

**HUSSEY GAY BELL**  
Established 1958



## FIRM INTRODUCTION

# Our Story



G. Holmes Bell, IV, PE  
CEO & Chairman

For more than six decades, we at Hussey Gay Bell have remained steadfast in our commitment to providing an enduring legacy of excellence in design and service in the fields of engineering, architecture and surveying.

Our dedication to the firm's core values of innovation, initiation of ideas and collaboration are exemplified through our intense focus on client relations and production of award-winning work. Yet, the true essence of Hussey Gay Bell's strength lies within the talented group of professionals who work tirelessly on our clients' behalf. We at Hussey Gay Bell understand our duty to perform at the highest levels of standards, both professionally and civically, to enhance the quality of life within all of the communities we serve as evidenced by our established history of involvement with civic and charitable organizations and service leadership on industry and community boards. This commitment to excellence extends to every client and to every community we serve. So, here's to the next 60 years.

# Firm History



Our Founders Left to Right:  
Mr. DeYoung, Mr. Gay, Mr. Bell, Mr. Hussey

**1958**

Founded & Incorporated  
Civil Engineering Firm  
In Savannah, GA

**1966**

Gus H. Bell, III, PE  
Joins Firm

**1979**

Firm Expands with  
Architecture Studio

**1986**

Gus H. Bell, III, PE  
Becomes Chairman & CEO

**1987**

Firm Expands to  
Columbia, SC

**1989**

Firm Expands to  
Charleston, SC

**1994**

G. Holmes Bell, IV, PE  
Joins Firm

**2012**

G. Holmes Bell, IV, PE  
Becomes 3<sup>rd</sup>  
Chairman & CEO

**2014**

Firm Moves From Gainesville  
to Metro  
Atlanta, GA

**2017**

Firm Expands to  
Statesboro, GA  
& Nashville, TN

**2018**

Firm Celebrates  
60 Years

**2022**

Firm Acquires Atlanta-Based  
Hayes James &  
Opens Greenville, SC,  
Grows The Family

