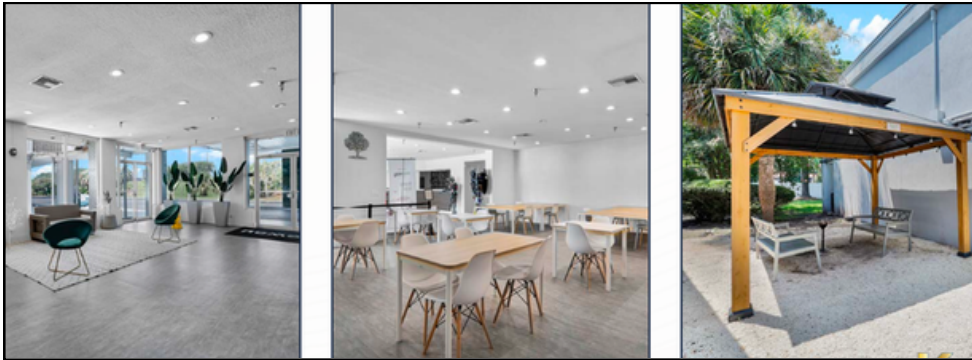


# FOR SALE

3 GATEWAY BLVD S.  
SAVANNAH, GA 31419



Prime I-95 Hospitality Asset



## PROPERTY SUMMARY

### Prime I-95 Hospitality Opportunity

The OneWay Hotel – Savannah, GA offers the fee simple interest in a 129-room, independent hotel with an adjacent 11,000 SF restaurant parcel. The property is a two-story, exterior-corridor hotel that was built in 1980 and renovated in 2023. With over \$2.7M spent in renovations since acquisition, this hotel delivers a reduced near-term capital expenditure risk for an experienced operator that is capable of repositioning the asset. The vacant restaurant presents an additional upside opportunity for additional income from a Tenant that can benefit from the hotel's built-in customer base.

Located at a prime signalized corner at the I-95 and Abercorn Street interchange, the asset benefits from high visibility and easy access to Savannah's core attractions, shopping, and dining. The property sits approximately 15.3 miles from **Downtown Savannah**, 11.9 miles from **Savannah/Hilton Head International Airport**, 16.7 miles from **Savannah State University**, and 14.1 miles from **Hunter Army Airfield**, making it well positioned to serve leisure, business, and military-related travel. Investors gain exposure to a recently renovated, independent hotel within one of Georgia's strongest MSAs, offering branding flexibility and potential upside from a non-chain, boutique-style experience.

## KEY HIGHLIGHTS

- Mixed-Use 2-Story Hotel & Restaurant
- Independent Hotel
- 129 Rooms + Restaurant Parcel
- 3.63 Acre Lot
- Over \$2.7M spent in renovations since acquisition
- Roof Condition- needs repairs/ replacement
- Additional upside with repositioning strategy
- Caters to the airport, tourism, and logistics workforce
- High Visibility from I-95 (95,100 AADT)

