



Hyundai Motors  
Metaplant America



Interstate Centre



Interstate Exchange Way

# NNN PILOT GROUND LEASE (20 YEARS)

I-16 & HIGHWAY 280  
ELLABELL, GA 31308

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US Hwy 280





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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Interstate Center II

Pilot  
SITE

# 1 PROPERTY INFORMATION

I-16 & Highway 280  
Ellabell, GA 31308



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$7,200,000
Lot Size:	10 Acres
Price / Acre:	\$720,000
Cap Rate:	5.0%
NOI:	\$360,000
Zoning:	C-1
Market:	Savannah
Submarket:	Ellabell
APN:	030 001, 029 004 & 029 005

## PROPERTY OVERVIEW

SVN is pleased to present an opportunity to acquire fee simple ownership of a NNN Pilot Ground Lease, which is majority owned by Berkshire Hathaway in Bryan County, Georgia within the Savannah MSA. The site is located at the NE quadrant of I-16 and Highway 280, which is directly across from the Hyundai EV Plant and represents a direct investment of \$5.5 Billion while suppliers and vendors represent an additional \$1.5 Billion to date.

The NNN ground lease commenced March 1, 2024 for a period of [20] years with an expiration date of February 29, 2044. Net Operating Income is \$360,000 annually in years 1 through 5 with increases in Year 6 and every 5 years thereafter. The project is now completely built out and the business opened on July 20, 2024.

## LOCATION OVERVIEW

The site is located in Bryan County, Georgia, a submarket of Savannah at Exit 143 on I-16, which is [14] miles from the interchange of I-95 & I-16. The strategic position of this site is directly related to the proximity of a number of industrial and manufacturing developments that have continued to expand due to Savannah's explosive Port Growth.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- NNN Pilot Ground Lease [20 Years]
- Berkshire Hathaway owns 80% of Pilot
- Lease Term: 03/01/24 to 02/29/44
- NOI: \$360,000; 5% Capitalization Rate
- ±10-Acre Interstate Site [I-16 @ Exit 143]
- Directly Across from Hyundai EV Metaplant



NNN PILOT GROUND LEASE [20 YEARS] | I-16 & HIGHWAY 280 ELLABELL, GA 31308

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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Project Photos





