



Rare Development Opportunity: Entire City Block in Savannah’s Hottest Neighborhood

Exceptional opportunity to acquire a full city block in the heart of the vibrant **Starland District**. Zoned **TC-1 (Traditional Commercial)**, this property offers tremendous flexibility for mixed-use, residential, retail, or hospitality development.

Existing non-conforming structures, the site presents a prime redevelopment canvas in one of Savannah’s fastest-growing corridors.

The Starland District is known for its dynamic blend of new restaurants, breweries, boutiques, and art-driven events, creating a walkable, high-demand urban environment. The neighborhood has been featured in national publications including The New York Times, Vogue, and Travel + Leisure, further solidifying its reputation as a cultural and investment hotspot.

Opportunities of this scale in this location are exceptionally rare.



DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

2024 Total Population	3 MILES	5 MILES	10 MILES
	58,836	134,576	248,396

KEY FACTS

- ✓ Entire city block – scale rarely available
- ✓ Flexible TC-1 zoning
- ✓ Walkable, high-demand urban corridor
- ✓ Strong tourism and local foot traffic
- ✓ Positioned within one of Savannah’s fastest-growing districts

LOCAL AREA OVERVIEW

Ideally located on the Atlantic coast, the Savannah metro area is a hub for a dynamic workforce, home to close to 1 million. This talent pool is bolstered by a consistent stream of over 4,000 military members who transition to the civilian sector each year, as well as more than 65,000 students from 18 area colleges and universities, including SCAD. These institutions are a direct pipeline for a skilled workforce in industries ranging from creative and technical services to advanced manufacturing and healthcare technology.

This economic strength is complemented by a world-class quality of life. Savannah is home to the largest National Historic Landmark District in the nation, with 22 preserved, moss-draped squares. Its thriving arts and culture scene is a draw for talent and visitors alike, featuring a high concentration of art galleries, award-winning restaurants, and a calendar full of live music and film festivals. With the Atlantic beaches just minutes away, Savannah offers a lifestyle where career opportunity and coastal living go hand in hand.

NATIONAL RECOGNITION & GROWTH

Travel + Leisure

"Readers adore Savannah for its leafy parks, great shopping... and the **Starland District.**"

— *Travel + Leisure*, "World's Best Cities" (2025)

Savannah Magazine

"Fueled by entrepreneurship and artistic camaraderie, the **Starland District rockets to success.**"

— *Savannah Magazine*, "Shop, Do, Dine Local" Issue (March/April 2025)

Savannah Morning News

"The Starland District [is] **Savannah's most dynamic cultural hub**, brimming with artistic energy, unique eateries, and lively entertainment."

— *Savannah Morning News* (February 2026 coverage of new mixed-use developments)