# Firm Overview



**1958**

Year of Founding

**68**

Years in Business

**8**

Regional Offices

**175+**

Professionals

**12**

In-House Disciplines

**2025**

ENR Top 500 Design Firm

## Services

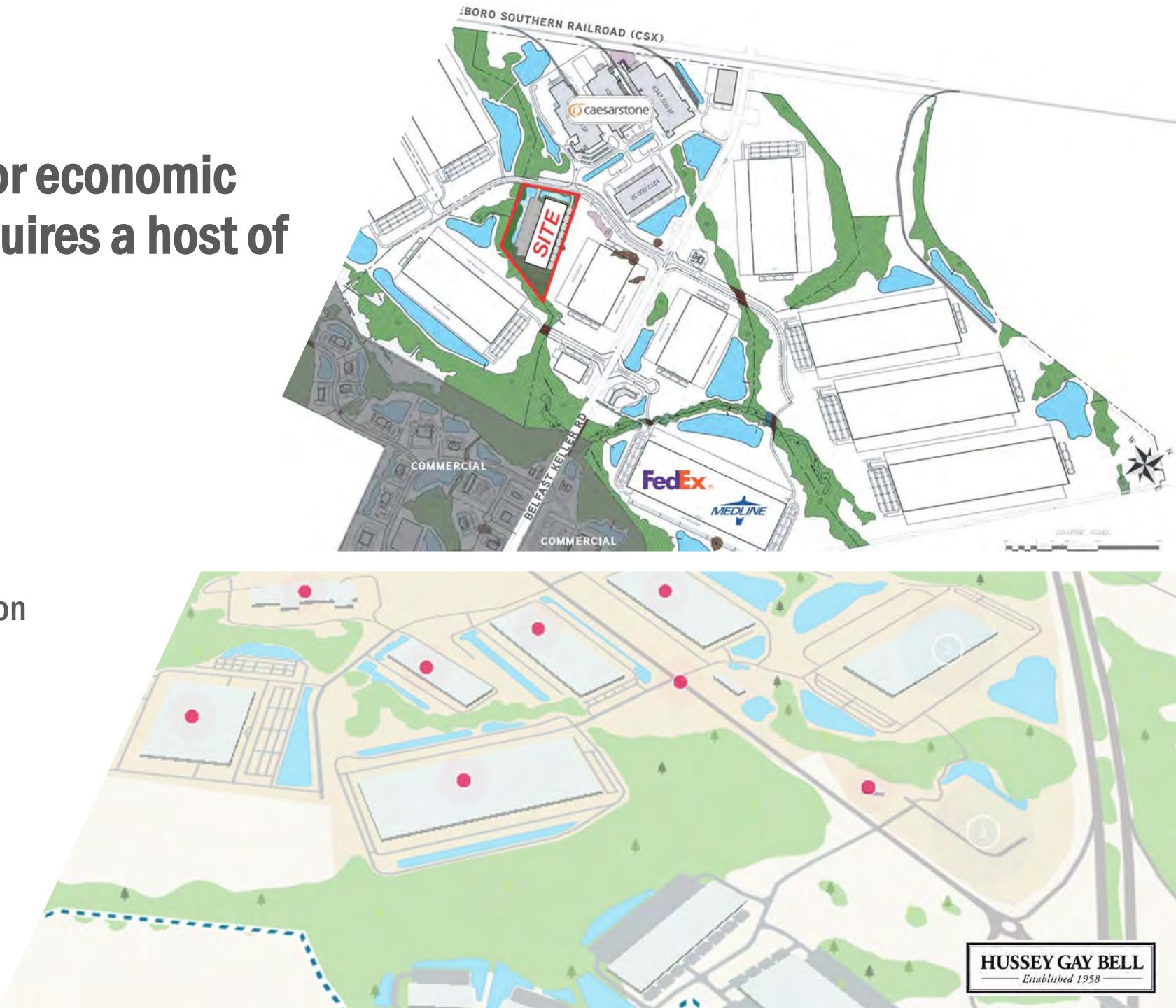
Architecture  
Interior Design  
Civil Engineering  
Transportation Systems Engineering  
Water & Wastewater Engineering  
Natural Gas Systems Engineering  
Environmental Engineering  
Structural Engineering  
Landscape Architecture  
Surveying  
Permitting  
Construction Management Services

## Markets

Commercial  
Education  
Government  
Healthcare  
Industrial  
Residential  
Transportation  
Water

# Planning and designing for economic development projects requires a host of services, we can help.

- Master Planning & Due-Diligence
- Conceptual Site Plan Exhibits
- Site Certification Programs
- Grant & Funding Assistance
- RFI Assistance
- Graphics/Videography Coordination
- Direct Prospect Engagement
- Off Market Tract Identification
- Intergovernmental Agreements
- Full Design Services, Permitting & Construction Admin



# Target Industries Served

- Aerospace
- Agribusiness
- Automotive
- Defense
- Electric Vehicle Manufacturing
- Energy
- Film & Entertainment
- Food Processing
- Headquarters
- Life Sciences
- Logistics & Supply Chain
- Manufacturing
- Technology





EXPERIENCE



Automotive

Electric Vehicle Manufacturing

Manufacturing

Hyundai Motor Group Metaplant America (HMGMA)

