

AN OFFERING OF 918 EAST BROAD STREET
0.443 ACRES OF VACANT LAND - ZONED TRADITIONAL COMMERCIAL - 2
SAVANNAH, CHATHAM COUNTY, GEORGIA 31401



PRESENTED BY

WHITLEY AND ASSOCIATES, INC.

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential investor in determining whether they wish to proceed with an in-depth investigation of the subject. While the information contained herein is from sources deemed reliable, it has not been verified by the owner, the owner's agent or any of its affiliates. Therefore, neither the owner, the owner's agent nor any affiliates make any representations with respect to the information. No representations or warranties are expressed or implied. This document is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are not to be reproduced without the express written consent of the owner or any of its affiliates. The owner, at their sole discretion, expressly reserves the right, to reject any or all proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice. In addition, it is expressly understood, that any other agent, prospective purchaser or purchaser has not relied on the information as contained herein and any decision to acquire is based solely on the acquiring parties and it's agents if applicable, independent personal inspections and due diligence.

PROPERTY SUMMARY

Property Address: 918 East Broad Street
Savannah, Chatham County, Georgia 31401

Property Type: Currently the asset is being utilized for the going concern associated with Oglethorpe Marble & Granite Company

Assessor's Identification Number: 20043 12004

Site Area: +/- 0.443 Acres

Zoning: Traditional Commercial-2 (TC-2)

Offering Price: \$1,750,000.00

For Additional Information Please Contact

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Savannah, Georgia 31406
Office: 912-355-9991
Mobile: 912-662-3482
mail: ben@whitleyandassociates.com

