# Single-Tenant Investment Or Development Site

Savannah Parking / Development Site


BULL REALTY
Asset & Occupancy Solutions

TCN
WORLDWIDE
REAL ESTATE SERVICES

# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.


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## Contact Information


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BullRealty.com

# Executive Summary

## Single-Tenant Investment or Development Site

## Savannah Parking / Development Site

### 7.5% Cap Rate - $7,950,000

Opportunity to acquire a single-tenant double net leased investment property with a strong tenant, valuable use, and redevelopment upside. The rent escalates 3% annually and the only landlord expenses are the property taxes. The approximately ±16,988 SF corner site is well-located in the path of progress in the heart of the rapidly developing north historic district of Savannah.

Parking is in high demand and growing rapidly, especially with two hotels currently in development within a block of the property.

- Leased through: October 31, 2029 - no tenant renewal options
- Current rent: $618,000.00 paid $51,500 per month
- Landlord expenses: Taxes 2025: $16,869.56
- Annual net operating income: $601,130.44
- Annual rental escalations: 3% each November
- Site size: ±16,988 SF
- Zoning: BC1 - Central Business – Historic District Overlay
- Landlord right to cancel lease: Upon selling or redevelopment
- Flexible use and density for redevelopment
- Parking demand is increasing rapidly

**Price:**
$7,950,000

**Cap Rate:**
7.5%

**Annual Escalations:**
3%

# Property Information


## Location:

| | |
|---|---|
| ADDRESS: | 301-315 E. Congress Street<br>Savannah, GA 31401 |
| COUNTY: | Chatham |

## Site:

| | |
|---|---|
| SITE SIZE: | ±16,988 SF |
| PARCEL NUMBERS: | 20004 41013<br>20004 41012<br>20004 41009 |
| CURRENT ZONING: | BC1 (Central Business) |
| CROSS STREET: | Lincoln Street |
| FRONTAGE: | E Congress Street and Lincoln Street |
| PARKING COUNT: | 51 Striped Spaces |

## Financials:

| | |
|---|---|
| SALE PRICE: | $7,950,000 |
| CAP RATE: | 7.5% |
| ANNUAL ESCALATIONS: | 3% |
| LEASED THROUGH: | October 31st, 2029 |

# Survey


East Congress Street
37.5' Right of Way - Paved Asphalt - Public Access
Lincoln Street
50' Right of Way - Paved Asphalt - Public Access
Habersham Street
75' Right of Way - Paved Asphalt - Public Access
East Congress Lane
22.5' Right of Way - Paved Asphalt - Public Access
POB (Tract One)
Nail Set
N:757697.695
E:990185.536
POB (Tract Two)
Nail Found
N:757676.510
E:990254.610
POB (Tract Three)
Nail Set
N:757662.278
E:990301.013
#301
TRACT ONE
Lot 25 "A"
Plat Book 17-S, Page 13B
#315
TRACT TWO
Lot 26 "A"
Plat Book 17-S, Page 13B
#0
TRACT THREE
Lot 27
Plat Book 17-S, Page 13B
S 72°56'58" E
72.25'
48.54'
S 72°56'58" E
65.55'
S 72°56'58" E
N 17°11'45" E
89.94'
S 17°11'45" W
89.92'
N 17°11'45" E
89.92'
S 17°11'45" W
89.91'
N 17°11'45" E
89.91'
S 17°11'45" W
89.89'
N 72°57'49" W
72.25'
N 72°57'49" W
48.54'
N 72°57'49" W
65.55'
Vehicular Ingress/Egress
Sign: Pay to Park
Apron
Dry Sewer Line
Nail Found
Nail Set
1/2" Rebar Found
S 04°03'06" W 2.14'
of Property Corner
'X' Found in Sidewalk
Mark Found in Asphalt
1/2" Rebar Found
Neighbor's Building
Neighbor's Fence Clear of Line
N/F
Heather Booth
Deed Book 682, Page 476
N/F
323 East Congress Street, LLC
Deed Book 2274, Page 630
N 17°13'58" E 90.25'
90.25'
25.00' R/W
29.92' R/W
29.87' R/W
22.44'
26.22'
25.57'
22.49'
22.82'
22.76'
38.33'
38.13'