Bryan County, GA

Size: 3,000+ Acres

Role: A-E design services for multiple Tier 1 supplier projects

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Automotive

Electric Vehicle Manufacturing

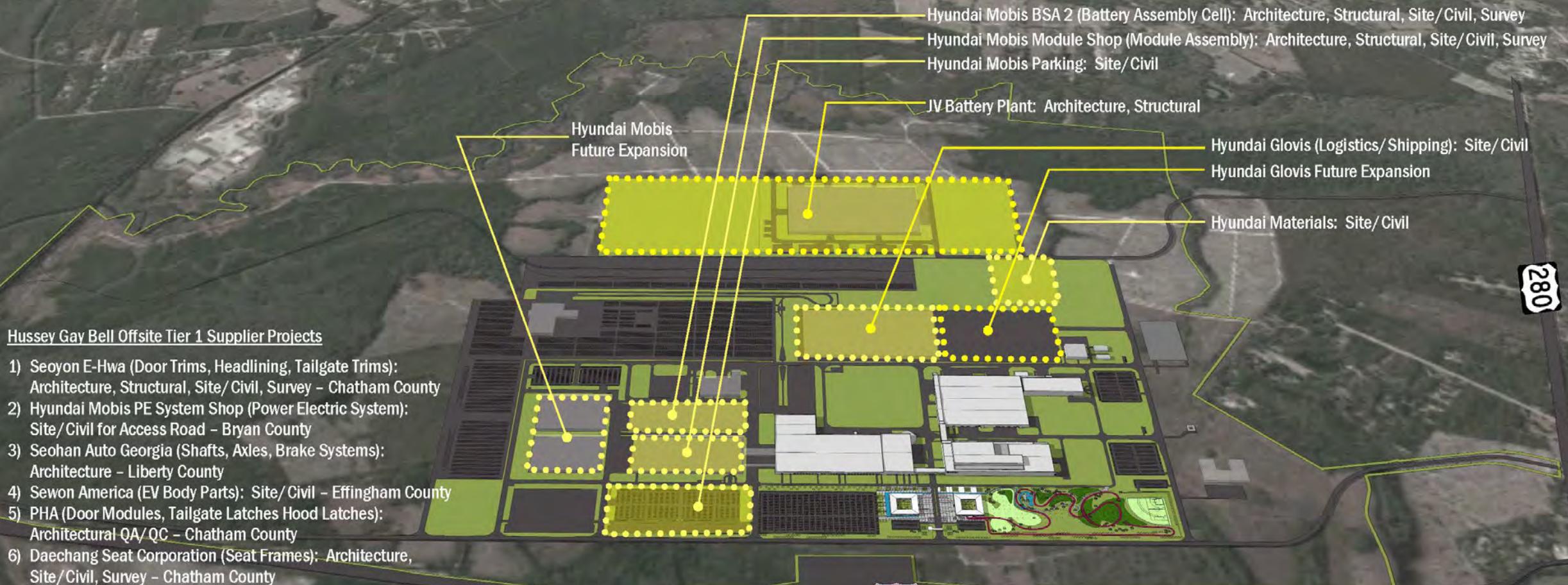
Manufacturing

Hyundai Mobis BSA 2 and Module Shop @ HMGMA  
Bryan County, GA  
Size: 150 Acres  
Role: A-E design services & survey

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# Hyundai Motor Group Metaplant America, Bryan County, GA

## Hussey Gay Bell On-Site Tier 1 Supplier Projects Exhibit



**HUSSEY GAY BELL**

Established 1958

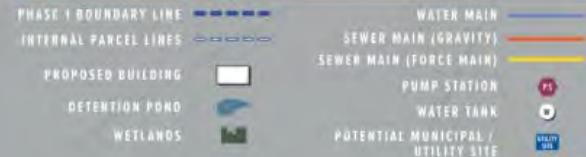
ATLANTA

To Exit 148

SAVANNAH / GPA

To Exit 152

KEY



LOCATION MAP



PHASE I (F)  
SAVANNAH CHATHAM  
MANUFACTURING CENTER  
±118.5 Gross (Ac.)  
±71.5 Upland (Ac.)  
±25.5 Wetlands & Buttes (Ac.)  
±10.5 Stormwater Detention Ponds (Ac.)

INTERSTATE 16  
16

16

PHASE 1 • SITE SUMMARY

±744 ACRES

PARCEL ID	ACREAGE GROSS (±)
A	20.3
B	13.5
C	27.8
D	27.5
F1	37.3 DEVELOPABLE AC
F2	39.7 DEVELOPABLE AC
F3	5.5 AC
F4	7.9 DEVELOPABLE AC
I	11.5 DEVELOPABLE AC
J	8.7
K	7.1 DEVELOPABLE AC
L	21.8
#1	0.3
#2	3.3
#3	0.6
C1	64.3
C2	164.7
C3	46.8
C4	39.1
PHASE 1 RIGHT OF WAY	47.5
DURRENCE TRACT <sup>2</sup>	112.1

<sup>2</sup> INCLUDES FUTURE RIGHT OF WAY ACQUISITION.  
SUMMARY ABOVE CONTAINS BOTH GROSS & DEVELOPABLE ACREAGE



50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31408 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for informational purposes only. It is not a final zoning or plat map and is subject to change and modification prior to finalization by the relevant governmental entity. It is not a survey and is not to be used for any legal purposes. It is the responsibility of the user to consult with a surveyor for an accurate survey and property description.

