

HIGHLANDS PARK: COMMERCIAL LOT

130 BASSWOOD DRIVE
SAVANNAH, GA 31407

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Future
Retail

Future
Retail

Cottages at
Emerald Cove

Park &
Walking
Trail

Future
Sports
Complex

SITE

Angel
Learning
Center





PROPERTY INFORMATION

- Property Summary
- Property Highlights
- Property Plat
- Highlands Park Site Plan
- Aerial | Detail
- Site Views

LOCATION INFORMATION

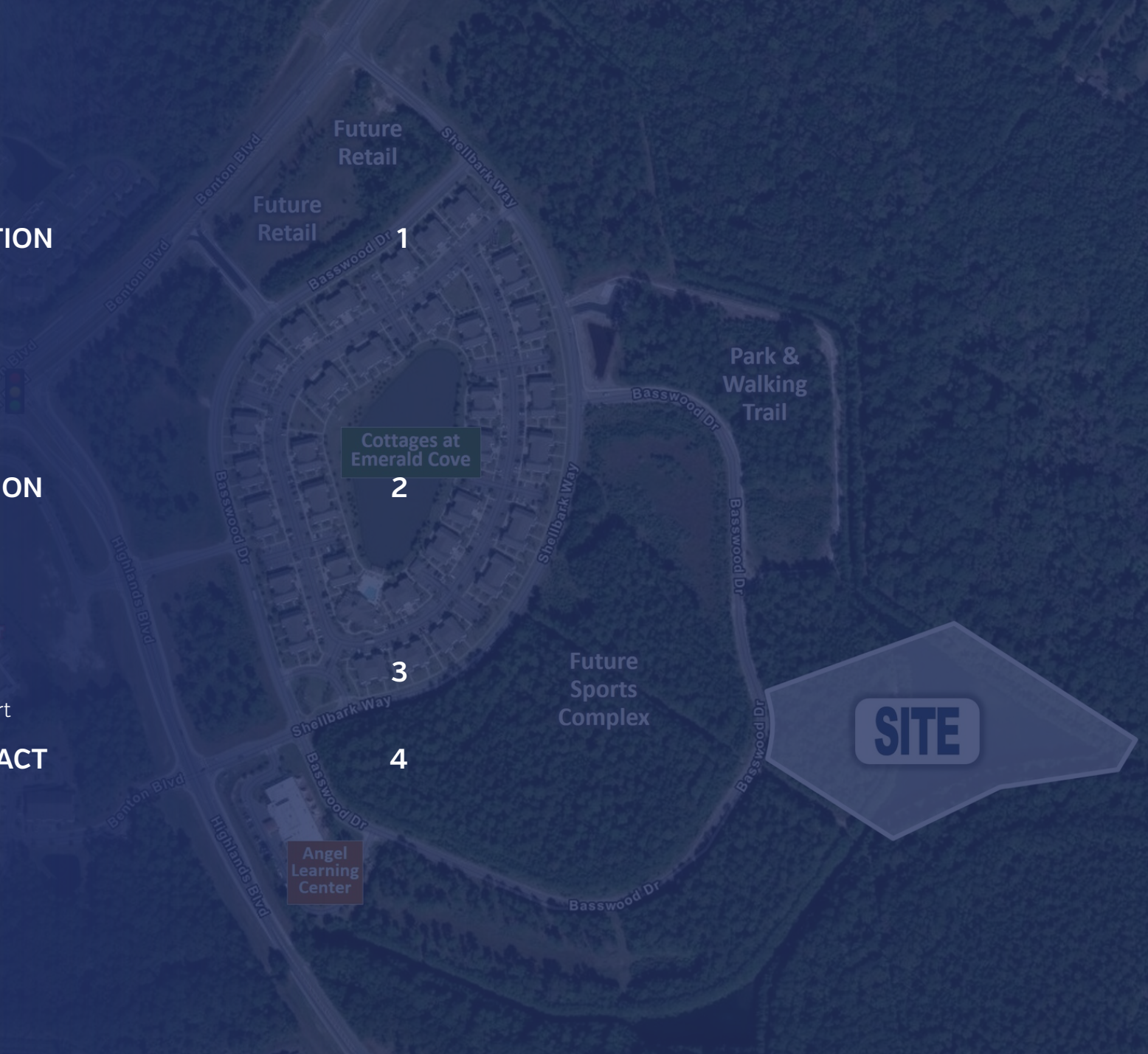
- Aerial | JDL Pkwy & I-95
- Aerial | Godley Station PUD
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



