

HOPETON LANDING

NOW ACCEPTING OFFERS
FOR 7.49 ACRES OF LAND
ZONED FOR OFFICE /
INSTITUTIONAL

PROPERTY INFORMATION



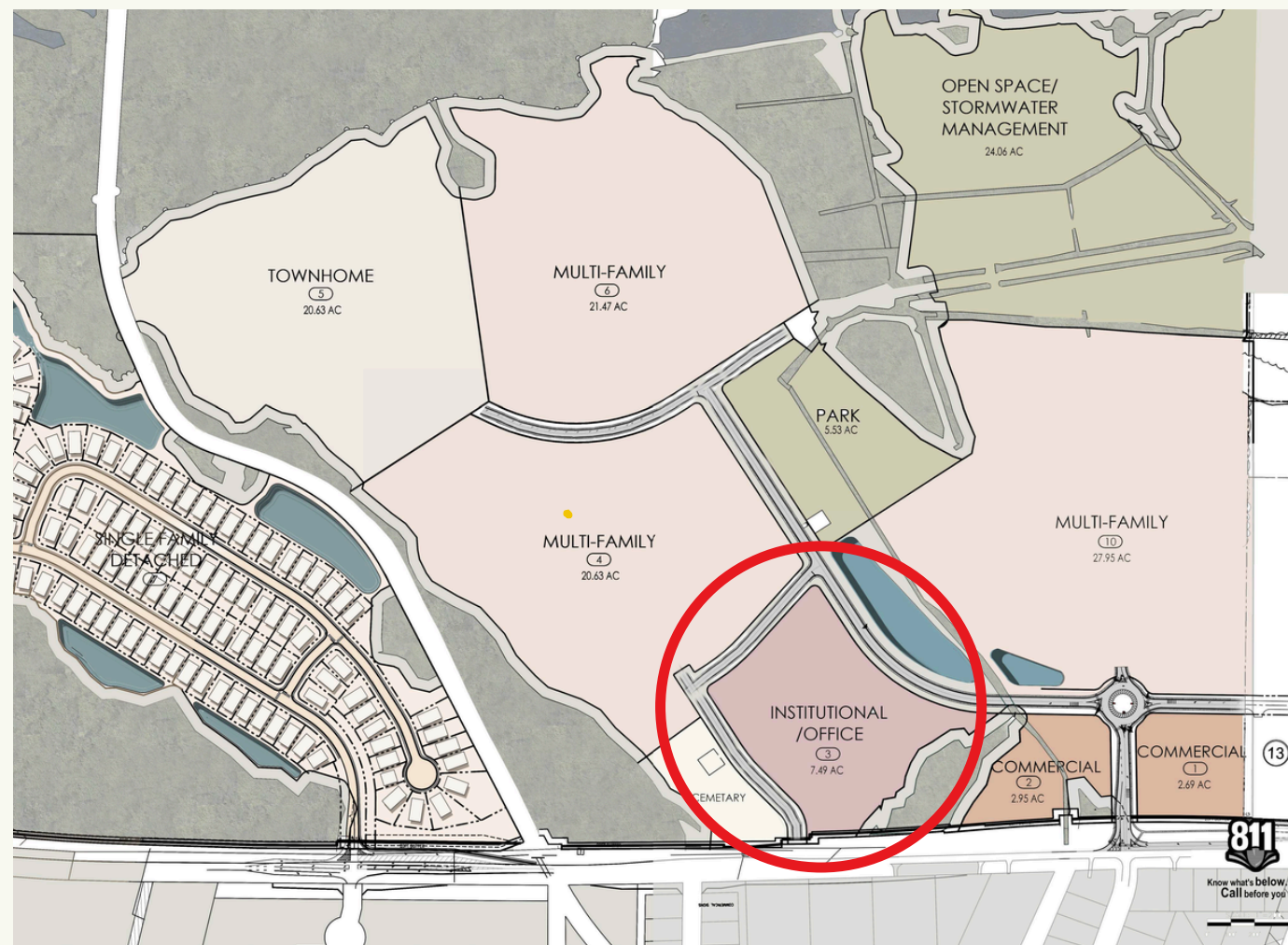
PROPERTY & LOCATION OVERVIEW

DAI Commercial Realty is pleased to present 7.49 acres of land, master-planned for office/institutional uses within Hopeton Landing in Savannah, GA. Conveniently located off Little Neck Road in the Southwest region of Savannah, this tract is part of a 479-acre master-planned mixed-use development that will bring +/- 15 acres of commercial and office/institutional users and +/- 1,300 residential units. The owner is willing to subdivide the property.

This high-demand and rapidly growing area has easy access to several major roadways, neighborhoods, schools and businesses, including:

- Highway 17
- Interstate 95
- Interstate 16
- New Hampstead
- Berwick
- Pooler Parkway
- Hyundai Meta Plant
- Georgia Ports Authority
- Southwest Elementary & Middle School
- New Hampstead High School

Price:	\$2,471,700
Price Per Acre:	\$330,000
Lot Size:	7.49 acres
Zoning:	PUD
Market:	Southwest Savannah
County:	Chatham
PIN:	21007 01002



PROPOSED MASTER PLAN HOPETON LANDING

7.49

Acres

±15

Acres of commercial and office units

±165

Townhome Units

479

Acre master-planned
mixed-use development

±1,300

Residential units



LOCATION & MARKET MAP

HOPETON LANDING



I-95

Savannah Holy Church of God

HENDERSON GOLF COURSE

SOUTHWEST ELEM SCHOOL

ExtraSpace Storage

HWY 204



Canebrake Rd

GEORGIA BOTANICAL GARDENS
Gardens at...

COMPASSION CHURCH

HWY 17

TSC TRACTOR SUPPLY CO

DUNKIN'

SOUTHWEST MIDDLE SCHOOL



Walmart

KELLERS FLEA MARKET

Chevis Rd

17

AREA DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
2023 Population	12,359	48,472	197,177
Projected 2028 Population	13,011	50,410	205,979
Avg HH Income	\$71,194	\$91,593	\$76,997
2023 # of HHs	4,700	18,421	74,574
Projected 2028 # of HHs	4,954	19,174	77,887
<u>Worker Travel Time to Job</u>			
<30 Min	56%	58%	67%
30-60 Min	37%	35%	28%
60+ Min	7%	6%	5%
Total Consumer Spending	\$131M	\$593M	\$2.1B



FOR SALE

DAI Commercial Realty presents the opportunity to purchase 7.49 upland acres of property zoned and entitled to office/institutional uses in the City of Savannah. The property is located within the Hopeton Landing PUD on Little Neck Road between Ogeechee Rd and I-95, with extensive frontage along the Little Ogeechee River wetland system.

Seller shall deliver the following:

- **Clear title**
- **Zoning letter**
- **Will-serve utility letters**
- **Current JD letter from USACE**
- **Existing survey files**
- **Traffic study**
- **Master infrastructure serving the parcel:**
 - **Shared spine road system from subject parcel to Little Neck Rd**
 - **Utility connections to public water and sewer, electricity, and data**
 - **Potential access to offsite stormwater management system**



REACH OUT FOR MORE

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