

NEW HAMPSTEAD | COMMERCIAL PARCELS

LITTLE NECK ROAD & I-16
BLOOMINGDALE, GA 31302



D1-D
±1.526 Acres

D1-E
±1.526 Acres

stop n stor



baldinos

QT QuikTrip

Little Neck Rd

John Carter Rd

Parker's



PROPERTY INFORMATION

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1 PROPERTY INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000 / Acre
Lot Sizes:	±1.526 Acres Each
Zoning:	PUD
APN:	8-1039 -01-026

PROPERTY OVERVIEW

SVN is pleased to offer for sale two (2) commercial parcels of ±1.526 acres each at the intersection of I-16 and Little Neck Road. The parcels will be delivered with all off-site work to include: common detention that will allow for more usable acreage, a paved interior road and infrastructure in place, including city water and sewer. The sites are accessed via curb cut on Little Neck Road as well as D.O.T. Barn Road. Present zoning is Planned Unit Development (PUD), allowing for a variety of commercial uses, and other businesses at the site will include Shell Gas, Dairy Queen and Stop N Stor. It also will benefit from the adjacent New Hampstead PUD, a 4,500-acre master-planned development with 10,000 homes projected at build out.

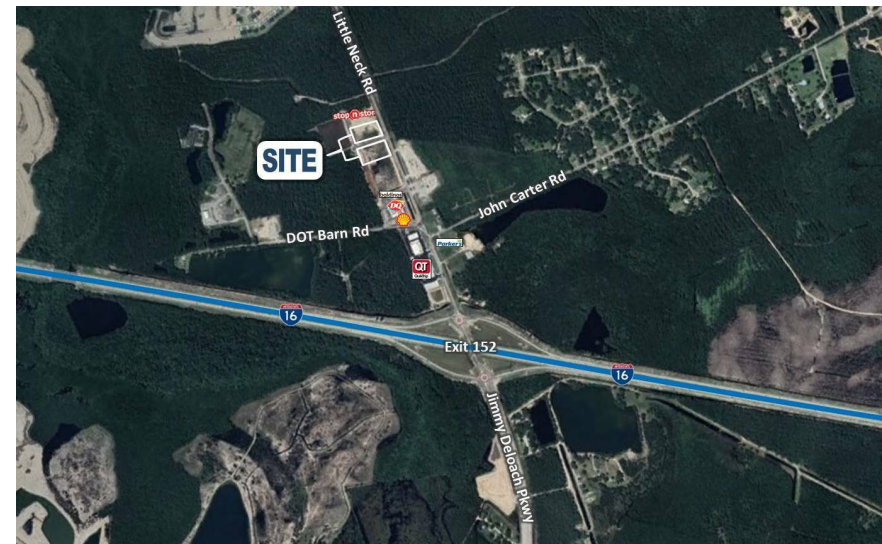
LOCATION OVERVIEW

The property is located at the Southeast quadrant of I-16 and Little Neck Road and is located just 3 miles west of the I-16 / Pooler Parkway interchange, 5 miles from I-95 and I-16 and 12.5 miles from Historic Downtown Savannah. The location is adjacent to the New Hampstead PUD, which is a 4,500 acre master-planned development with 10,000 homes projected at build out.