# Tenant Profile


**UPP Global is a full-service parking management company with expertise in all verticals of parking. Headquartered in Portland, ME, UPP is active in 9 states along the Eastern Seaboard with over 300 locations and 500+ employees.**

## Overview

**Unified Parking Partners (UPP) and Towne Park** have united as the leading tech-enabled parking and hospitality solutions provider serving more than 1,000 premier commercial parking, hotels, healthcare institutions, and residential properties nationwide. Together we are supported by more than 13,000 team members, and are the only company with a comprehensive suite of parking, mobility and hospitality solutions focused on delivering exceptional experiences from arrival through departure, while optimizing parking assets, and delivering even greater levels of value. Our collective team of parking and hospitality professionals nationwide bring a dedicated team to the UPP partnership, committed to delivering exceptional experiences and revenue generating solutions.

Privately held and founded in Portland, Maine in 2012, UPP Global has taken its operations on the road and expanded into new markets, resulting in steady revenue increase: Ten years later we've developed into a multi-pronged revenue stream operation present in 9 states up and down the East Coast. At UPP, we are committed to excellence in parking management in our hospitality and commercial sides of the business. Commercial facilities we own and/or operate offer safe, hassle-free parking services for the convenience of locals, tourists and commuters. Top-notch guest experiences are provided by our hotel valet attendants and client relations are maintained by account managers who oversee all operations of the sites.

https://uppglobal.com/

## Lease Summary

Leased through: October 31, 2029 - no tenant renewal options
Current rent: $618,000.00 paid $51,500 per month
Landlord expenses: Taxes 2025: $16,869.56
Annual net operating income: $601,130.44
Annual rental escalations: 3% each November
Landlord cancellation: Right to tenant

# Zoning Information

## BC1 — Downtown Central Business District (Savannah, GA)

BC1 (Central Business) zoning is intended for the heart of downtown Savannah, where a wide variety of commercial, office, residential, hospitality, entertainment, and civic uses are encouraged in a walkable, urban environment. The district supports mixed-use development with ground-floor retail, restaurants, offices, hotels, and upper-story residential uses while promoting a vibrant downtown business district. Development is generally characterized by buildings located at the sidewalk with minimal setbacks, creating an active pedestrian streetscape.

When a property is also located within the Historic District Overlay, additional design and preservation regulations apply. While the underlying BC1 zoning governs permitted land uses, the overlay regulates the appearance of buildings and sites to preserve Savannah's nationally recognized historic character. Exterior alterations, new construction, additions, demolition, signage, and many site improvements typically require review and approval by the appropriate historic review board to ensure compatibility with the surrounding historic architecture. The overlay does not generally change the property's permitted uses but establishes architectural and design standards that protect the district's historic integrity.

*Source: City of Savanna*

### Typical Permitted Uses Include:

- Retail stores and boutiques
- Restaurants, cafés, and bars
- Hotels and inns
- Professional and medical offices
- Multifamily residential and upper-floor apartments
- Entertainment venues and cultural facilities
- Financial institutions
- Personal service businesses
- Government and civic uses

