

**ON BEHALF OF CHATHAM COUNTY  
AN OFFERING TWO LOTS LOCATED AT 1710 REYNOLDS STREET  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31405**



**AS OF JUNE 1, 2026**

**BY**

**WHITLEY AND ASSOCIATES, INC.  
800 COMMERCIAL COURT, SUITE TWO  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406**

## OFFERING DISCLAIMER

*This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential purchaser in determining whether they wish to proceed with an in-depth investigation of the subject property.*

*While the information contained herein is from sources deemed reliable, it has not been verified by the owner (Chatham County), the owner's agent (Whitley & Associates, Inc.) or any of their affiliates. Therefore, neither the owner, the owner's agent nor any affiliates make any representations with respect to the information.*

*This offering summary is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are not to be reproduced without the express written consent of the owner or any of its affiliates. The owner expressly reserves the right, at their sole discretion, to reject any or all bid proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice. In addition, it is expressly understood, that any other agent or prospective purchaser has not relied on the information as contained herein and any decision to acquire is based solely on the acquiring party's personal inspections and due diligence.*

*Furthermore, the sale property as contemplated herein is being sold on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.*

*Additionally, Chatham County will only transfer the asset via Quit Claim Deed and NOT via a Limited Warranty Deed.*

## SUMMARY OF OFFERING

Property Description: The subject of this offering is two contiguous lots each being 25' x 50 feet being located at 1710 Reynolds Street between 33<sup>rd</sup> Street to the north and 34<sup>th</sup> Street to the south, Savannah, Chatham County, Georgia 31405 and identified in the records of the Chatham County Board Of Assessors Office as Property Identification Number's 20064 06003 and 20064 06004.

Offering : **The sale is scheduled to follow the “Seal Bid Process” as provided by Georgia Law (O.C.G.A. 36-9-3 Act 363, SB 397). All Bids are required to be submitted as of July 10, 2026, by no later than 11:00 A.M. and must be delivered to The Purchasing Department of Chatham County, 1117 Eisenhower Drive, Suite C, Savannah, Georgia 31406.**

**Minium Bid of \$50,000.00**

Contact : Ben G. Whitley  
Whitley & Associates, Inc.  
800 Commercial Court  
Suite Two  
Savannah, Chatham County, Georgia 31406  
Office: 912-355-9991  
Mobile: 912-661-3482

Descriptions, bid packages and further information are available on the County's website at [www.chathamcounty.org](http://www.chathamcounty.org), specifically <http://purchasing.chathamcounty.org> or at [www.chathamcounty.org](http://www.chathamcounty.org) under "News and Events" or the Chatham County Purchasing Office located at 1117 Eisenhower Drive, Suite C, Savannah, Chatham County, Georgia 31406 or by contacting Ben G. Whitley, Whitley & Associates, Inc. 800 Commercial Court, Suite 2, Savannah, Georgia 31406. Office: 912-355-9991; Mobile 912-661-3482, E-Mail: [ben@whitleyandassociates](mailto:ben@whitleyandassociates). for detailed information including but not limited to:

1. The formal request for sealed bids.
2. A forum allowing for questions to be submitted by all interested parties.
3. Answers to any and all question submitted by all interested parties.
4. Dates and times in which the property will be made available for inspections.
5. Public information regarding the property.
6. Other related communication regarding the property.
7. The property offering memorandum.
8. The terms and conditions of the sale.
9. Addresses and contact points from where blank bid forms and other written materials regarding the sale may be obtained.
10. The date, time and place for the opening of the bids.

June 2026

Re: Invitation To Bid

Property: The property comprises two contiguous lots each being 25' x 50 feet being located at 1710 Reynolds Street between 33<sup>rd</sup> Street to the north and 34<sup>th</sup> Street to the south, Savannah, Chatham County, Georgia 31405 and identified in the records of the Chatham County Board Of Assessors Office as Property Identification Number's 20064 06003 and 20064 06004.

The County is auctioning to the highest bidder it's ownership of the assets being legally described as:

THE WESTERN AND EASTERN PARTS OF LOT 114, BLOCK, 11 SCHWARZ WARD, SAVANNAH, CHATHAM COUNTY, GEORGIA.

Said sale will follow the "Sealed Bid Process" as provided by **Georgia State Law (O.C.G.A. 36-9-3)**.