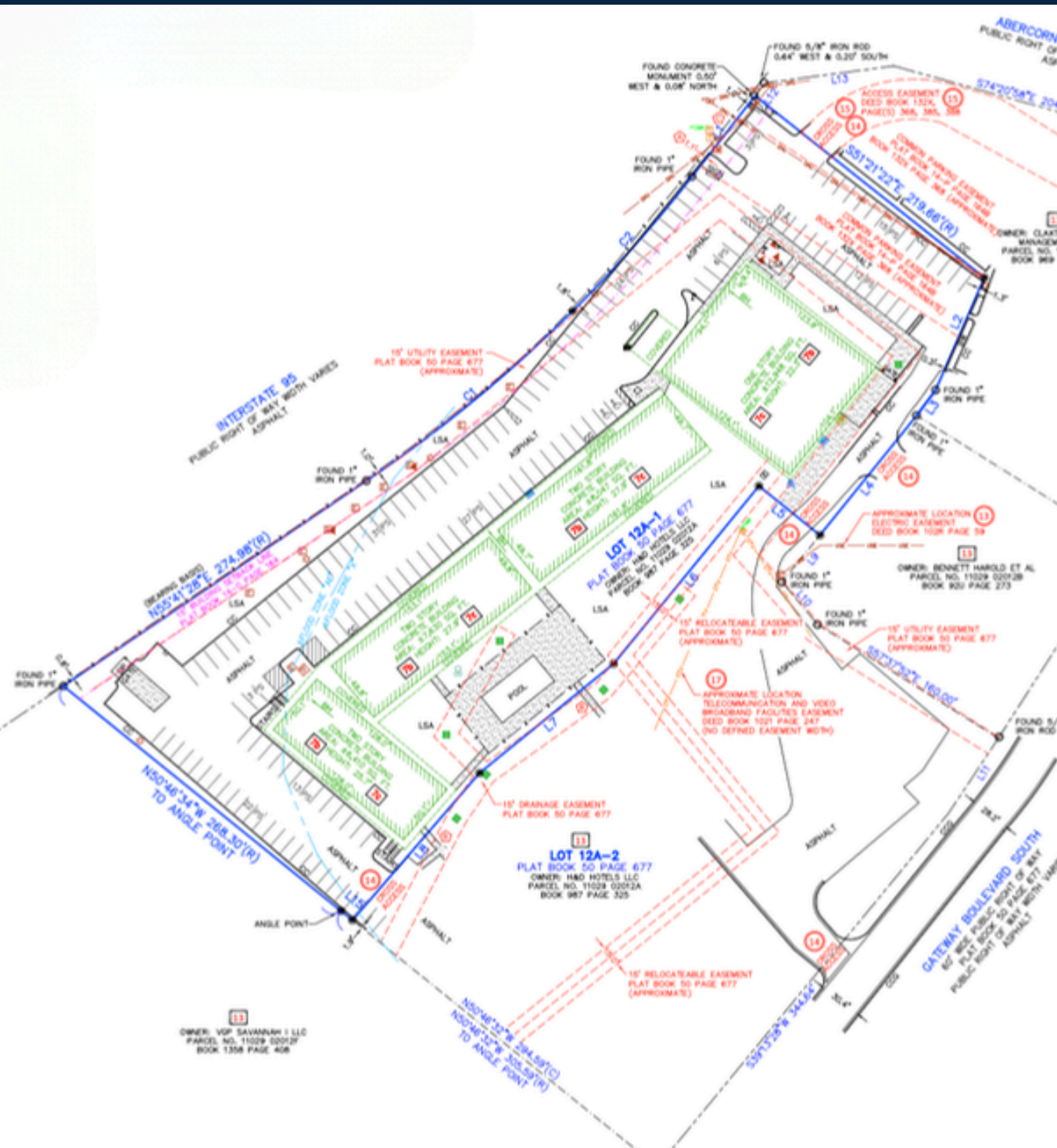
## PROPERTY HIGHLIGHTS

- **2-Story Exterior Corridor Hotel** — Each floor measures approximately 38,096 with a total gross building area of +/- 76,192 SF
- **129 Rooms** — The rooms include a safe, microwave, mini-refrigerator, large desk, and high-speed Internet.
- **Restaurant Space** — Additional upside available from 11,000 SF of restaurant space that can be leased for additional revenue.
- **Lot Size** — the property sits on a 6.29 Acre lot with exposure to I-95. The ample lot size provides potential for future redevelopment.
- **High Traffic Counts** — Visibility from I-95 (over 96,500 vehicles per day) with
- **Renovated in 2023** — \$2.7M in renovations since acquisition offering reduced necessary capital expenditures for a new operator.
- **Value Add Opportunity** — Additional upside through new management plus restaurant income for an experienced operator willing and able to implement a repositioning strategy.
- **Roof Condition** — roof repairs and/or replacement needed throughout.
- **Pool** — currently not operational, needs to be serviced and re-opened to provide added value.









**6Dig SURVEYOR'S NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS PLAT DEPICTS A BOUNDARY SURVEY IN COMPLIANCE WITH CHAPTER 180-7-.09, 100% OF THE BOUNDARY SURVEY WAS PERFORMED USING GPS EQUIPMENT.
5. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF GEORGIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
6. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES.

<b>4 LAND AREA</b>	±158,197 SQUARE FEET	±3.632 ACRES
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**6Biv BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF LOT 12A-1 AS BEING N55°41'28"E, PER PLAT BOOK 50, PAGE 677.

**5F CEMETERY NOTE**

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**9 PARKING SPACES**

REGULAR = 156    HANDICAP = 4    TOTAL = 160

**5Biii ACCESS TO PROPERTY**

THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO GATEWAY BOULEVARD SOUTH, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA DRIVEWAY EASEMENT RECORDED IN BOOK 132X PAGE 355.