# Aerial

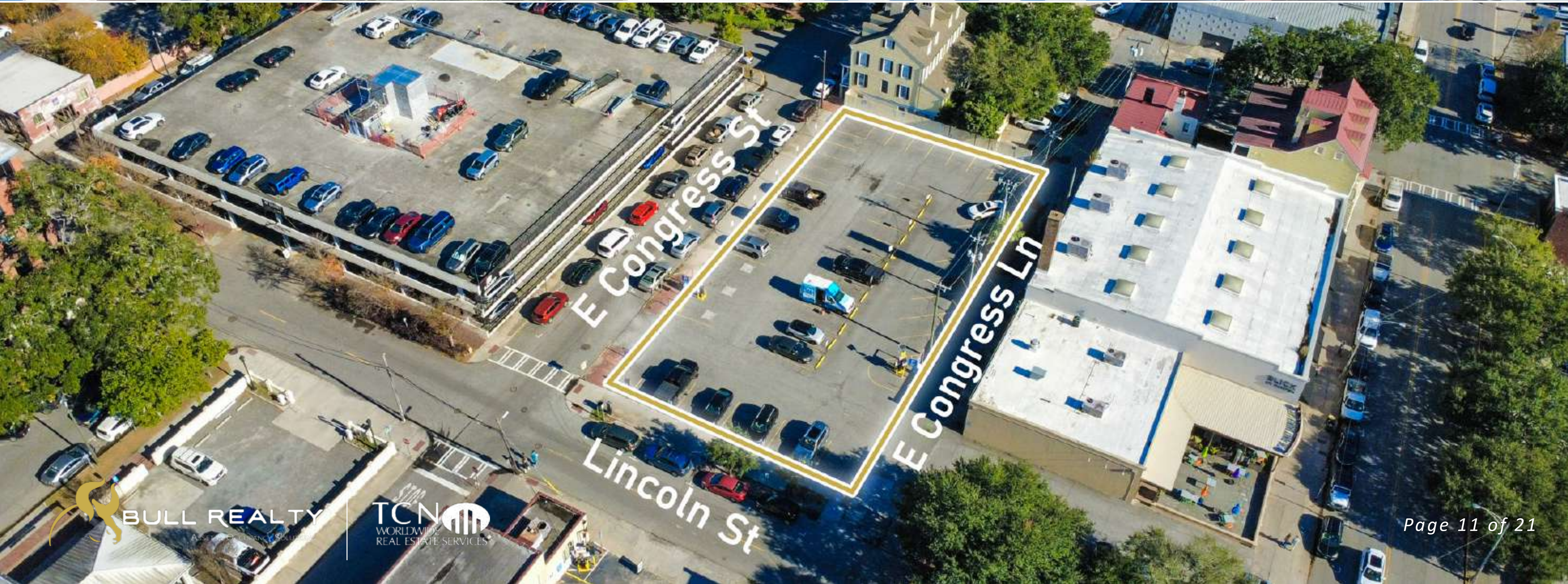

THE RITZ-CARLTON
Holiday Inn
SAVANNAH RIVER
Hampton Inn
DEBI's restaurant on the BAY
STAYBRIDGE SUITES
The Olde Pink House
the STRAND
SAVANNAH b·matthew's EATERY
THE SPANISH MOSS WORKSHOP
MARRIOTT VACATION CLUB
E. Bay Ln
TRUSTUS THEATRE
Lincoln St
Habersham St
marché de MACARONS
SUBJECT PROPERTY
Leopold's ICE CREAM Since 1919
The Melting Pot
E Congress St
The Funky Brunch Café
BLICK art materials
E Broughton St

