

FOR SALE

224.42-Acre Planned Development WITHIN GODLEY STATION PUD

Jimmy Deloach Parkway at Interstate 95 • Savannah, GA



CUSHMAN & WAKEFIELD

GILBERT & EZELLE



DEVELOPMENT OVERVIEW

This mixed-use project is fully vested for development of neighborhood and regional retail uses, townhouses, build-to-rent units and Class A apartments.

HIGHLIGHTS

Largest development parcels remaining in PUD

Strategically located at Epicenter of Savannah's, Pooler's, and West Chatham County's explosive growth corridor

Proximate to Savannah/Hilton Head International Airport, Georgia Ports Authority Garden City Terminal, Gulfstream (11,000 employees), JCB and Mitsubishi

Located approximately **20 miles away from Hyundai Motor Group Metaplant**, a \$5.5 billion plant which will employ 8,500 and produce 300,000 units per year

Excellent access to major roadways and interstates including Effingham Parkway, Jimmy DeLoach Parkway, Pooler Parkway, Interstate 95, and Interstate 16

For further details please contact
Cushman & Wakefield | Gilbert & Ezelle:

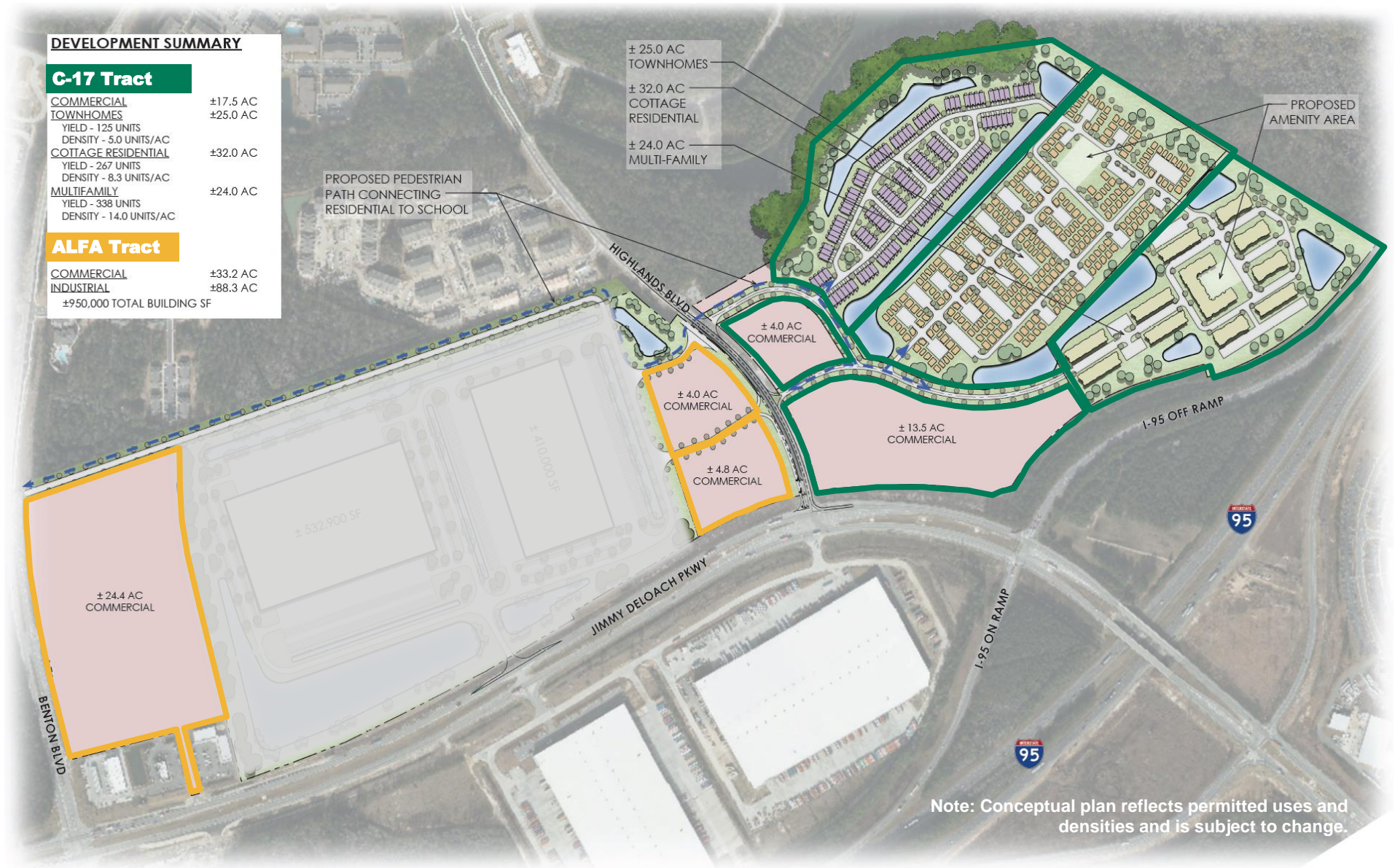


HARVEY GILBERT, CRE, MAI

Managing Partner and Broker-in-Charge
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hgilbert@gilbertezelle.com



OVERALL DEVELOPMENT CONCEPTUAL PLAN



OVERALL DEVELOPMENT MASTER PLAN

PARCEL	ACRAGE (±)	RESIDENTIAL DENSITY (7)	RESIDENTIAL YIELD	PERMITTED USE (SEE ZONING ORDINANCE SEC. 6.4 PRINCIPAL USE TABLE (2))	DEVELOPMENT STANDARDS
PD-C					
A	24.4	N/A	0	AS PERMITTED IN THE B, C ZONING DISTRICT (LARGE SCALE HOUSING) (SEE ZONING ORDINANCE SEC. 6.4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
B	1.2	N/A	0	AS PERMITTED IN THE B, C ZONING DISTRICT (6)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
C	6.0	N/A	0	AS PERMITTED IN THE B, C ZONING DISTRICT (6)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
D	5.9	N/A	0	AS PERMITTED IN THE B, C ZONING DISTRICT (6)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
E	6.1	14	147	AS PERMITTED IN THE B, C ZONING DISTRICT (6)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
F	14.7	14	147	AS PERMITTED IN THE B, C ZONING DISTRICT (6)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.14
G	22.2	14	222	AS PERMITTED IN THE B, C AND B-1 ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B, C IN SEC. 5.14 (7)
H	32.9	14	329	AS PERMITTED IN THE B, C AND B-1 ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B, C IN SEC. 5.14 (7)
I	24.1	14	241	AS PERMITTED IN THE B, C AND B-1 ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B, C IN SEC. 5.14 (7)
SUB-TOTAL	137.8	14	1478		
PD-IL					
A	84	N/A	0	AS PERMITTED IN THE B ZONING DISTRICT	SHALL FOLLOW THE STANDARDS FOR B IN SEC. 5.17
SUB-TOTAL	84	N/A	0		
WETLANDS AND WETLANDS BUFFER AREA					
	3.9	N/A	0	N/A	N/A
SUB-TOTAL	3.9	N/A	0		
TOTAL	224.5	14	1478		