- ◆ 2.1 Sale will be to the highest responsible bidder.
- ◆ 2.2 Chatham County retains the right to reject all bids or cancel the proposed sale.
- ◆ 2.3 Public Notice shall be by publication in ***The Savannah Morning News*** at least 10 days before the sale. The legal notice shall include a legal description of the property.
- ◆ 2.4 Descriptions, bid packages and further information are available on the County's website at [www.chathamcounty.org](http://www.chathamcounty.org), specifically <http://purchasing.chathamcounty.org> or [www.chathamcounty.org](http://www.chathamcounty.org) under "News and Events" or at the Chatham County Purchasing Office located at 1117 Eisenhower Drive, Suite C, Savannah, Chatham County, Georgia 31406 or by contacting Ben G. Whitley, Whitley & Associates, Inc. 800 Commercial Court, Suite 2, Savannah, Georgia 31406. Office: 912-355-9991; Mobile 912-661-3482, E-Mail: [ben@whitleyandassociates.com](mailto:ben@whitleyandassociates.com).

Conditions of the proposed sale include:

- ◆ 3.1 Sale will be to the highest responsible bidder in a single amount. Minimum acceptable bid will be \$50,000.
- ◆ 3.2 Sale will be in "As Is" and "Where Is" condition with no warranties or representations and shall be transferred by Quit Claim Deed.
- ◆ 3.3 The highest bidder will be required to pay \$5,000.00 (Five Thousand and No/100 Dollars) as earnest monies within three (3) days of the sale date. The highest responsible bidder will be granted a 14 (fourteen) day due diligence or inspection period during which time the earnest monies shall not be at risk and shall be refundable so long as the bidder terminates the contract prior to the end of the due diligence period. In the event, the bidder provides notice of their intent to close, the earnest monies will then become **NON REFUNDABLE** but shall be credited toward the purchase price. The balance of the sales amount will be payable within thirty (30) days, or at the earliest possible date of closing, should it be in Chatham County's best interest.

- ◆ 3.4 If acceptable and at the sole discretion of Chatham County, the highest responsible bidder will be required to sign a “like-kind” Purchase Agreement as contained in this offering memorandum and provide it fully executed concurrently with the payment of the \$5,000.00 in refundable (if terminated prior to the expiration of the due diligence period) earnest monies.
- ◆ 3.5 The name of the second highest bidder will be recorded. Should the highest bidder not meet the deadlines provided, the second highest bidder will be provided an opportunity to close in accordance with the deadlines.
- ◆ 3.6 Only one bid will be allowed whether submitted by individual, joint venture, corporation, LLC or other entity, and each bidder will be required to certify such requirement on the bid form.
- ◆ 3.7 Bids must be submitted by no later than the deadline to the Purchasing Office, 1117 Eisenhower Drive, Suite C, Savannah, Georgia on an approved bid form, which is available as contained herein, or at the County’s website at [www.chathamcounty.org](http://www.chathamcounty.org), specifically <http://purchasing.chathamcounty.org> or [www.chathamcounty.org](http://www.chathamcounty.org) under “News and Events” or at the Chatham County Purchasing Office located at 1117 Eisenhower Drive, Suite C, Savannah, Chatham County, Georgia 31406 or by contacting Ben G. Whitley, Whitley & Associates, Inc. 800 Commercial Court, Suite 2, Savannah, Georgia 31406. Office: 912-355-9991; Mobile 912-661-3482, E-Mail: [ben@whitleyandassociates.com](mailto:ben@whitleyandassociates.com).

**PROPERTY DESCRIPTION’S**

As previously stated, the subject of this offering is two contiguous lots each being 25' x 50 feet being located within the 1700 Block of Reynolds Street between 33<sup>rd</sup> Street to the north and 34<sup>th</sup> Street to the south, Savannah, Chatham County, Georgia 31405 and are identified in the records of the Chatham County Board Of Assessors Office as Property Identification Number’s 20064 06003 and 20064 06004. A more detail description of the lands comprising the same is as follows.

Location: 1710 Reynolds Street, Savannah, Chatham County, Georgia 31405

Property Identification Number’s: 20064 06003 and 20064 06004

Site Sizes: In aggregate, the lots comprise 2,500 square feet or 0.06 acre.

