



1901 BENTON BLVD: FOR SALE OR FOR GROUND LEASE

1901 BENTON BLVD
SAVANNAH, GA 31407

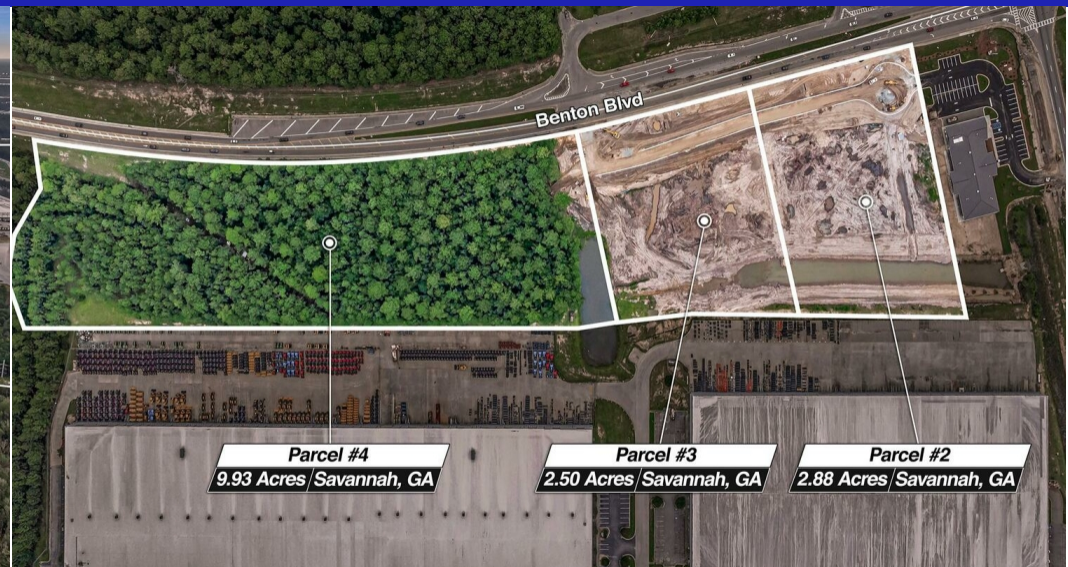
OFFERING MEMORANDUM



Parcel #4
9.93 Acres Savannah, GA

Parcel #3
2.50 Acres Savannah, GA

Parcel #2
2.88 Acres Savannah, GA



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Parcel #2
2.88 Acres Savannah, GA

EXCLUSIVELY PRESENTED BY:



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About SAVANNAH



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Office: 888-959-9461
www.MilapPatelRealEstate.com

Built By: www.crebuilder.com





Benton-Blvd

h, GA

Parcel #3
2.50 Acres / Savannah, GA

Parcel #4
9.93 Acres / Savannah, GA

PROPERTY SUMMARY

Offering Price	Negotiable
Parcel ID	21016 01049/50
Parcel 2	2.8
Parcel 3	2.5
Parcel 4	9.93
Zoning Type	Planned Development
County	Chatham
Coordinates	32.165093,-81.234351
Road Classification	Frontage Road
Existing Property Us	Vacant/Undeveloped
Utilities	Present on Site

INVESTMENT SUMMARY

Prime Commercial Location: Situated at the busy intersection of Jimmy DeLoach Pkwy and Benton Blvd, Offers high visibility and traffic. Ready Infrastructure for Immediate Development.

Key Infrastructures Nearby:

Georgia Ports Authority: 8 miles

Savannah/Hilton Head International Airport: 4 miles

Gulfstream Aerospace: 3.5 miles

Tanger Outlets: 2.5 miles

Flexible Zoning and Investment Options:

Planned Development Zoning: Supports various commercial uses.

Available for Sale or Ground Lease: Flexible investment options.

Rapid Growth and Accessibility



INVESTMENT HIGHLIGHTS

- The surrounding region is experiencing robust residential and commercial expansion driven by various economic sectors including the Georgia Ports Authority, a bustling tourism industry, and significant employers like Gulfstream, JCB, Colonial Oil, International Paper, Georgia Pacific, the Air National Guard, Mitsubishi, Amazon, and military bases like Fort Stewart and Hunter Army Airfield.
- The area is evolving into a vibrant "live, work, and play" community, with projections of 18,000 homes upon completion.
- Water & Sewer served by City of Savannah. Existing Water & Sewer located at N.W. corner of Benton Blvd & Jimmy DeLoach.