1) THE SITE IS SUBJECT TO A US ARMY CORPS OF ENGINEERS WETLAND PERMIT WHICH HAS ESTABLISHED WETLAND LIMITS AND BUFFERS.
 2) PERMITTED LIMITED AND SPECIAL USES SHALL FOLLOW THE STANDARDS OF THE ASSOCIATED REFERENCED ZONING DISTRICT, WHERE APPLICABLE DISTRICTS ARE REFERENCED, A USE SHALL BE CONSIDERED PERMITTED IF PERMITTED IN ANY OF THE DISTRICTS AND SHALL BE A USE ONLY PERMITTED IN A DISTRICT OR SPECIAL USE IN ANY OF THE DISTRICTS, THE USE SHALL BE CONSIDERED PERMITTED ON SPECIAL USE.
 3) PERMITTER BUFFERS ARE AS SHOWN ON THE PD-MASTER PLAN. INTERNAL BUFFERS WILL BE ESTABLISHED BASED ON THE SPECIFIC USES PROPOSED IN THE FINAL DEVELOPMENT PLANS.
 4) UPPER STORY RESIDENTIAL USE IS NOT PERMITTED.
 5) RESIDENTIAL IS ONLY PERMITTED AS AN UPPER STORY RESIDENTIAL USE IN A MIXED USE BUILDING.
 6) NO ADDITIONAL, EXHAUST SHALL BE CONSIDERED OR PERMITTED WITHIN THE WALKWAY PLAN AREA.
 7) PARKING RATIOES AND DESIGN SHALL FOLLOW THE STANDARDS OF SEC. 5.5.
 8) NON-RESIDENTIAL USE LIMITATIONS RELATED TO COLLECTOR STREETS OR HIGHER IN B, C DISTRICTS SHALL NOT APPLY. NON-RESIDENTIAL USES SHALL BE ALLOWED IN ALL PARCELS.
 9) THE HEIGHT LIMITATIONS OF THE B, C DISTRICT STANDARDS SHALL NOT APPLY. PARCELS D AND F SHALL HAVE A MAXIMUM HEIGHT OF 30' AND PARCELS G AND I SHALL HAVE A MAXIMUM HEIGHT OF 70'.
 10) THE MAXIMUM HEIGHT RESTRICTING INDIVIDUAL BUILDING FOOTPRINTS SHALL BE 3000 S.F. FOR PARCELS D AND F AND 3000 S.F. FOR PARCELS H AND I. THESE LIMITATIONS SHALL NOT APPLY TO A VERTICALLY MIXED USE BUILDING WITH UPPER STORY RESIDENTIAL.

SITE INFORMATION TABLE

SAFAVIEH
 40 HARBOR PARK DRIVE
 PORT WASHINGTON, NY 11050

EXISTING PARCEL ACREAGE ± 224.5 AC
 PARCEL IDENTIFICATION NUMBER 2-1016-02-067
 2-1016-01-017
 2-1016-02-066

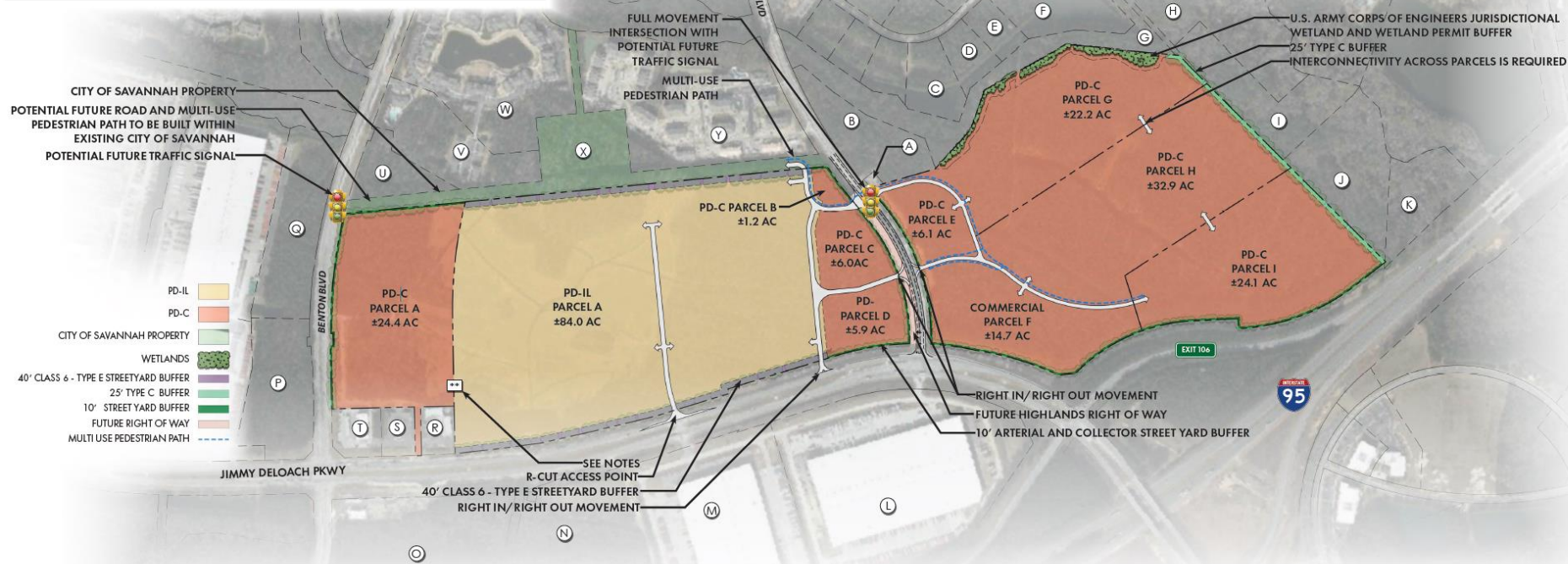
CURRENT ZONING DISTRICT PD-C (NORTH GODLEY - COMMERCIAL)
 PROPOSED ZONING DISTRICT PD-C & PD-IL
 PROPOSED LAND USE MIXED USE

NOTES

** ACCESS BETWEEN PARCELS SHALL BE ALLOWED, BUT NO DIRECT LARGE TRUCK ACCESS FROM PD-IL TO BENTON BOULEVARD SHALL BE ALLOWED

ADJACENT PROPERTY USES

PARCEL	OWNER	USE
A	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
B	ROW PINE DEVELOPMENT LLC	COMMERCIAL
C	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
D	STEVENS, HENRY D	COMMERCIAL
E	STEVENS, HENRY D	COMMERCIAL
F	GATA HOLDINGS LLC	COMMERCIAL
G	ALDERMEN OF SAVANNAH MAYOR	PUBLIC
H	PIACENTINI, RABIA & PIACENTINI, MEAGAN	RESIDENTIAL
I	WARHURST, DAVID	RESIDENTIAL
J	DAISE, SANDRA D & ADAMS, DARREL M	RESIDENTIAL
K	UC REALTY	RESIDENTIAL
L	S O SAVANNAH I LLC	INDUSTRIAL
M	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	INDUSTRIAL
N	SUN COAST SHIPPING LLC	INDUSTRIAL
O	JAI PRABHU INVESTMENTS LLC	COMMERCIAL
P	MDH BENTON LLC	COMMERCIAL
Q	MDH BENTON LLC	COMMERCIAL
R	KILDARE LAND COMPANY LLC	COMMERCIAL
S	BK 23049 LLC	COMMERCIAL
T	HIGHLAND PARK BP STATION LLC	COMMERCIAL
U	DILIP AND YAGNESH PATEL	COMMERCIAL
V	PRG BELMONT LLC	APARTMENTS
W	PRG BELMONT LLC	APARTMENTS
X	CITY OF SAVANNAH	PUBLIC
Y	73 HIGHLANDS BLVD INVTRS LLC	APARTMENTS



