



Hyundai Motors
Metaplant America

WOODSPRING
SUITES

Interstate Centre

Pilot
SITE

Interstate Exchange Way

NNN PILOT GROUND LEASE (20 YEARS)

I-16 & HIGHWAY 280
ELLABELL, GA 31308

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US Hwy 280



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Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Interstate Center II

Pilot
SITE

1 PROPERTY INFORMATION

I-16 & Highway 280
Ellabell, GA 31308

Property Summary



OFFERING SUMMARY

Sale Price:	\$6,260,000
Lot Size:	10 Acres
Price / Acre:	\$626,000
Cap Rate:	5.75%
NOI:	\$360,000
Zoning:	C-1
Market:	Savannah
Submarket:	Ellabell
APN:	030 001, 029 004 & 029 005

PROPERTY OVERVIEW

SVN is pleased to present an opportunity to acquire fee simple ownership of a NNN Pilot Ground Lease, which is owned by Berkshire Hathaway in Bryan County, Georgia within the Savannah MSA. The site is located at the NE quadrant of I-16 and Highway 280, which is directly across from the Hyundai EV Plant and represents a direct investment of \$5.5 Billion while suppliers and vendors represent an additional \$1.5 Billion to date.

The NNN ground lease commenced March 1, 2024 for a period of [20] years with an expiration date of February 29, 2044. Net Operating Income is \$360,000 annually in years 1 through 5 with increases in Year 6 and every 5 years thereafter. The project is now completely built out and the business opened on July 20, 2024.

LOCATION OVERVIEW

The site is located in Bryan County, Georgia, a submarket of Savannah at Exit 143 on I-16, which is [14] miles from the interchange of I-95 & I-16. The strategic position of this site is directly related to the proximity of a number of industrial and manufacturing developments that have continued to expand due to Savannah's explosive Port Growth.

Complete Highlights



PROPERTY HIGHLIGHTS

- NNN Pilot Ground Lease [20 Years]
- Berkshire Hathaway owns Pilot
- Lease Term: 03/01/24 to 02/29/44
- NOI: \$360,000; 5.75% Capitalization Rate
- ±10-Acre Interstate Site [I-16 @ Exit 143]
- Directly Across from Hyundai EV Metaplant