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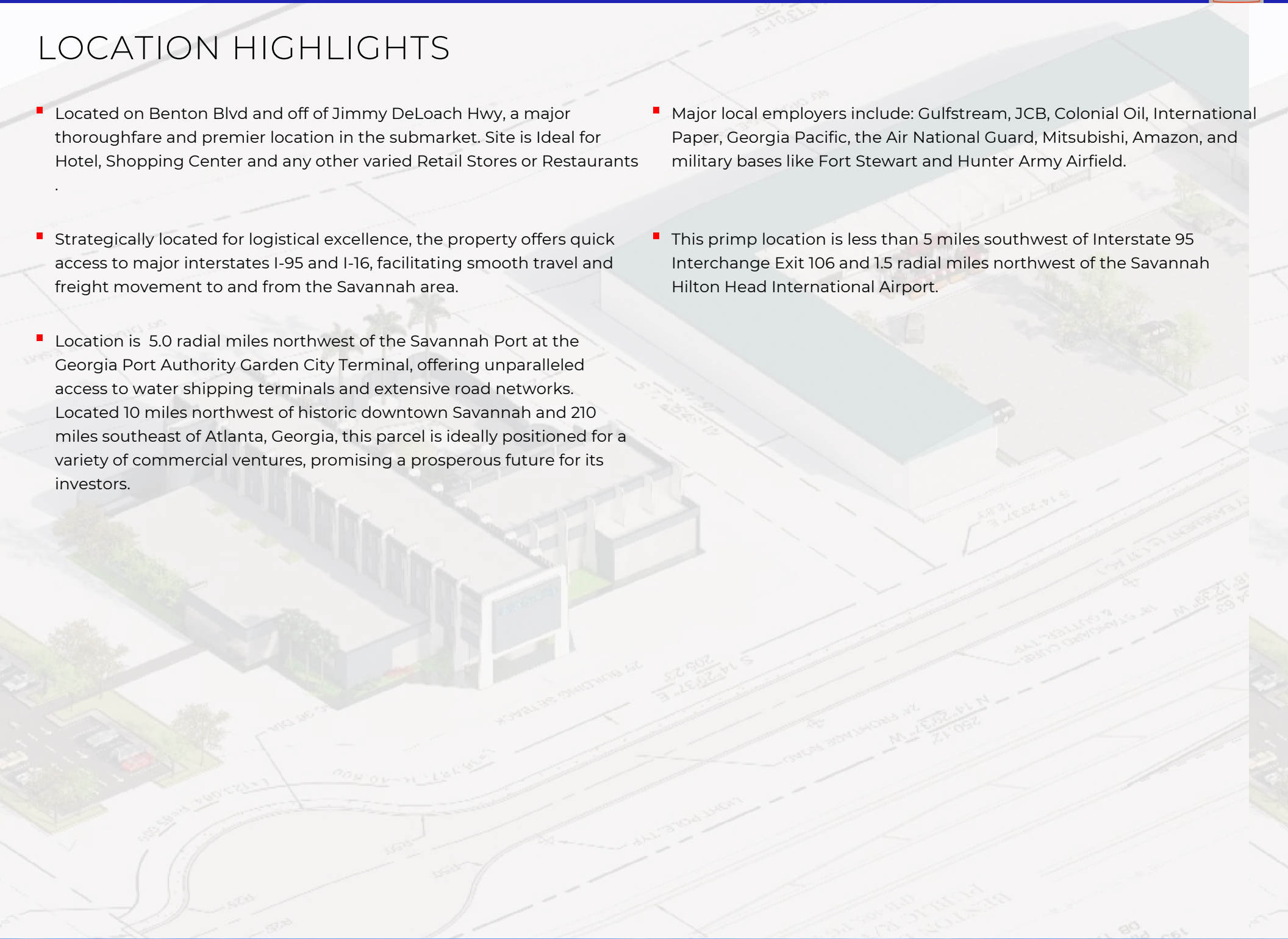
Parcel #3
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Parcel #2
2.88 Acres Savannah, GA