PHYSICAL ATTRIBUTES

PROPERTY DESCRIPTION

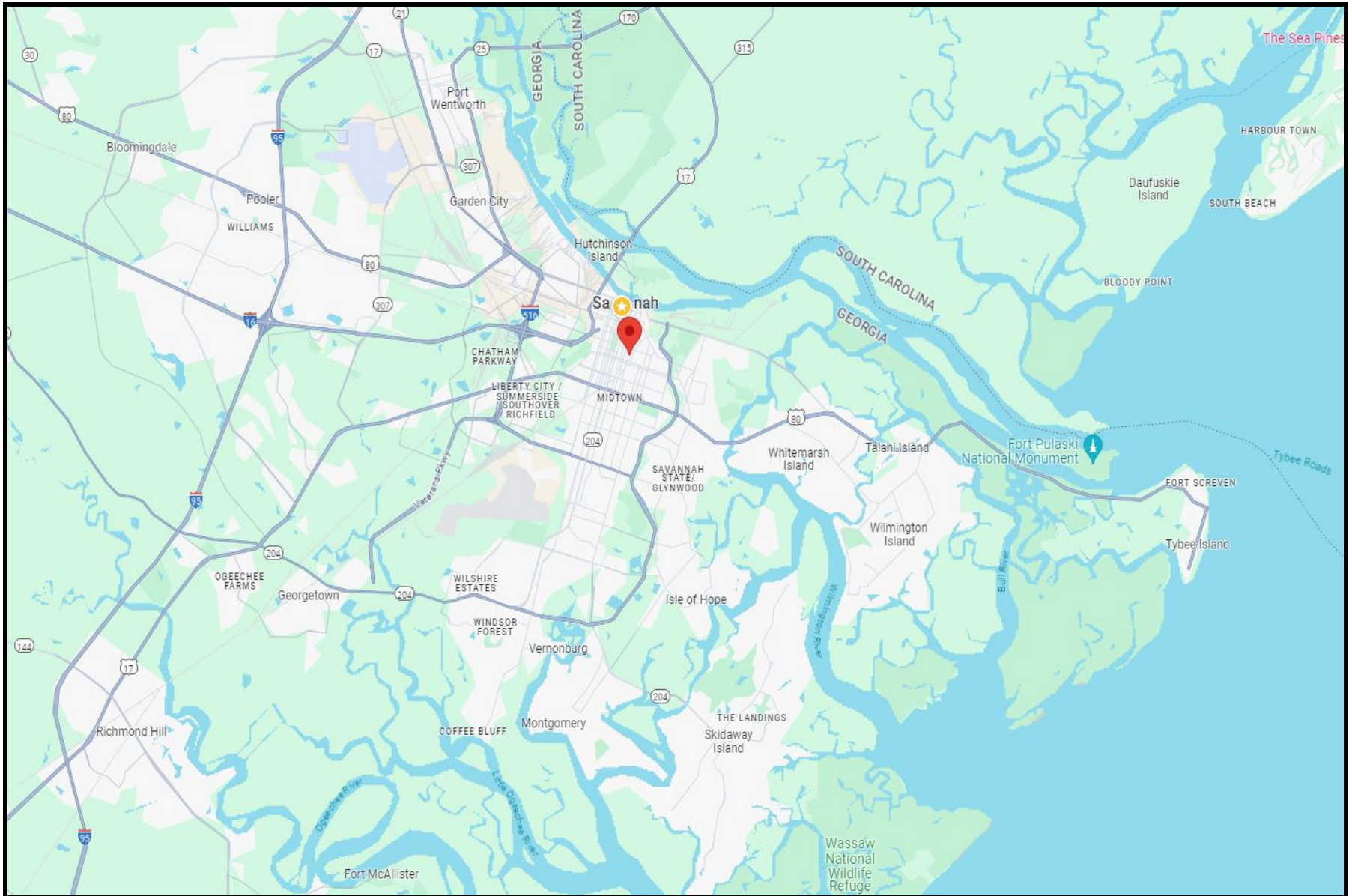
<u>Address/Location</u>	:	918 East Broad Street Savannah, Chatham County, Georgia 31401
<u>Assessor's Identification Number</u>	:	20043 12004
<u>Property Type/Use</u>	:	Redevelopment Opportunity
<u>Site Size</u>	:	0.443 Acres (Reference is made to Plat Record Book 48P; Folio 165 as maintained in the records of the Superior Court of Chatham County). A copy of said plat is included as an exhibit herewithin.
<u>Site Boundaries</u>	:	With reference to the aforementioned plat of survey, it appears the southern boundary fronts approximately 166.56 lineal feet along the northside of the westbound lane of East Waldburg Street being a 60' wide neighborhood secondary east-west arterial, a western boundary of approximately 115.50 lineal feet along the eastside of a northbound lane of East Broad Street, being a 50' wide one way eastbound directional arterial, a northern boundary 167.64 lineal feet along the southside of East Bolton Street Lane, a 20' wide City of Savannah service lane, and an eastern boundary of 115.50 lineal feet along the western boundary of Lot 64A, Schley Ward.
<u>Access</u>	:	In the current, the primary means of vehicular access exists via two curb cuts intersecting the asset along its southern boundary as it fronts along East Waldburg Street.
<u>Building Improvements</u>	:	The property is improved with a former detached office building, a steel frame metal shed and perimeter cyclone fencing, none of which are considered to contribute to value.
<u>Entitlements</u>	:	The subject site is available to the municipal services of potable water, sanitary sewer, trash removal and police and fire protection. Public utilities include but are not limited to Georgia Power and varying natural gas providers.
<u>Encumbrances</u>	:	A Georgia Power Company underground easement traverses at points approximating the southwest corner and southern boundary.
<u>Flood Zone</u>	:	With reference to FIRM Panel 13051C0154F, the subject is located in Zone X; which are those zones considered to be outside of the confines of Special Flood Hazard areas.