ALFA TRACT

Parcel ID No:
21016 02066, 21016 02067

Zoning:
PD-C Planned Development Commercial

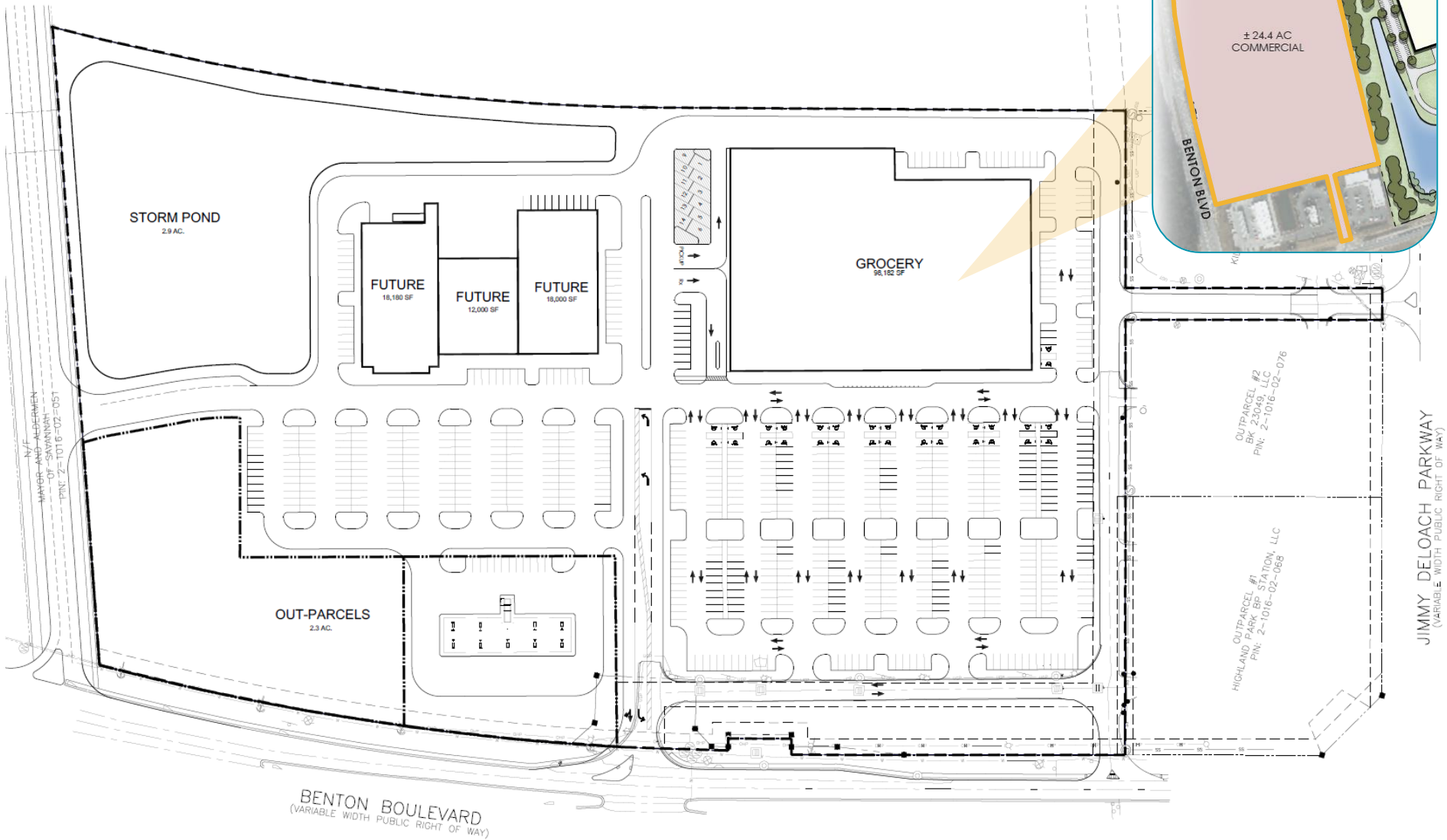
The ALFA Tract is a 33.21-acre parcel fronting Benton Boulevard and is earmarked for the development of grocery anchored neighborhood / regional retail site with multiple outparcels and vested for immediate development.

Parcel No.	Usable Acres	Description	List Price
1	24.41	Neighborhood / Regional Retail	\$14,646,000
2	4.8	Commercial Outparcel	\$2,880,000
3	4.0	Commercial Outparcel	\$2,400,000

Note: Industrial sites comprised of 88.3 acres are not available for purchase.



ALFA TRACT PARCEL 1 GROCERY CONCEPT



ALFA TRACT SURVEY

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	3745.00'	797.22'	N 06°46'30" W	795.22'	44°04'54"
C2	3745.00'	797.22'	S 90°07'00" E	795.40'	49°02'40"
C3	1300.00'	924.09'	S 33°06'43" E	904.73'	49°43'33"
C4	1790.42'	562.09'	S 88°58'00" E	549.38'	17°45'04"
C5	3099.07'	750.65'	N 06°47'04" E	748.87'	13°52'47"

FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: CHWA-19023100001
 EFFECTIVE DATE: JANUARY 21, 2019 AT 9:00 a.m.