Site Dimensions: 20064 06003: A western boundary fronting 25 lineal feet along the eastside of the northbound lane of Reynolds Street, a rectangular depth of 50 lineal feet with the northern boundary fronting along the southern boundary of Lot 115 Schwarz Ward, the southern boundary fronting along the northern boundary of Lot 113 Schwarz Ward and the eastern boundary fronting 25 lineal feet along the western boundary of the eastern one-half of Lot 114, Schwarz Ward.

20064 06004: An eastern boundary fronting 25 lineal feet along the westside of Lennox Court (platted right of way functioning as a municipal lane), a rectangular depth of 50 lineal feet with the northern boundary fronting along the southern boundary of Lot 115 Schwarz Ward, the southern boundary fronting along the northern boundary of 113 Schwarz Ward and the western boundary fronting 25 lineal feet along the eastern boundary of the western one-half of Lot 114, Schwarz Ward.

Site Description: Although generally cleared, the lot's have one or two small trees and some underbrush as well it what might be an abandoned automobile on premises.

Elevations: The lot's approximate street grade, elevations vary slightly and are estimated to approximate 18 to 19 feet above MSL.

Flood Zone: Both lots appear to be within Flood Zone X which is determined to be outside of the 100 Year Flood Plain.

Municipal Utilities: Both lot's are assumed to be served by municipal potable water and sanitary sewer.

Tax Appraised Value: Aggregate \$70,000.00

**Zoning**

Zoning Authority : City Of Savannah

Zoning Classification : TR-1 (Traditional Residential-1)

Definition : The Zoning Definition for the Traditional Residential-1 (TR-1) district is provided as follows.

As defined within the *City of Savannah Zoning Ordinance*: “The purpose of the Residential development in the TR-1 district allows for a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown.”

**Real Estate Taxes** : Being vested in the ownership of Chatham County, the asset to be auctioned is not subject to ad valorem taxation.

Upon a sale, the “new” owner of the asset will be subject to taxation by Chatham County which assess all properties within its jurisdiction at 40% of the appraised value as established by the Chatham County tax assessor's office.

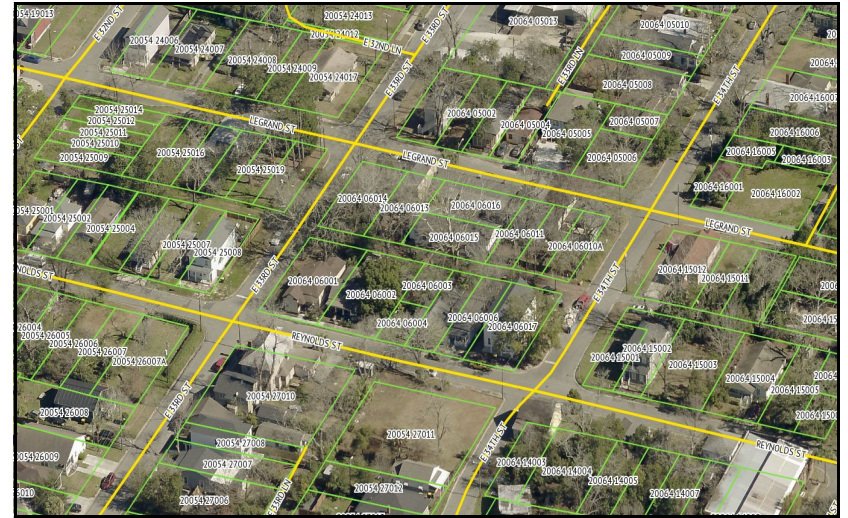
According to a representative from the tax assessor's office, tax appraised values are established relative to the “*As Is*” condition of the property on January 1, of the taxable year.

Again, as these assets are currently vested in the ownership of Chatham County, it is not subject to ad valorem taxation. For the purpose of estimating the tax liability, assuming a minimum bid price of \$50,000.00 equates to the total taxable value would result in an assessed value of \$20,000 or 40% of the taxable value. Applying the 2025 aggregate millage rates appears to suggest that the ad valorem tax liability might approximate \$1,000.00.