Zoning

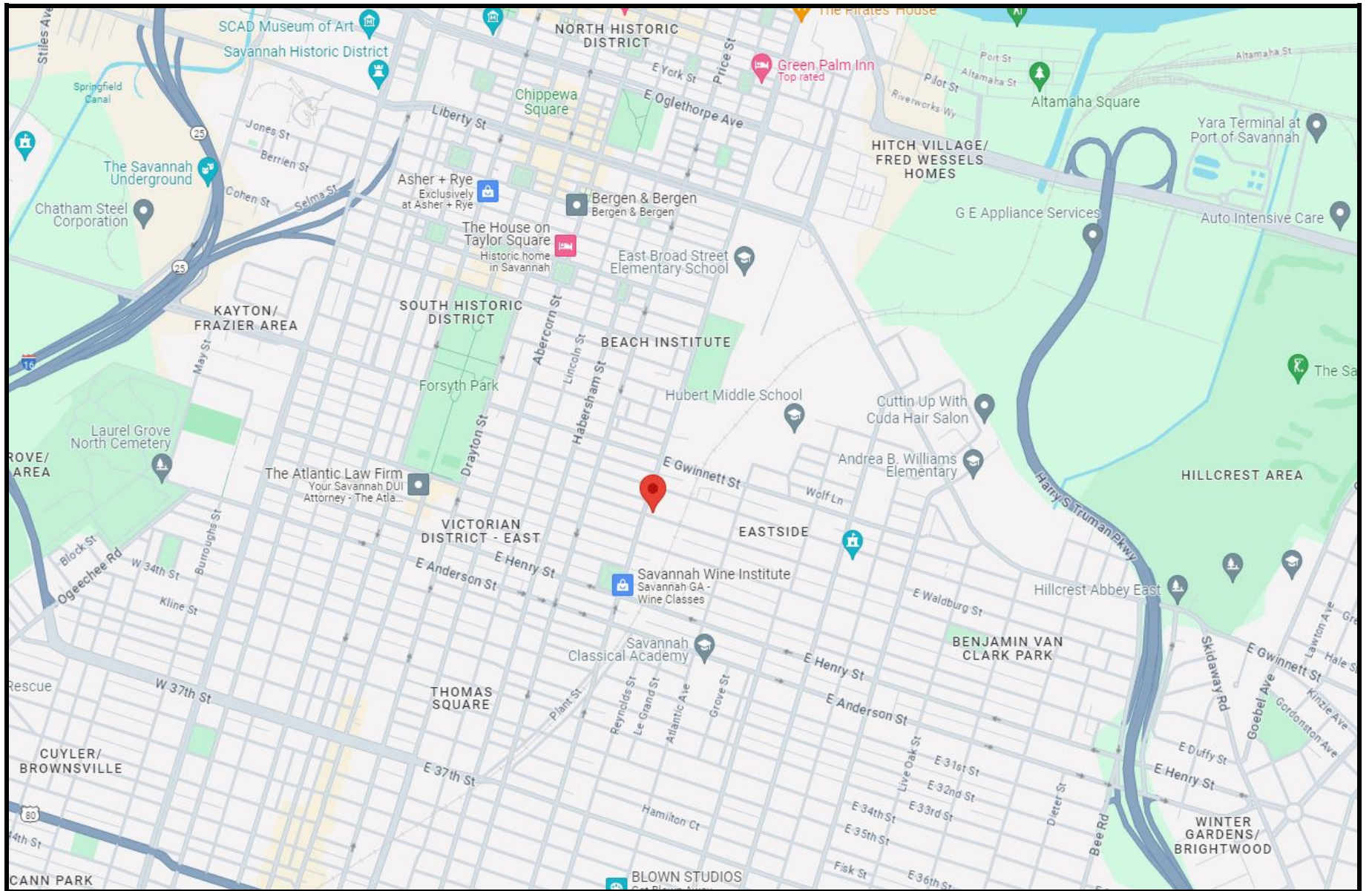
: The subject is zoned Traditional Commercial -2 (TC-2) by the City of Savannah. By definition the purpose of the TC-2 district shall to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The intent of the district is to encourage the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

Reference is made to the “Principle Use Type” as maintained of the City of Savannah’s web page for an accounting of permissible uses.