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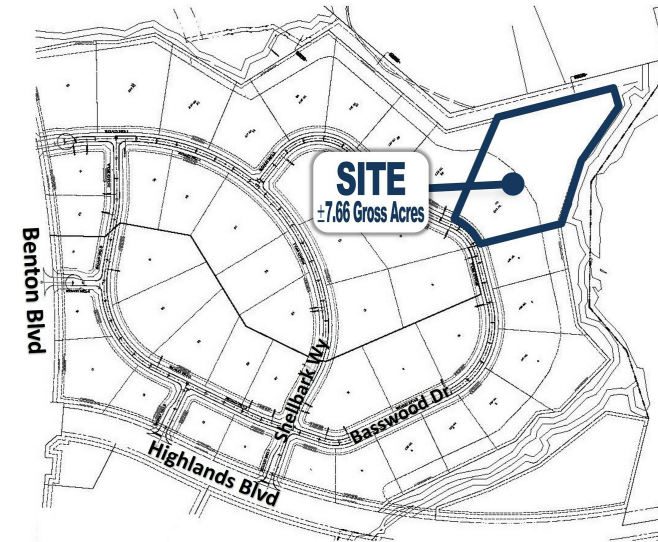
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.

1 PROPERTY INFORMATION

130 Basswood Drive
Savannah, GA 31407

Property Summary



Sale Price **\$599,000**

PROPERTY OVERVIEW

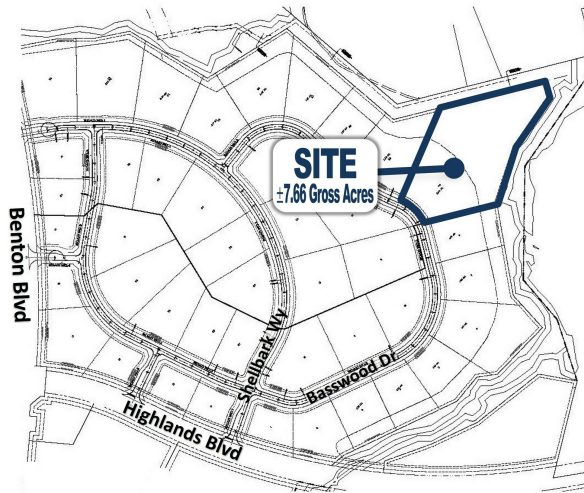
SVN is pleased to present an opportunity to purchase a commercial lot at Highlands Park, a business park located within the Highlands master-planned community. The parcel is approximately ±7.66 gross acres, with an estimated ±3.13 upland acres. The property will be delivered in as-is condition and includes on-site detention, a paved and curbed access road and existing infrastructure, with water and sewer service provided by the City of Savannah. The site is zoned Planned Development (PD), which allows for a variety of commercial uses, including office, warehouse and flex buildings.

LOCATION OVERVIEW

Highlands Park is strategically located in the Highlands of North Godley Station and is currently experiencing explosive growth. The park is at the intersection of Highlands Boulevard and Benton Boulevard, which now connects with Highway 30 and will extend further to become Effingham Parkway. The site is only 1 mile from the Jimmy DeLoach Parkway, offering quick and direct access to both I-95 and I-16. It is less than 6 miles from the Savannah/Hilton Head International Airport and just over 7 miles from the Georgia Ports Authority, making it an ideal location for businesses requiring strong regional and national connectivity.

