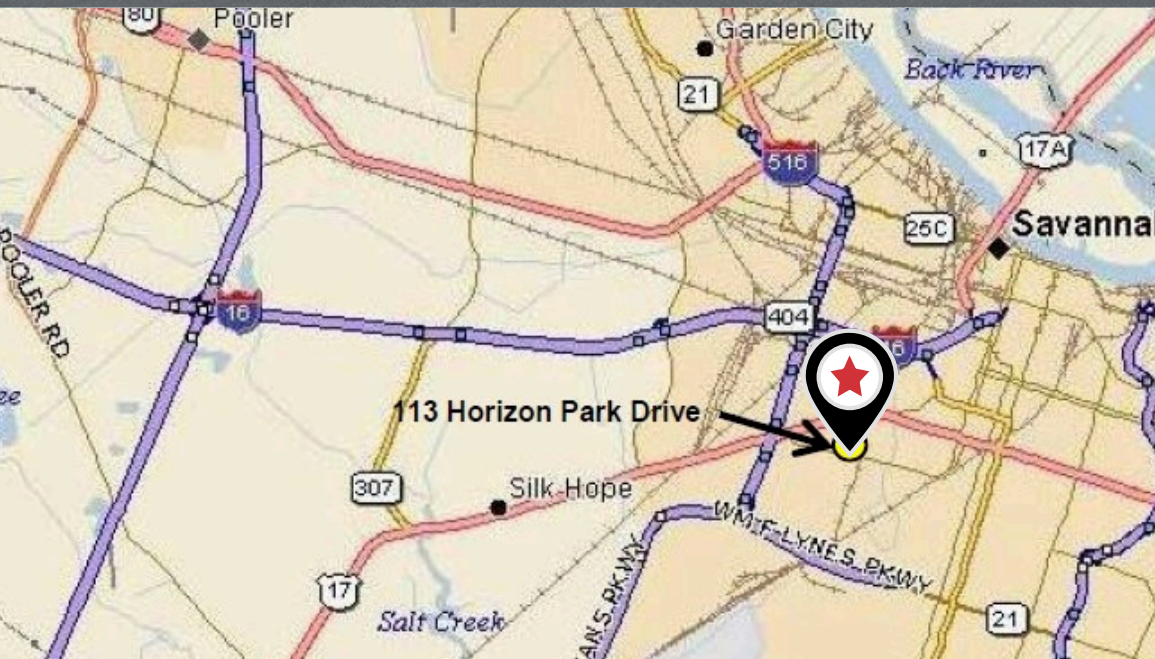


For Sale

Land or Build-to-Suit Opportunity

Pad-Ready Site Horizon Industrial Park

113 Horizon Park Drive | Savannah, GA



Property Information

This site is one of the last lots remaining in the Horizon Park Industrial Park. Excellent Location just off I-516 on Ogeechee Road, with excellent access to Garden City, the Ports, Southside Savannah, as well as direct access to downtown and midtown via Victory Drive.

Property Highlights

- Seller will sell land and/or build to suit opportunity.
 - Existing plans available for a 10,000 SF Building
 - 1.25 acres in fully developed Horizon Park Industrial Park
- Quick access to I-516 and Victory Drive
- Full developable site with existing plans for 10,000 SF Building
- Approximately 8 miles to Georgia Ports Authority's Port of Savannah
- Located in a strong regional manufacturing area

Property Details

Lot Size:	1.25 acres
Zoning:	I-L (Light Industrial)
Traffic Counts:	
Highway 17/Ogeechee Rd:	18,100 VPD
I-516:	58,900 VPD