**16 EARTH MOVING NOTE**

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

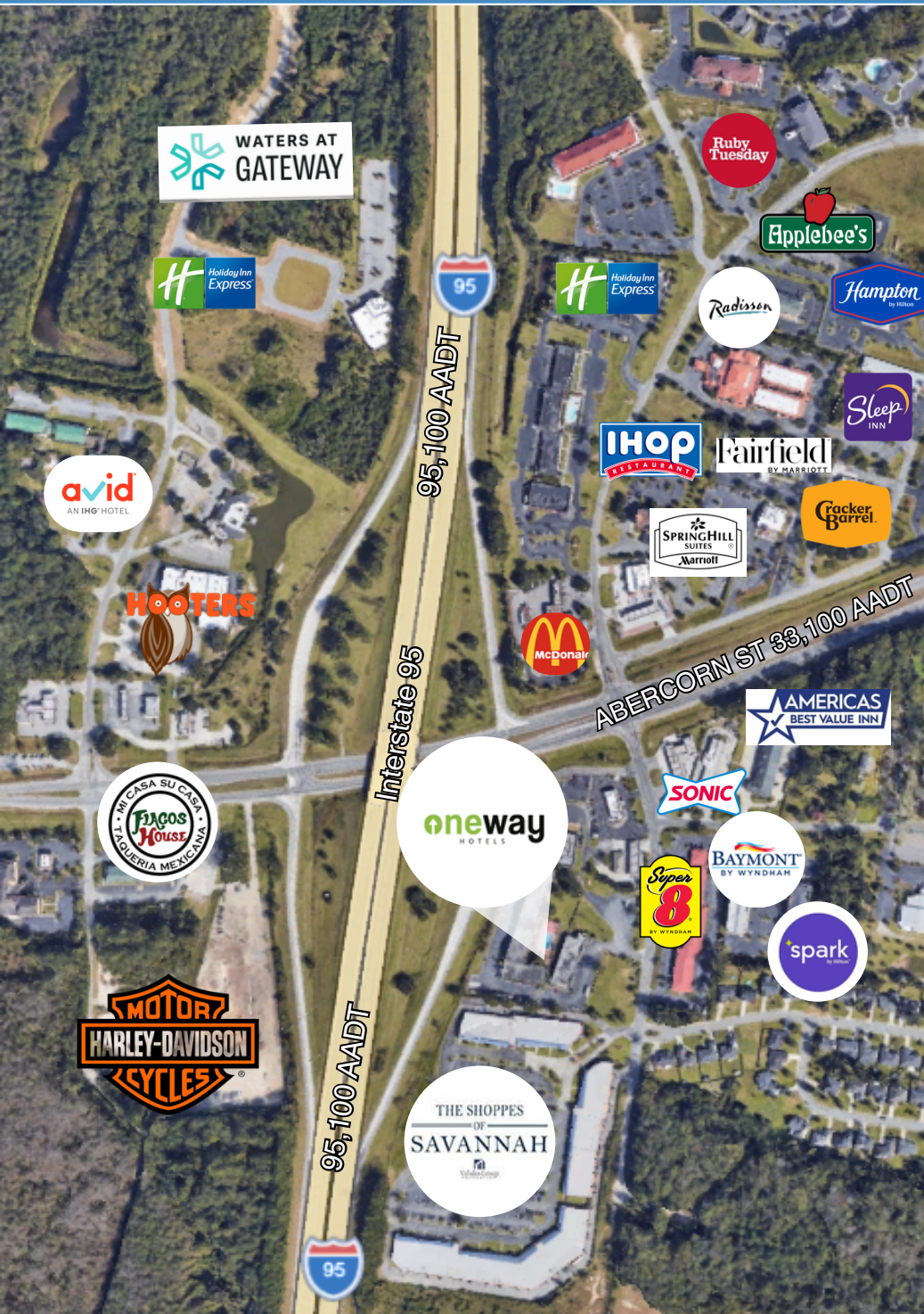
**6Bvii CONTIGUITY STATEMENT**

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

**7 SURVEYOR'S CERTIFICATE**

TO: MINIMAL SAVANNAH HOTEL, LLC; SAFE HARBOR EQUITY DISTRESSED DEBT FUND 3 L.P., A DELAWARE LIMITED PARTNERSHIP; LOGAN LAW, LLC; ALLIANT NATIONAL TITLE INSURANCE COMPANY; HINSHAW & CULBERTSON LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(e), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.  
 THE FIELD WORK WAS COMPLETED ON 06/01/2021.  
 DATE OF PLAT OR MAP: 06/04/2021.



## LOCATION HIGHLIGHTS

- **Established Gateway Hospitality Corridor**— a major lodging node just off Interstate 95 (about 15 Miles South of Downtown Savannah) which supports drive-by visibility and convenient regional access. The area is an established highway oriented hospitality and service cluster which has reinforced its position as a well-known, convenient overnight stop.
- **Direct I-95 Access & Visibility** — Situated at the I-95 / Tom Coleman Hwy, with over **95,100 vehicles per day** & direct access from I-95 (Exit 94).
- **High-Demand & Rapidly Growing Area**— with access to several major roadways, neighborhoods, schools and businesses, this area is experiencing astronomical expansion with many new developments in planning and in construction, including Hopeton Landing (479 Acres), Southeast Gateway (27 Acres), Pointe Grand, and more.