# SUBJECT PHOTOGRAPHS



Northerly View



Easterly View



Southerly View



Westerly View



Northerly View Along Reynolds Street



Southerly View Along Reynolds Street



Northerly View Along Lane (Lennox Court)



Southerly View Along Lane (Lennox Court)

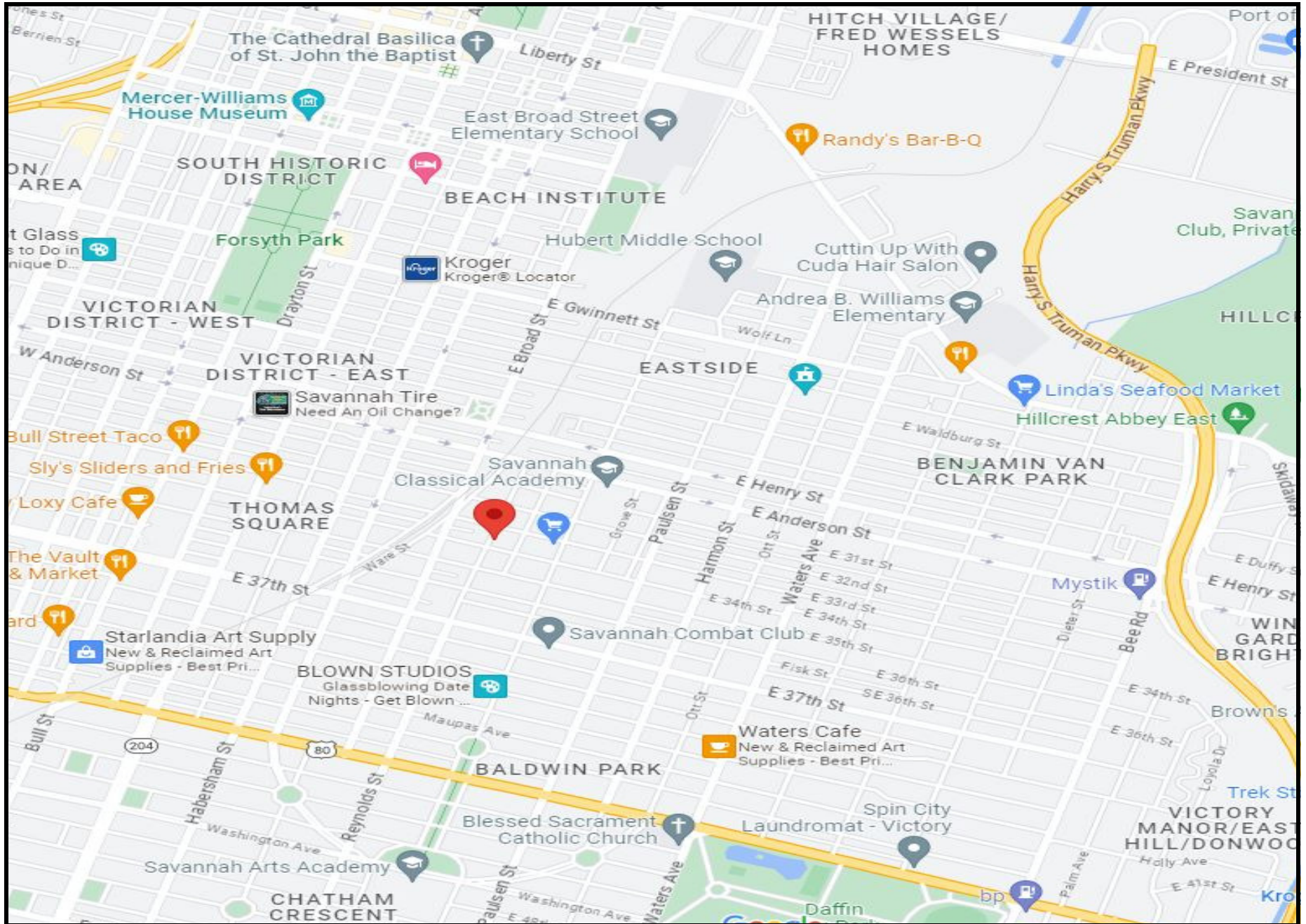


Westerly Interior View

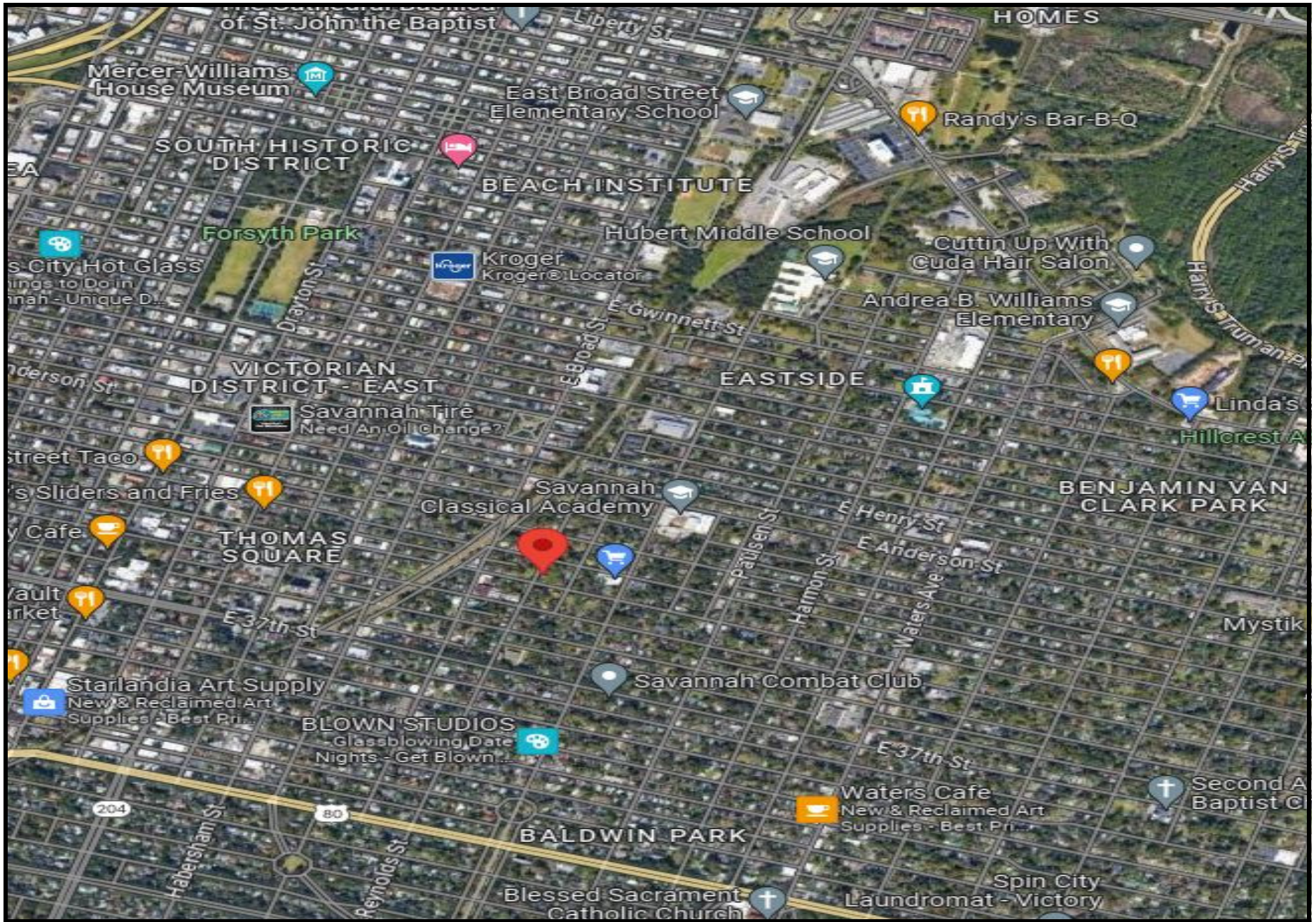


Easterly Interior View

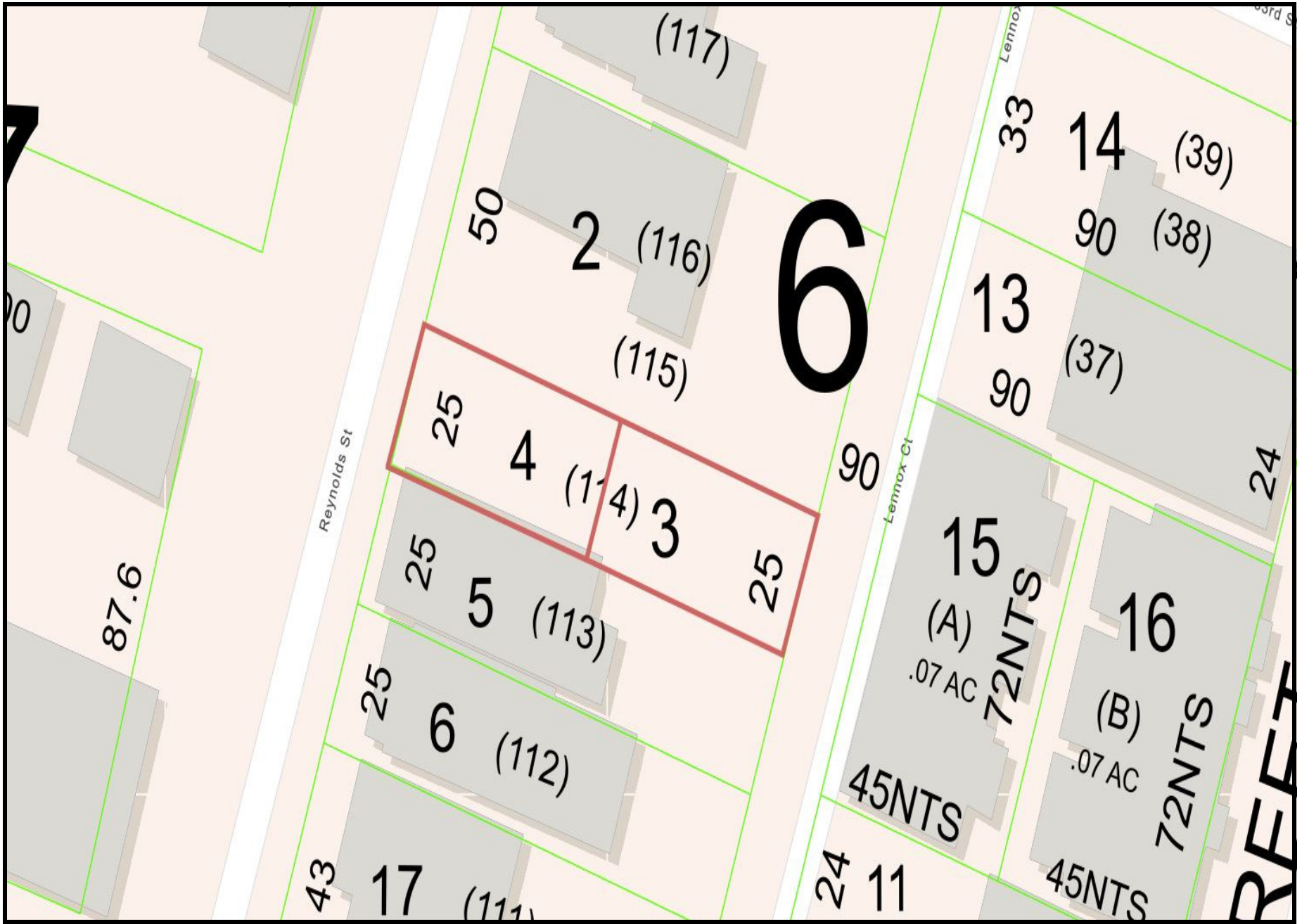
# LOCATION MAPS



DIGITAL NEIGHBORHOOD MAP



AERIAL NEIGHBORHOOD MAP



DIGITAL IMAGE



AERIAL IMAGE