# East View





# Northeast View



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# West View





## 2 LOCATION INFORMATION

I-16 & Highway 280  
Ellabell, GA 31308





# Aerial | Site



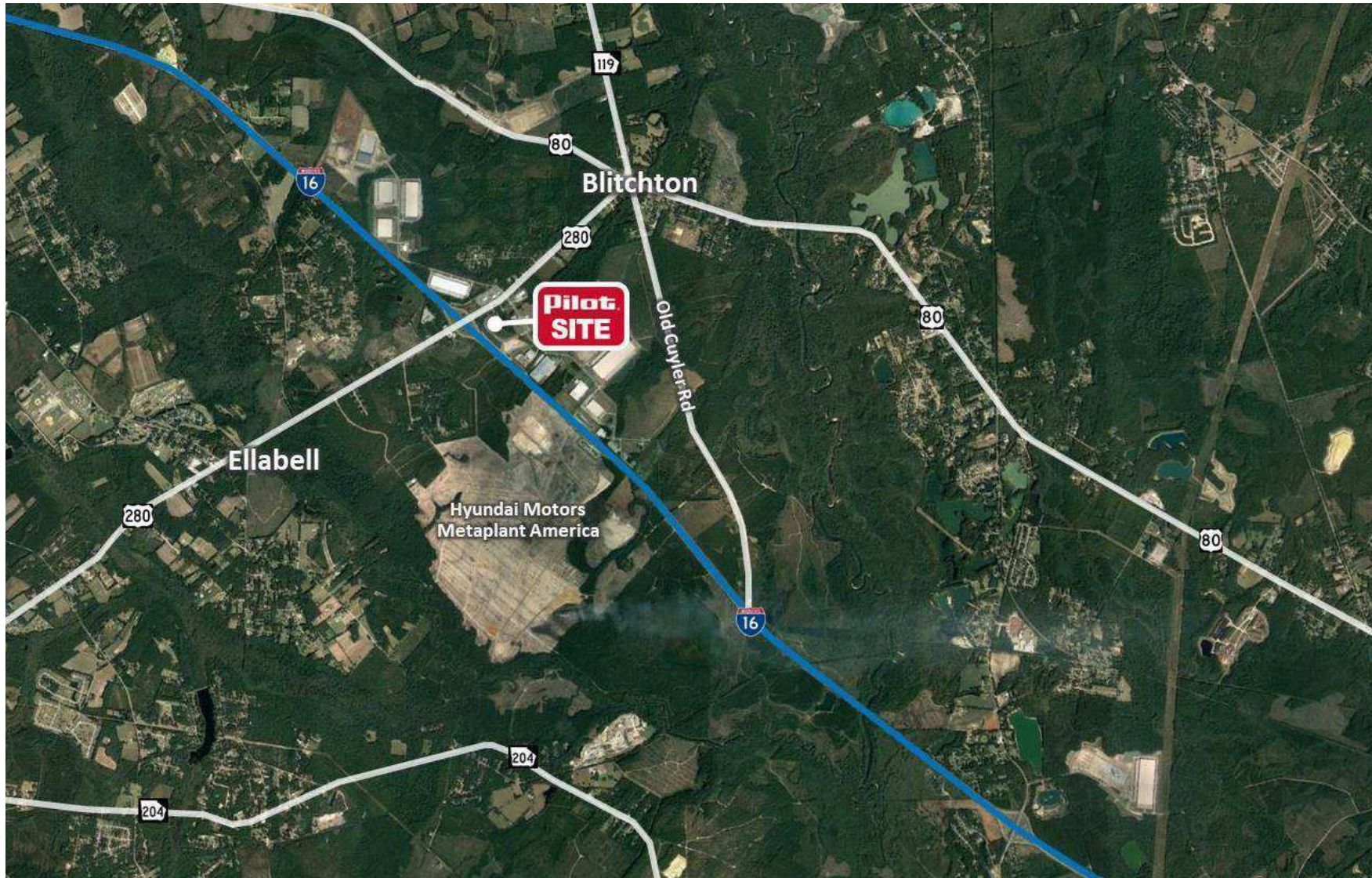