## MAJOR INSTITUTIONAL & EMPLOYMENT DRIVERS ★

• **Port of Savannah Economic Engine** — The Port of Savannah posted one of its busiest years ever in 2025 and generates heavy daily truck activity, which supports commercial travel and overnight stays in the broader Savannah market. Savannah is the fastest-growing container port on the East Coast and has a multibillion-dollar expansion program.

- Port Activity now supports over **85,000 jobs in Coastal Georgia** and more than **600,000 jobs statewide**, which drives steady flow of truckers, rail crews, logistics workers, vendors and corporate traffic needing rooms near I-95.
- Major distribution and warehouse users (Amazon, Target, Home Depot, IKEA, Wayfair and others) have clustered around Savannah because of the port, creating ongoing blue and white-collar travel demand.

• **Hyundai Motor Group Metaplant America (HMGMA)**— a \$12.6 Billion, **3,000 Acre smart manufacturing facility** in Ellabell, Georgia, dedicated to producing Hyundai, Kia, and Genesis electric and hybrid vehicles. It is Hyundai's first fully dedicated EV mass-production plant in the US designed to **produce up to 500,000 vehicles annually** using high-level AI, robotics, and automated guided vehicles. Employs "**Meta Pros**" and aims for **8,500 direct jobs**. (19 Miles West)

• **Near Savannah's Expanding Entertainment Infrastructure**— Enmarket Arena, a 9,500-seat venue programmed for more than 150 events annually, adds another regional draw that can contribute to hotel demand.

• **Savannah/ Hilton Head Intl Airport Growth**— Savannah/Hilton Head International handled more than 4.23 million passengers in 2025, underscoring the area's expanding travel base, and supporting lodging demand in the area.

LOCATION & TRADE AREA

### Gateway / I-95 Southside — Savannah, GA

The Gateway Boulevard corridor at I-95 is Savannah's premier interchange retail and dining node, capturing traffic from four high-value demand pools: interstate and tourist travelers, the Southside residential community, the Port and airport workforce, and the university and medical campus population. This location offers unmatched exposure and repeat customer potential for any food & beverage operator.

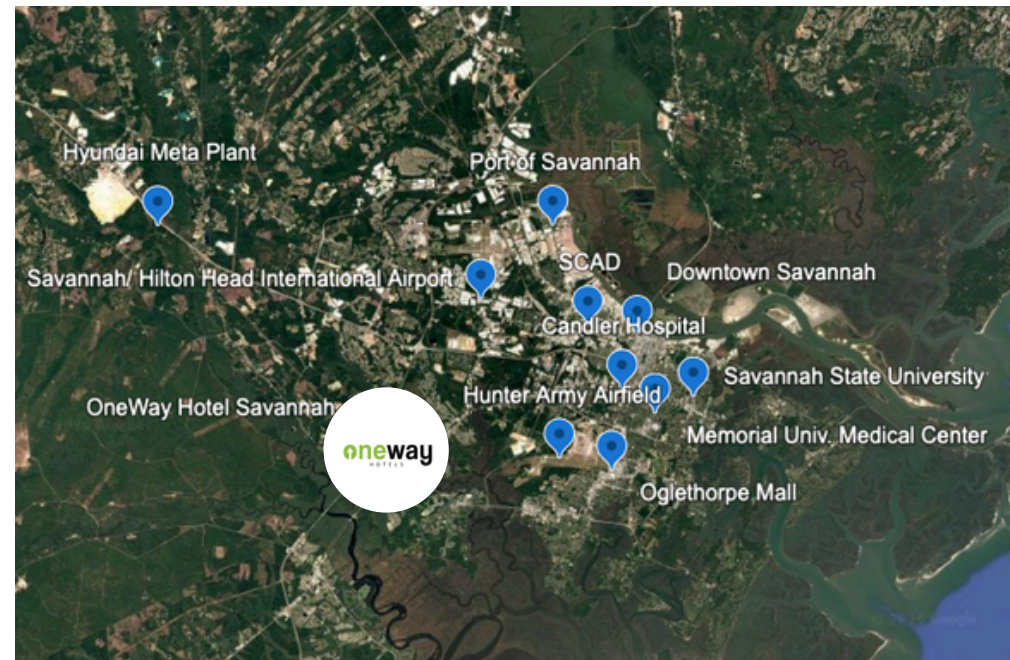
NEARBY DEMAND GENERATORS

DEMAND GENERATOR	DISTANCE	CATEGORY
Savannah/Hilton Head Intl. Airport	11.9 M	Transportation
Downtown Savannah	~15 mi	Entertainment
Hyundai Meta Plant	~19 mi	Manufacturing
Oglethorpe Mall	~11 mi	Retail Anchor
Memorial University Medical Center	~15 mi	Healthcare
Candler Hospital	~14 mi	Healthcare
Georgia Southern Univ. – Armstrong	~7.9 mi	Education
Savannah State University	~15 mi	Education
Port of Savannah	~16 mi	Industrial