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Automotive

Manufacturing

CONCEPTUAL MASTER PLAN | PHASE 1  
SAVANNAH CHATHAM MANUFACTURING CENTER  
CHATHAM COUNTY, GEORGIA  
JULY 2023

Savannah Chatham  
Manufacturing Center  
Chatham County, GA  
Size: 744 Acres  
Role: Due-Diligence, Lead  
Utilities Engineer, Multiple  
Tier 1 Supplier Projects



Automotive

Manufacturing

Seoyon E-Hwa Manufacturing Facility  
Savannah Chatham Manufacturing Center  
Chatham County, GA  
Role: Lead Architect/Engineer

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Headquarters

Manufacturing

J. C. Bamford North America Headquarters  
Tract, Pooler, GA  
Size: 1,100 Acres, 500,000+ SF  
Role: Due-Diligence, Lead Architect/Engineer

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Aerospace

Manufacturing

Boeing 787 Manufacturing Facility Master  
Planning & Design, Charleston, SC  
Size: 240 Acres  
Role: Due-Diligence, Civil Engineering

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Logistics & Supply Chain

NFI Industries Transload & Cross-Dock Facility at  
Georgia Ports, Port Wentworth, GA  
Size: 300,000 SF  
Role: Lead Architect/Engineer

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# 331 Acres



Automotive

Manufacturing

GA Highway 257 Rail-Served Site

Dublin-Laurens County, GA

Size: 331 Acres

Role: Due-Diligence, Lead Civil Engineer & Surveyor

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Automotive

Manufacturing

Seohan Auto Georgia Manufacturing Facility  
Tradeport East Business Center, Midway, GA  
Size: 298,000 SF  
Role: Lead Architect