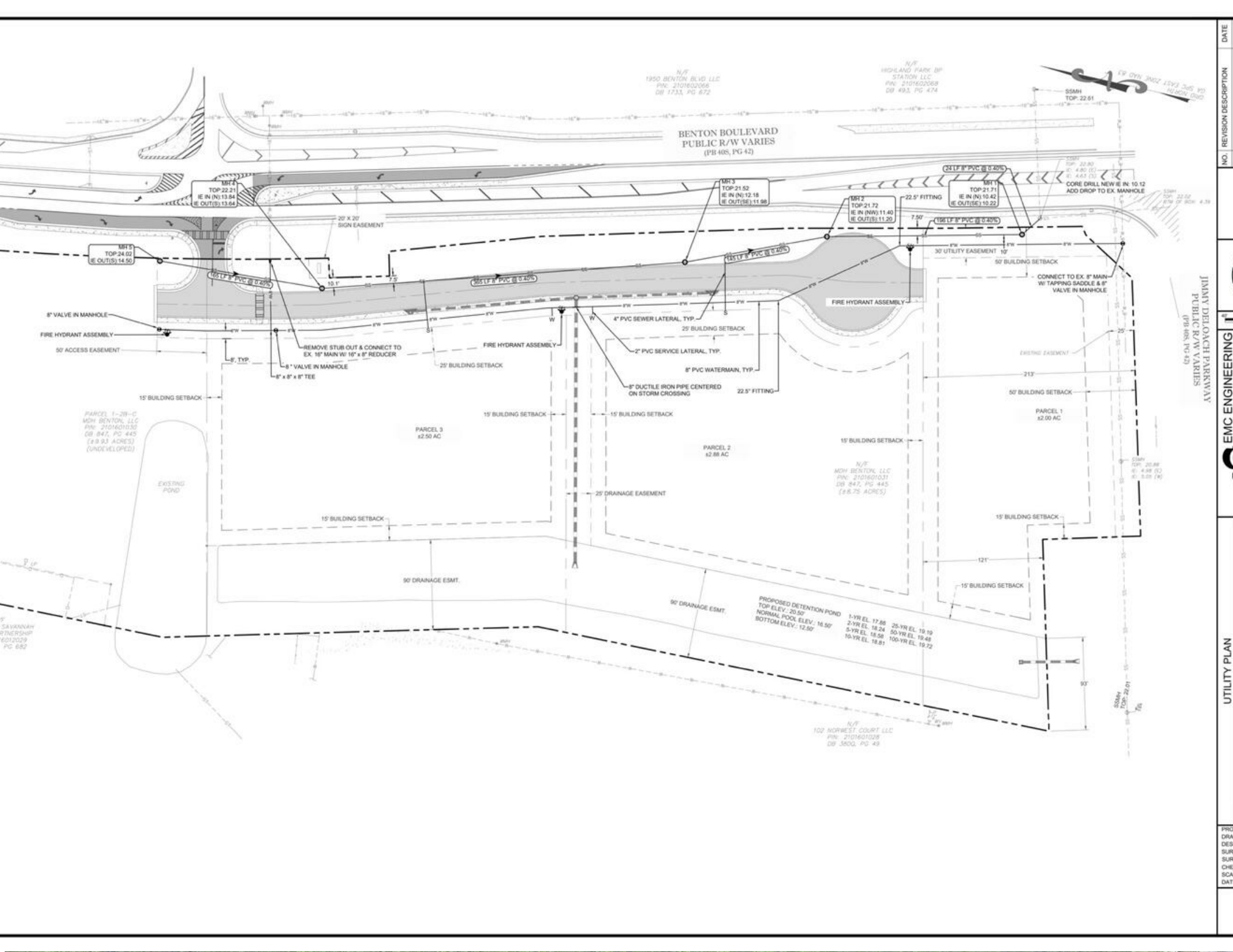


LOCATION HIGHLIGHTS

- Located on Benton Blvd and off of Jimmy DeLoach Hwy, a major thoroughfare and premier location in the submarket. Site is Ideal for Hotel, Shopping Center and any other varied Retail Stores or Restaurants
- Strategically located for logistical excellence, the property offers quick access to major interstates I-95 and I-16, facilitating smooth travel and freight movement to and from the Savannah area.
- Location is 5.0 radial miles northwest of the Savannah Port at the Georgia Port Authority Garden City Terminal, offering unparalleled access to water shipping terminals and extensive road networks. Located 10 miles northwest of historic downtown Savannah and 210 miles southeast of Atlanta, Georgia, this parcel is ideally positioned for a variety of commercial ventures, promising a prosperous future for its investors.
- Major local employers include: Gulfstream, JCB, Colonial Oil, International Paper, Georgia Pacific, the Air National Guard, Mitsubishi, Amazon, and military bases like Fort Stewart and Hunter Army Airfield.
- This prime location is less than 5 miles southwest of Interstate 95 Interchange Exit 106 and 1.5 radial miles northwest of the Savannah Hilton Head International Airport.







N/F
1950 BENTON BLVD L.L.C.
PIN: 2101602066
DB 1733, PG 572

N/F
HIGHLAND PARK DR
STATION L.L.C.
PIN: 2101602068
DB 493, PG 474

**BENTON BOULEVARD
PUBLIC R/W VARIES**
(PH 405, PG 42)



SSMH
TOP: 22.61

MH1
TOP: 21.71
IE IN (IN): 10.42
IE OUT(S): 10.22

MH2
TOP: 21.72
IE IN (NW): 11.40
IE OUT(S): 11.20

MH3
TOP: 21.52
IE IN (N): 12.18
IE OUT(S): 11.98

MH4
TOP: 22.21
IE IN (N): 13.84
IE OUT(S): 13.64

MH5
TOP: 24.02
IE OUT(S): 14.50

PROPOSED DETENTION POND
TOP ELEV.: 20.50
NORMAL POOL ELEV.: 16.50
BOTTOM ELEV.: 12.50
1-YR EL.: 17.86
2-YR EL.: 18.24
5-YR EL.: 18.58
10-YR EL.: 18.91
25-YR EL.: 19.10
50-YR EL.: 19.48

PARCEL 1-29-C
MDH BENTON, LLC
PIN: 2101601030
DB 847, PG 445
(± 8.93 ACRES)
(UNDEVELOPED)

PARCEL 3
± 2.50 AC

PARCEL 2
± 2.88 AC

N/F
MDH BENTON, LLC
PIN: 2101601031
DB 847, PG 445
(± 8.75 ACRES)

N/F
100 NORWEST COURT L.L.C.
PIN: 2101601028
DB 3800, PG 43

JIMMY DELOACH PARKWAY
PUBLIC R/W VARIES
(PH 608, PG 42)