SAVANNAH MARKET AT A GLANCE

- 14M+** Annual visitors to Savannah Consistent year-round F&B demand
- 12.9M** Visitors in 2024 a record, with visitor spending hitting **\$4.1 billion** in Savannah alone.
- #1** Container port in the United States Large logistics & trade workforce nearby
- Top 10** Fastest-growing Georgia metros Expanding residential consumer base

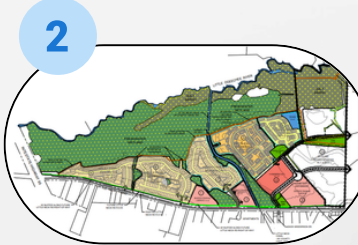




**Waters At Gateway**

- 276 Apartment Units
- Built in 2023
- Developer: Armada Development
- Distance from Site: 0.9 Miles

[WWW.WATERSGATEWAY.COM](http://WWW.WATERSGATEWAY.COM)



**Hopeton Landing Master Plan**

- 479 Acre Master Plan
- 1,500 Single Family Homes
- 165 Townhomes
- 15 Acres of Commercial + Office
- 7.49 Acres of Institutional
- Completion Date: Est. 2026-2027
- Developer: Mungo Homes, + others
- Distance from Site: 2.9 Miles

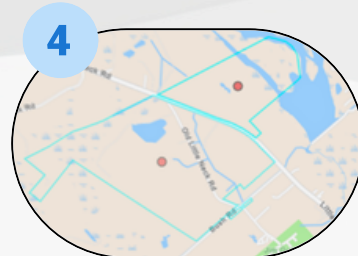
[CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION](http://CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION)



**Pointe Grand**

- 288 Units
- Completion Date: 2027-2028
- Developer: Hillpointe LLC
- Distance from Site: 1.6 Miles
- 7.49 Acres of Institutional
- Delivery Date: Est. 2026-2027
- Developer: Hillpointe, LLC

[CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION](http://CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION)



**668 Acre Annexation Project**

- 1,500 Residential Units
- Distance from Site: 5.2 Miles
- Widening of Little Neck Rd.
- Mixed-Use Project
- Estimated Completion: TBD
- Developer: Speir Property LLC

[ADDITIONAL PROJECT DETAILS HYPER LINK](#)



**Southeast Gateway**

- Industrial/ Distribution Warehouse Complex
- 1.2 Million SF | 27.5 Acres
- 1M SF cross-dock Building
- 291 dock doors
- 250 trailer parking stalls
- Distance from site: 1.8 Miles
- Developer: McShane Construction Co.

[MCSHANE CONSTRUCTION WEBSITE- PROJECT INFO](#)



Waters At Gateway

Holiday Inn Express Savannah Gateway, an...

Power of 3 Custom Creations

Ruby Tuesday

Be Still 4610 - A Christian Boutique

The ShellHouse Seafood Restaurant  
Seafood fixture with lake views & a bar

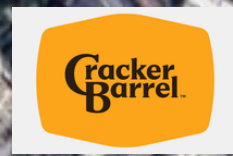
Links at Georgetown



bar & grill chain  
Hampton Inn & Suites Savannah - I-95...