SCHEDULE B - SECTION II EXCEPTIONS FROM COVERAGE

- DECLARATION OF RESTRICTIVE COVENANTS FOR GODLEY STATION NORTH DATED NOVEMBER 9, 2006, AND RECORDED IN DEED BOOK 245-2, PAGE 347, AFORESAID RECORDS, INCLUDES THE NORTHERN PORTION OF GODLEY STATION DEVELOPMENT GUIDELINES ATTACHED AS EXHIBIT "B" TO SAID COVENANTS, AMENDED BY SUPPLEMENTAL DECLARATION DATED DECEMBER 27, 2006, RECORDED IN DEED BOOK 245-4, PAGE 4, AFORESAID RECORDS; AMENDED BY ASSIGNMENT AND ASSUMPTION AGREEMENT DATED DECEMBER 30, 2006, AND RECORDED IN DEED BOOK 442-F, PAGE 55, AFORESAID RECORDS; SUPPLEMENT OF 800LEY STATION DEVELOPMENT GUIDELINES, DATED MARCH 8, 2006, RECORDED IN DEED BOOK 384-L, PAGE 562, AFORESAID RECORDS; AMENDED BY ASSIGNMENT TO THE NORTHERN PORTION OF GODLEY STATION DEVELOPMENT GUIDELINES, DATED FEBRUARY 10, 2014, RECORDED IN DEED BOOK 394-H, PAGE 753, AFORESAID RECORDS; AMENDED BY ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, DATED FEBRUARY 7, 2014, RECORDED IN DEED BOOK 394-F, PAGE 6, AFORESAID RECORDS; AMENDED BY ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, DATED FEBRUARY 23, 2016, RECORDED IN DEED BOOK 479, PAGE 336, AFORESAID RECORDS; AMENDED BY SUPPLEMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR GODLEY STATION NORTH DATED MARCH 2, 2006, RECORDED IN DEED BOOK 290, PAGE 473, AFORESAID RECORDS; AMENDED BY SUPPLEMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR GODLEY STATION NORTH DATED AUGUST 30, 2016, RECORDED IN DEED BOOK 1443, PAGE 24, AFORESAID RECORDS; AND AS FURTHER AMENDED BY SUPPLEMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR GODLEY STATION NORTH, DATED THE ___ DAY OF ____, 2009, BY GODLEY, (NIL), SUPPLEMENT WITH AMENDMENT (APPLIES TO SUBJECT PROPERTY AS SHOWN IN EXCEPTIONS BELOW).
- EIGHTY FOOT RIGHT-OF-WAY AND UTILITY EASEMENT SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8 AND AS DEPICED ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 24-P, PAGE 26, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- SHOREAGE EASEMENT BETWEEN TOLLESON LAND AND TIMBER, INC. AND THE FOXFIELD COMPANY DATED APRIL 28, 2006 AND RECORDED IN DEED BOOK 306-O, PAGE 54, AND AS DEPICTED ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 30-P, PAGES 57 THROUGH 59, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- BEST LINE TWENTY FOOT VEGETATIVE BUFFER AND TWENTY-FOOT UTILITY EASEMENT SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 32-P, PAGE 96, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- SOUTH LINE FIFTY FOOT VEGETATIVE BUFFER INCLUDING TWENTY-FIVE FOOT UTILITY EASEMENT SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 32-P, PAGE 96, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- NORTH LINE FIFTY FOOT VEGETATIVE BUFFER INCLUDING TWENTY-FIVE FOOT UTILITY EASEMENT DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 32-P, PAGE 96, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- EAST LINE TWENTY FOOT VEGETATIVE BUFFER AND TWENTY-FOOT UTILITY EASEMENT SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 32-P, PAGE 96, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- DRAINAGE DITCHES AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 33-P, PAGE 22-A AND 22-B, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- FORTY FOOT BUILDING/PARKING SETBACK AND THIRTY FOOT ACCESS EASEMENT ALONG WEST LINE SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 39-S, PAGE 31, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- FIFTY FOOT ACCESS EASEMENTS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 39-S, PAGE 31, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- FIFTY FOOT BUILDING/PARKING SETBACK AND VEGETATIVE BUFFER ALONG SOUTH LINE SET FORTH IN THAT CERTAIN DECLARATION DESCRIBED IN EXCEPTION #8, AND AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 39-S, PAGE 31, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- RESTRICTIVE COVENANTS BETWEEN TOLLESON LAND & TIMBER, INC. AND MTW-BENTON, LTD., A FOLLOA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSFER BENTON, INC. AND MTW-BENTON, LTD., (L.P.) DATED MARCH 20, 2006, AND RECORDED IN DEED BOOK 303-O, PAGE 306, AFORESAID RECORDS; AS AMENDED BY THAT MODIFICATION OF RESTRICTIVE COVENANTS DATED NOVEMBER 9, 2007, AND RECORDED IN DEED BOOK 334-F, PAGE 249, SAID RECORDS, (APPLIES TO SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER).
- DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FILED BY MTW-BENTON, LTD. AS DECLARANT DATED JUL 20, 2007, AND RECORDED IN DEED BOOK 303-O, PAGE 306, AFORESAID RECORDS; AND AS REPLACED BY THAT AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 9, 2007, AND RECORDED IN DEED BOOK 334-F, PAGE 250, AFORESAID RECORDS (AS TO TRACT A ONLY), (NIL), AS AMENDED PER APPLIES TO SUBJECT PROPERTY, NOTHING TO PLAT).
- EASEMENT AGREEMENT BETWEEN ALFA PROPERTIES, INC., FOWLER LAND SERVICES, L.L.C., MTW-BENTON, LTD. AND WALGREEN CO. DATED NOVEMBER 9, 2007, AND RECORDED IN DEED BOOK 334-F, PAGE 282, AFORESAID RECORDS, (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON).
- RIGHTS OF THE UNITED STATES ARMY CORPS OF ENGINEERS IN AND TO THE JURISDICTIONAL DITCHES DESCRIBED ON THAT CERTAIN ALTA SURVEY AND TITLE SURVEY OF TRACTS A & B, HIGHLANDS PARK SUBDIVISION PREPARED BY THOMAS H HUTTON, ROBERT E. MORRISAN II, GEORGIA REGISTERED LAND SURVEYOR, (NIL), AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACRES CONTAINED IN THE PROPERTY DESCRIBED HEREIN. (NOT A SURVEY RELATED MATTER)

