

3.26 ACRES | I-L ZONED



ENMARKET ARENA

INDUSTRIAL LAND | FOR SALE

501 STILES AVENUE

SAVANNAH, GEORGIA 31415 · MORRISON WARD

3.26

TOTAL ACRES

4

PARCELS, ONE OWNER

I-L

LIGHT INDUSTRIAL

±3 mi

TO PORT OF SAVANNAH

Four parcels totaling approximately 3.26 acres under a single owner of record, zoned I-L and confirmed by the City of Savannah in April 2026. Level, open yard directly opposite Enmarket Arena, adjacent to Interstate 16, and roughly three miles from Garden City Terminal.

The property is an active wood treating facility and a known contaminated site enrolled in the Georgia EPD Voluntary Remediation Program. Full environmental disclosure appears on page 7 and should be read before any evaluation of this offering.

THE OFFERING

A 3.26-Acre Industrial Site Opposite Enmarket Arena

501 Stiles Avenue is four parcels under a single owner of record, totaling approximately 3.26 acres, zoned **I-L (Light Industrial)** by the City of Savannah. The site sits directly across from Enmarket Arena, immediately adjacent to Interstate 16, and roughly three miles from the Port of Savannah.

The property has operated as a wood treating and preserving facility since approximately 1958 and remains in active use. Buyers should note that the site carries a documented environmental condition and is enrolled in the Georgia Environmental Protection Division Voluntary Remediation Program. That condition is summarized in full on page 7 and is central to any evaluation of this property.

±3.26 ac TOTAL SITE	4 PARCELS	I-L ZONING DISTRICT	Apr 2026 ZONING LETTER CONFIRMED
Zone X FEMA FLOOD ZONE	Yes FEDERAL OPPORTUNITY ZONE	1 OWNER OF RECORD	VRP GA EPD ENROLLED SITE

POSITION

- **Enmarket Arena** directly across Stiles Avenue
- **Interstate 16** immediately adjacent, with direct on and off access
- **Port of Savannah** approximately 3 miles, Garden City Terminal
- Level, graded, and largely open yard across the site
- Established industrial corridor with surrounding industrial users

CANDIDATE USES

- Industrial outdoor storage and laydown yard
- Truck terminal, fleet parking, and logistics staging
- Warehousing and distribution
- Contractor office, yard, and shop
- Flex industrial and office warehouse

Candidate uses reflect the I-L district and the City zoning confirmation letter. Future use is restricted to non-residential under the site's remediation status. See pages 5 and 7.

Due Diligence Materials Available on Request

A document set has been assembled and is available to qualified parties through the broker. It includes the property overview and tax records, the City zoning confirmation letter and full use table, title chain and deed history, plats, easements and encumbrances, environmental records including the Voluntary Remediation Program package, flood zone and FEMA documentation, county property record cards, and site photography.

THE SITE

Yard, Access, and Improvements



OPEN GRADED YARD, LOOKING ACROSS THE SITE



COVERED STORAGE AND OPEN LAYDOWN AREA



COVERED SHED, STACKED MATERIAL



YARD LOOKING TOWARD THE RAIL AND PORT CORRIDOR



TRAILER AND EQUIPMENT PARKING



FABRIC COVERED STRUCTURE

Photographs depict the property in its current operating condition. Improvements are shown for reference only. No representation is made as to the condition, code compliance, or remaining useful life of any structure. Buildings and equipment are not part of the value proposition being presented and may require removal.

TITLE AND OWNERSHIP

Parcel Breakdown

The offering comprises four parcels held by a single owner of record. Savannah Wood Preserving Co. holds all four parcels, totaling approximately 3.26 acres.

