



SUBJECT PROPERTY

Fort Argyle Road
Savannah, GA 31419

THE PRESERVE AT FORT ARGYLE

16.19 ACRES | APPROVED FOR 60-UNIT MULTIFAMILY COMMUNITY
PRIME DEVELOPMENT OPPORTUNITY IN SAVANNAH'S GROWTH CORRIDOR

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A Strategic Multifamily Development Opportunity in Savannah's Growth Corridor.

The Preserve at Fort Argyle is a 16.19-acre multifamily development site located immediately off I-95 at Exit 94 in Savannah, Georgia.

The property offers exceptional visibility convenient access to major employment centers, and proximity to retail, services and regional amenities.

A conceptual plan envisions a 60-unit apartment community with three residential buildings, 99 parking spaces, landscaped open spaces, and integrated storm water management.

Public water and sanitary sewer are available in the vicinity supporting the development potential of this well located site.



16.19
Acres
Total Site Acres



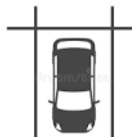
60 Units
Conceptual
Multifamily Units



Exit 94
I-95 Access



3.817
Acres
Upland



99
Spaces
Surface Parking



R-M
Zoning
Multifamily
Permitted

**PRIME LOCATION**

Strategically positioned at I-95 Exit 94 with outstanding visibility and immediate access.

**STRONG TRAFFIC COUNTS**

I-95 sees approximately 95,100 vehicles per day providing excellent exposure and accessibility.

**HIGH DEMAND MARKET**

Savannah continues to experience population growth, job creation, and increasing demand for quality multifamily housing.

**PUBLIC UTILITY NEARBY**

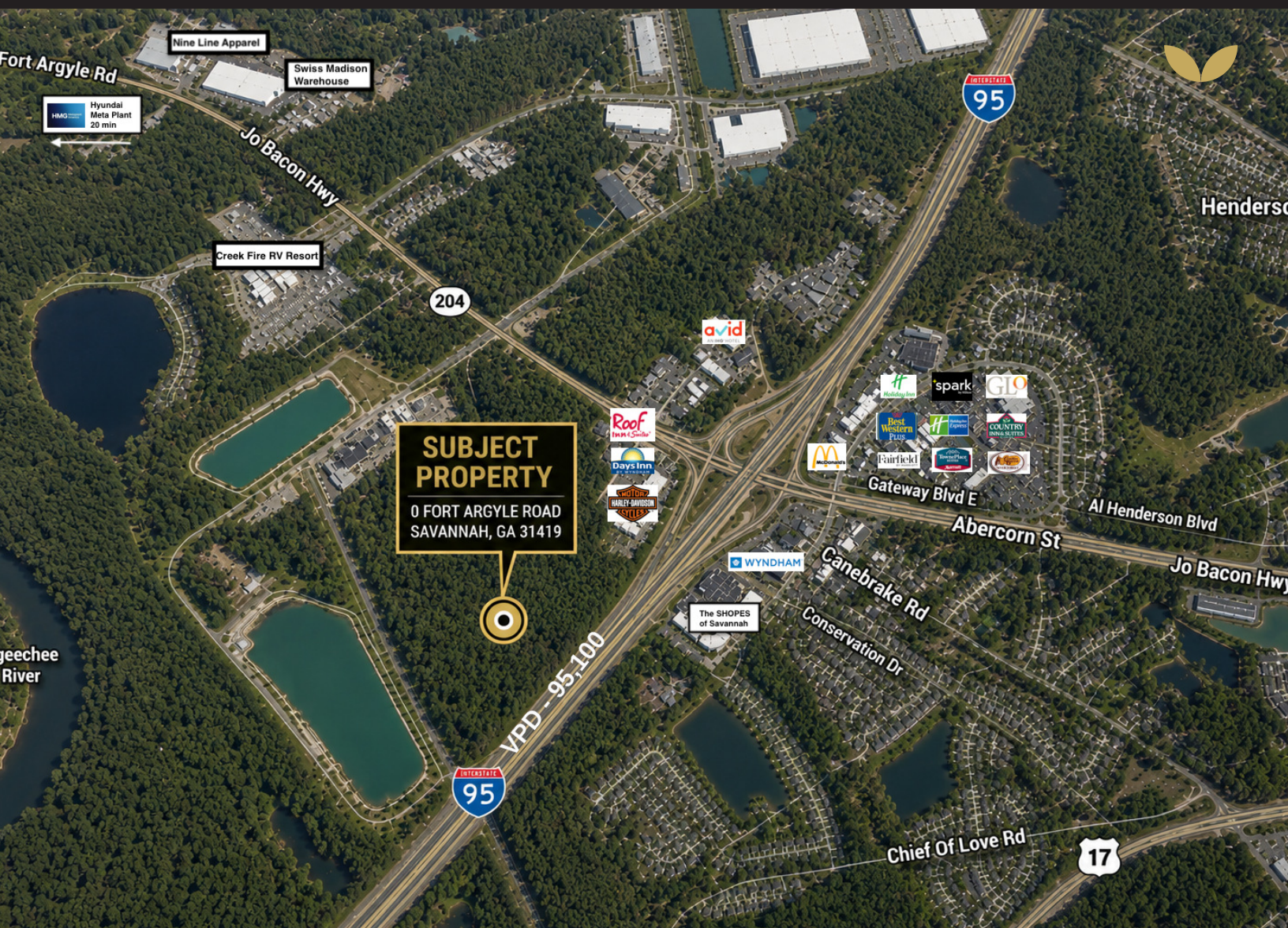
Water and sewer are available in the vicinity, as confirmed by City of Savannah

