



16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY - SAVANNAH, GA

FOR SALE

**1301 RANGER ST
SAVANNAH, GA 31404**

Jordan Kim

Principal

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Prashant Patel

Advisor

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PROPERTY SUMMARY

16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

1301 Ranger St Savannah, GA 31404

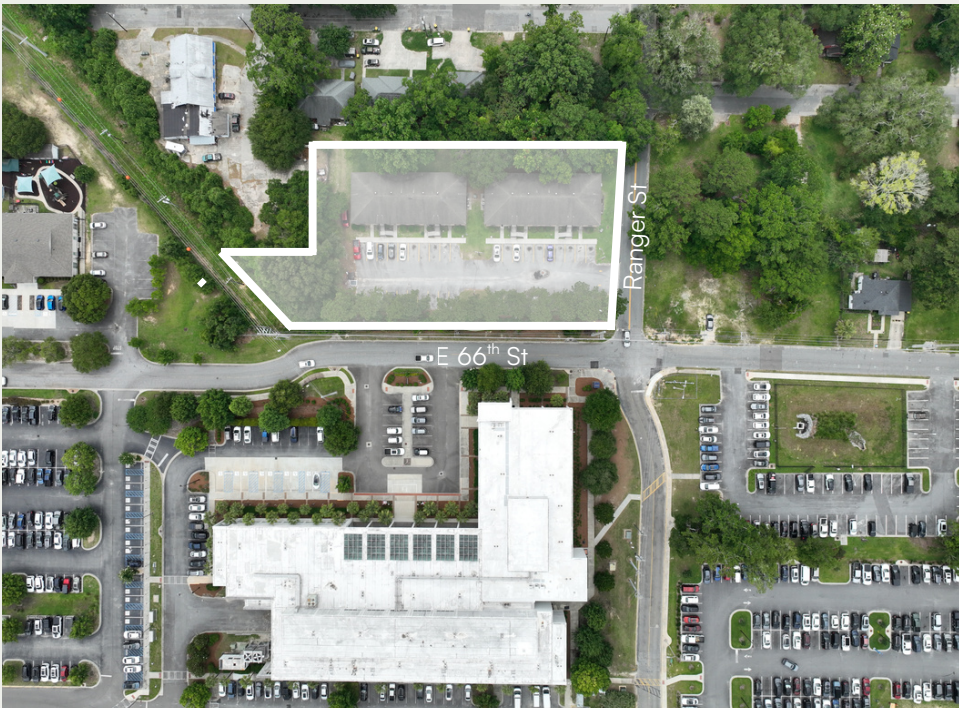
Blokk Commercial Real Estate is pleased to present 1301 Ranger St, a 16-unit apartment community in Savannah, Georgia, featuring a uniform mix of 2-bedroom/2-bathroom units, each with in-unit washer/dryer hookups, situated on a 1.4-acre site. Tenants are responsible for their own utilities, keeping the operating structure simple. The asset offers a clean, low-complexity platform well suited to either a value-add reposition or a stabilized long-term hold. The property sits in an established, amenity-rich pocket of Savannah's eastside along the Waters Avenue medical corridor. It is directly adjacent to Memorial Health University Medical Center, Savannah's largest hospital and a Level I trauma center, and approximately 1.5 miles from Candler Hospital, giving the immediate area two major hospital systems and their employment base. The property is also surrounded by a dense Medical Arts district of physician offices and outpatient clinics, supporting steady healthcare-driven housing demand well beyond the hospitals themselves. The location offers strong day-to-day convenience and connectivity. Direct access to Harry S. Truman Parkway provides a fast, signal-light-free commute across the city, while Calvary Day School and Juliette Low Elementary sit roughly a half-mile away and Forrest Hills Park, with tennis/pickleball courts, disc golf, and playgrounds, is less than a mile out. Retail and grocery options along Victory Drive and DeRenne Avenue, along with Daffin Park and Grayson Stadium (home of the Savannah Bananas), are all just minutes from the property.

INVESTMENT HIGHLIGHTS

Pricing: \$3,250,000
Lot Size: 1.40 Acre
Parking Spaces: 48 Spaces

Unit Summary

- 16 units
- 2 bed 2 bath w/ washer & dryer hook ups
- Tenants - utilities
- Roof 4 years old
- Below market rent



Uniform 16-unit



In-unit washer/dryer hookups in every unit



Directly adjacent to Memorial Health University Medical Center, Savannah's largest hospital and only Level 1 trauma center



Within 1.5 miles of Candler Hospital, providing access on two major healthcare systems



Adding a second major hospital system to the immediate demand base



Surrounded by a dense Medical Arts district of physician offices, clinics, and healthcare providers



Minutes from retail, grocery, and neighborhood amenities along Victory Drive and DeRenne Ave, as well as Daffin Park and Grayson Stadium

PROPERTY OVERVIEW



516

CVS

Chick-fil-A

Checkers

TRUIST

McDonald's

Wendy's

St. Joseph's Candler

SYNOVUS

Blokk

Paulsen St

Wendy's

Memorial Health

Waters Ave

BAKERS PRIDE

REFRESHED

Wendy's

E Derenne Ave

tropical CAFE

EXPRESS OIL CHANGE

enmarket

Ranger St

E 66th St

MERCER UNIVERSITY SCHOOL OF MEDICINE

Memorial Health

Reuben Clark Dr

Harry S Truman Pkwy

PEDIATRIC ASSOCIATES OF SAVANNAH

CALVARY BAPTIST TEMPLE

DOLLAR TREE

GNC LIVE WELL

SMOOTHIE KINGS

PROPERTY OVERVIEW



Daffin Park



PEDIATRIC
ASSOCIATES OF SAVANNAH



GNC
LIVE WELL



Waters Ave



MERCER
UNIVERSITY
SCHOOL OF MEDICINE

E 66th St

Ranger St

E 66th St

Harry S Truman Pkwy

SAVANNAH OVERVIEW

Located along the Georgia coast, Savannah is a celebrated historic destination, attracting visitors to its vibrant downtown, renowned dining, and walkable squares. The Savannah Historic District—one of the largest National Historic Landmark Districts—features preserved architecture, boutique retail, hospitality venues, and cultural attractions, creating a lively, engaging environment year-round. Savannah has earned top recognition from Travel + Leisure and Southern Living, reinforcing its reputation as a premier tourism and lifestyle city.

Historic downtown continues to draw strong demand from retail, hospitality, and entertainment concepts. Anchored by River Street, City Market, and the historic core's thriving corridors, the area enjoys consistent foot traffic from events, attractions, and a growing local population. With its historic character, walkability, and vibrant business scene, downtown Savannah is an exceptional location for companies seeking a presence in one of the Southeast's most distinctive markets.

Visitor Spending
\$4.7 Billion

Overnight Visitors Stay
Approximately

2.8 Nights

Over 17M
Visitors Annually

10M

Overnight
Visitors

7.3M
Day Visitors



LOCATION OVERVIEW



Ardsley Park	1.4 miles
Downtown Savannah	4.4 miles
Isle of Hope	4.7 miles
Savannah Airport	22.0 miles
Atlanta, GA	247 miles
Charleston, SC	187 miles
Jacksonville, FL	162 miles

BIO/CONTACT



JORDAN KIM

Principal

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912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



PRASHANT PATEL

Advisor

Prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management