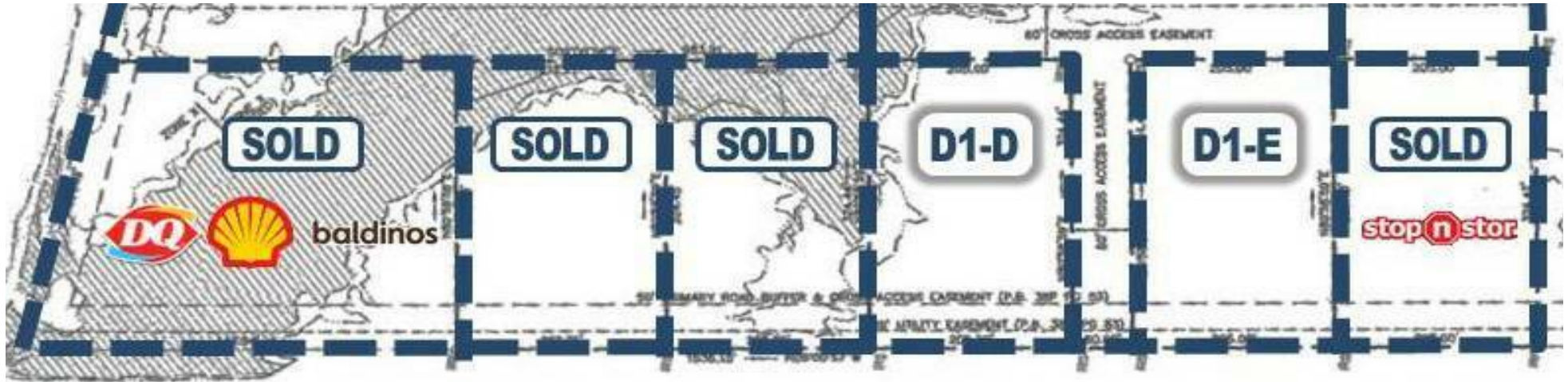
Complete Highlights

SALE HIGHLIGHTS

- Two [2] Commercial Parcels of ±1.526 Acres Each | For Sale
- At SE Quadrant of I-16 & Little Neck Road with Frontage, Visibility, Exposure
- Common Detention, Paved Interior Road; Infrastructure in Place
- City Sewer & Water; PUD Zoning; Variety of Commercial Uses
- Adjacent to New Hampstead PUD with 10,000 Homes Projected at Buildout
- I-16 > 3 Miles to Pooler Pkwy > 5 Miles to I-95 > 12.5 Miles to Downtown



Lot Pricing



LOT PRICING

LOT #	SIZE [AC]	SIZE [SF]	PRICE	PRICE/ACRE	PRICE/SF
D1-D	1.526	66,472.56	\$1,526,000	\$1,000,000	\$22.96
D1-E	1.526	66,472.56	\$1,526,000	\$1,000,000	\$22.96