**DEVELOPMENT FLEXIBILITY**

RM zoning allows multifamily development with densities up to 40 units per acre.

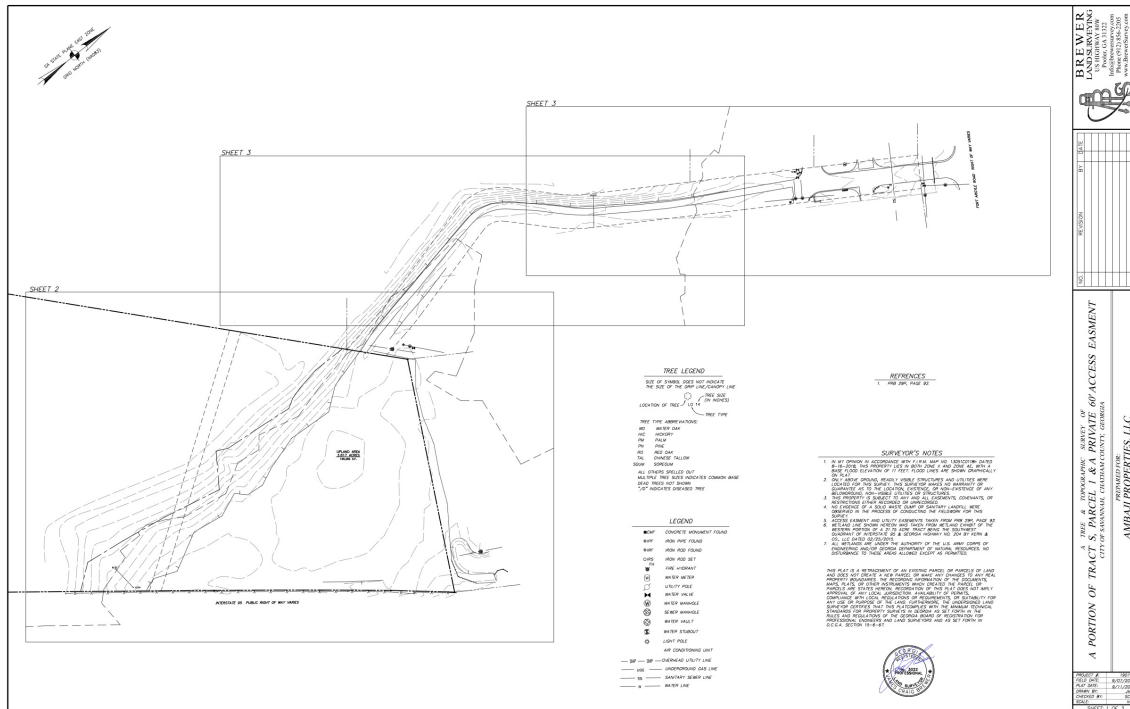
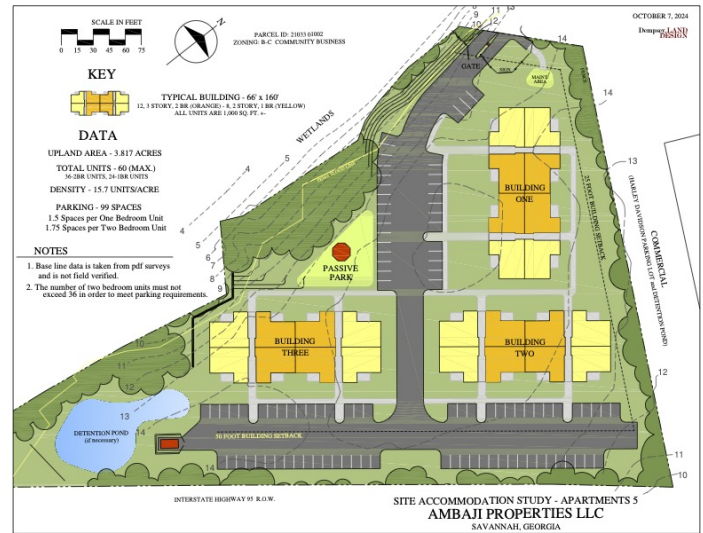
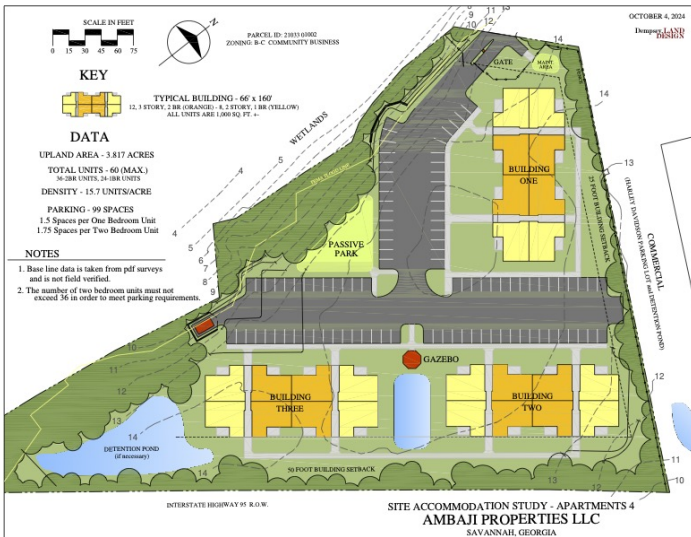
**NATURAL AMENITY**