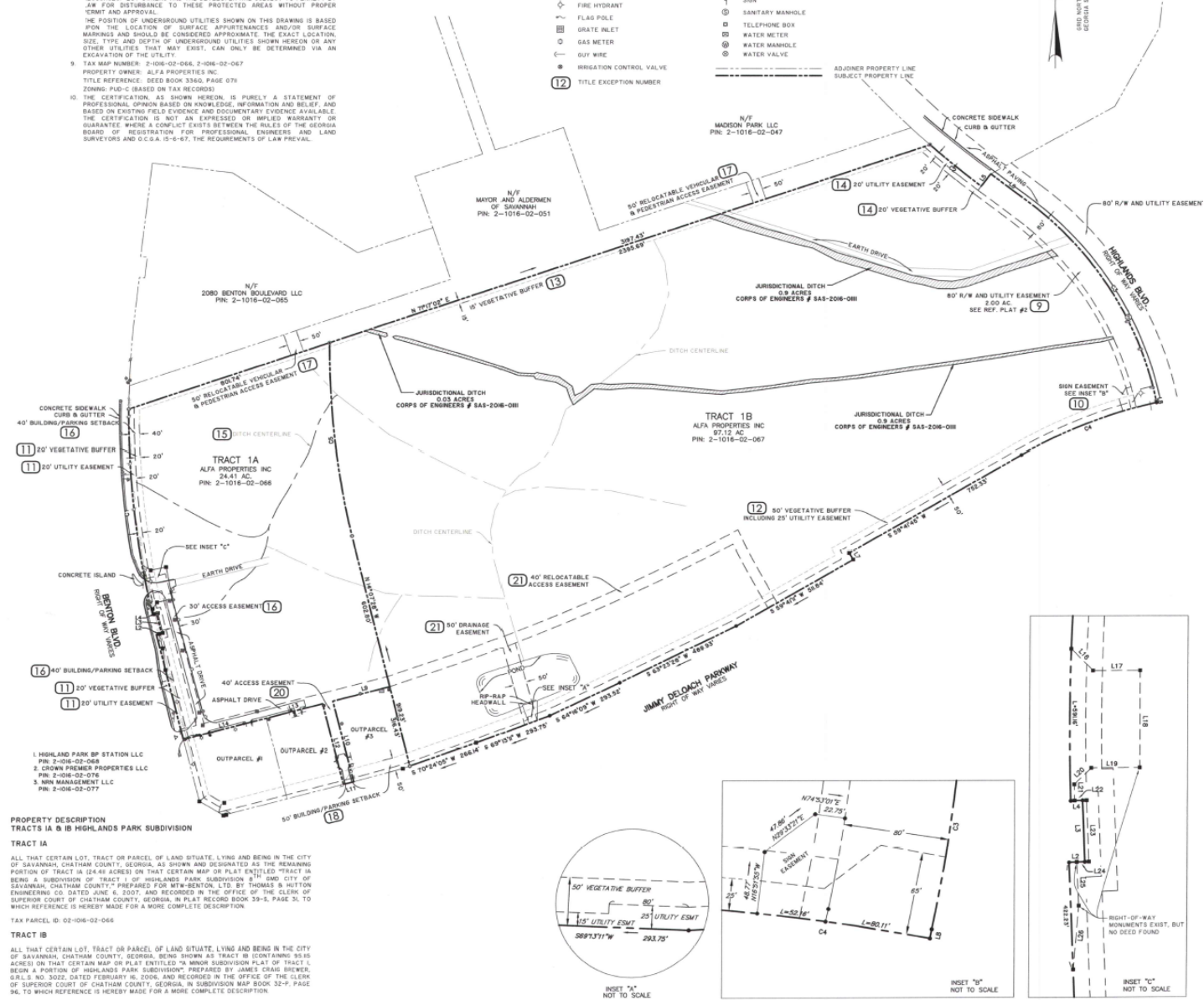
FES

- ALL EQUIPMENT USED FOR THIS SURVEY, LEICA TOPCON
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE (1/10) OF 1 FOOT IN 54,582 FEET, AN ANGULAR ERROR OF 03" PER ANGLE (10") AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "TM" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 942,259.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO FIRM MAP NO. 10503C, PANEL 0038H, REVISED EFFECTIVE SUBJECT 6C, 2006, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE X.
- BOUNDARIES THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO FINALLY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED ON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
- TAX MAP NUMBER: 2-106-02-064, 2-106-02-067
- PROPERTY OWNER: ALFA PROPERTIES INC.
- TITLE REFERENCE: DEED BOOK 336G, PAGE 074
- ZONING: RFD-10 (BASED ON TAX RECORDS)

THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEFS, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE WHERE A COMPLIANT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 43-6-67, THE REQUIREMENTS OF LAW PREVAIL.

LEGEND

- IRON PIPE SET
- IRON PIPE FOUND
- IRON REBAR FOUND
- CLEAN OUT
- UNDERGROUND UTILITY LINE MARKER
- CONC. MONUMENT FOUND
- CURB INLET MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- FLAG POLE
- GRATE INLET
- GAS METER
- GUY WIRE
- IRRIGATION CONTROL VALVE
- IRON PIPE SET
- IRON PIPE FOUND
- IRON REBAR FOUND
- UNDERGROUND UTILITY LINE MARKER
- LIGHT POLE
- MAIL BOX
- POST
- POWER POLE
- STORM DRAINAGE MANHOLE
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER MANHOLE
- WATER VALVE



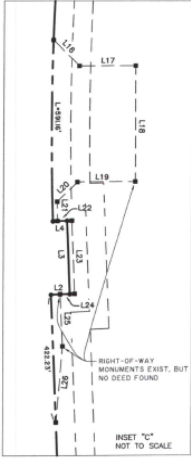
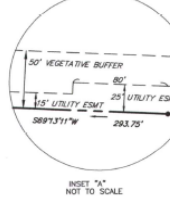
PROPERTY DESCRIPTION
 TRACTS 1A & 1B HIGHLANDS PARK SUBDIVISION

TRACT 1A
 ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, AS SHOWN AND DESIGNATED AS THE REMAINING PORTION OF TRACT 1A (24.42 ACRES) ON THAT CERTAIN MAP OR PLAT ENTITLED "TRACT 1A BEING A SUBDIVISION OF TRACT 10 HIGHLANDS PARK SUBDIVISION # 10 AND CITY OF SAVANNAH, CHATHAM COUNTY" PREPARED FOR MTW-BENTON, LTD. BY THOMAS H HUTTON ENGINEERS CO. DATED JUNE 6, 2007, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK 39-S, PAGE 31, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX PARCEL ID: 02-106-02-066

TRACT 1B
 ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA, BEING SHOWN AS TRACT 1B (CONTAINING 39.15 ACRES) ON THAT CERTAIN MAP OR PLAT ENTITLED "HIGHLANDS PARK SUBDIVISION PLAT TRACT 1 BEING A PORTION OF HIGHLANDS PARK SUBDIVISION" PREPARED BY JAMES CRAIG BISHOP, GRLS. NO. 3022, DATED FEBRUARY 16, 2006, AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK 32-P, PAGE 96, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX PARCEL ID: 02-106-02-067