# Aerial | Economic Development



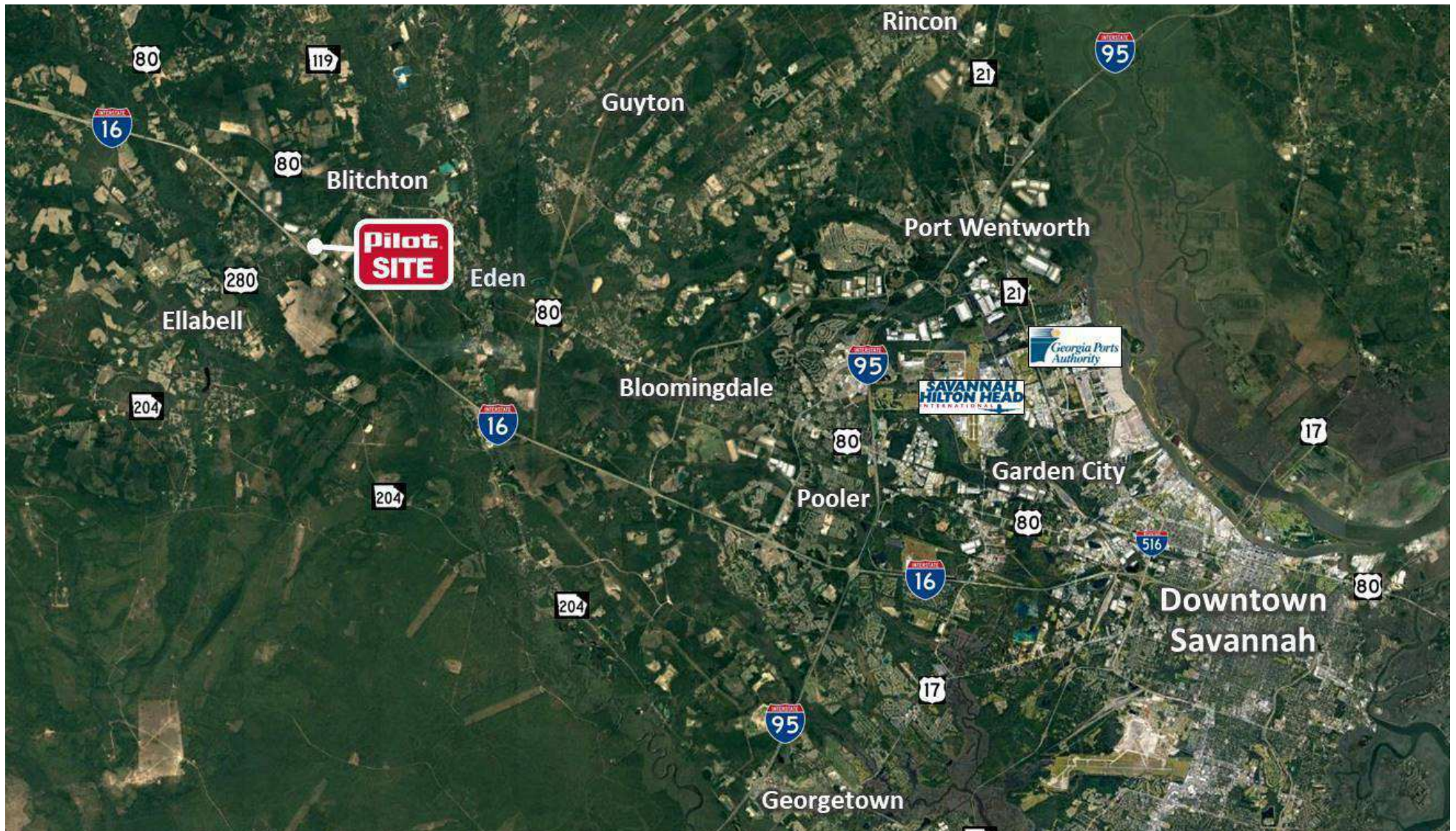


# Aerial | Routes



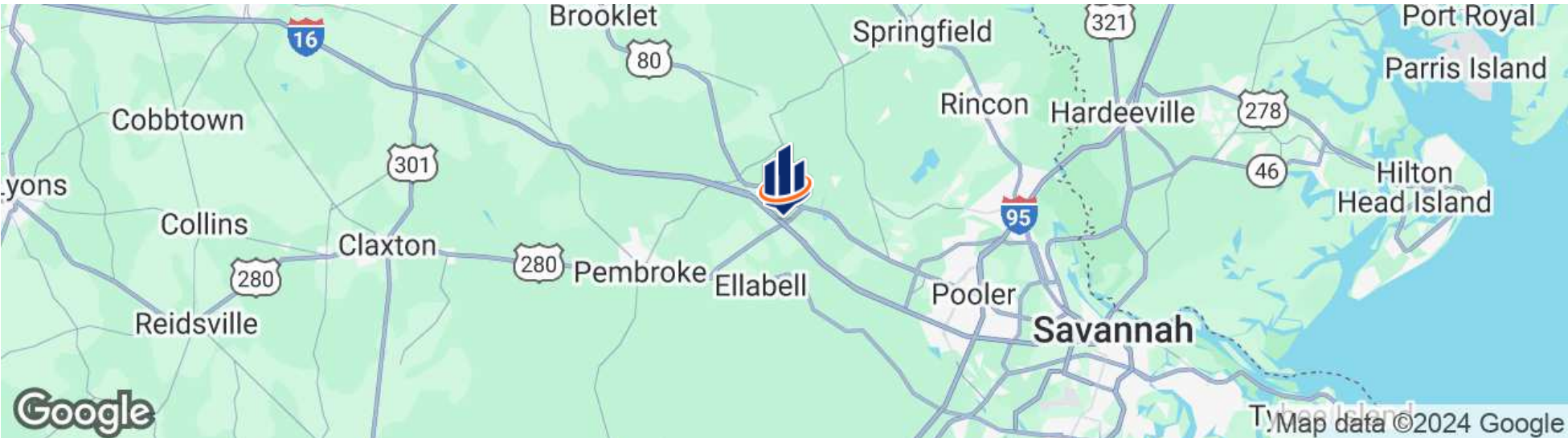
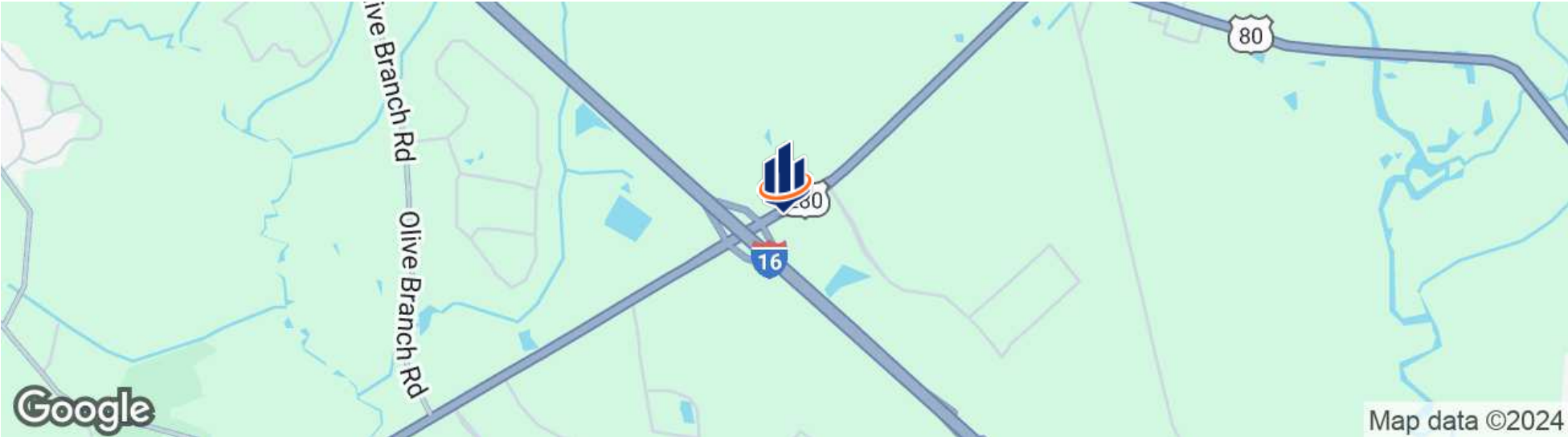