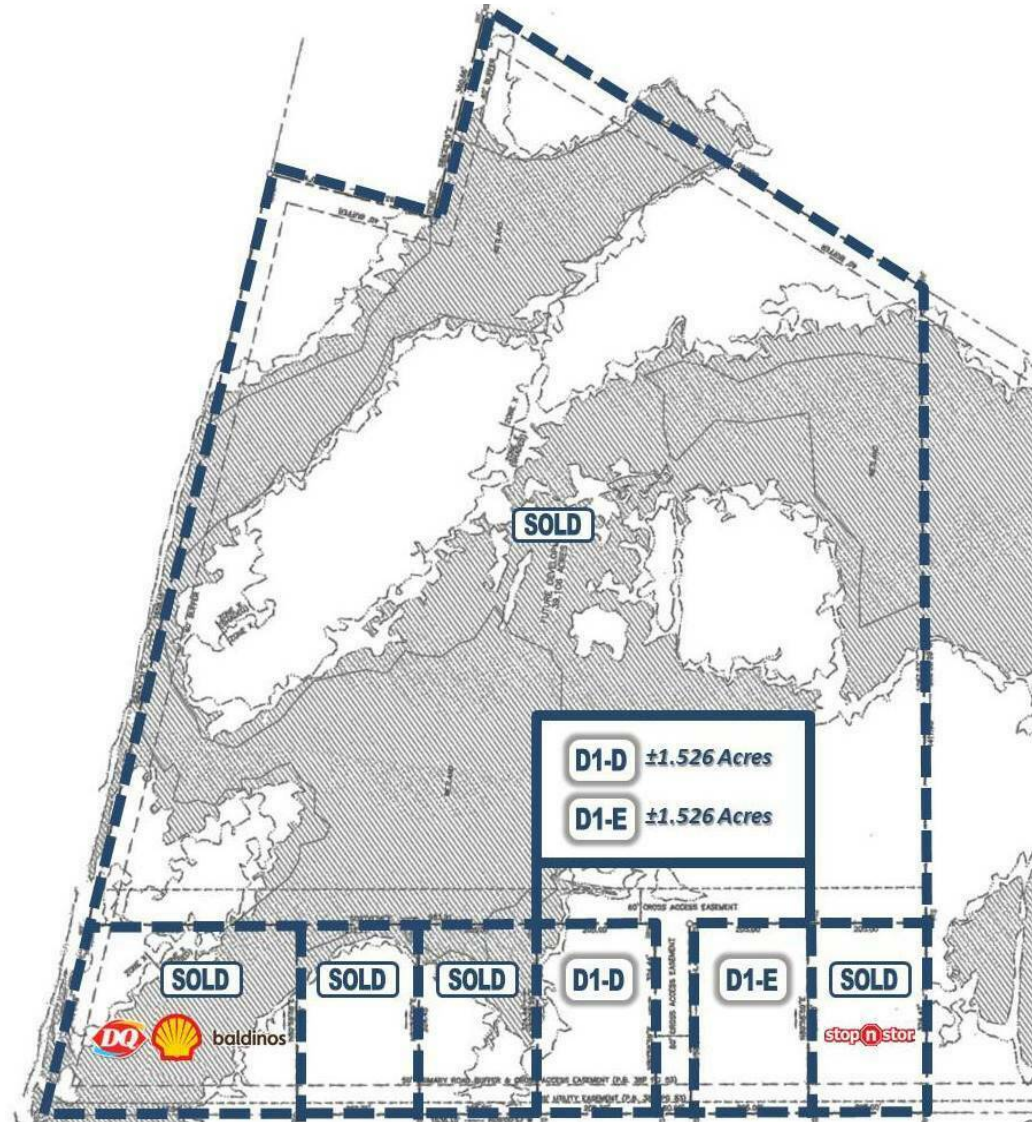
Site Aerial



Site Aerial



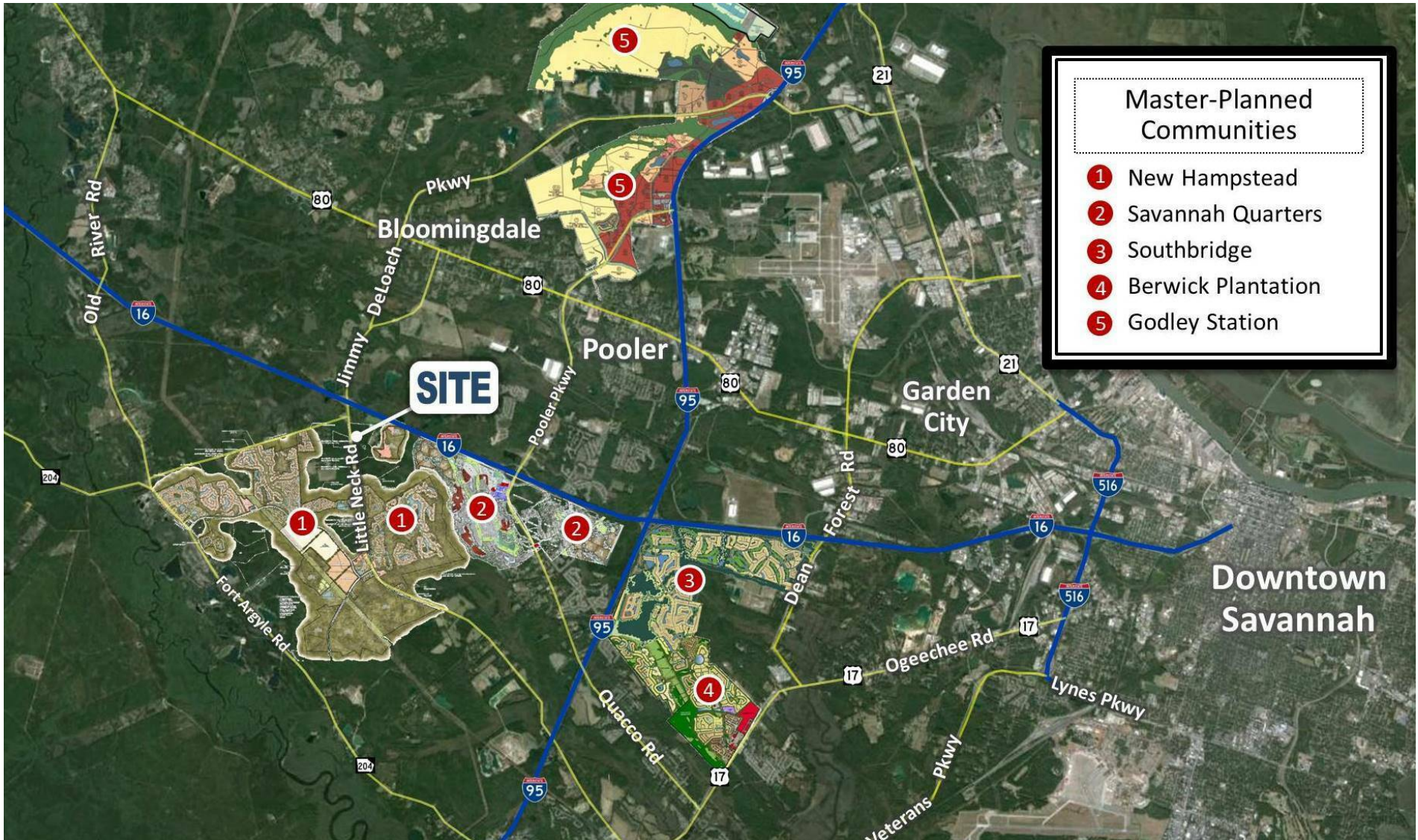