PROPERTY HIGHLIGHTS



4.5 MILLION



0.60 ACRES



EXISTING
STRUCTURES ARE
NON-CONFORMING



ZONING: TC-1



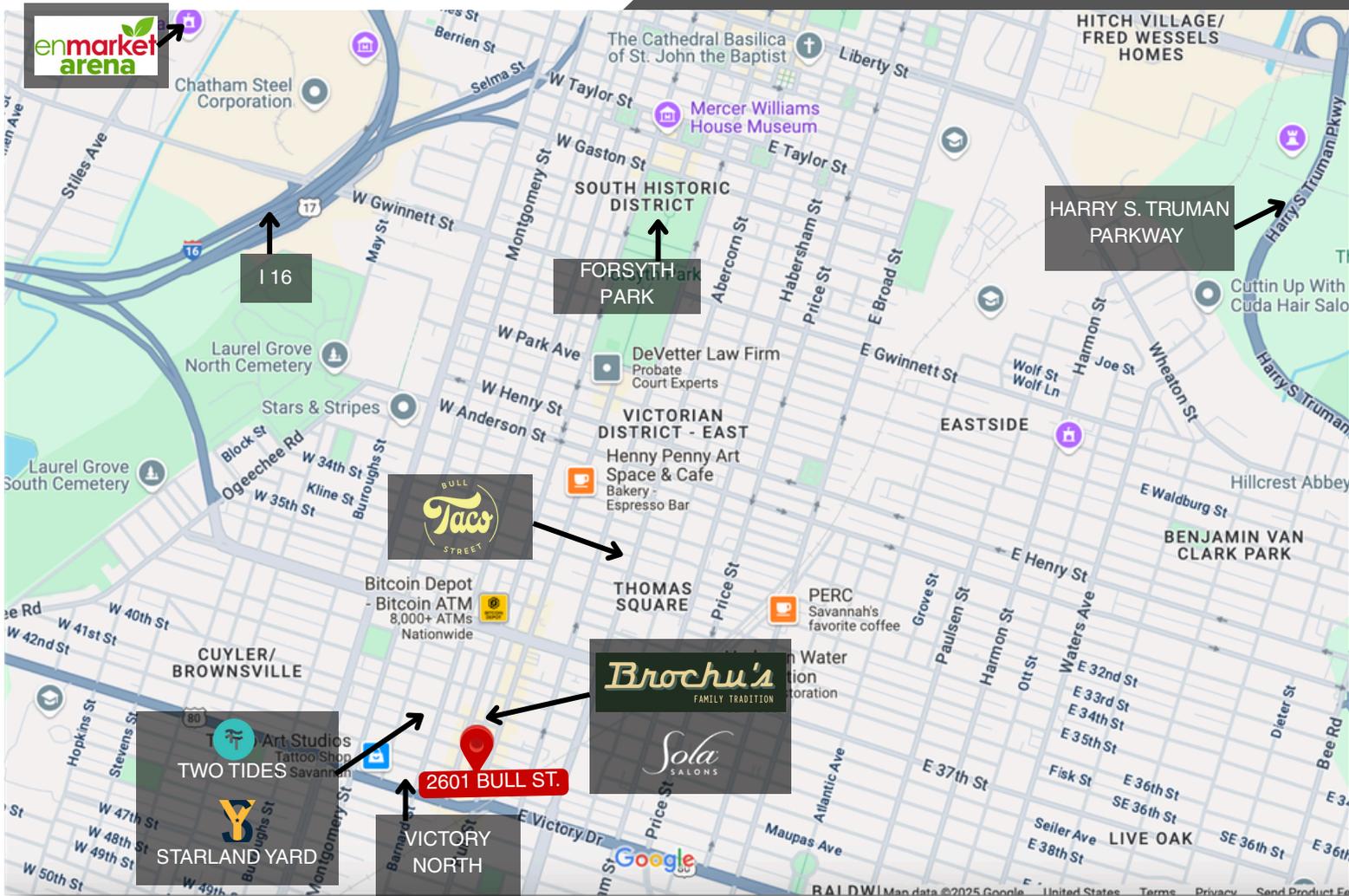
19 MIN TO AIRPORT



7 MIN TO ENMARKET
ARENA



TOTAL POPULATION:
58,836



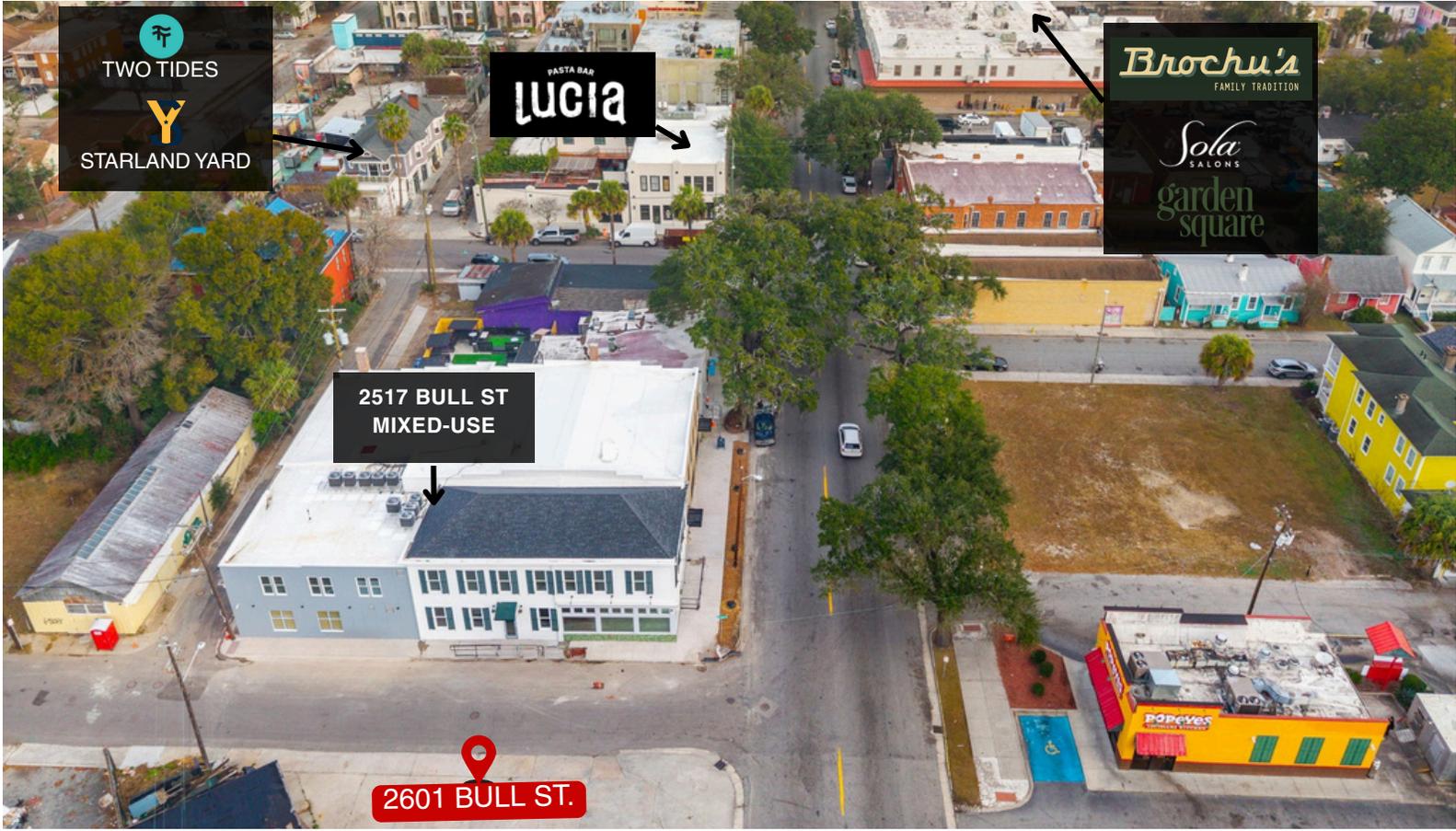
PROPERTY HIGHLIGHTS

- **Built-in Clientele:** Situated in the heart of the "SCAD bubble," this location benefits from immediate proximity to Victory Village—comprising Sail, Surf, and Sand (650 residential units and a dedicated parking garage). With hundreds of student apartments and creative professionals just steps away, the area ensures high-volume, consistent foot traffic from one of Savannah's most active demographics.
- **NEW SCAD student housing complex site** at 2819 Bull Street (near Victory North). The city has approved a 3-story, 181-unit building.
- Nestled in the heart of Savannah, the Starland District is a dynamic cultural hub brimming with artistic energy, unique eateries, and lively entertainment.
- Leverage Savannah's 14.8 million annual tourists, who contribute \$3.1 billion to the local economy.

THE PROPERTY



IN THE NEIGHBORHOOD



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SEABOLT
REAL ESTATE



Contact Us

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Visitor
Spending
\$4
Billion

Over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Named **#6 FRIENDLIEST CITIES**
in the U.S.

2025 TOP RANKINGS

**#4 BEST
U.S. CITY**

Travel & Leisure

**#2 The South's
Best Cities**