# Aerial | Savannah MSA





# Location Road Maps



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Hyundai Motors  
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WOODSPRING  
SUITES

Interstate Centre

Pilot  
SITE

16

3

# DEMOGRAPHICS

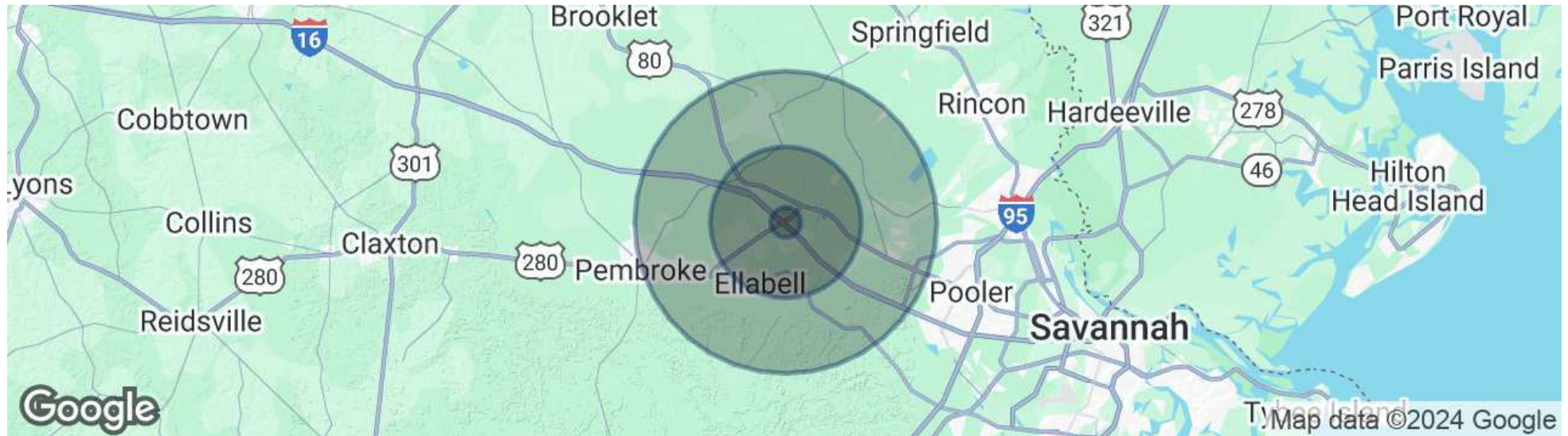
I-16 & Highway 280  
Ellabell, GA 31308

280

US Hwy 280



# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	168	11,007	40,093
Average Age	39	40	38
Average Age (Male)	38	39	38
Average Age (Female)	40	41	39

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	61	4,053	14,313
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$76,908	\$84,441	\$101,481
Average House Value	\$218,785	\$230,596	\$264,936

Demographics data derived from AlphaMap



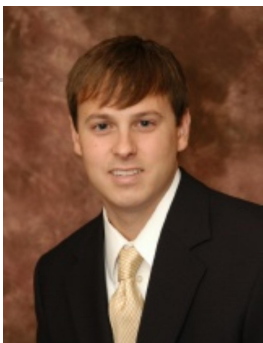


# 4 ADVISOR BIO & CONTACT

I-16 & Highway 280  
Ellabell, GA 31308



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

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## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

## EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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