Area and Neighborhood Maps



Area Map

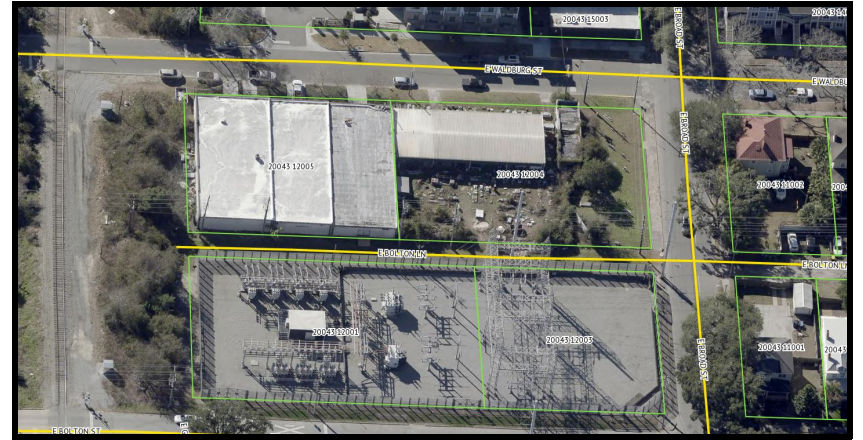


Neighborhood Map

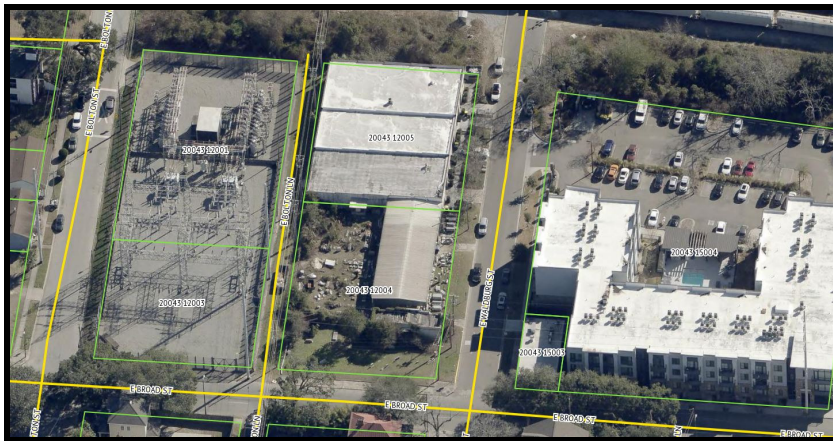
Aerial Images



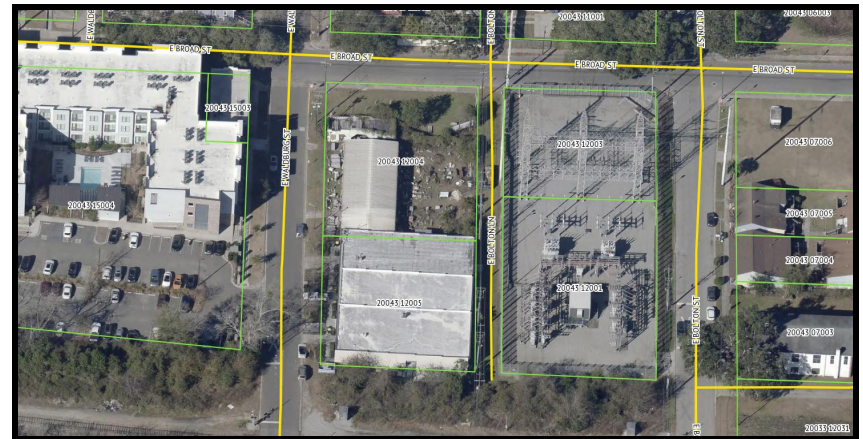
Northerly Aerial View Of The Subject



Southerly Aerial View Of The Subject