PARCEL ID	LEGAL DESCRIPTION	ACRES	2025 APPRAISED	OWNER OF RECORD
20047 14008	Lots 1 to 17, Lot 25 & Pt Lot 48, Morrison Ward	1.500	\$647,700	Savannah Wood Preserving Co.
20047 22003	Lot 20 (N ½), Morrison Ward	0.800	\$244,300	Savannah Wood Preserving Co.
20047 21011	Pt Lot 20, Morrison Ward	0.880	Not available	Savannah Wood Preserving Co.
20047 14007	Lot 19 Pt, Morrison Ward	0.080	\$11,800	Savannah Wood Preserving Co.
Total offering		3.260	\$903,800	Three of four parcels on record

Appraised values are Chatham County assessed values for the **2025** tax year and are not an opinion of market value. Parcel 20047 21011 has no assessed value on record in the material reviewed, so the total reflects the three parcels that do. 2026 county values were not confirmed at the date of this brochure. Verify all parcel data independently with the Chatham County Board of Assessors.

Title Work Completed to Date

No title search has been completed on any of the four offered parcels. A title search exists on file for a separate, adjacent parcel (20047 14005) held by a different owner that is not part of this offering (File T251326, Abstract Services Inc.); it does not cover the subject site. A buyer should expect to order full title work on the four offered parcels.

Diligence file. Contact the broker for the current data room, which includes property record cards, the zoning packet, and the environmental / VRP file. No title search, deed chain, or boundary survey exists yet for the four offered parcels.

ZONING AND ENTITLEMENTS

I-L Light Industrial

The I-L district provides for warehousing, light manufacturing, research and development, and support services operated in a clean and quiet manner. The uses below are drawn from the City of Savannah Zoning Confirmation Letter, Case 26-001416-ZCL, dated **April 3, 2026**, signed by Planning Manager John Anagnost. That letter confirmed no overlay districts, variances, violations, or pending zoning actions as of its date.

USE	STATUS	ORDINANCE REFERENCE
Truck terminal / freight terminal	BY RIGHT	Vehicle and freight terminal
Truck parking, fleet parking, staging yard	BY RIGHT	Vehicle and freight terminal
Warehousing and distribution center	BY RIGHT	Warehousing
Cold storage / freezer facility	BY RIGHT	Warehousing
Building contractor office, yard, and shop	BY RIGHT	Office / utility / contractor
Flex industrial / office warehouse	BY RIGHT	Warehouse or office showroom, flex space
Incidental outdoor storage, accessory	BY RIGHT	Accessory structures and uses
Indoor recycling collection center	BY RIGHT	Recycling collection facility
Auto / vehicle sales and auction	BY RIGHT	Vehicle and freight terminal
Self-storage / mini-warehouse	LIMITED	Sec. 8.4.29 Self-service storage facility
Container storage / intermodal yard	LIMITED	Sec. 8.5.1 Container Storage Yard
Light manufacturing and assembly	LIMITED	Sec. 8.5.5 Industry, Manufacturing & Processing, Light
Truck and trailer repair facility	LIMITED	Sec. 8.4.41 Vehicle Service, Heavy
Fuel station / truck fueling facility	LIMITED	Sec. 8.4.14 / Truck Stop

Uses marked Limited require compliance with the applicable use standards in the Zoning Ordinance. The full use table is provided in the Zoning Confirmation Letter packet, available from the broker.

Use Restriction Buyers Must Account For

Independent of zoning, future use of the site is **restricted to non-residential** under its status in the Georgia EPD Voluntary Remediation Program. Zoning permissions described above do not override that restriction, and a use permitted under I-L may still be constrained by the remediation plan and any recorded environmental covenant. Buyers should confirm the current restriction language with GA EPD and environmental counsel. See page 7.

The zoning confirmation letter reflects conditions as of April 3, 2026. Zoning classifications and ordinance standards are subject to change. Buyers should obtain a current confirmation letter before closing.

WHY THIS CORRIDOR

Location and Available Programs

Port Proximity

Garden City Terminal is roughly three miles from the site. The Port of Savannah is among the busiest container ports on the U.S. East Coast, and land inside the preferred logistics radius is limited.

Interstate Access

Interstate 16 is immediately adjacent, with direct on and off access connecting to I-95 and the wider regional network.

Industrial Outdoor Storage

The open, level yard suits IOS, container and chassis storage, and fleet staging, subject to the Limited use standards noted on page 5.