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Automotive

Manufacturing

Grande View Tract, Effingham County, GA

Size: 448 Acres

Role: Due-Diligence, Lead Civil Engineer & Surveyor

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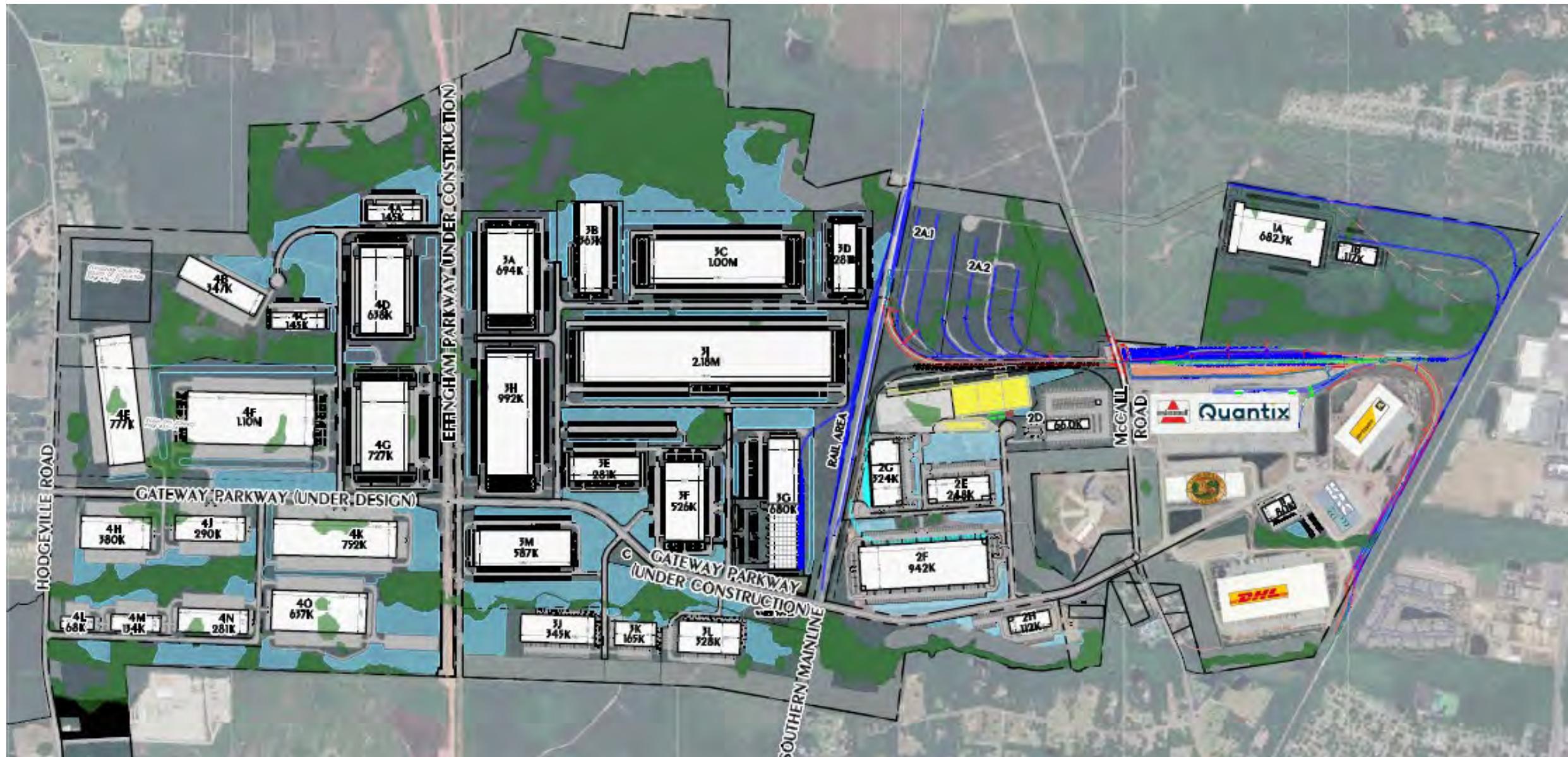


Automotive

Manufacturing

Sewon America  
Grande View Tract, Effingham County, GA  
Role: Lead Civil Engineer