OFFERING SUMMARY

Lot Size: 7.66 Acres
 Zoning: PD (Planned Development)
 Market: Savannah
 Submarket: Pooler
 APN: 21016 02112



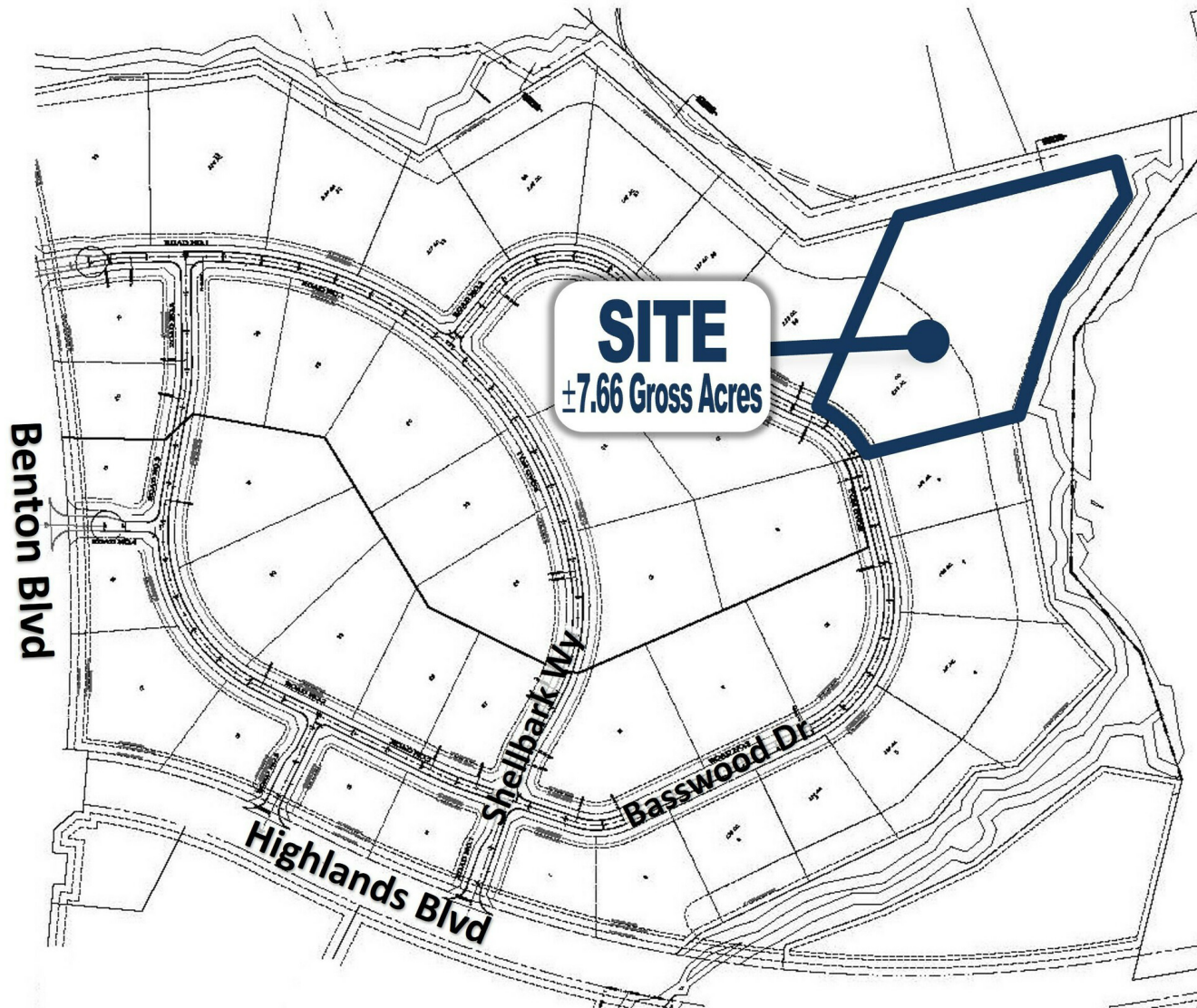
PROPERTY HIGHLIGHTS

- Highlands Park: Commercial Lot | For Sale
- ±7.66 Gross Acres [±3.13 Upland Acres]
- Within Highlands Master-Planned Community
- On-Site Detention, Paved and Curbed Road; Municipal Water/Sewer
- Zoned PD | Variety of Commercial Uses Including Office, Warehouse & Flex Buildings
- 1.5 Miles via Benton Blvd to Future Effingham County Pkwy
- Quick Access to Jimmy Deloach Pkwy, I-95, I-16, Airport and GPA