Flacos House

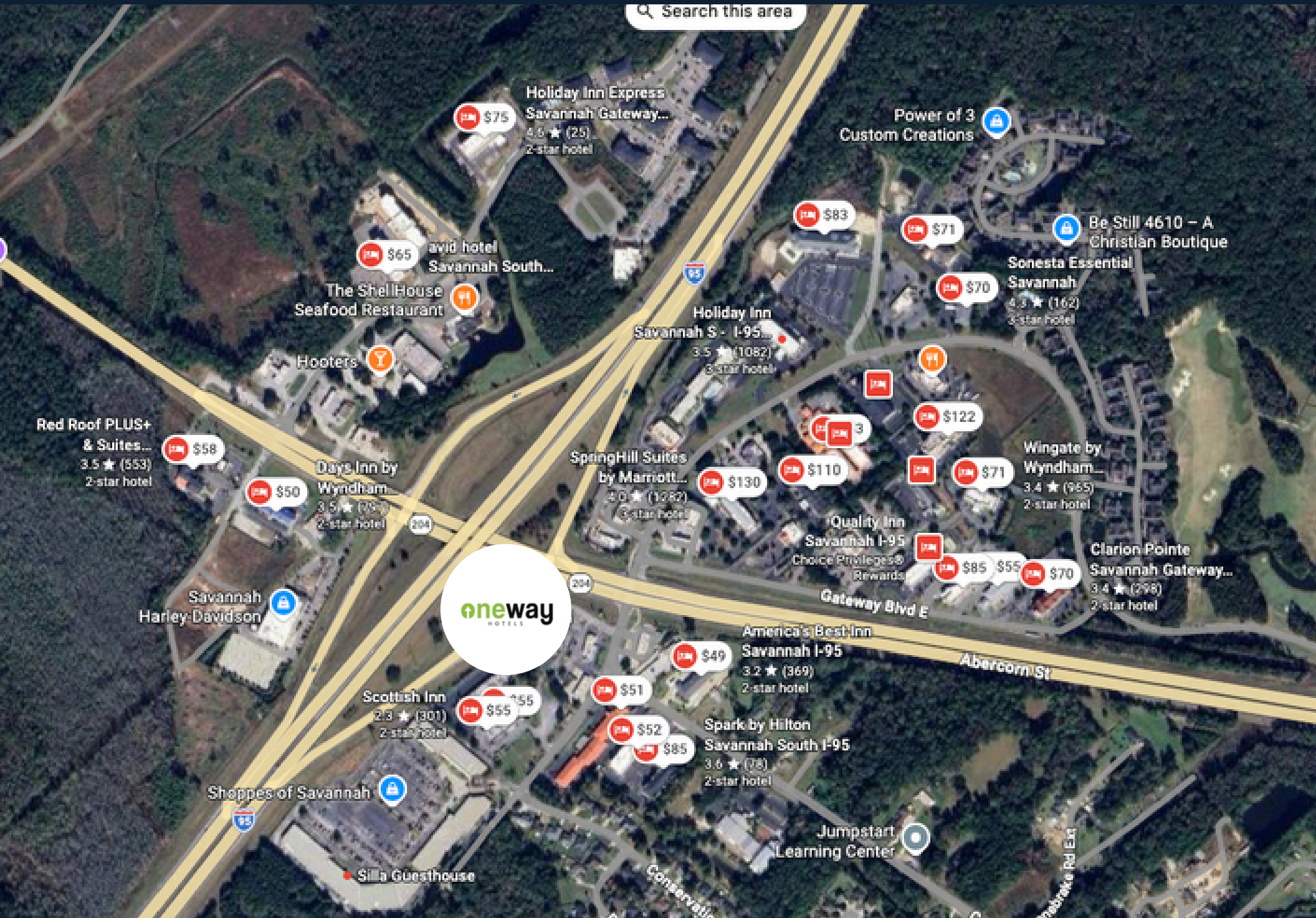


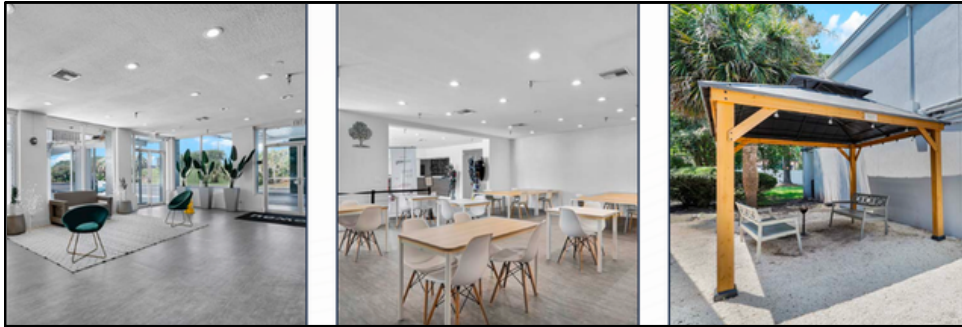
Saffron Indian Cuisine

Shoppes of Savannah

Jumpstart Learning Center

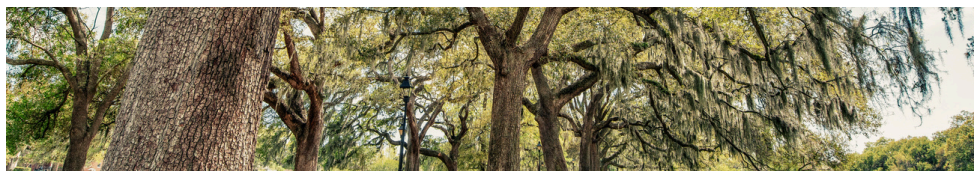
사바나 조지아  
신라 K-BBQ





PROPERTY SUMMARY

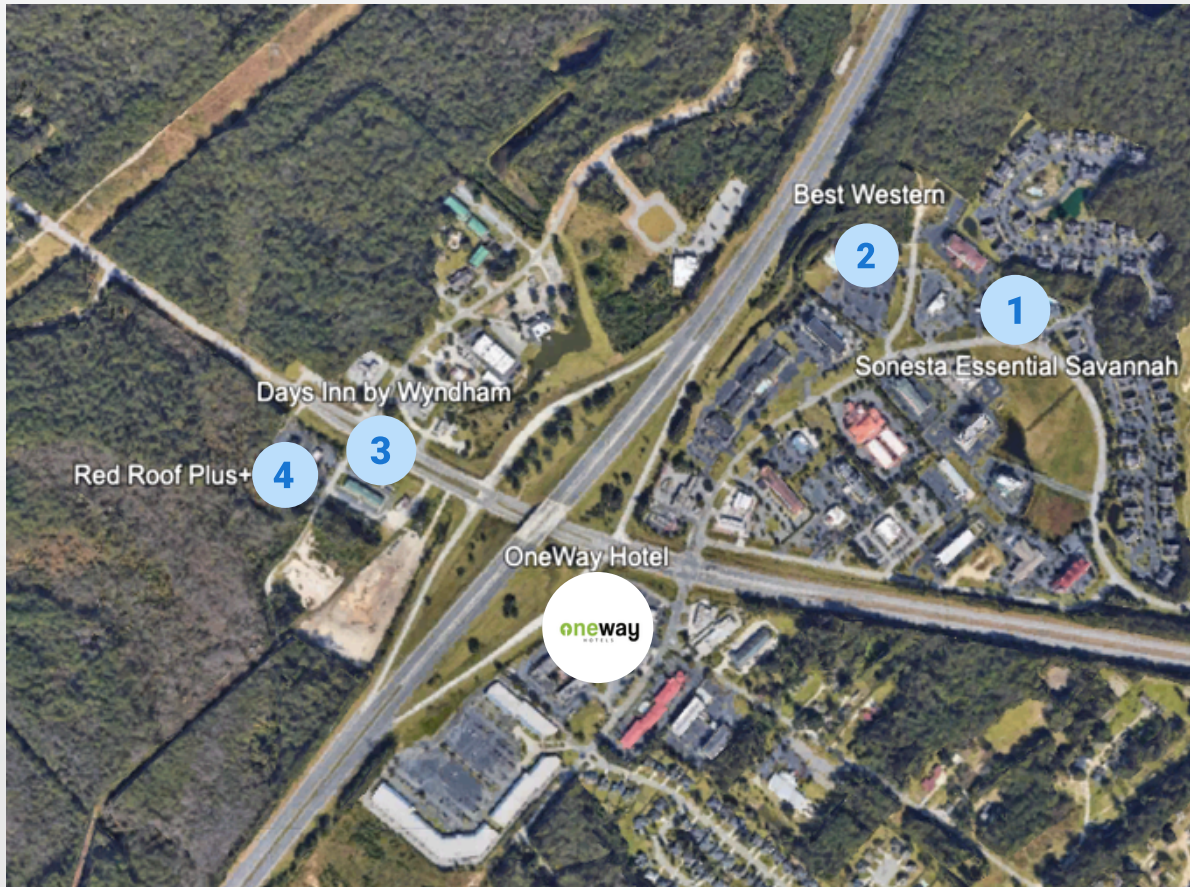
<b>Address</b>	3 Gateway Blvd S, Savannah, GA 31419
<b>Hotel Name</b>	OneWay Hotel Savannah
<b>Target Sale Price</b>	\$5,000,000
<b>Gross Bldg. Area</b>	44,174 SF + 12,948 SF of Second-Gen Restaurant Space
<b>Stories</b>	2 story, exterior-corridor
<b>Lot Size</b>	3.63 AC
<b>Year Built</b>	1973
<b>Renovated</b>	2023
<b>Rooms</b>	129 Rooms (\$42,635/ key)
<b>Zoning</b>	PBC
<b>Signage</b>	Pylon / Monument Sign with Exposure to I-95
<b>Parking</b>	113 Spaces