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## Logistics & Supply Chain

Savannah Gateway Industrial Hub, Effingham County, GA

Size: 2,600 Acres

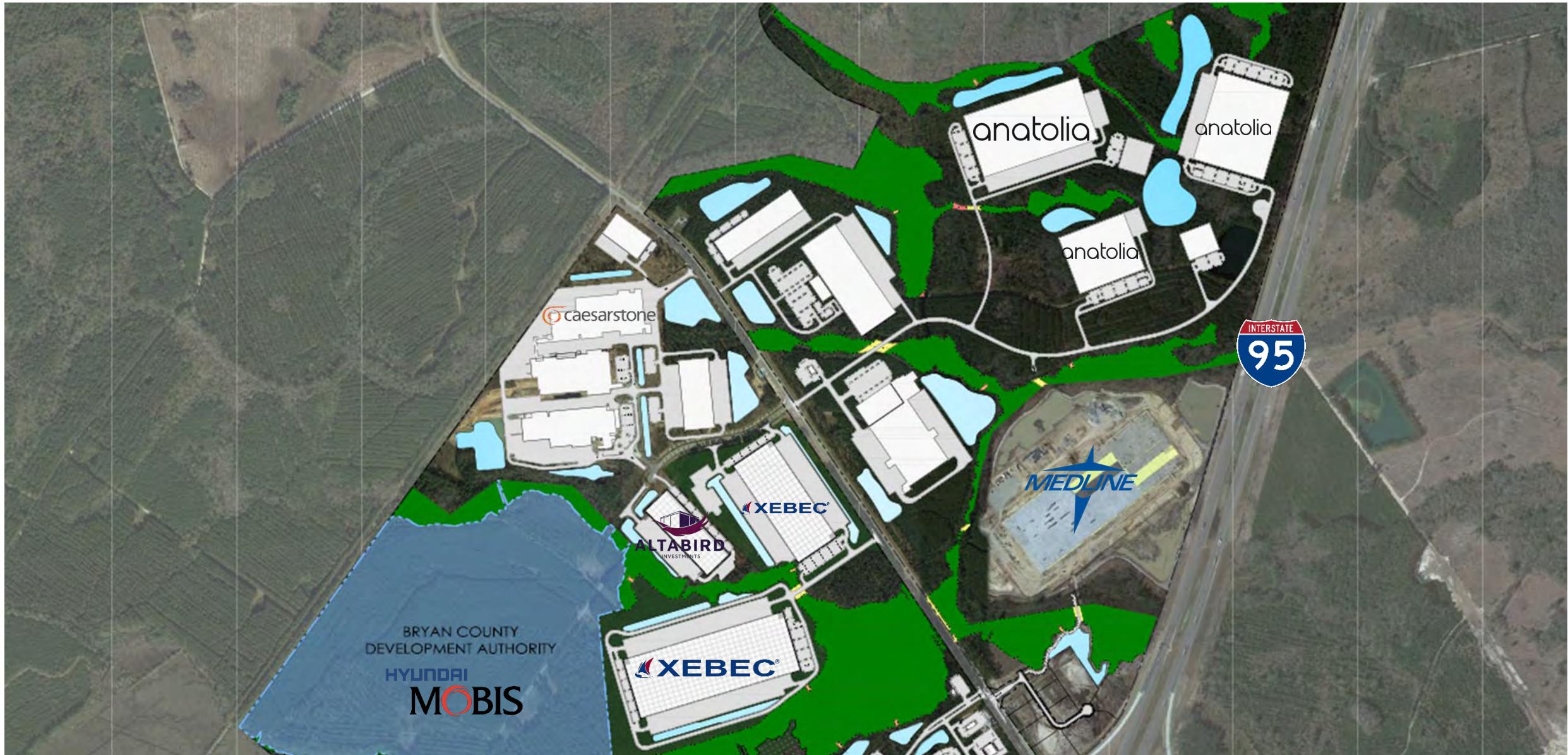
Role: Due-Diligence & full A-E designs for multiple end users



Logistics & Supply Chain

A&R Logistics (Quantix) at Savannah Gateway Industrial Hub  
Rincon, GA  
Size: 1,400,000 SF  
Role: Lead Architect/Engineer

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Logistics & Supply Chain

Manufacturing

Belfast Commerce Park at Heartwood, Bryan County, GA

Size: 1,040 Acres

Role: Due-Diligence & full A-E designs for multiple end users

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Logistics & Supply Chain

Brown Thrasher Logistics Center Warehouse at Belfast Commerce Park at Heartwood, Bryan County, GA

Size: 281,067 SF

Role: Lead Civil Engineer

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Logistics & Supply Chain

Hooker Furnishings at Tradeport East Business Center, Midway, GA  
Size: 1,000,000 SF  
Role: Lead Architect/Engineer