NNN PILOT GROUND LEASE [20 YEARS] | I-16 & HIGHWAY 280 ELLABELL, GA 31308

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Project Photos



East View



Northeast View



West View



Interstate West

Interstate Centre

Interstate Centre III

Hyundai
Motors
Metaplant
America

Interstate Centre

WOODSPRING
SUITES

Pilot
SITE

16

Exit 143

2 LOCATION INFORMATION

I-16 & Highway 280
Ellabell, GA 31308

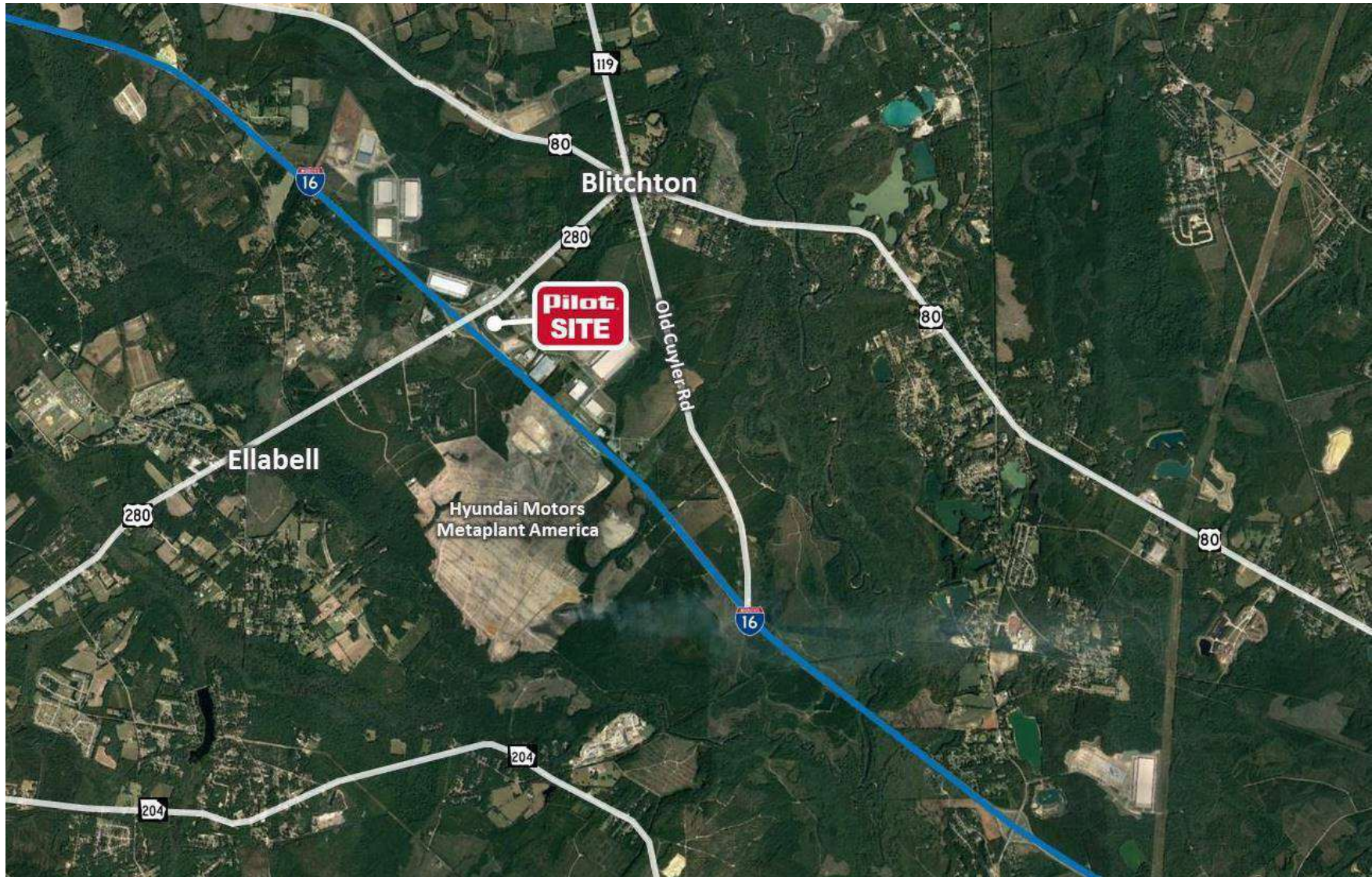
Aerial | Site



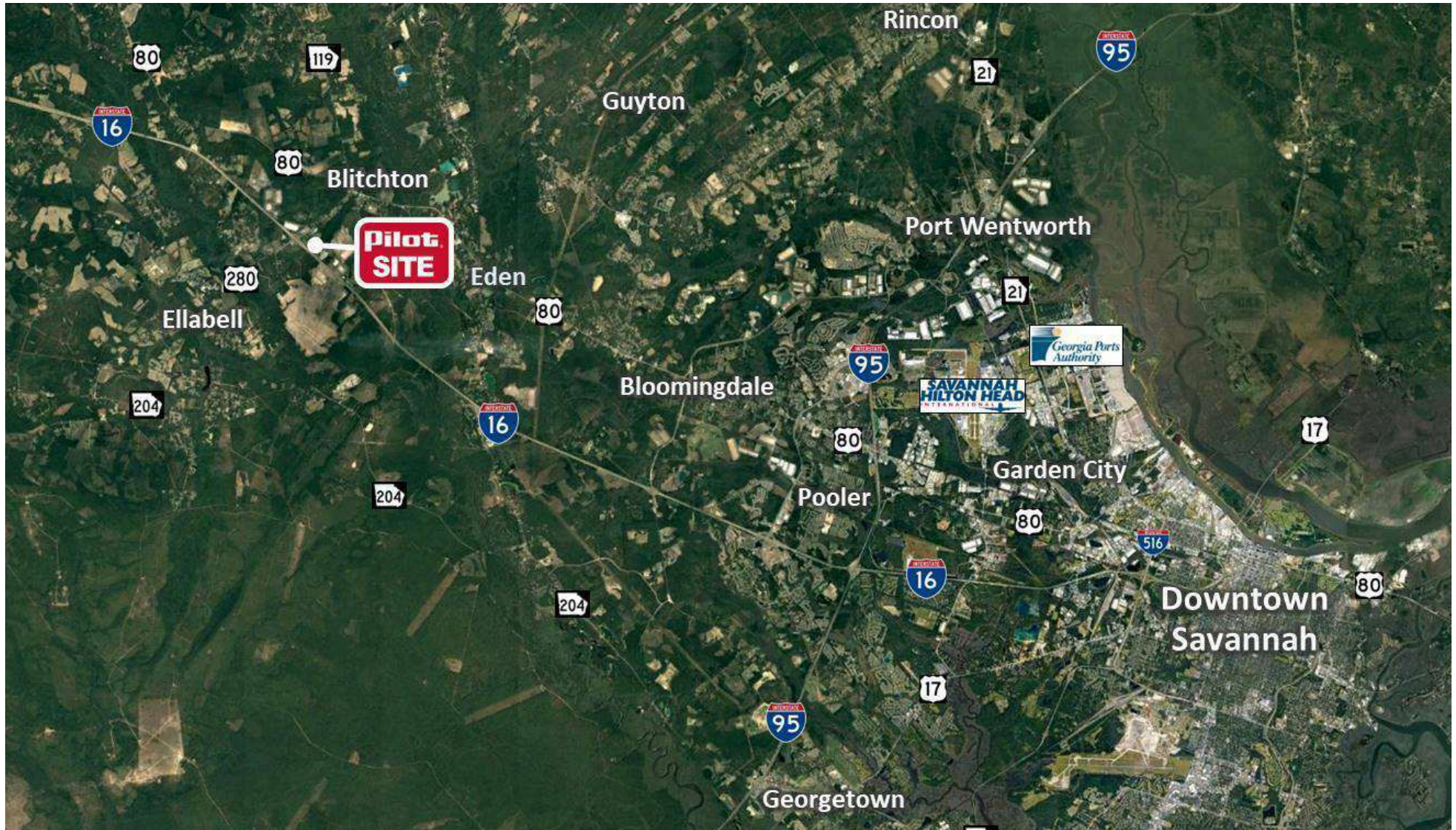
Aerial | Economic Development



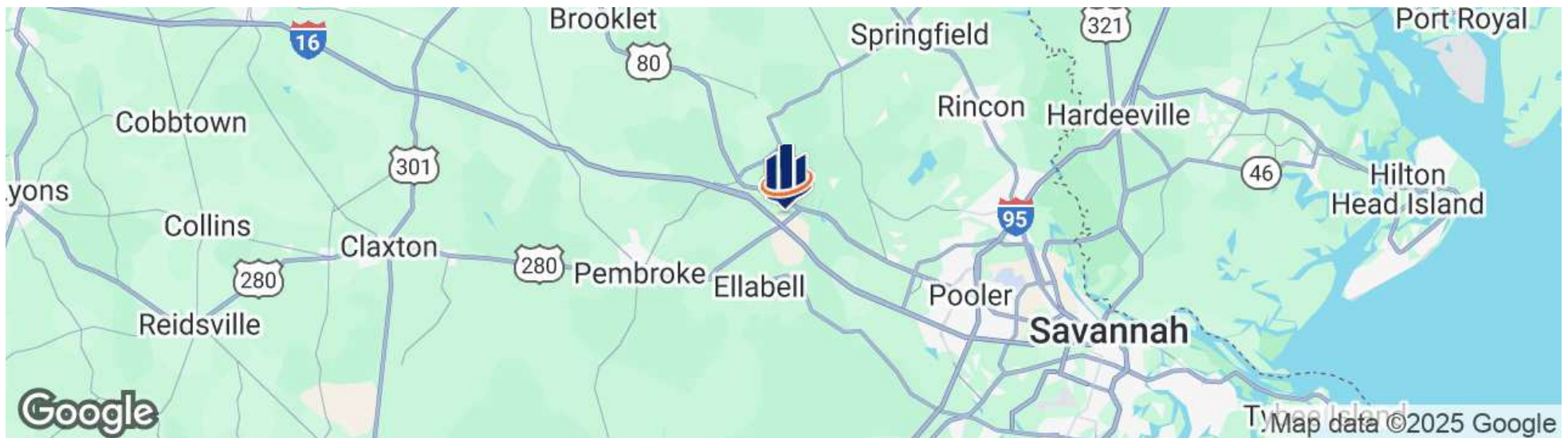
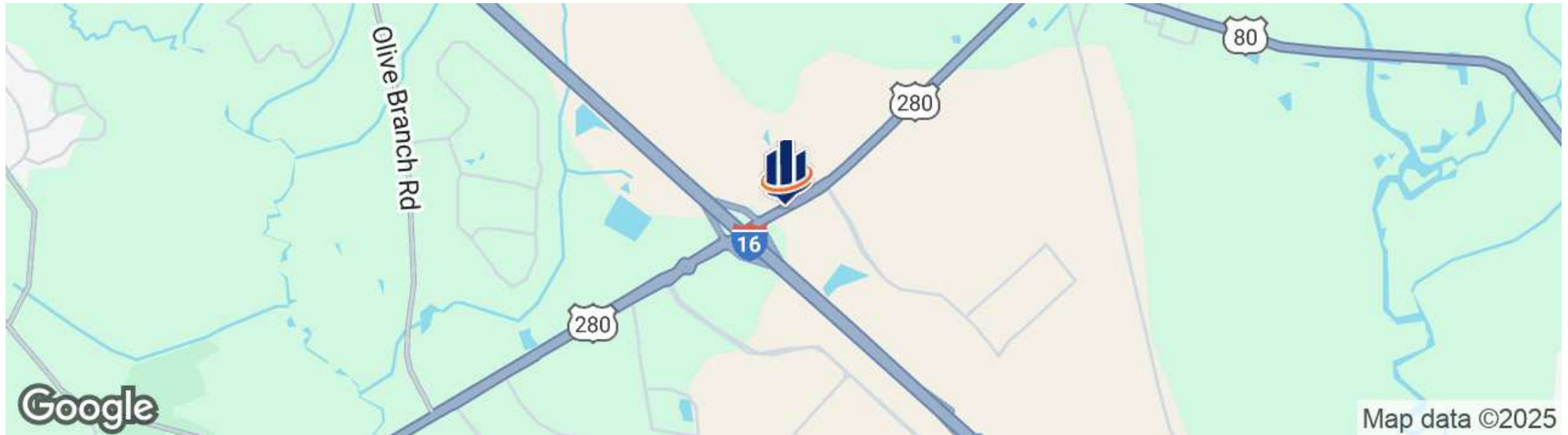
Aerial | Routes