Property Plat



Highlands Park Site Plan





Site Views



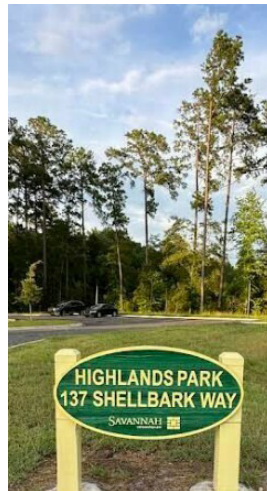
View of Basswood Dr



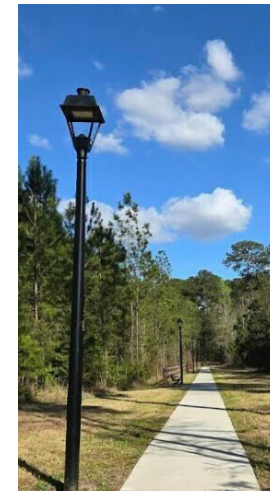
View of Basswood Dr



Highlands Park | Community Park | Phase I



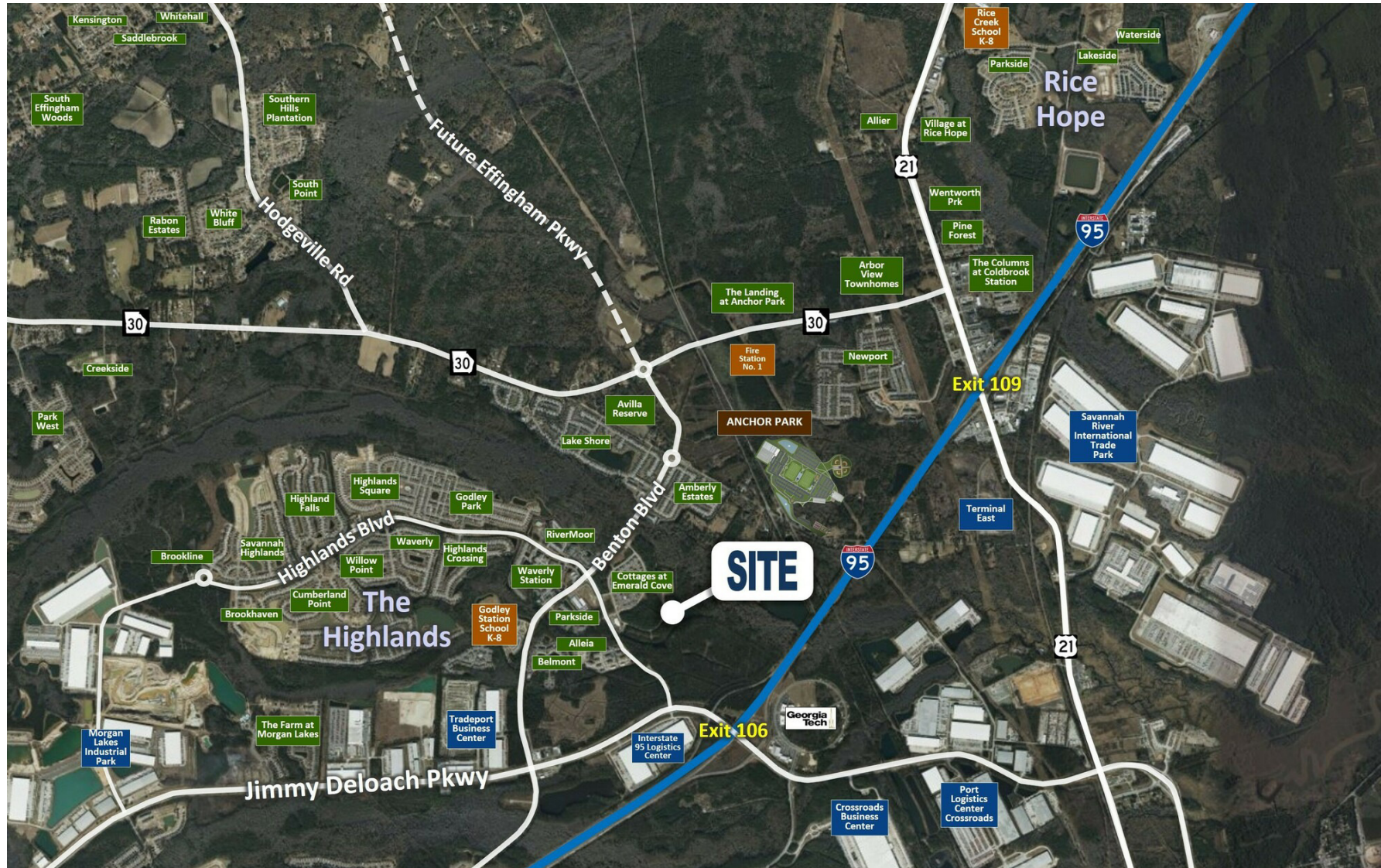
Highlands Park | Phase I | Parking



Highlands Park | Phase I | Walking Trail