Rex Benton

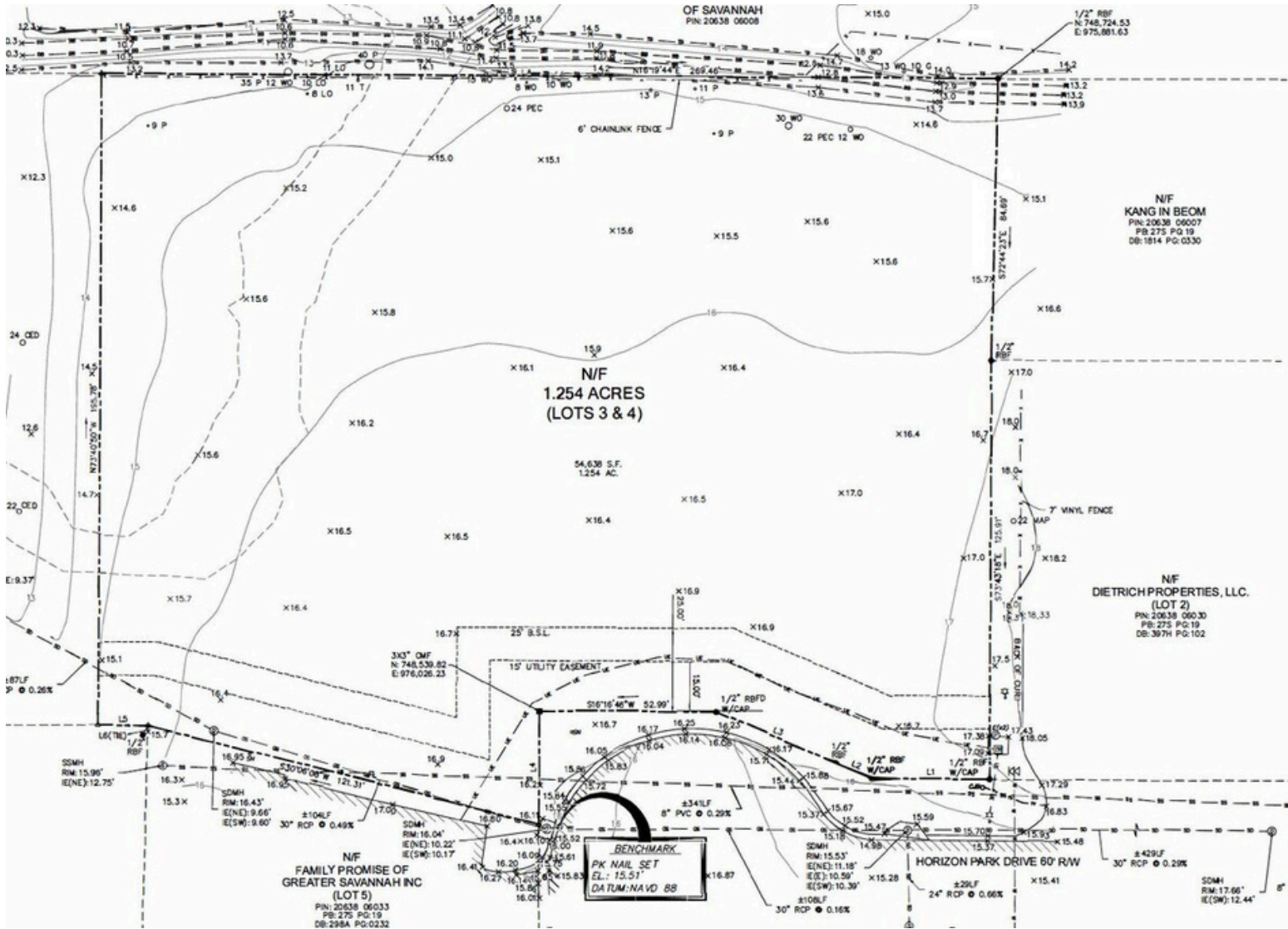
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Survey