# Aerial

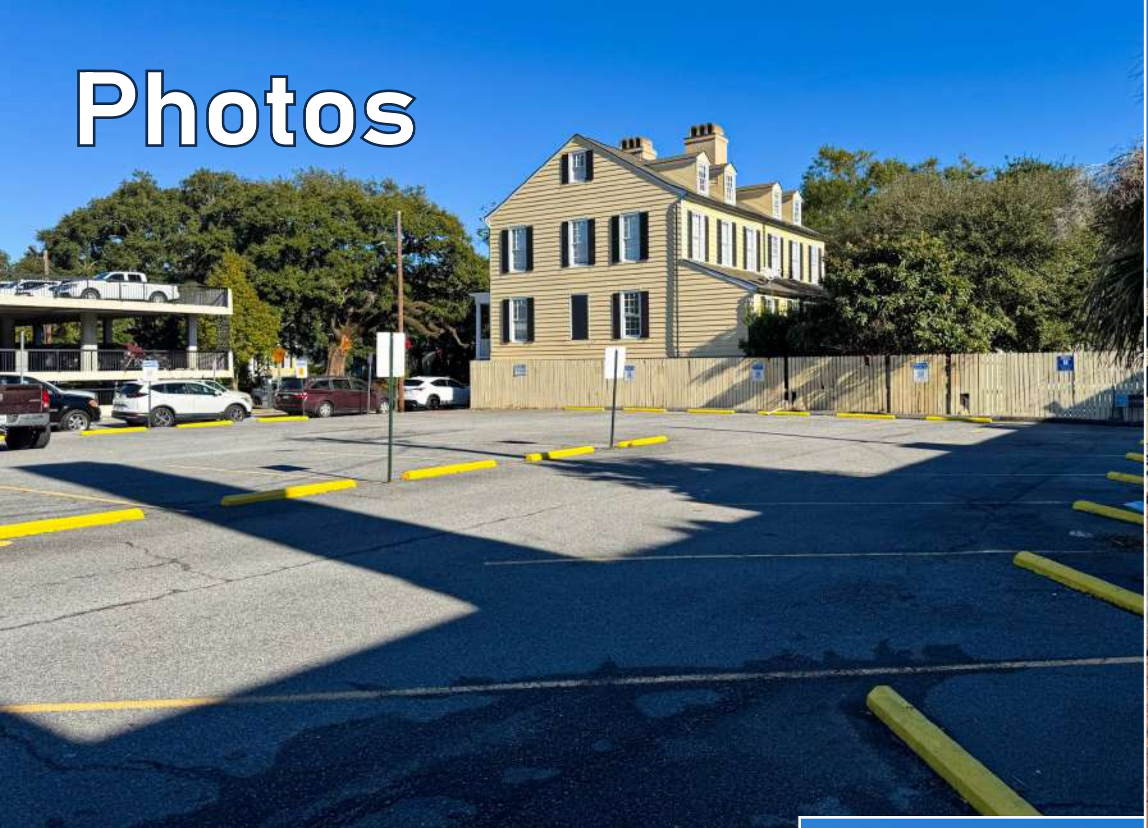

EMBASSY SUITES by Hilton
GEORGIA STATE RAILROAD MUSEUM
Hampton Inn
STONER'S PIZZA JOINT
COASTAL GEORGIA
SCAD
TALMADGE MEMORIAL BRIDGE
Savannah River Walk
Recess Hotel & Club
THE RITZ-CARLTON
CHIVE
sea bar & lounge
Ameris
THE DRAYTON HOTEL
RIVER STREET Sweets
Holiday Inn
SAVANNAH RIVER
MUNICIPAL GRAND
Hampton Inn
MARRIOTT VACATION CLUB
TRUSTUS THEATRE
Leopold's ICE CREAM Since 1919
DEBI's
Melting Pot
E Broughton St
E Congress Ln
E Congress St
Lincoln St
E Bryan St
STAYBRIDGE SUITES
the STRAND
E Bay St
The Funky Brunch Café
SAVANNAH b.matthew's EATERY
BLICK art materials

# Photos


E Congress St
Lincoln St
Habersham St
E Congress Ln


E Congress St
E Congress Ln
Lincoln St

# Photos






BULL REALTY

TCN WORLDWIDE REAL ESTATE SERVICES

# Market Overview

# Savannah, GA

**Savannah, Georgia,** is a historic and culturally rich coastal city nestled along the Savannah River near the Atlantic Ocean. Established in 1733 by General James Oglethorpe, it is the oldest city in Georgia and was the state's first capital. Known for its well-preserved 18th and 19th-century architecture, Savannah's Historic District features cobblestone streets, antebellum homes, and iconic public squares shaded by moss-draped live oaks. The city played pivotal roles in both the American Revolution and the Civil War, and much of that history is still visible today through its many museums, landmarks, and churches.

In addition to its historic charm, Savannah has evolved into a vibrant modern city with a strong tourism industry, a growing port economy—one of the largest on the East Coast—and a thriving arts scene. The presence of the Savannah College of Art and Design (SCAD) has fostered a creative energy throughout the city, fueling innovation in design, film, and visual arts. Savannah also offers a high quality of life with a relatively low cost of living, access to coastal recreation, and a year-round warm climate. Whether you're exploring the bustling River Street, attending one of its many festivals, or simply enjoying a walk through Forsyth Park, Savannah offers a unique blend of Southern hospitality, historic depth, and modern vibrancy.