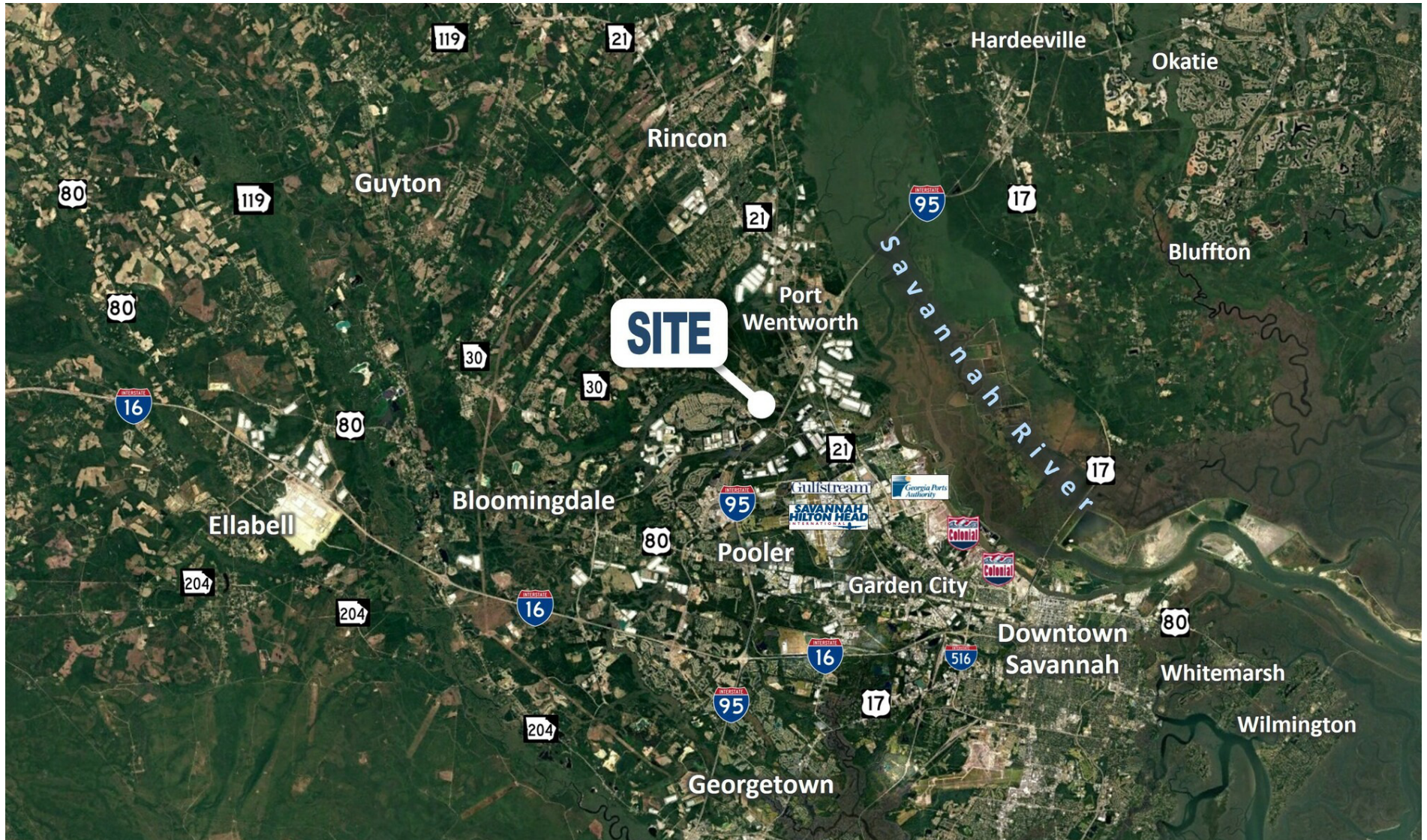
2 LOCATION INFORMATION

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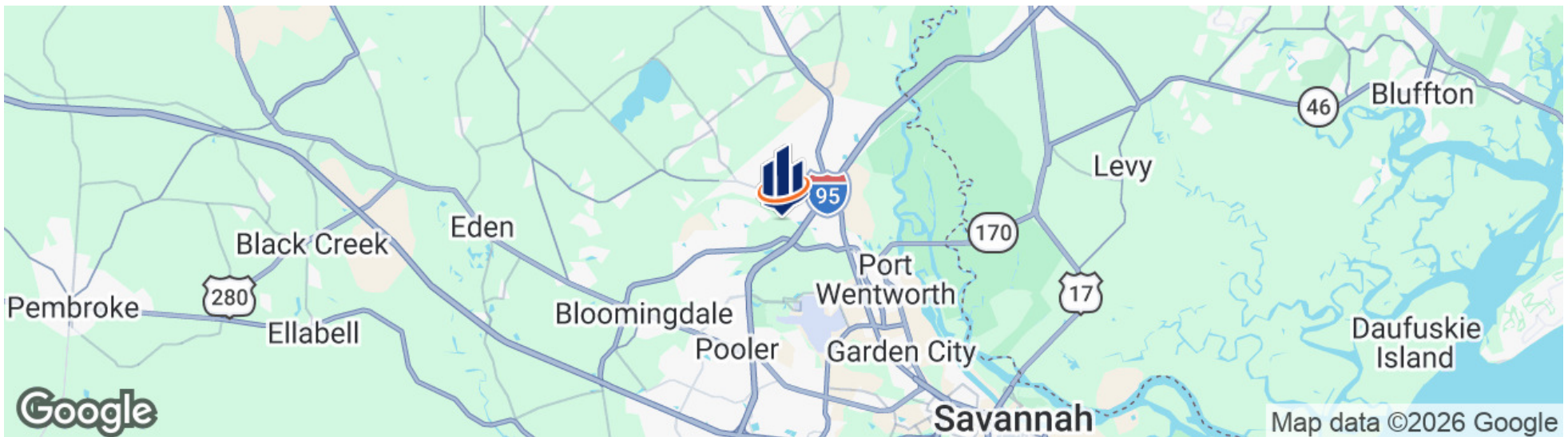
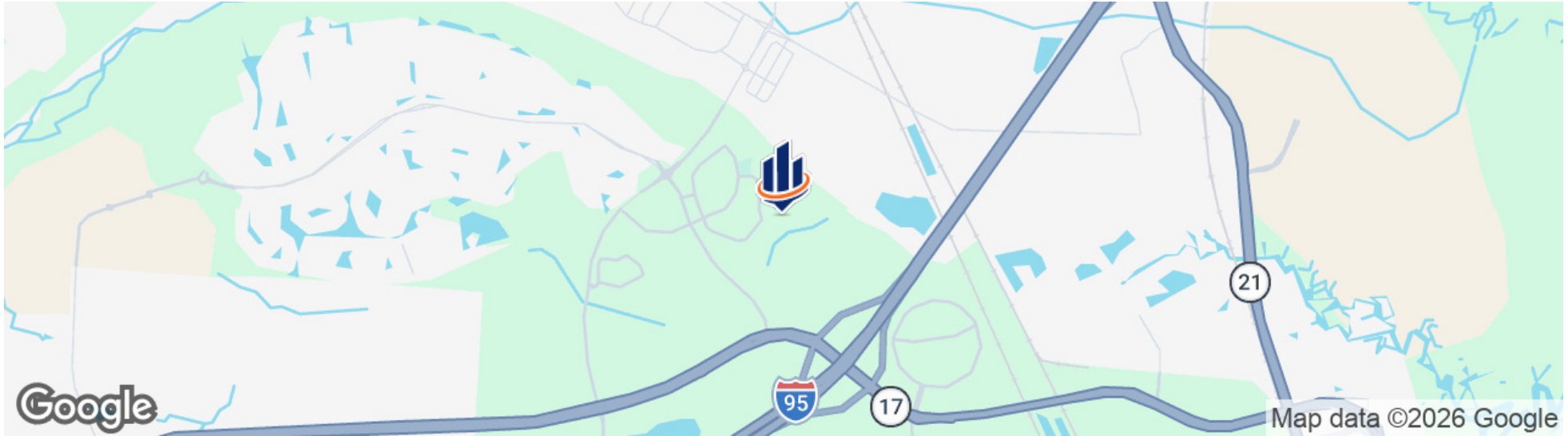