PRICING

ASKING PRICE	PRICE/ KEY	PRICE/SF	PRICE/ACRE
\$5,500,000	\$42,635	\$96.29	\$1,515,151





<b>Address</b>	480 Al Henderson Blvd Savannah, GA
<b>Hotel Name</b>	Sonesta Essential Savannah
<b>Date Sold</b>	On-Market
<b>Asking Price</b>	\$2,999,999
<b>Keys</b>	41 rooms
<b>Price/ Key</b>	\$73,171/ Key
<b>GBA (SF)</b>	26,062 SF
<b>Price/ SF</b>	\$115/ SF
<b>Acres</b>	1 AC
<b>Price / Acre</b>	\$2,999,999/ AC
<b>Year Built/ Reno.</b>	2006   2023
<b>Zoning</b>	PUDC
<b>Notes</b>	3 Story Hotel / Economy Renovated in 2023 34 parking / 0.83/room No exposure on I-95 Small Lot

2



<b>Address</b>	17 Gateway Blvd E, Savannah, GA
<b>Hotel Name</b>	Best Western
<b>Date Sold</b>	03/04/2025
<b>Sale Price</b>	\$8,550,000
<b>Keys</b>	95 rooms
<b>Price/ Key</b>	\$90,526/ Key
<b>GBA (SF)</b>	70,370 SF
<b>Price/ SF</b>	\$122/ SF
<b>Acres</b>	5.59 AC
<b>Price / Acre</b>	\$1,529,516
<b>Year Built/ Reno.</b>	2000   2025
<b>Zoning</b>	PBC
<b>Notes</b>	2 Story Hotel / Midscale Renovated in 2025 156 Parking / 1.64 per room some exposure on I-95 but past exit

**AVG. PRICE/ KEY \$85,294**

**SUBJECT. PRICE/ KEY \$42,635**

3



<b>Address</b>	15 Fort Argyle Rd, Savannah, GA
<b>Hotel Name</b>	Days Inn by Wyndham
<b>Date Sold</b>	05/22/2025
<b>Sale Price</b>	\$4,550,000
<b>Keys</b>	56
<b>Price/ Key</b>	\$81,250/ Key
<b>GBA (SF)</b>	21,462 SF
<b>Price/ SF</b>	\$212/ SF
<b>Acres</b>	2 AC
<b>Price / Acre</b>	\$2,275,000/ AC
<b>Year Built/ Reno.</b>	1985   2021
<b>Zoning</b>	PBC
<b>Notes</b>	2 Story Hotel/ Economy Renovated 2021 63 parking / 1.13 per room Exposure on I-95

**AVG. PRICE/ SF \$171**

**SUBJECT PRICE/ SF \$96.29**

4



<b>Address</b>	45 Fort Argyle Rd, Savannah, GA
<b>Hotel Name</b>	Red Roof Plus+
<b>Date Sold</b>	08/19/2025
<b>Sale Price</b>	\$5,551,000
<b>Keys</b>	66 rooms
<b>Price/ Key</b>	\$84,106/ Key
<b>GBA (SF)</b>	30,981 SF
<b>Price/ SF</b>	\$179/ SF
<b>Acres</b>	2.57 AC
<b>Price / Acre</b>	\$2,159,922/ AC
<b>Year Built/ Reno.</b>	2001   2020
<b>Zoning</b>	PBC
<b>Notes</b>	3 Story Hotel / Economy Renovated in 2020 120 parking / 1.82/room No exposure on I-95 Small Lot

**AVG. PRICE/ ACRE \$1,988,146**

**SUBJECT PRICE/ACRE \$1,515,151**



	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	2,900	14,700	47,600
<b>2030 (Projected) Population</b>	3,000	15,500	50,100
<b>Avg. Household Income</b>	\$97,000	\$87,100	\$105,400
<b>Median Household Income</b>	\$77,300	\$61,900	\$87,900
<b>2025 Number of Households</b>	1,100	5,700	18,300
<b>2030 Projected Households</b>	1,200	6,000	19,200
<b>Median Home Value</b>	\$290,800	\$277,600	\$319,900

The area around 3 Gateway Blvd S is a moderately growing, middle-income suburban hotel node tied closely to I-95 traffic, the Port of Savannah, and the region’s tourism and logistics expansion. Economists expect Savannah to continue outpacing state and national growth at a sustainable rate.

- Within 1 mile, 2025 population is about 2,900 with a projected growth of roughly 3.8% by 2030.
- Within 3 miles, the population is about 14,700 in 2025, with a projected growth near 5.0% by 2030
- Within 5 Miles, the population is about 47,600 in 2025, with a projected growth near 5.3% by 2030
- Average household income is around \$97,000 (1-Mile) \$87,100 (3-Mile), and \$105,400 (5-Mile) indicating a solid middle-income customer base.



**PRESENTED BY:**

**BARBARA MONTERO**

954.404.2829

barbara@porosoff.com

**OneWay Hotel Savannah- 3 Gateway Blvd S, Savannah, GA 31419**