# Hotel Developments

## RECESS HOTEL & CLUB SAVANNAH

Blocks away from Subject Property

**Recess Hotel and Club Savannah** is an upcoming lifestyle hotel and social club located in the historic Manger Building in downtown Savannah, Georgia. Developed by Left Lane, the project restores the early-1900s building to its original hospitality roots while reimagining it as a modern community hub. Scheduled to open in early 2026, the 221-room hotel will blend guest accommodations with members-club amenities designed for both travelers and locals. Planned features include co-working spaces, social “rumpus rooms,” multiple food and beverage concepts, a rooftop pool and bar, wellness and fitness facilities, and event spaces. Overall, Recess aims to offer a vibrant, club-style experience that combines hospitality, work, wellness, and social connection in the heart of Savannah.

## RITZ-CARLTON

4 Blocks away from Subject Property

**Ritz-Carlton** is a planned luxury hotel and residence development set to open in downtown Savannah, Georgia, in early 2026. It will be the city’s first Ritz-Carlton property, located in the historic “Savannah Skyscraper” and nearby buildings near Johnson Square. The full-service hotel is expected to feature around 100 elegant guest rooms, a signature restaurant, a lobby lounge, a members-only club, a rooftop bar and pool, a spa and wellness center, and event space, offering a five-star experience that blends high-end amenities with the charm of Savannah’s historic district.

## MUNICIPAL GRAND

1 Block away from Subject Property

**Municipal Grand** is a stylish new boutique hotel in downtown Savannah, Georgia, set in a restored mid-century building that once served as a bank and later as a municipal office. The hotel, which opened in 2025, features 44 guest rooms, blending historic architectural elements with modern design and comfort. It’s known for its vibrant Municipal Bar and restaurant in the lobby, a rooftop Sun Club pool and lounge, and an emerging underground cocktail lounge called The Hot Eye, making it a social destination for both visitors and locals. The design preserves original terrazzo floors, mosaic tile, and other mid-century details, while offering contemporary amenities in the heart of the city’s North Historic District.

## HUNTER MACCLEAN

1 Block away from Subject Property

**The Hunter Maclean** building at 200 East Saint Julian Street in downtown Savannah is a mid-century, five-story office building long occupied by the historic law firm Hunter Maclean. In 2023, Marriott purchased the property for about $18.7 million with plans to convert it into a hotel, while the law firm is expected to remain on site during the transition.

# Demand Drivers

### PORT OF SAVANNAH

The Port of Savannah is one of the fastest-growing container ports in the U.S., offering deepwater access, modern terminals, and direct connectivity to major East Coast and global trade lanes, making it a critical logistics hub for Southeast distribution.

### MANUFACTURING & EV SUPPLY

Savannah and the surrounding region have rapidly become a key manufacturing and electric-vehicle (EV) supply-chain hub. The Hyundai Motor Group Metaplant America, a $7.6 + billion EV and battery manufacturing campus near Savannah, is operational and expanding, anchoring production of electric and hybrid vehicles and drawing a growing network of suppliers to the region.

### CONVENTION & GROUP TRAVEL EXPANSION

Savannah is significantly expanding its convention and group travel infrastructure to capture larger meetings and drive year-round business. The $276 million Savannah Convention Center expansion, completed in 2025, doubled exhibit space, added a 40,000 sq ft ballroom, dozens of modern meeting rooms, and enhanced facilities, positioning the city to compete with major convention markets.

### TOURISM & HOSPITALITY STRENTH

Savannah's tourism and hospitality sector is a major economic engine, drawing over 17 million visitors annually and generating more than $4.7 billion in visitor spending, with strong growth in visitor stays and spending year-over-year. The city's rich historic charm, cultural attractions, culinary scene, and year-round appeal support robust hotel demand, significant job creation in hospitality, and a vibrant convention and events market anchored by facilities like the Savannah Convention Center. Savannah's high repeat visitation rates underscore its strength as a leisure destination and key driver of the local economy.