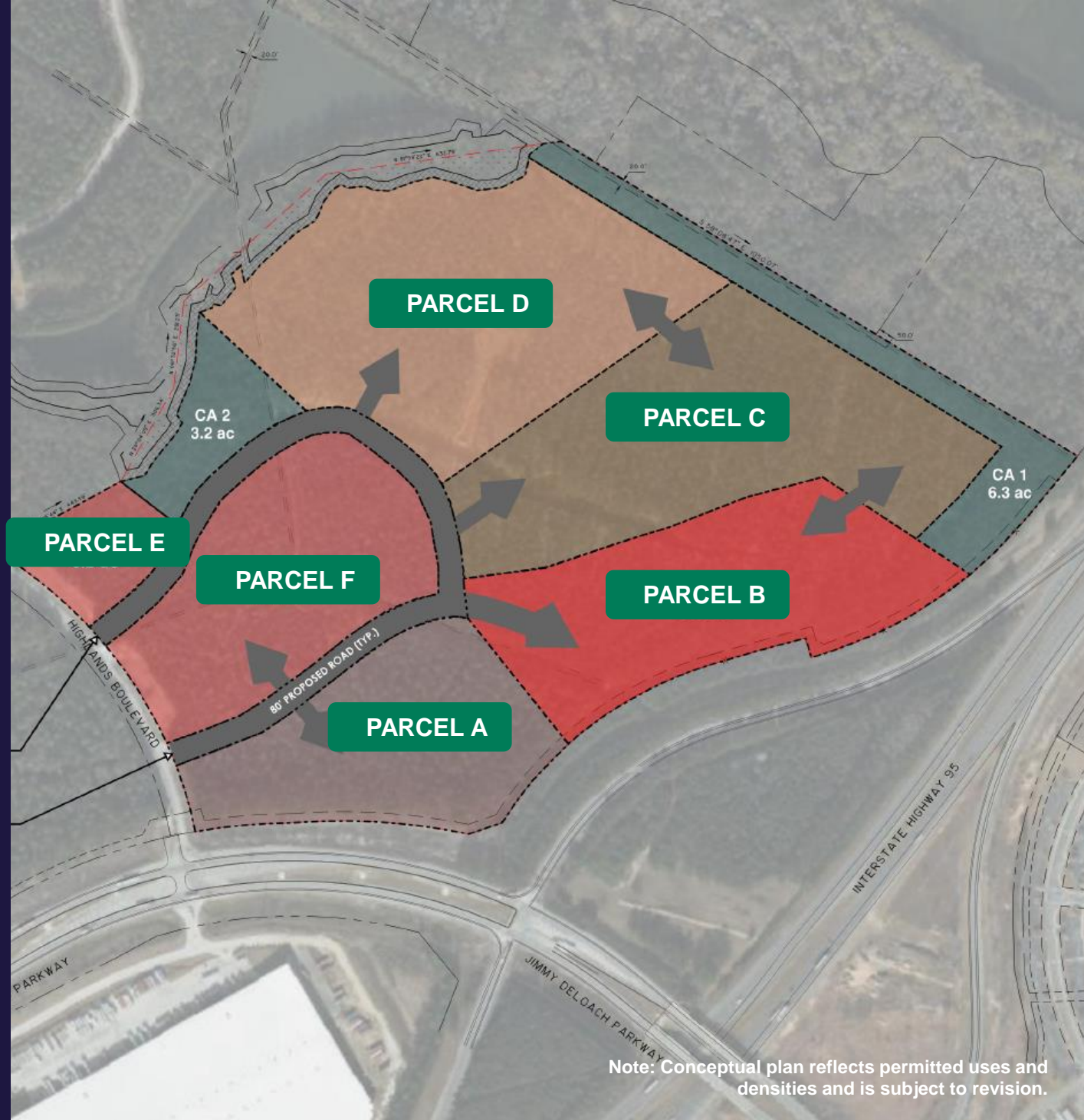
C-17 TRACT

Parcel ID No:
21016 01017

Zoning:
PD-C Planned Development Commercial

The C-17 Tract is a 104.886-acre parcel fronting Benton Boulevard and is earmarked for the development of neighborhood and regional retail uses, townhouses, build-to-rent units and Class A apartments. It's vested for immediate development.

Parcel No.	Usable Acres	Description	List Price
A	12	Travel Center	\$7,200,000
B	15.5	Interstate-Oriented Commercial	\$6,120,000
C	19.5	Traditional Multi-Family	\$6,392,000
D	21.8	Build-to-Rent	\$5,450,000
E	3.2	Commercial Outparcel	\$1,920,000
F	13.1	Neighborhood Retail	\$7,860,000



C-17 TRACT SURVEY

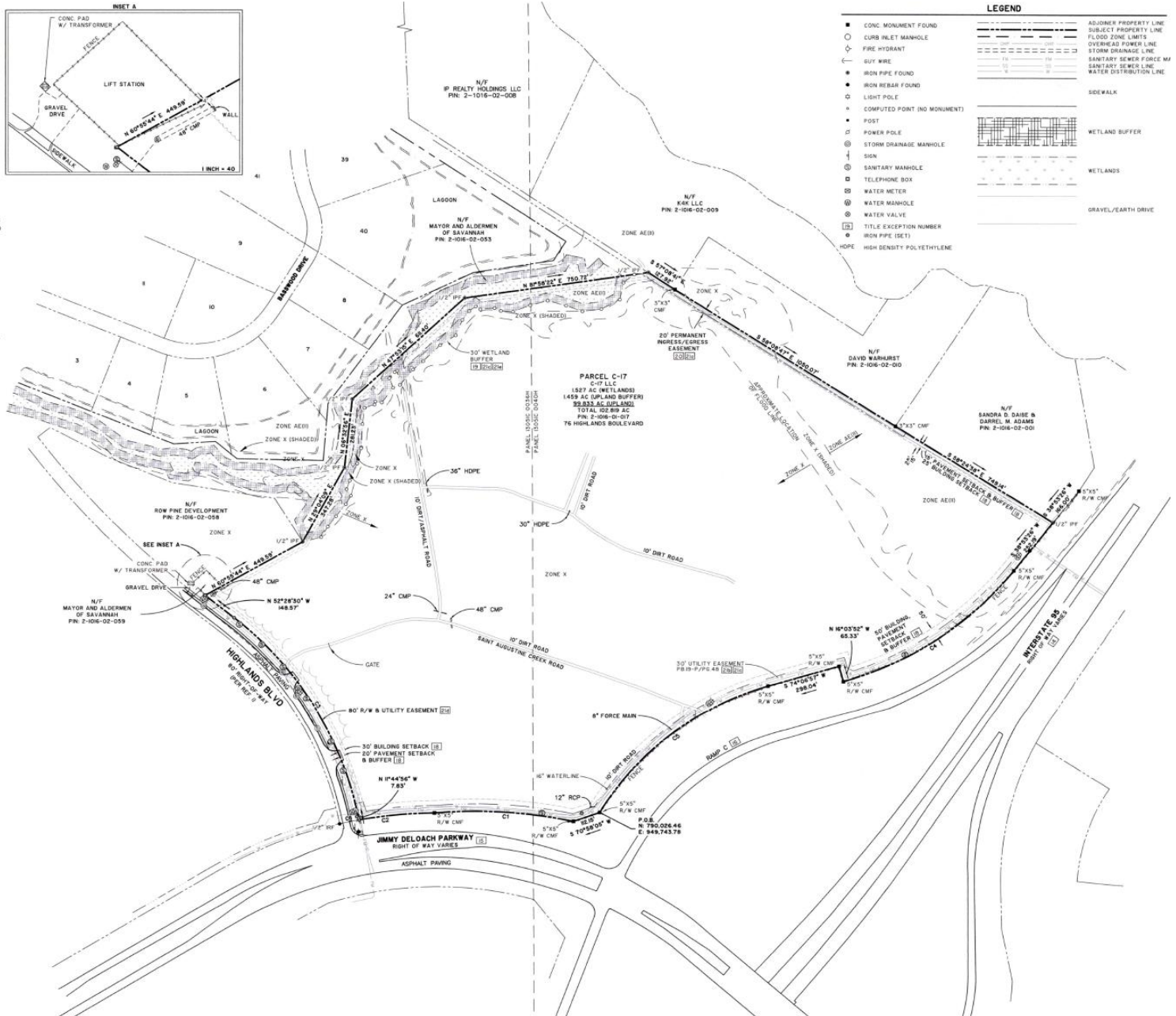
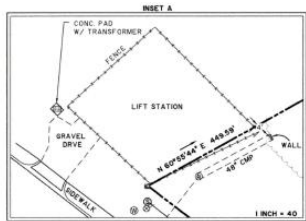
FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NO.: CHWVA-190231-2
 SCHEDULE B, SECTION 2 EXCEPTIONS
 EFFECTIVE DATE: MARCH 21, 2019 AT 9:00 A.M.