**ADDENDA**

**INVITATION TO BID FORM**

**INVITATION TO BID FORM**

Dollar Amount of Bid (Minimum Bid Of \$50,000): \$ \_\_\_\_\_

Name of Person Submitting Bid: \_\_\_\_\_

Address of Person Submitting Bid: \_\_\_\_\_

Contact Number of Person Submitting Bid: \_\_\_\_\_

Signature: \_\_\_\_\_

By signing this offer, I hereby attest my intention to purchase this property per the conditions of the Purchase Agreement. Furthermore, I attest that I am submitting only one bid for this property; have not, directly or indirectly, joined, participated or colluded with any other bidder submitting a bid; and have no direct or indirect interest in any other bid. My signature also acknowledges that I understand any violation will not only result in Chatham County's dismissal of my bid but also could result in prosecution for violating County and State law.

**SAMPLE PURCHASE AGREEMENT**

**SAMPLE PURCHASE AGREEMENT**

STATE OF GEORGIA        )  
  )  
COUNTY OF CHATHAM    )

**PURCHASE AGREEMENT**

THIS AGREEMENT, dated as of the \_\_\_\_\_ of July, 2026, by and between the BOARD OF COMMISSIONERS OF CHATHAM COUNTY (“Seller”), a political subdivision of the State of Georgia, and \_\_\_\_\_ (“Purchaser”).