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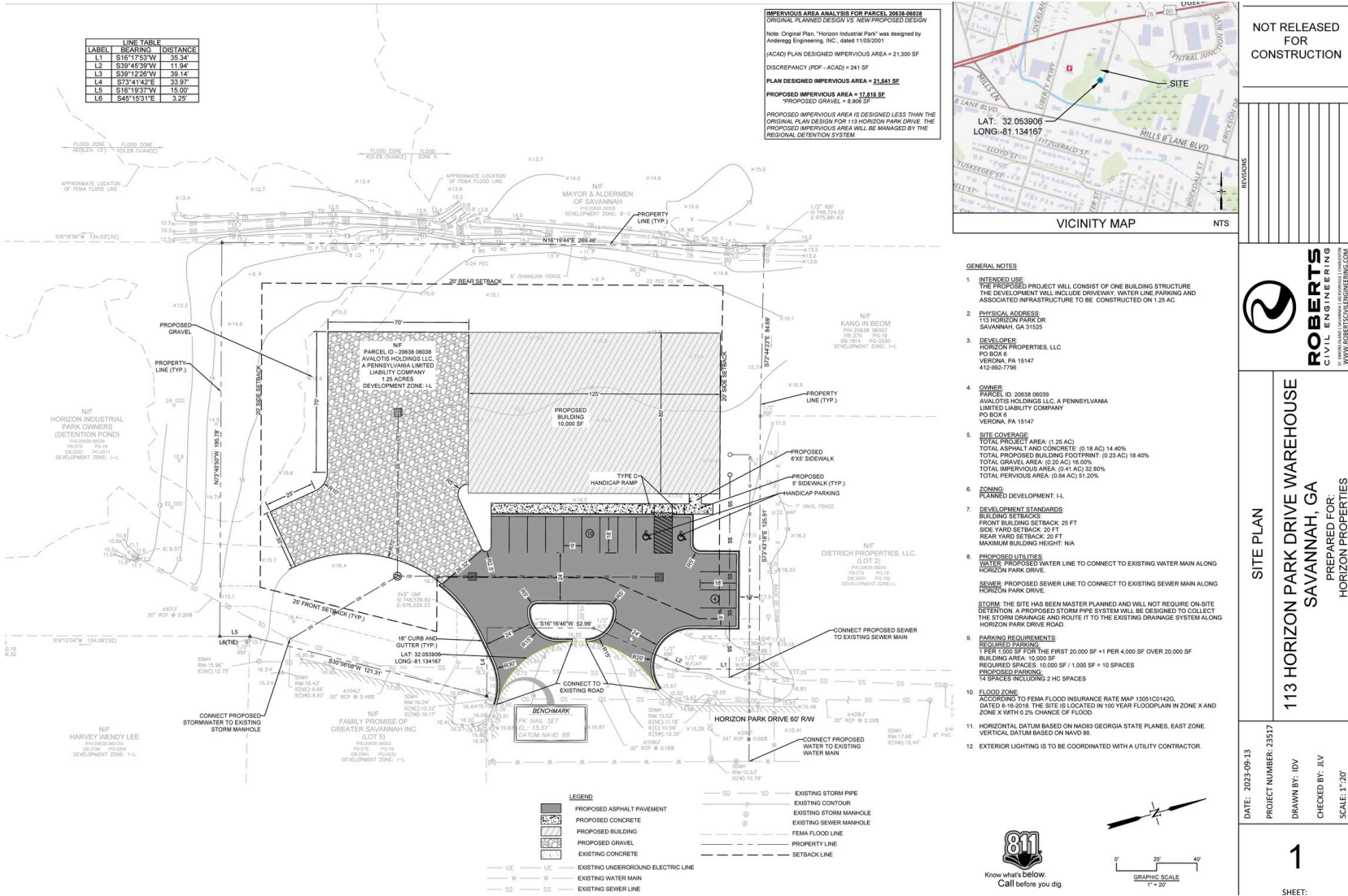
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Existing Site Plan for 10,000 SF Building



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Existing Renderings for 10,000 SF Building