15. EASEMENT FOR RIGHT OF WAY FROM UNION CAMP CORPORATION TO SAVANNAH ELECTRIC AND POWER COMPANY DATED NOVEMBER 28, 1947, FILED FOR RECORD DECEMBER 9, 1947, AND RECORDED IN DEED BOOK 39-A, PAGE 509, AFORSAID RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY).
16. RIGHT OF WAY DEED FROM UNION CAMP CORPORATION TO THE DEPARTMENT OF TRANSPORTATION DATED SEPTEMBER 30, 1974, FILED FOR RECORD DECEMBER 17, 1974, AND RECORDED IN DEED BOOK 104-C, PAGE 149, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
17. GIFT DEED FROM U. C. REALTY CORP TO CHATHAM COUNTY, GEORGIA, DATED MARCH 15, 1994, FILED FOR RECORD MAY 9, 1994, AND RECORDED IN DEED BOOK 166-X, PAGE 303, AS MODIFIED BY THAT GIFT DEED OF CORRECTION DATED MARCH 15, 1994, FILED FOR RECORD AUGUST 10, 1994 AND RECORDED IN DEED BOOK 186-0, PAGE 469, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
18. RIGHT OF WAY DEED FROM U. C. REALTY CORP TO THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION DATED JUNE 25, 1997, FILED FOR RECORD JUNE 30, 1997, AND RECORDED IN DEED BOOK 186-L, PAGE 462, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
19. PIPELINE EASEMENT FROM SUSTAINABLE FORESTS L.L.C. AND U. C. REALTY CORPORATION TO CYPRESS NATURAL GAS COMPANY, L.L.C. DATED JANUARY 31, 2000, FILED FOR RECORD APRIL 8, 2000, AND RECORDED IN DEED BOOK 22-C, PAGE 345, AFORSAID RECORDS, AS MODIFIED BY THAT AMENDMENT TO PIPELINE EASEMENT DATED NOVEMBER 30, 2000, FILED FOR RECORD DECEMBER 5, 2001 AND RECORDED IN DEED BOOK 229-1, PAGE 403, AFORSAID RECORDS, AS FURTHER MODIFIED BY THAT CERTAIN SECOND AMENDMENT TO PIPELINE EASEMENT DATED DECEMBER 5, 2002, FILED FOR RECORD DECEMBER 13, 2002, AND RECORDED IN DEED BOOK 244-J, PAGE 41, AFORSAID RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY).
20. DECLARATION OF RESTRICTIVE COVENANTS FOR SOCIETY STATION NORTH BY INTERNATIONAL PAPER REALTY CORPORATION, DATED NOVEMBER 7, 2000, FILED FOR RECORD DECEMBER 5, 2000, AND RECORDED IN DEED BOOK 229-C, PAGE 387, CHATHAM COUNTY, GEORGIA RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
21. JOINDER OF OWNER BY THE ADWELL CORPORATION DATED NOVEMBER 30, 2000, FILED FOR RECORD DECEMBER 5, 2000, AND RECORDED IN DEED BOOK 229-C, PAGE 406, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
22. EASEMENT'S CONTAINED IN THIS DECLARATION WARRANT DEEDS FROM INTERNATIONAL PAPER REALTY CORPORATION TO THE ADWELL CORPORATION DATED NOVEMBER 30, 2000, FILED FOR RECORD DECEMBER 5, 2000, AND RECORDED IN DEED BOOK 229-1, PAGE 406, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
23. PLATS AND RECORDED SURVEYS
 - a. PLAN OF THE LANDS OF W. S. GOOLLEY, DATED JULY 1998, RECORDED IN PLAT BOOK A, PAGE 150, AFORSAID RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY).
 - b. PLAN OF A 50' UTILITY EASEMENT DATED JULY 26, 2000, RECORDED IN PLAT BOOK 19-P, PAGE 48, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
 - c. MINOR SUBDIVISION PLAT OF COMMERCIAL PARCEL 17, DATED SEPTEMBER 23, 2000, RECORDED IN PLAT BOOK 22-S, PAGE 53, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).
 - d. PLAN OF APPROXIMATELY 2345 ± ACRES BEING A PORTION OF INTERNATIONAL PAPER REALTY CORPORATION'S SOCIETY STATION #2 TRACT, LAST REVISED JANUARY 16, 2003, RECORDED IN PLAT BOOK 24-P, PAGE 49, AFORSAID RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY).
 - e. WETLAND EMBODIMENT, LAST REVISED AUGUST 22, 2007, RECORDED IN PLAT BOOK 39-P, PAGE 43, AFORSAID RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN).

- RESPONSE TO TABLE ITEMS 60A, 60B, 70A, 70B, 9, 10, 16, 17:
1. IN REGARD TO TABLE ITEM 60A, NO ZONING REPORT WAS PROVIDED TO SURVEYOR.
 2. IN REGARD TO TABLE ITEM 60B, NO ZONING REPORT WAS PROVIDED TO SURVEYOR.
 3. IN REGARD TO TABLE ITEM 70A, NO BUILDINGS WERE OBSERVED AS OF THE DATE OF FIELD SURVEY.
 4. IN REGARD TO TABLE ITEM 70B, NO BUILDINGS WERE OBSERVED AS OF THE DATE OF FIELD SURVEY.
 5. IN REGARD TO TABLE ITEM 9, NO SUBSTANTIAL FEATURES WERE OBSERVED AS OF THE DATE OF FIELD SURVEY.
 6. IN REGARD TO TABLE ITEM 10, NO PARKING AREAS WERE OBSERVED AS OF THE DATE OF FIELD SURVEY.
 7. IN REGARD TO TABLE ITEM 16, NO PARTY WALLS WERE OBSERVED AS OF THE DATE OF FIELD SURVEY.
 8. IN REGARD TO TABLE ITEM 17, NO RECENT BUILDING CONSTRUCTION WAS OBSERVED AS OF THE DATE OF FIELD SURVEY.
 9. IN REGARD TO TABLE ITEM 17, THE HIGHLANDS BOULEVARD RIGHT OF WAY WAS DEDICATED TO THE CITY OF SAVANNAH BY PLAT RECORDED AT SUBDIVISION MAP BOOK 329, PAGE 53.

- NOTES
1. FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TC1P 1203
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 4070 FEET; AN ANGULAR ERROR OF 1" 70" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 3. ALL CORNERS MARKED WITH 5/8" IRON PIPE, 24" LONG WITH CAP STAMPED "T&M" UNLESS OTHERWISE NOTED.
 4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 929,399.
 5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
 6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 7. ACCORDING TO FIRM MAP NO. 03036, PANEL 0035A, REVISED AUGUST 16, 2018, AND MAP NO. 1503C, PANEL 0040H, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE AE (RE), ZONE X (SHADED) AND ZONE X.
 8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
 9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
 10. TAX MAP NUMBER: 2-106-01-07
 PROPERTY OWNER: C-17 LLC (PER TAX RECORDS)
 TITLE REFERENCE: DEED BOOK 247, PAGE 55

- REFERENCES
1. A MINOR SUBDIVISION PLAT OF COMMERCIAL PARCEL 17 BEING A PORTION OF SOCIETY STATION, PREPARED BY THOMAS H. MITTON, DATED SEPTEMBER 23, 2000, RECORDED IN PLAT BOOK 22-S, PAGE 53, CHATHAM COUNTY RECORDS.
 2. AN EASEMENT PLAT OF A PERMANENT INDESB/EREASE EASEMENT AND RELIABLE INDESB/EREASE EASEMENT BEING A PORTION OF SOCIETY STATION, PREPARED BY THOMAS H. MITTON, DATED NOVEMBER 12, 2001.