Aerial | Savannah MSA



Location Road Maps



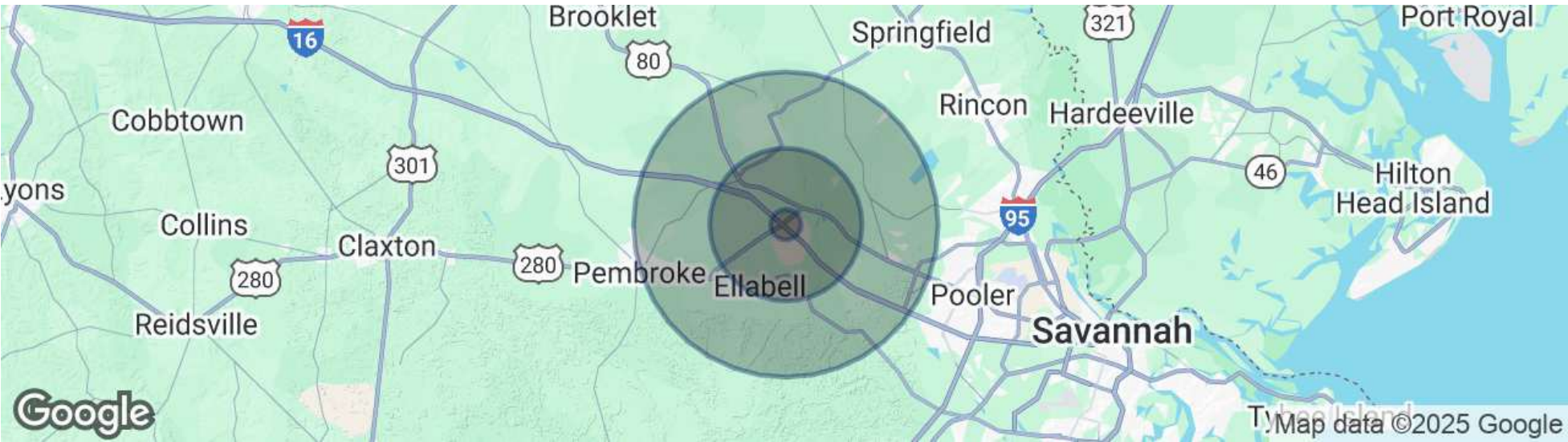


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DEMOGRAPHICS

I-16 & Highway 280
Ellabell, GA 31308

Demographics Map & Report



	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	168	11,007	40,093
Average Age	39	40	38
Average Age (Male)	38	39	38
Average Age (Female)	40	41	39
HOUSEHOLDS & INCOME			
Total Households	61	4,053	14,313
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$76,908	\$84,441	\$101,481
Average House Value	\$218,785	\$230,596	\$264,936

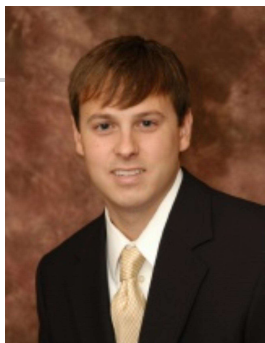
Demographics data derived from AlphaMap



4 ADVISOR BIO & CONTACT

I-16 & Highway 280
Ellabell, GA 31308

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]

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