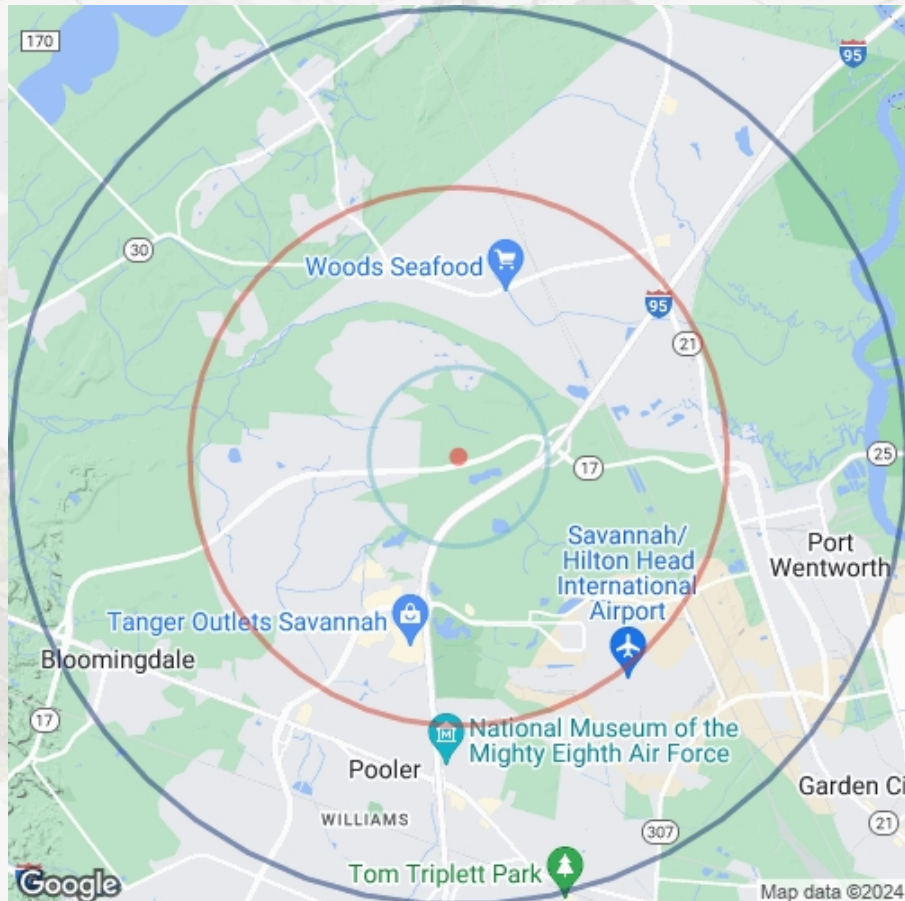




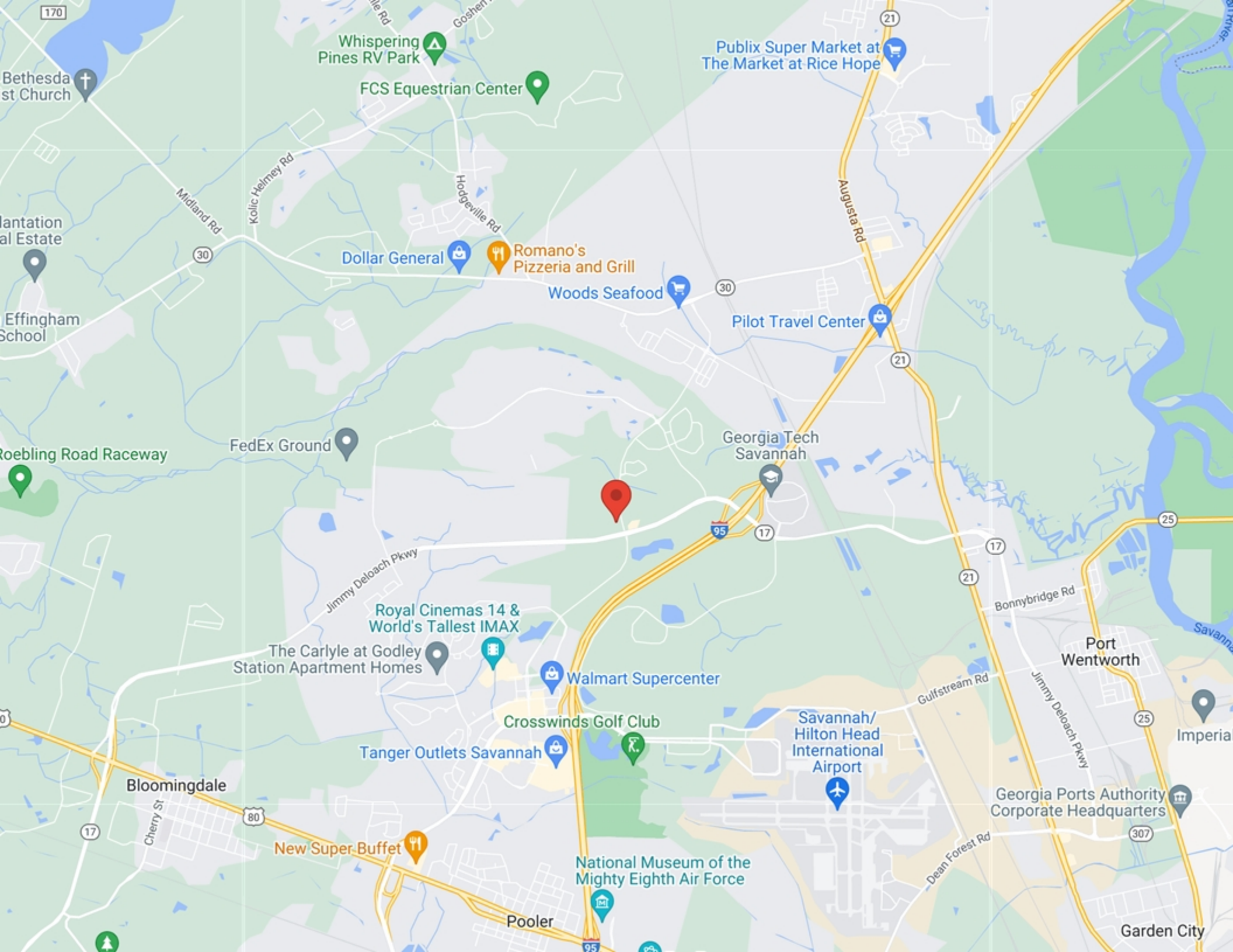
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6	3,306	13,531
2010 Population	1,608	15,384	27,760
2024 Population	4,307	29,098	51,055
2029 Population	4,262	30,683	55,405
2024-2029 Growth Rate	-0.21 %	1.07 %	1.65 %
2024 Daytime Population	2,705	30,179	59,330