### HIGHER EDUCATION & CREATIVE ECONOMY

Savannah's higher education and creative economy are anchored by the globally recognized Savannah College of Art and Design (SCAD), which drives over $1 billion in local economic impact annually, supports thousands of jobs, and attracts creative talent from around the world. SCAD's students and alumni fuel the region's arts, design, film, and cultural sectors and generate significant tourism through festivals, galleries, and events. The broader creative economy in Savannah, supported by local organizations and arts institutions, contributes meaningfully to the city's cultural vibrancy and economic activity.

### SAVANNAH CONVERSION CENTER

A premier waterfront meetings and events venue on Hutchinson Island with over 660,000 sq ft of flexible space, including a 200,000-sq ft exhibit hall, large ballroom and 27 meeting rooms, recently expanded to attract larger conventions and group business, enhancing Savannah's competitive position in the regional convention market.

# Demand Drivers

## GHOST TOURS

Savannah is famous for its spooky history, and there are many ghost tours that let you explore eerie stories and haunted spots throughout the historic downtown district. Guides mix local lore, tragic history, and supernatural tales as you stroll cobblestone streets and past old squares after dark, making for a fun and atmospheric way to learn about the city's legends.

## SCAD GALLERIES

SCAD's galleries in Savannah, especially the SCAD Museum of Art, showcase a wide range of compelling contemporary and historical work by both international artists and SCAD students and alumni, with exhibitions spanning painting, sculpture, photography, fashion, and more. The museum, located in downtown Savannah, also features more than 10 dynamic gallery spaces, special programming like lectures and workshops, and a significant permanent collection that adds depth to the city's vibrant arts scene.