The conceptual plan preserves wetland and green space creating a desirable living environmental.



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population			
2025	6,134	47,162	153,143
Median Age	33.6	36.6	38.5
Households			
2024	2,489	18,096	58,977
Average Household Income			
	91,759	105,050	97,316



60
MULTIFAMILY UNITS



PASSIVE PARK &
GAZEBO



3
RESIDENTIAL BUILDINGS



DETENTION POND
(IF NECESSARY)



99
PARKING SPACES



3.817 ACRES
UPLAND AREA



IT'S TRANSFORMING



Billions of dollars in public and private investment are reshaping the Savannah region. The expansion of the Port of Savannah, Hyundai Motor Group Meta plant

America, Gulfstream Aerospace and continued population migration have positioned West Chatham County as one of the Southeast's most attractive multifamily investment markets.



Hyundai Motor Group Metaplant America

Located approximately 20 minutes from The Preserve at Fort Argyle, Hyundai's \$12+ billion manufacturing campus is expected to support thousands of direct and indirect jobs, reinforcing long-term housing demand throughout the Savannah region.



The preserve at Fort Argyle is strategically positioned to capitalize on this unprecedented growth.

WHY DEVELOPERS CHOOSE SAVANNAH



ECONOMIC GROWTH

- Hyundai Motor Group Meta-plant America \$7.6B+ investment
- Gulfstream Aerospace 14,000+ employees
- Georgia Ports Authority One of North America's fastest - growing ports
- Manufacturing & logistics expansion driving thousands of jobs



CONNECTIVITY

- Immediate access to 1-95 via Exit 94
- 8 minutes to I-16
- Savannah/Hilton Head International Airport 15 minutes
- CSX & Norfolk Southern rail service
- Deep-water port access via 1-95



POPULATION

- Continued in-migration to the Savannah MSA
- Strong workforce expansion
- Increasing housing demand
- One of the fastest - growing MSA's in the Southeast
- Favorable business environment



LIFESTYLE

- Historic charm and cultural destination
- Miles of beaches and outdoor recreation
- Top-rated schools and universities
- Coastal living with world-class amenities



1.1M+
POPULATION WITHIN
50 MILES



510,000+
JOBS IN THE
SAVANNAH MSA



2.2%
PROJECTED ANNUAL JOB
GROWTH (NEXT 5 YEARS)



\$30B+
IN REGIONAL
INVESTMENT



THE PRESERVE

— AT FORT ARGYLE —

INSTITUTIONAL MULTIFAMILY
DEVELOPMENT OPPORTUNITY

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