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	28	230	658
\$15000-24999	128	490	951
\$25000-34999	92	374	921
\$35000-49999	156	823	1,861
\$50000-74999	324	1,342	2,808
\$75000-99999	551	2,764	4,370
\$100000-149999	387	2,566	4,142
\$150000-199999	324	1,188	1,838
\$200000 or greater	126	1,045	1,676
Median HH Income	\$ 87,523	\$ 92,690	\$ 86,504
Average HH Income	\$ 107,234	\$ 115,418	\$ 107,739



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4	829	4,507
2010 Total Households	730	5,593	10,154
2024 Total Households	2,115	10,823	19,225
2029 Total Households	2,131	11,521	21,143
2024 Average Household Size	2.04	2.54	2.55
2024 Owner Occupied Housing	656	5,302	10,121
2029 Owner Occupied Housing	698	6,058	11,400
2024 Renter Occupied Housing	1,459	5,521	9,104
2029 Renter Occupied Housing	1,433	5,463	9,743
2024 Vacant Housing	182	869	1,950
2024 Total Housing	2,297	11,692	21,175



Whispering Pines RV Park

FCS Equestrian Center

Publix Super Market at The Market at Rice Hope

Dollar General

Romano's Pizzeria and Grill

Woods Seafood

Pilot Travel Center

FedEx Ground

Georgia Tech Savannah

Royal Cinemas 14 & World's Tallest IMAX

The Carlyle at Godley Station Apartment Homes

Walmart Supercenter

Crosswinds Golf Club

Tanger Outlets Savannah

Savannah/Hilton Head International Airport

Port Wentworth

Imperia

Georgia Ports Authority Corporate Headquarters

Bloomingtondale

New Super Buffet

National Museum of the Mighty Eighth Air Force

Pooler

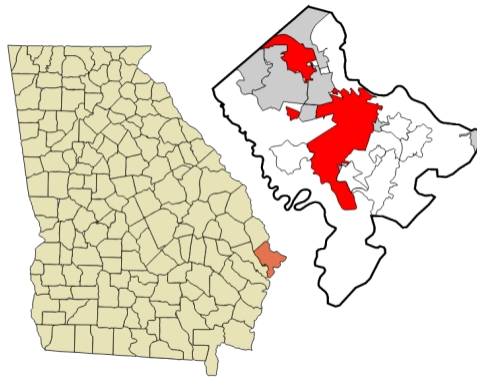
Garden City





ABOUT SAVANNAH

Savannah (sə-VAN-ə) is the oldest city in the U.S. state of Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, the city of Savannah became the British colonial capital of the Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah is today an industrial center and an important Atlantic seaport.



CITY OF SAVANNAH

Incorporated	2/11/1733
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AREA

City	113.3 sq mi
Land	108.5 sq mi
Water	4.8 sq mi
Elevation	49 ft

POPULATION

Population	147,780 {{increase}}
Density	1,300.00 sq mi
Urban	309,466

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE
DETAILS.**

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