Subject to the terms and conditions of this Agreement, and in consideration of the mutual promises set forth below, Seller and Purchaser agree as follows:

1. **Real Property.** Seller shall convey or cause to be sold and conveyed and Purchaser shall purchase from Seller the following real property (the “Property”) in Chatham County, Georgia, which Property is more fully described in the legal description set forth below or attached and made a part thereof:

THE WESTERN AND EASTERN PARTS OF LOT 114, BLOCK, 11 SCHWARZ WARD, SAVANNAH,

All subject, however, to all covenants, valid restrictions, taxes for the current year, easements and rights-of-way of record.

2. **Purchase Price.** Purchaser responded to Seller’s invitation to bid on the sale of the Property by a sealed bid in conformance of O.C.G.A. 36-9-3 et. al. As a result of said auction, Purchaser shall pay to Seller as the purchase price (the “Purchase Price”) for the “Property” the sum of **Your Bid Amount** (\$000,000).

(A) Within three days of the date of this AGREEMENT, the Purchaser shall provide to Seller \$5,000.00 (Five Thousand and No/100 Dollars), as a refundable deposit of \$ \_\_\_\_\_ so long as the Purchaser terminates the contract prior to the expiration of the due diligence period.

(B) At Closing, the Purchaser shall provide to Seller the balance of the Purchase Price in the amount of \$ \_\_\_\_\_.

3. **Due Diligence - Closing.** It is expressly understood and agreed between the Seller and Purchaser that **TIME IS OF THE ESSENCE** of this contract. The purchaser shall be permitted or allowed a fourteen (14) day due diligence or inspection period commencing at contract execution and the sale shall be closed on or before **Thirty Days From Date of Contract Execution or about August 10, 2026**. For said closing, Seller shall provide a Closing Attorney. Purchaser and Seller mutually agree to close at a time and place designated by Closing Attorney within five (5) working days after notification from Closing Attorney that the sale is ready to close, but at a date that shall not be later than provided in this paragraph.

4. Closing Costs. Seller shall provide a Closing Attorney and shall only pay the cost of the Closing Attorney's fees and any expenses related to the Closing Attorney's representation for this closing. The Purchaser shall be responsible for any closing costs for Purchaser's Attorney's fees, loan origination costs, transfer fee, intangible tax, title insurance or recording costs.

5. Advice and Representation Waiver. Seller acknowledges that he has not relied upon the advice nor representations, if any, by Broker (or agent of the Broker) relative to the legal and tax consequences of this contract or the sale of this Property. Further, Purchaser acknowledges that it has not relied upon the advice or representations, if any, by Broker (or agent of the Broker) relative to the legal and tax consequences of this contract or the purchase and ownership of the Property, the structural condition of the Property, the operating condition of electrical heating, air conditioning, plumbing, water heating systems, and appliances in the Property, the availability of utilities to the Property, the past or potential effect or rising flood waters on the Property or the investment potential or resale value of the Property. Seller and Purchaser both acknowledge that if such matters have been of concern to them, they have sought and obtained independent advice relative hereto.

6. Title. Seller shall only convey to Purchaser at closing by Quit Claim Deed.

The costs of ad valorem taxes, street paving, curbs or gutters completed or under contract, as of the executive of this Sales Contract, shall be paid by the Seller at or before consummation of this sale. Purchaser shall assume the obligation for said paving, curbs, or gutters contracted for or completed after the execution hereof. If required, Seller shall pay Georgia State Transfer Tax.

7. Risk of Loss. Seller warrants that when the sale is consummated, the improvements on the Property will be in the same condition as they are on the date this contract is signed by Seller, normal wear and tear excepted; however, should the premises be destroyed or substantially damaged by fire or other hazards before the sale is consummated, then at the election of the Purchaser: (a) this contract may be canceled, or (b) Purchaser may consummate the sale and receive such insurance proceeds as are paid on the claim of loss. This election is to be exercised within ten (10) days after the Purchaser has been notified in writing by Seller of the amount of the insurance proceeds, if any, that Seller will receive on the claim of loss. Upon any such cancellation, any deposit paid hereunder shall be returned to Purchaser. If prior to closing any or all of the Property is taken under the power of eminent domain, this contract may be canceled and any deposit payment returned to the Purchaser.