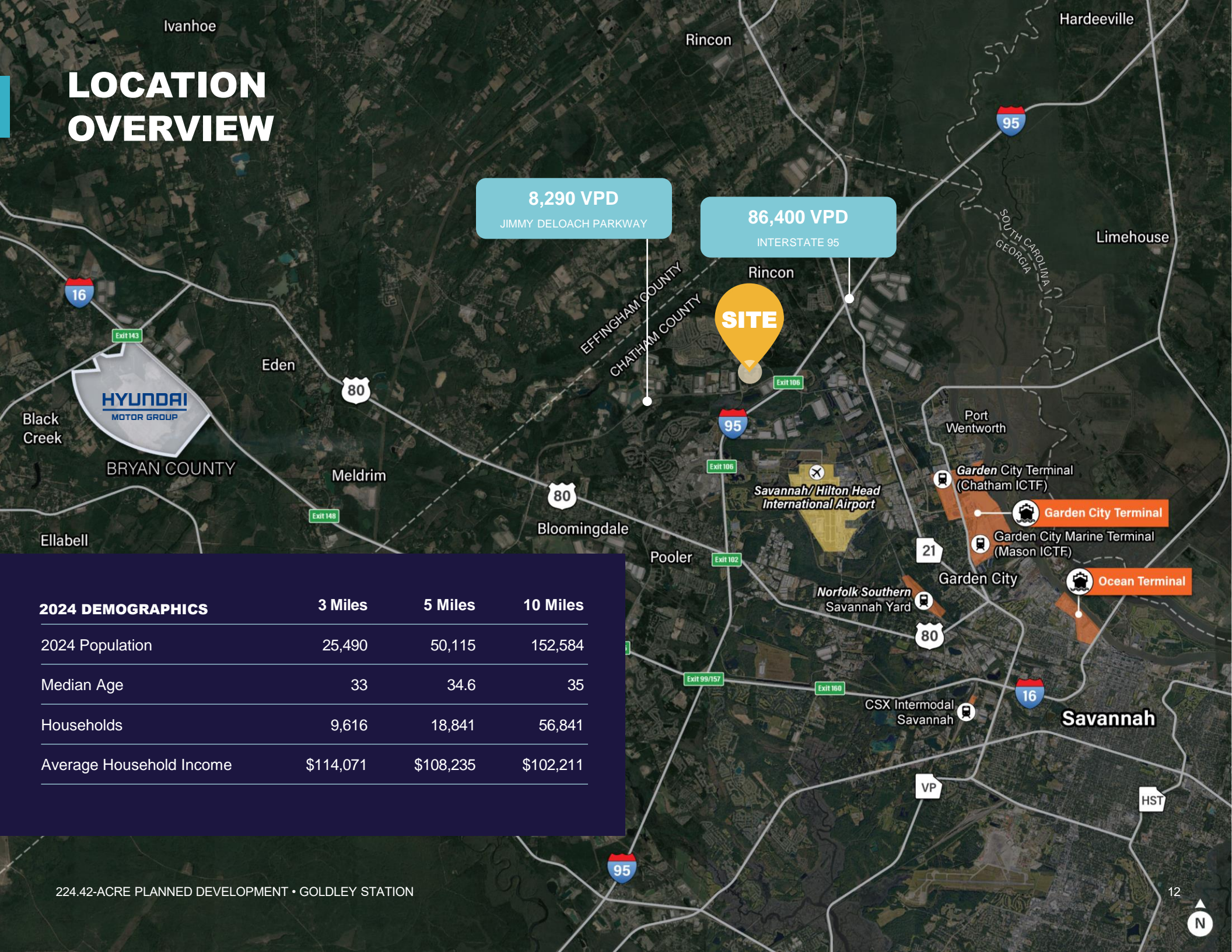
LEGEND

■	CONC. MONUMENT FOUND	---	ADJACENT PROPERTY LINE
○	CURB INLET MANHOLE	---	FLOOD ZONE LIMITS
⊕	FIRE HYDRANT	---	OVERHEAD POWER LINE
⊖	SURF WIRE	---	STORM DRAINAGE LINE
⊙	IRON PIPE FOUND	---	SANITARY SEWER FORCE MAIN
⊙	IRON PIPER FOUND	---	SANITARY SEWER LINE
⊙	LIGHT POLE	---	WATER DISTRIBUTION LINE
⊙	COMPUTED POINT (NO MONUMENT)	---	SEWAGE
⊙	POST	---	SEWAGE
⊙	POWER POLE	---	SEWAGE
⊙	STORM DRAINAGE MANHOLE	---	SEWAGE
⊙	SIGN	---	SEWAGE
⊙	SANITARY MANHOLE	---	SEWAGE
⊙	TELEPHONE BOX	---	SEWAGE
⊙	WATER METER	---	SEWAGE
⊙	WATER MANHOLE	---	SEWAGE
⊙	WATER VALVE	---	SEWAGE
⊙	TITLE EXCEPTION NUMBER	---	SEWAGE
⊙	HOPE	---	SEWAGE
---	HIGH DENSITY POLYETHYLENE	---	SEWAGE

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1937.85	565.87'	N 89°22'44" W	563.86'	6°43'52"
C2	1790.42'	396.20'	S 84°43'39" W	355.83'	6°47'56"
C3	1280.00'	980.57'	N 51°06'43" W	960.33'	40°43'35"
C4	1937.67'	835.85'	S 56°51'31" W	822.40'	33°16'22"
C5	163.33'	859.20'	S 57°42'53" W	849.50'	42°48'48"
C6	1790.42'	80.07'	S 78°36'52" W	80.00'	2°53'37"

LOCATION OVERVIEW



8,290 VPD
JIMMY DELOACH PARKWAY

86,400 VPD
INTERSTATE 95

SITE

2024 DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2024 Population	25,490	50,115	152,584
Median Age	33	34.6	35
Households	9,616	18,841	56,841
Average Household Income	\$114,071	\$108,235	\$102,211





SAVANNAH OVERVIEW



- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over \$4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians.
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a \$5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a \$929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

FOR SALE

224.42-Acre Planned Development WITHIN GODLEY STATION PUD

± 25.0 AC
TOWNHOMES

± 32.0 AC
COTTAGE
RESIDENTIAL

± 24.0 AC

± 4.0 AC
COMMERCIAL

± 4.0 AC
COMMERCIAL

± 4.8 AC
COMMERCIAL

± 13.5 AC
COMMERCIAL

± 532,900 SF

± 410,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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