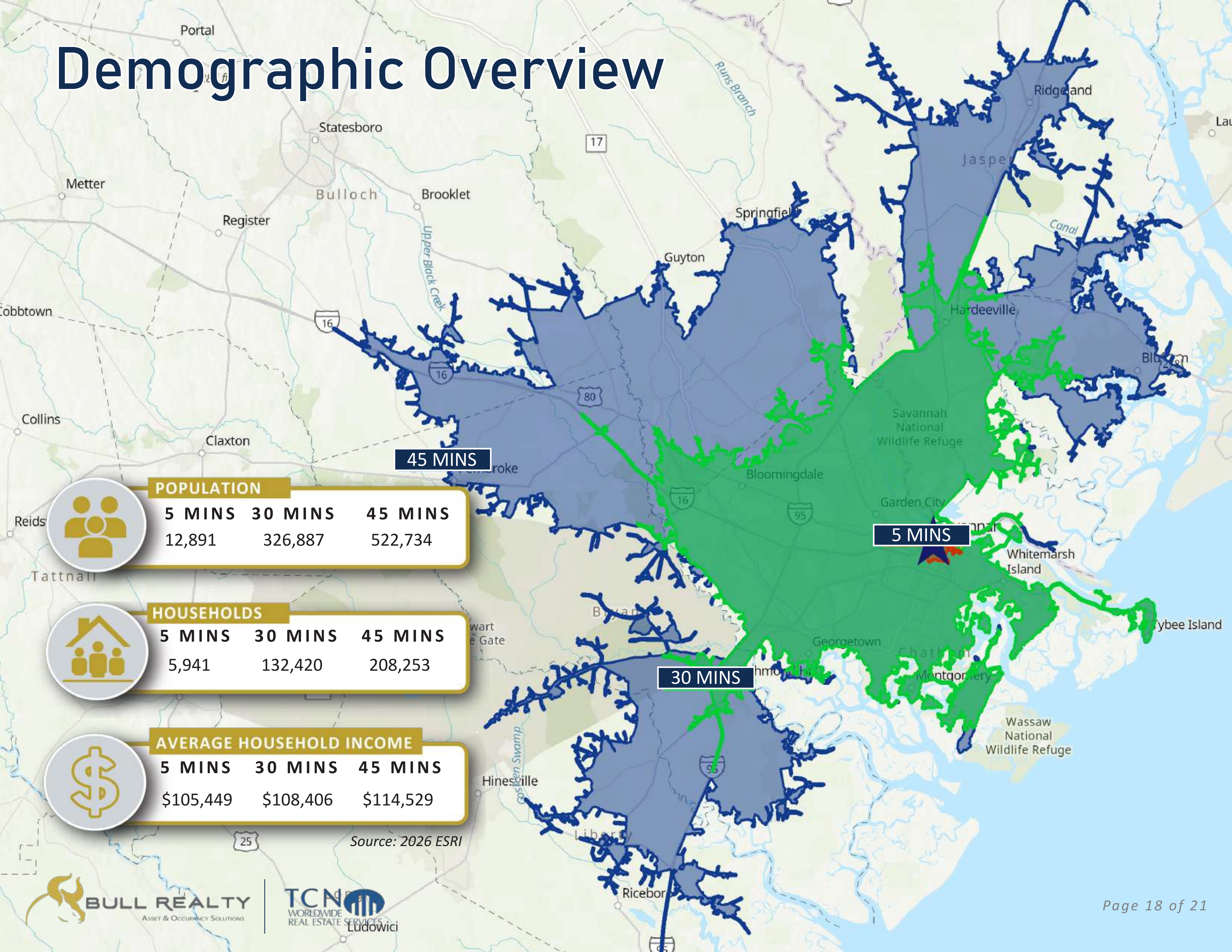
## WALKING TOURS

Savannah's walking tours are a popular way to explore the city's historic downtown district by foot, with knowledgeable guides leading you through moss-draped squares, stunning architecture, fascinating stories, and hidden gems you might miss on your own. Many offer themed experiences—from classic history walks to specialized tours about local culture, literature, or the city's past—making them a fun and immersive way to connect with Savannah's rich heritage.

## CITY MARKET

City Market in downtown Savannah is a historic and lively four-block public market area in the heart of the city's Historic District, where locals and visitors alike enjoy a mix of restaurants, shops, galleries, live music, and entertainment in shaded courtyards between Ellis and Franklin Squares. Dating back to the 1700s as Savannah's central marketplace, today it's a bustling social hub that blends old-city charm with modern dining, art, and cultural experiences, making it a must-see destination on any visit to the city.

# Demographic Overview




## POPULATION

| 5 MINS | 30 MINS | 45 MINS |
|---|---|---|
| 12,891 | 326,887 | 522,734 |

## HOUSEHOLDS

| 5 MINS | 30 MINS | 45 MINS |
|---|---|---|
| 5,941 | 132,420 | 208,253 |

## AVERAGE HOUSEHOLD INCOME

| 5 MINS | 30 MINS | 45 MINS |
|---|---|---|
| $105,449 | $108,406 | $114,529 |

*Source: 2026 ESRI*

# Broker Profiles

**MICHAEL BULL, CCIM**
CEO, Bull Realty, Inc.
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

**AUSTIN BULL**
Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over $8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

# ABOUT
# *BULL REALTY*

***MISSION***
To provide a company of advisors known for integrity and the best disposition marketing in the nation.

***SERVICES***
Disposition, acquisition, project leasing, tenant representation and consulting services.

***SECTORS OF FOCUS***
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

***GLOBAL ALLIANCE***
Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

***AMERICA'S COMMERCIAL REAL ESTATE SHOW***
The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

***JOIN OUR TEAM***
Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

**CONNECT WITH US:**
***https://www.bullrealty.com/***

**28**
*YEARS IN BUSINESS*


**ATL**
*HEADQUARTERED IN ATLANTA, GA*

*LICENSED IN*
**8**
*SOUTHEAST STATES*

BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

# Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 301-315 East Congress Street, Savannah, GA 31401. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day_______________ of, 20_____.

Receiving Party ______________________________________________

Signature ___________________________________________________

Printed Name ________________________________________________

Title________________________________________________________

Company Name _______________________________________________

Address _____________________________________________________

Email _______________________________________________________

Phone _______________________________________________________

## Contact Information

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