



## ABOUT THE PROPERTY

This is an exceptional and rare opportunity to develop in the heart of Savannah's MLK-Montgomery Enterprise Zone. The site comprises of seven contiguous lots undergoing recombination with conceptual plans for 20 townhomes or 44+ multifamily units. The lots cover approximately 0.74 acres, which are currently being recombined. Conceptual development plans are available upon request.

Situated in a high-growth corridor, these lots are ideally positioned near major economic drivers and key city attractions. This offering presents a rare chance to capitalize on Savannah's booming real estate market with flexible development potential and enterprise zone incentives.

## HIGHLIGHTS



CALL FOR PRICING



+/- 0.74 ACRES

PIN #'S:

20073 27011, 20073 27012,  
20073 27013, 20073 27014,  
20073 27015, 20073 27016,  
20073 27017



ZONED TC-1



ENTERPRISE ZONE BENEFITS:  
TAX INCENTIVES  
DEVELOPMENT BENEFITS

## SUBJECT PROPERTIES

- 518 W 41st St, Savannah, GA 31401 PIN: 20073 27017
- 516 W 41st St, Savannah, GA 31401 PIN: 20073 27016
- 514 W 41st St, Savannah, GA 31401 PIN: 20073 27015
- 512 W 41st St, Savannah, GA 31401 PIN: 20073 27014
- 510 W 41st St, Savannah, GA 31401 PIN: 20073 27013
- 2423 Martin Luther King BLVD, Savannah, GA 31401 PIN: 20073 27012
- 2415 Martin Luther King BLVD, Savannah, GA 31401 PIN: 20073 27011

## LOCATION HIGHLIGHTS

SITUATED IN A HIGH-GROWTH CORRIDOR, THESE LOTS ARE IDEALLY POSITIONED NEAR MAJOR ECONOMIC DRIVERS AND KEY CITY ATTRACTIONS:

<b>PROXIMITY TO DOWNTOWN SAVANNAH</b>	Minutes from the Historic District
<b>SAVANNAH COLLEGE OF ART &amp; DESIGN (SCAD)</b>	Expanding student & faculty housing demand
<b>WESTSIDE REVITALIZATION</b>	Rapid development & increasing property values
<b>TRANSIT ACCESSIBILITY</b>	Close to major thoroughfares and public transit
<b>STARLAND YARD &amp; STREETCAR DISTRICT ATTRACTIONS</b>	Close to Starland Yard, a vibrant food truck park and entertainment venue, as well as unique shops, bars, and restaurants in the Streetcar District.
<b>EXCITING NEW DEVELOPMENTS NEARBY</b>	The area is experiencing rapid revitalization with new mixed-use projects, creative workspaces, and boutique hospitality developments shaping the neighborhood's future.

# INVESTMENT SUMMARY

THIS OFFERING PRESENTS A **RARE CHANCE** TO CAPITALIZE ON SAVANNAH'S BOOMING REAL ESTATE MARKET WITH **FLEXIBLE DEVELOPMENT POTENTIAL** AND **ENTERPRISE ZONE INCENTIVES**:

HIGH-DENSITY RESIDENTIAL	A well-positioned multifamily opportunity to meet increasing rental demand.
TOWNHOME DEVELOPMENT	BTR or for-sale option
INCENTIVES & TAX BENEFITS	Eligibility for economic development incentives in the MLK-Montgomery Enterprise Zone.

# MARKET & ECONOMIC DRIVERS

SAVANNAH'S POPULATION GROWTH	One of Georgia's fastest-growing metros.
HYUNDAI MEGA-SITE IMPACT	Major job creator boosting local demand.
STRONG RENTAL & HOMEOWNERSHIP DEMAND	SCAD & workforce housing shortages drive high occupancy rates.
BOOMING CREATIVE & CULINARY SCENE	The surrounding area is a hub for artists, makers, and food entrepreneurs, drawing both residents and visitors alike.



## LOCATION MAP



## AERIAL VIEW