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Aerospace

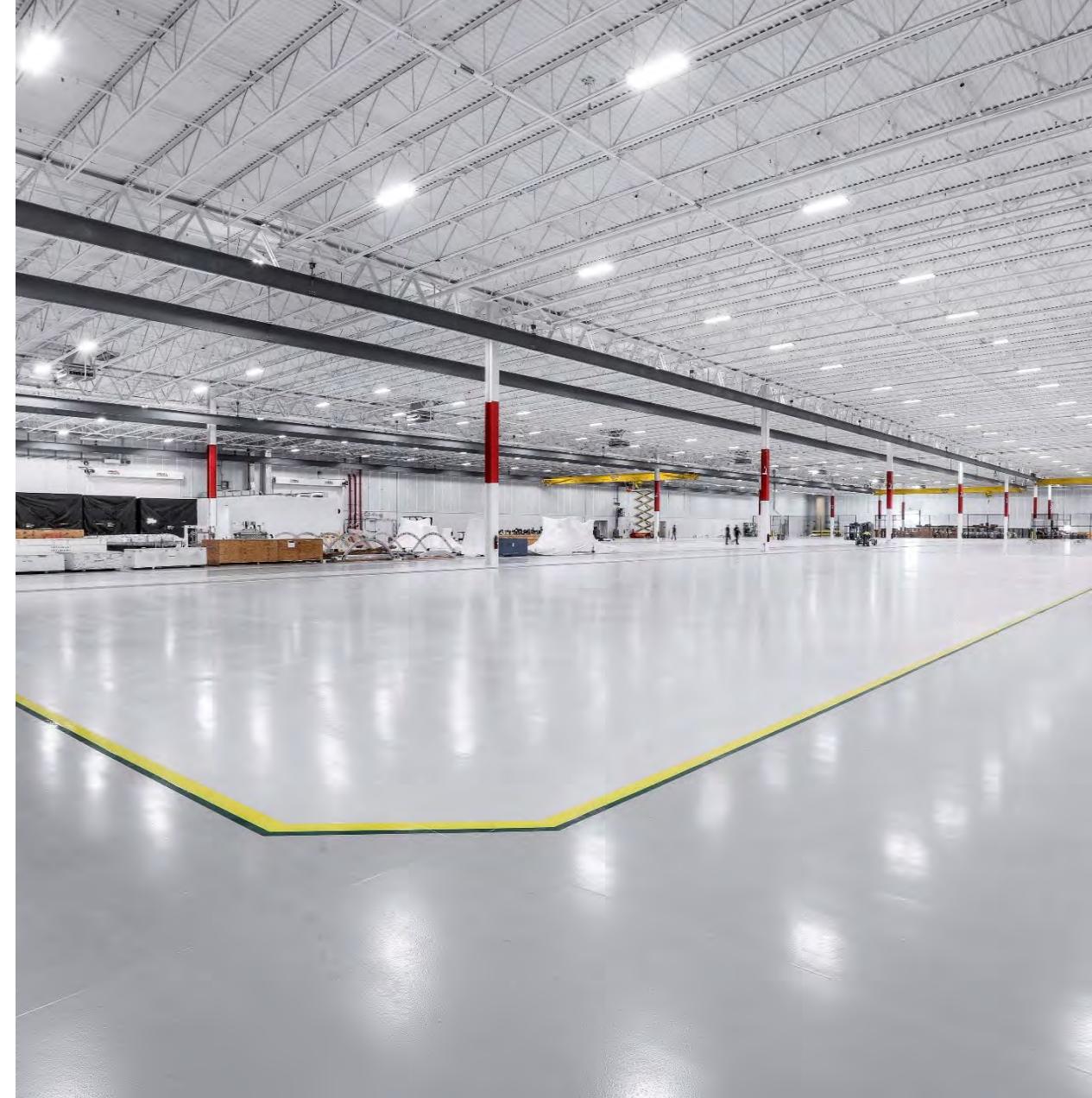
Headquarters

Gulfstream Building Z  
Savannah, GA  
Size: 440,000 SF  
Role: Lead Civil Engineer

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Gulfstream Wing Assembly Building  
Savannah, GA  
Size: 223,615 SF  
Role: Lead Architect/Engineer



Aerospace

Manufacturing



CREATIVE SITE MAXIMIZATION

# Trends

- Less Distribution / Speculative Development
- More Manufacturing Development
- Incentives
- EV and Renewable Energy
- Labor Shortage
- Building Size
- Rail Access
- Proximity to Interstate





## Why Us?

- **Economic Development Projects, It's What We Do**
- **Regional Service Area For Economic Development Projects**
- **Knowledge of Sites, Land Inventory (On- and Off-Market) & Available Buildings**
- **Customized Site Readiness, Real Estate, and Permitting Strategies**
- **Responsive, Connected And Committed Team Leads**
- **State, Utility Partners, Local EDAs/Alliances, Regulatory Authorities Relationships**
- **In-House Turnkey Abilities – Arch/Structural/Civil/Environmental Support**

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