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Location Maps



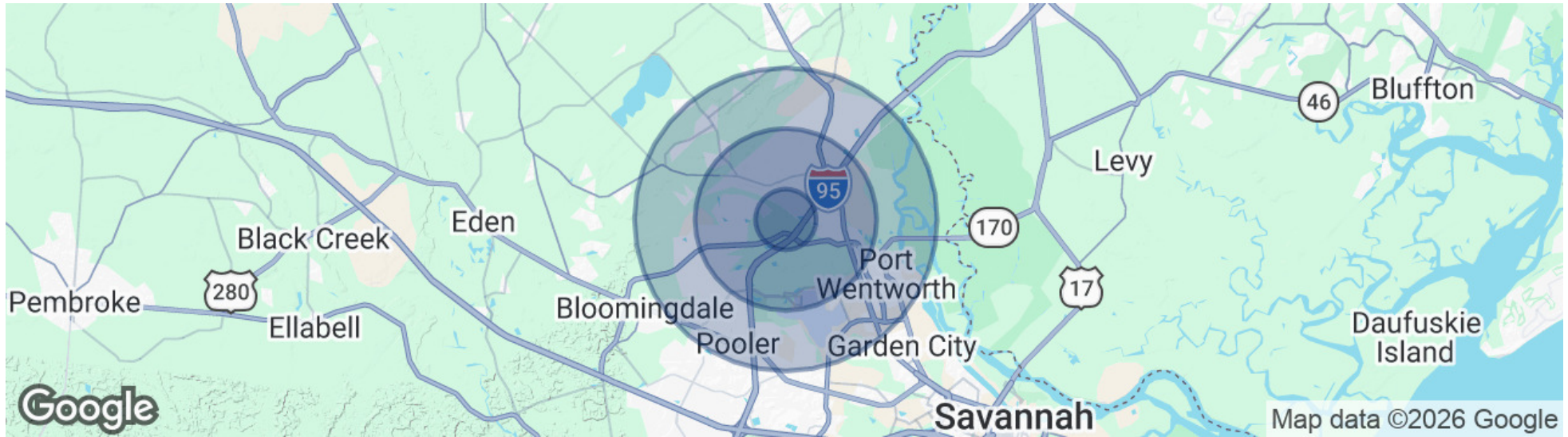
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DEMOGRAPHICS

130 Basswood Drive
Savannah, GA 31407

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,435	24,036	48,205
Average Age	33	34	36
Average Age (Male)	31	34	35
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,780	8,576	17,690
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$100,989	\$112,159	\$109,819
Average House Value	\$258,209	\$307,596	\$289,524

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

130 Basswood Drive
Savannah, GA 31407



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 throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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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