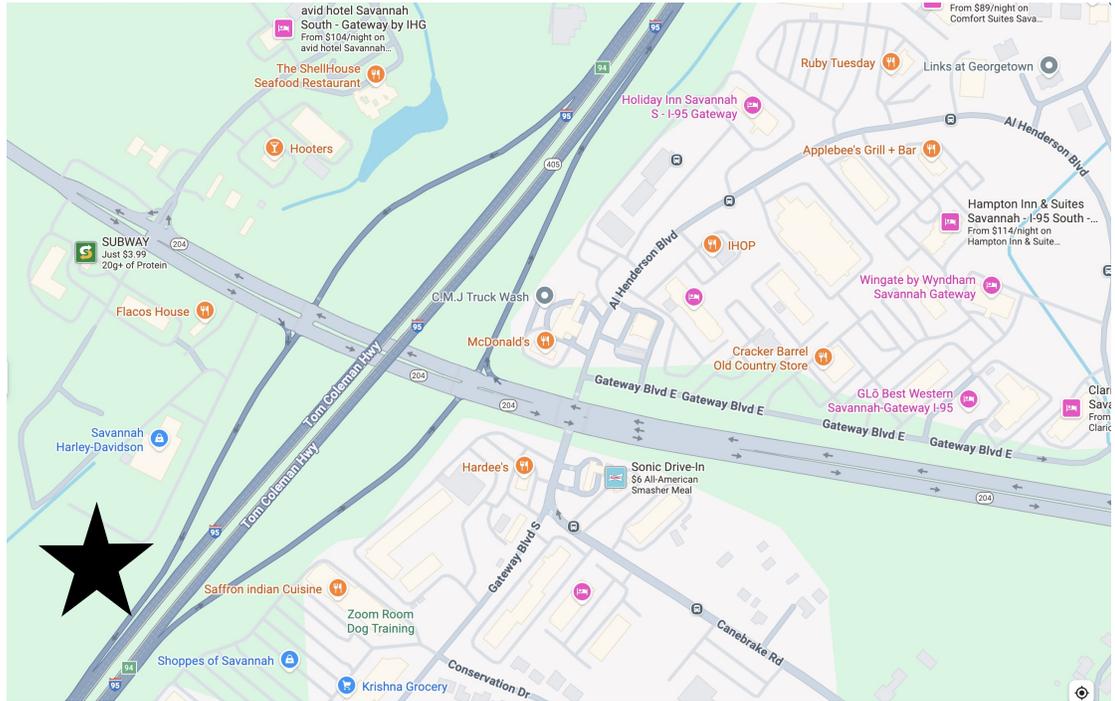
11.9 MILES TO
SAVANNAH
INTERNATIONAL
AIRPORT

STEPS to I-95

19.2 MILES TO
HYUNDAI META
PLANT

17 MILES TO PORT OF
SAVANNAH

15 MILES TO
DOWNTOWN
SAVANNAH



ONE

Savannah, Georgia

Savannah, Georgia, known as the "Hostess City" is a historic coastal city that serves as a vital economic engine for the Southeastern United States. It balances a world-class tourism industry with one of the nation's most active logistics and manufacturing hubs.

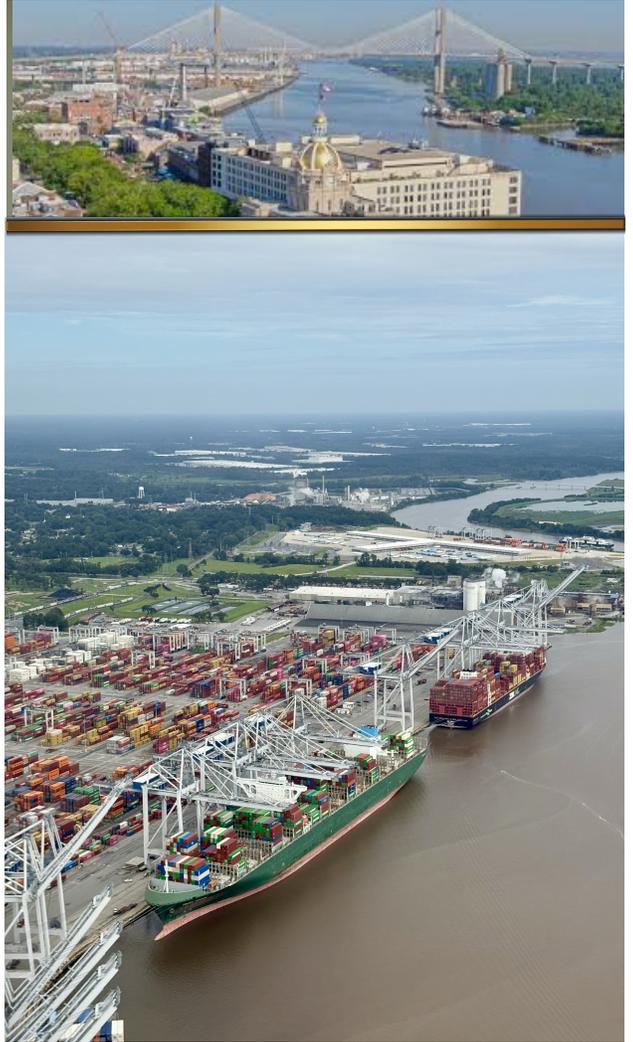
Savannah's tourism industry is a primary economic driver, attracting over 17 million visitors annually.

The Port of Savannah is the third busiest container gateway in the United States and the largest single-terminal container facility in North America.

Savannah is a hub for aerospace, logistics, and heavy manufacturing. Companies such as GulfStream, Georgia Ports, JCB, Colonial Group & Hyundai. Hyundai Motor Group Metaplant is a massive, state of the art manufacturing facility. Representing a \$7.6B investment (\$12.6B when including joint battery ventures). Workforce aims to reach 8,500 by 2031 and has an annual capacity of 300,000 to 500,000, producing models.

Demographics

<u>Population</u>	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2024	6,083	45,948	148,040
Median Age	33.6	36.6	38.5
Households			
2024	2,256	17,400	55,169
Average Household Income	79,812	92,391	86,769



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