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Location Overview



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Demographics

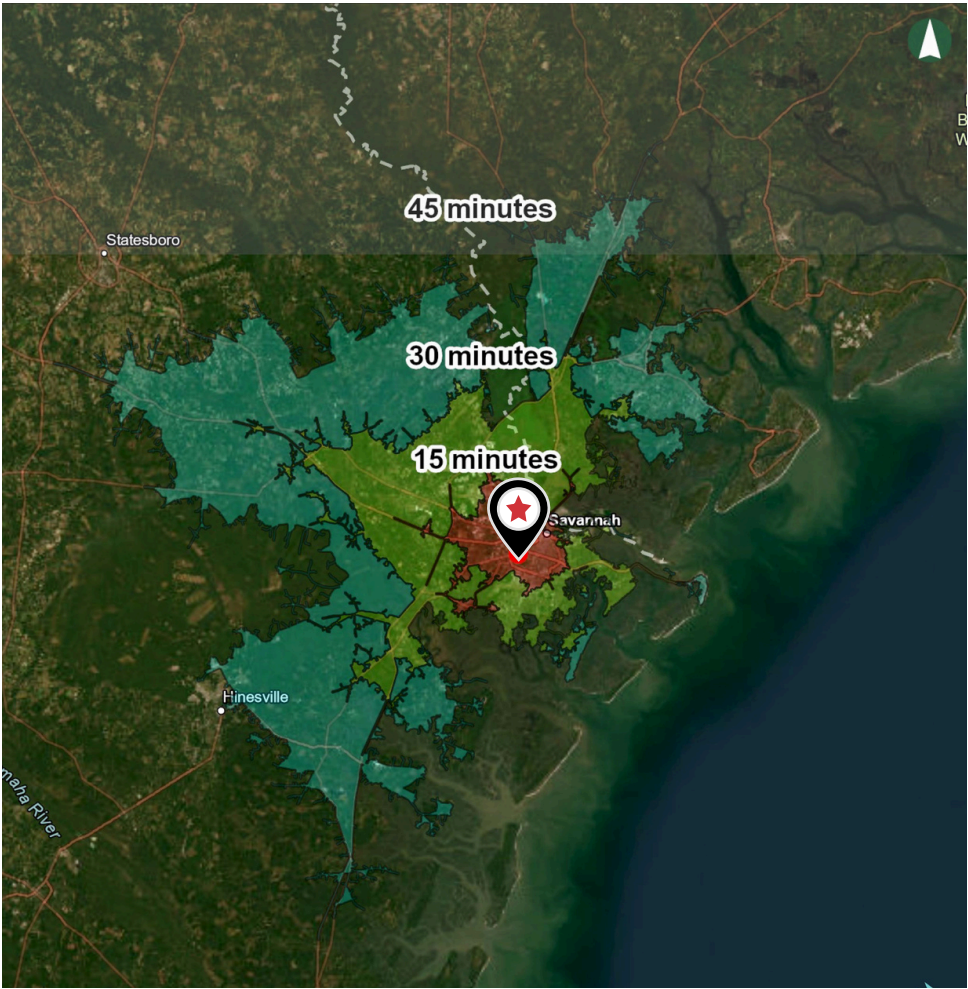
Population	15 minutes	30 minutes	45 minutes
Total Population	117,678	353,428	519,074
Median Age	36	38	39
Total Workers	53,736	170,479	243,662

Households & Income	15 minutes	30 minutes	45 minutes
Total Households	46,466	137,866	202,161
Median HH Income	\$59,215	\$78,589	\$82,145

Savannah Overview & Employment

Savannah, Georgia, is a dynamic city located along the Atlantic Ocean, blending historical charm with modern vibrancy. Known for having the largest historic district in the United States, Savannah features 22 scenic squares, award-winning restaurants, and a flourishing arts scene with numerous galleries, live music venues, and film festivals. The city draws over 15.2 million tourists annually, generating more than \$4 billion in visitor spending.

Savannah boasts a diverse economy driven by tourism, education, and port-related industries. The Port of Savannah is one of the fastest-growing and fourth-busiest ports in the U.S., supporting thousands of jobs in logistics, transportation, and manufacturing. Additionally, the city has a robust healthcare sector, anchored by major employers like St. Joseph's/Candler Health System and Memorial Health University Medical Center. The thriving tourism industry also provides substantial employment opportunities in hospitality, retail, and the culinary sectors.



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