OPPORTUNITY ZONE DESIGNATION

The property lies within a federally designated Opportunity Zone, **Census Tract 13051000601**. The designation is a confirmed fact about the site. The benefits available to an investor are not, because the federal Opportunity Zone rules and their deferral dates have changed since the program was created and continue to phase.

This brochure does not state what Opportunity Zone benefits are available. Any deferral, step-up, exclusion, or substantial improvement requirement depends on the investor's own facts and on the rules in force at the time of investment. Prospective buyers must consult a qualified tax advisor. Nothing here is tax advice and no representation is made that any benefit is currently available.

OTHER PROGRAMS A BUYER MAY WISH TO INVESTIGATE

- **City of Savannah EPA Brownfields Assessment Grant.** The City has administered a program that may fund Phase I and Phase II environmental site assessments for qualifying sites. Availability, funding, and eligibility must be confirmed directly with the City.
- **Georgia Brownfield Act, prospective purchaser provisions.** Georgia law provides limitation of liability mechanisms for qualifying prospective purchasers of contaminated property. Eligibility is fact specific and requires environmental counsel.
- **Chatham County and regional economic development incentives.** May be available for qualifying industrial development. Confirm directly with the authority.

How the Incentive Picture Should Be Read

The programs above are listed because they exist and are commonly relevant to a site of this type, not because eligibility has been established for this property. None of them has been applied for or approved for 501 Stiles Avenue as of the date of this brochure. A buyer should price the environmental condition on its own merits and treat any program benefit as upside to be verified, not as an assumption underwritten into the deal.

MATERIAL DISCLOSURE

Environmental Condition

The Subject Property Is a Known Contaminated Site

501 Stiles Avenue has operated as a wood treating and preserving facility since approximately 1958, with documented use of **CCA** (chromated copper arsenate) and **MCA** processes. The property is listed on the Georgia Environmental Protection Division Hazardous Site Inventory as **HSI 10971** and is enrolled in the Georgia EPD **Voluntary Remediation Program**.

A Voluntary Interim Remediation Plan was **approved June 12, 2025**. Remediation implementation is targeted for **May 2029** under the timeline on file. Oversight geologist of record is William O. McIntosh, P.G., Arrowood Environmental. Future use of the site is **restricted to non-residential**.

This is not a clean site and is not offered as one. Remediation obligations, their cost, and the extent to which they transfer to a purchaser are open items that a buyer must evaluate with qualified environmental counsel and a licensed consultant.

Adjacent and Offsite Conditions

The neighboring CSXT property on Feeley Avenue is separately listed on the Georgia EPD Hazardous Site Inventory as **HSI 10905**, Priority Class II, with confirmed arsenic in soil and groundwater. **Offsite migration remains an open matter with EPD**. A buyer should not assume the boundary of the environmental condition follows the property line in either direction.

Regulatory Compliance History

As reported in the U.S. EPA ECHO database and reviewed in **April 2026**, Savannah Wood Preserving Co. was identified in Significant / Category I Noncompliance under the Clean Water Act, NPDES Permit GAIS12560, across twelve of twelve reported quarters. Compliance status changes over time and has not been re-verified at the date of this brochure. Buyers should pull current ECHO and EPD records directly.

Phase I and Phase II environmental site assessments are strongly recommended before any transaction. The summaries on this page are drawn from documents in the seller's file and from public records. They are summaries only, are not a substitute for independent investigation, and should not be relied upon as a complete description of the environmental condition of the property. The property is in FEMA Zone X, outside the 500-year floodplain, and requires no flood insurance under current FEMA mapping.

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The information contained herein has been obtained from sources deemed reliable but has not been independently verified. Environmental conditions described herein are summaries only, drawn from documents in the seller's file and from public records, and buyers must conduct independent due diligence. Acreage, parcel data, assessed values, zoning, and program eligibility are subject to verification. No warranty or representation is made as to accuracy or completeness. Nothing in this brochure constitutes legal, tax, or environmental advice. This offering is subject to errors, omissions, changes, prior sale, or withdrawal without notice.