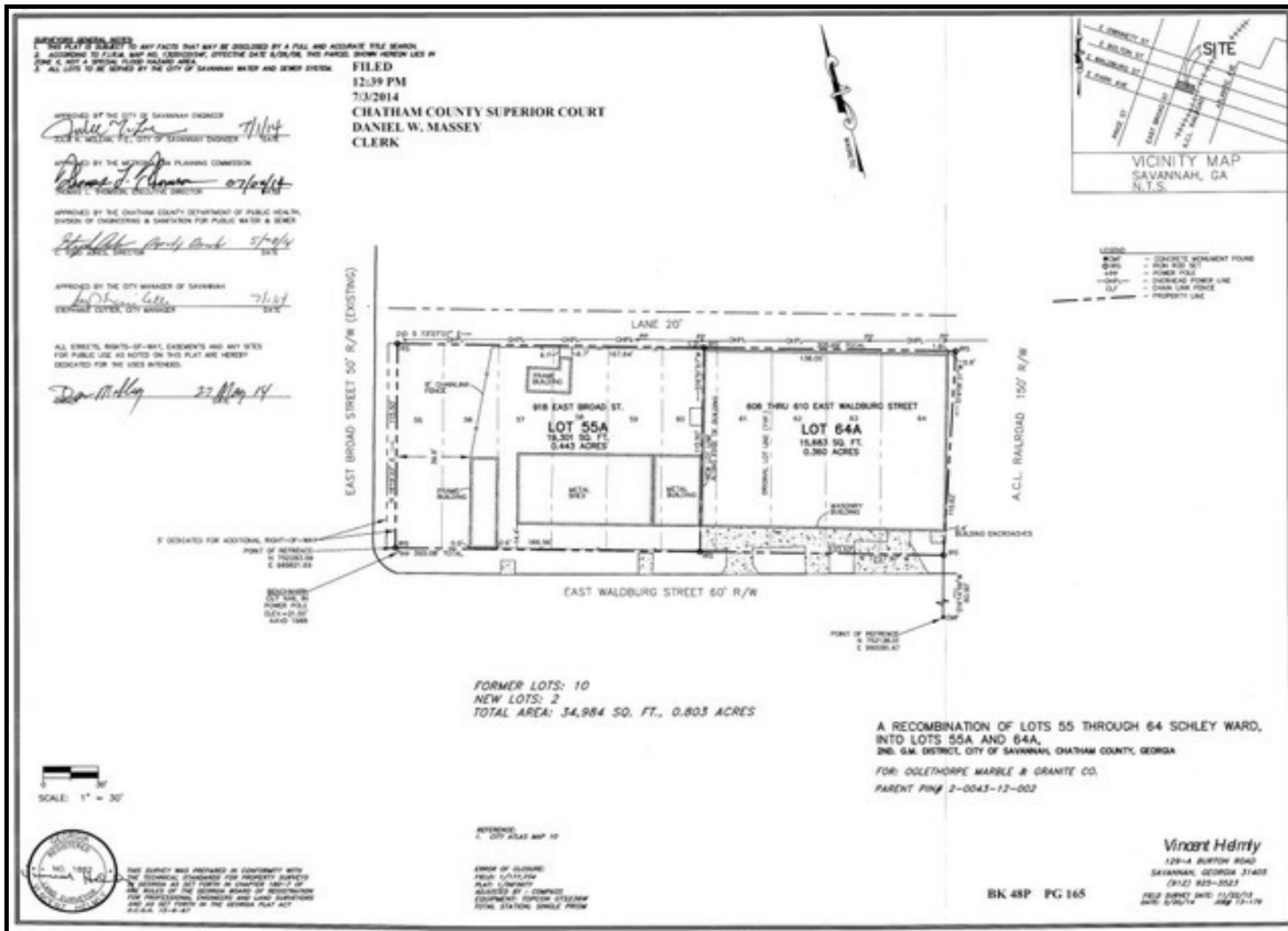


Easterly Aerial View Of The Subject



Westerly Aerial View Of The Subject

Plat Of Survey



SAGIS Aerial





115 3 2
115 115
(65) (66) (67)
70

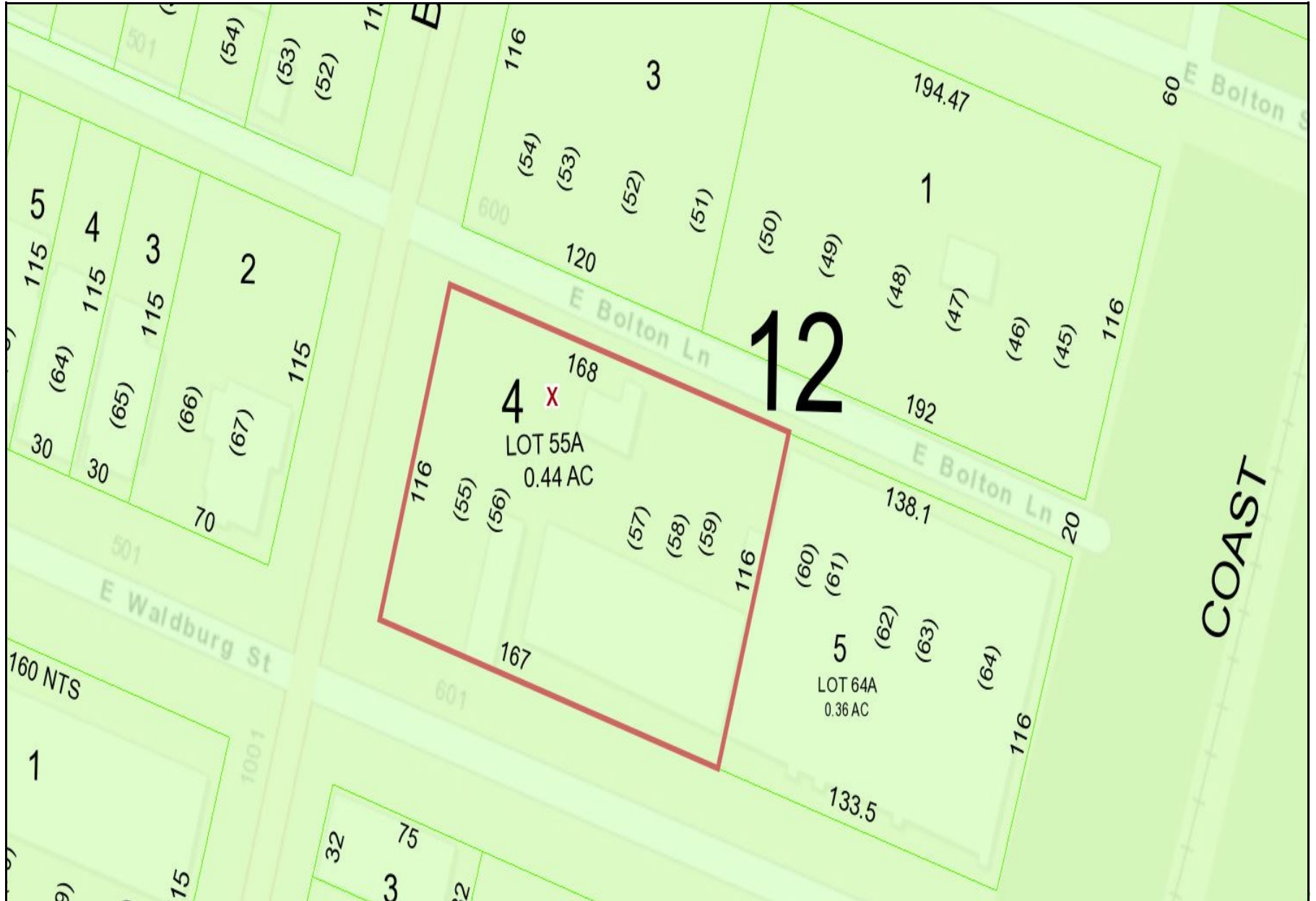
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120
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168
4
LOT 55A
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116 (55) (56) (57) (58) (59) 116
192
E Bolton Ln 20
138.1

501
E Waldburg St
601 167
116
5
LOT 64A
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60 (60) (61) (62) (63) (64)
133.5
E Waldburg St
227.8