8. Seller Warrants. Seller shall deliver to Purchaser the Property in "as-is condition" and does not warrant any condition of the Property and improvements and will only transfer via Quit Claim Deed..

9. Restrictions. The Property is to be conveyed subject to all State laws, easements of record, covenants and restrictions of record, zoning and building regulations, ordinances, and requirements adopted by any government or municipal authority having jurisdiction over the Property, and amendments and additions hereto now or hereafter in force and effect, which relates to the Property.

10. Occupancy. Occupancy shall be delivered to Purchaser at closing of sale.

11. Brokerage/Seller of Purchaser Default/Commissions. In negotiating this contract, Broker and/or his or her agent has rendered a valuable service and is therefore made a party hereto to enable Broker to enforce his commission rights hereunder against the parties hereto.

At closing, Seller shall compensate Broker under the terms of a separate agreement and/or work order. It is understood that the Broker has not offered, solicited, nor negotiated the sale of stock in this transaction.

12. Agency Disclosure. Whitley and Associates, Inc. serves as Broker/Agent for the Seller in this transaction and is to be paid a commission by the Seller. The Broker/Agent has not acted as agent for the Purchaser in this transaction.

Purchaser's Broker (If Any) serves as Broker/Agent for the Purchaser in this transaction and is to be paid a commission by the Seller equal to 2.4% of the sales price. This Broker/Agent has not acted as agent for the Seller in this transaction.

13. Entire Agreement. This contract constitutes the entire agreement between the parties, and shall be binding upon and inure to the benefit of heirs, executors, administrators and assigns of the respective parties hereto. All additions or modifications to this contract shall be only in writing and signed by all parties and shall become an addendum to this contract. There shall be no verbal agreements or any kind between parties.

14. Disclaimer. Purchaser has prior to the signing of this contract, at his own expense, thoroughly investigated for himself and any representations of Broker or Agent, all zoning, water, sewer, land elevation, availability of utilities, easements, encumbrances and all user requirements including, but not limited to, governmental regulations, and acts in this contract upon the results of his own investigation without relying upon any representations of Broker or Agent.

15. Special Stipulations. The following special stipulations and any addenda, if in conflict with any printed matter in this agreement, shall control and take precedence over such printed matter:

16. Applicable Law. This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Georgia.

**- SIGNATURES TO FOLLOW ON NEXT PAGE -**

THE ABOVE PROPOSITION IS HEREBY ACCEPTED, this \_\_ day of July, 2026.

WITNESS HAND AND SEAL OF THE UNDERSIGNED,

Executed in the presence of:

\_\_\_\_\_  
(Purchaser)

By: \_\_\_\_\_

Board of Commissioners of Chatham County (Seller)

By: \_\_\_\_\_

Chester A. Ellis  
Chairman

**LEGAL NOTICE**

**LEGAL NOTICE**

**CC 169883**

**PROPERTY SALE**

**Bid No. 26-0072-5**

**Chatham County, Georgia, will be accepting sealed bids on an approved form for the sale of the following surplus real property on July 10, 2026 later than 11:00 A.M. in the Purchasing Office, 1117 Eisenhower Drive, Suite C, Savannah, Georgia 31406.**

THE WESTERN AND EASTERN PARTS OF LOT 114, BLOCK, 11 SCHWARZ WARD, SAVANNAH, CHATHAM COUNTY, GEORGIA.

All subject, however, to any and all covenants, valid restrictions, taxes for the current year, easements and rights-of-way of record.

**Chatham County will only transfer the asset via Quit Claim Deed. The property will be disposed of by auction through a sealed bid process to the highest bidder at a minimum bid of \$50,000.**

The Bid Package can be downloaded and printed from the County website

<http://chathamcountyga.bonfirehub.com/portal>.

For any additional questions regarding this bid, please contact Angela Jean Fleming, CPPB, Purchasing Director. Phone Number 912-790-1619 and Email: [ajfleming@chathamcounty.org](mailto:ajfleming@chathamcounty.org).

**CHATHAM COUNTY HAS THE AUTHORITY TO REJECT ALL BIDS AND WAIVE MINOR FORMALITIES**

**"CHATHAM COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER, M/F/H, ALL BIDDERS ARE TO BE EQUAL OPPORTUNITY EMPLOYERS"**

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ANGELA JEAN FLEMING

PURCHASER DIRECTOR

SAVANNAH NEWS/PRESS INSERT: June \_\_\_\_\_, 2026