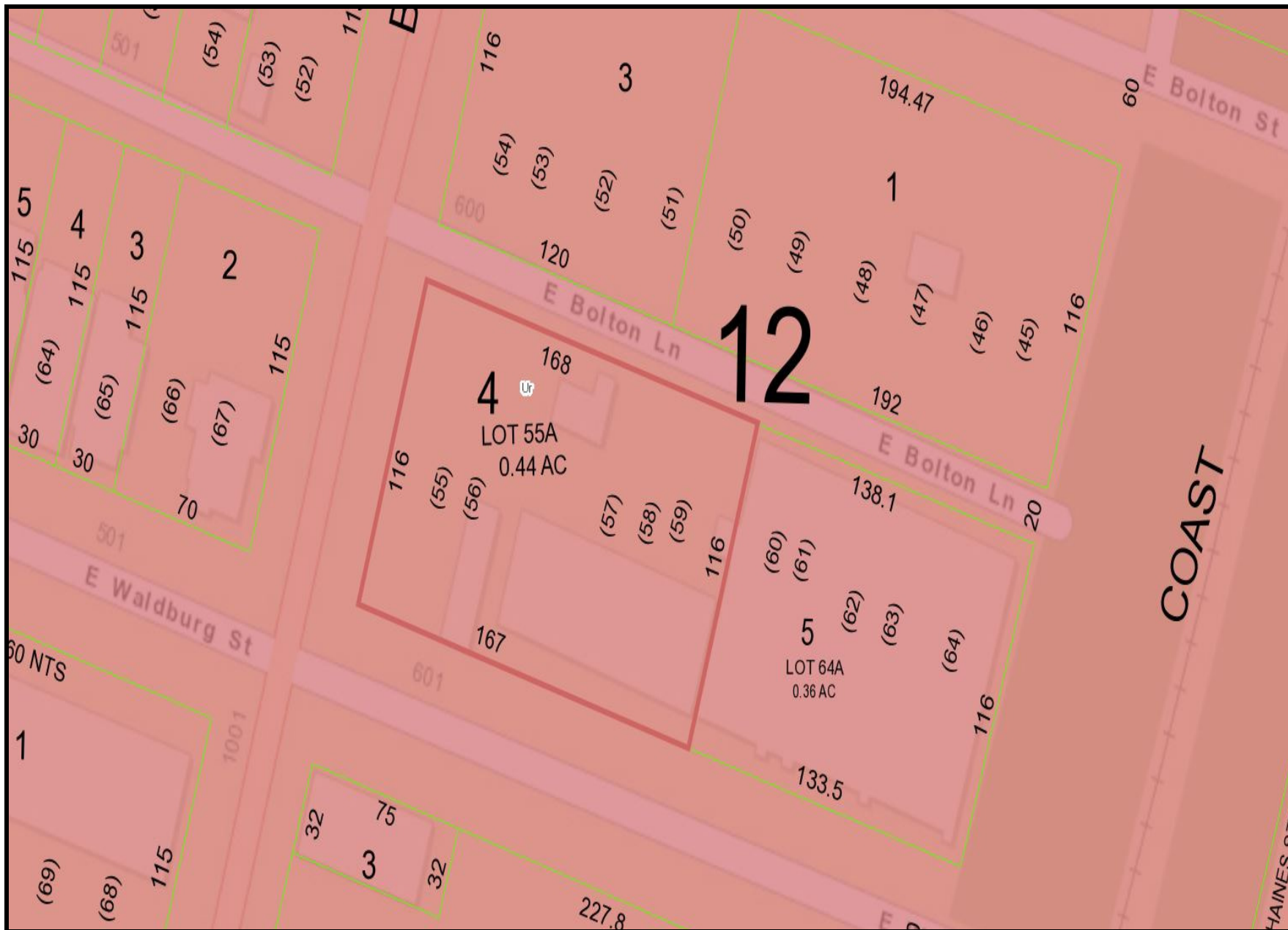
(68) 115
1001
32 75
3 32

60 E Bolton St
COAST
HAINES STREET
115
30

Flood Map



Soil Map



Zoning Map