Site Plan



Aerial: New Hampstead



Aerial: Master-Planned Communities

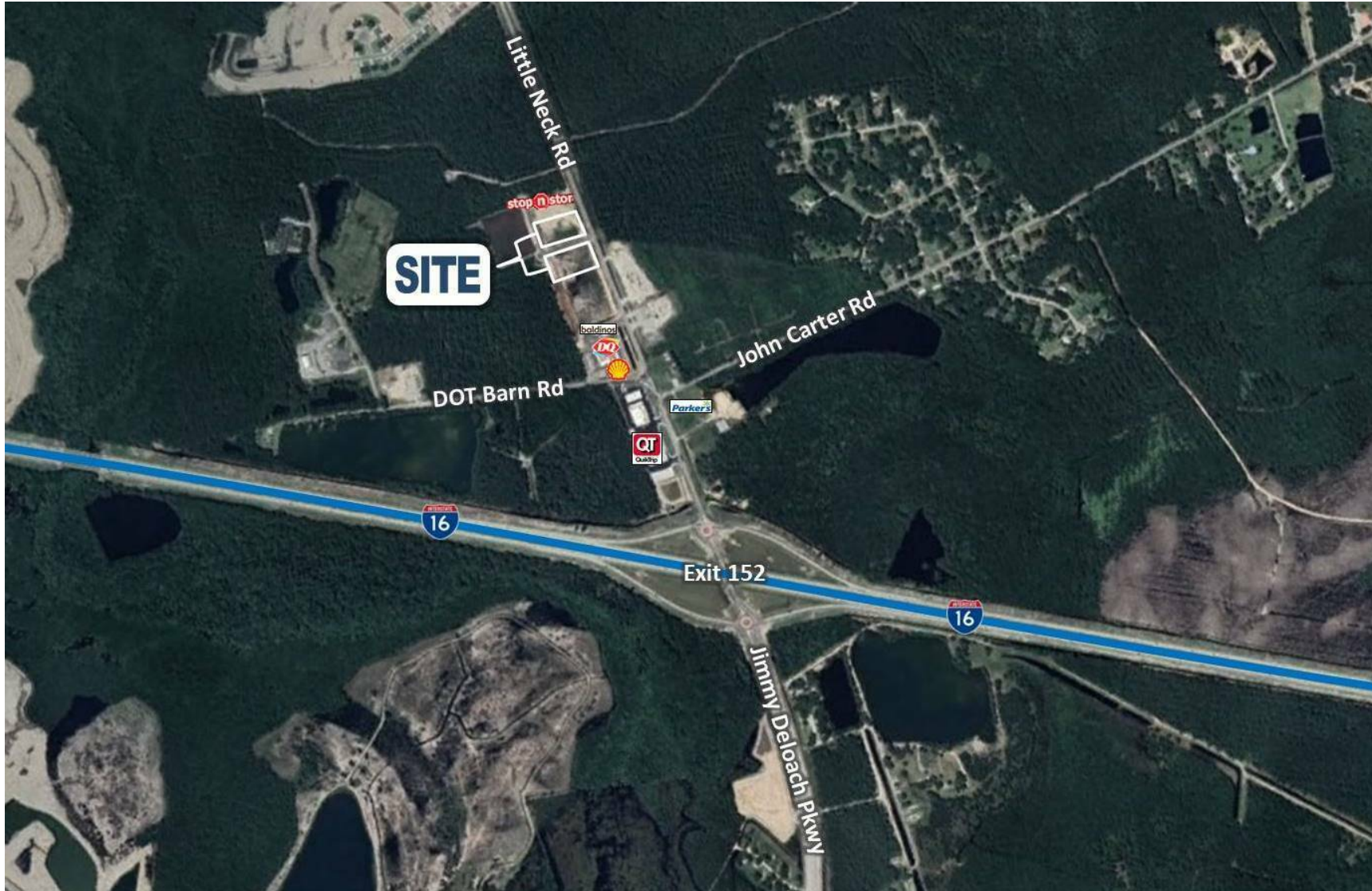




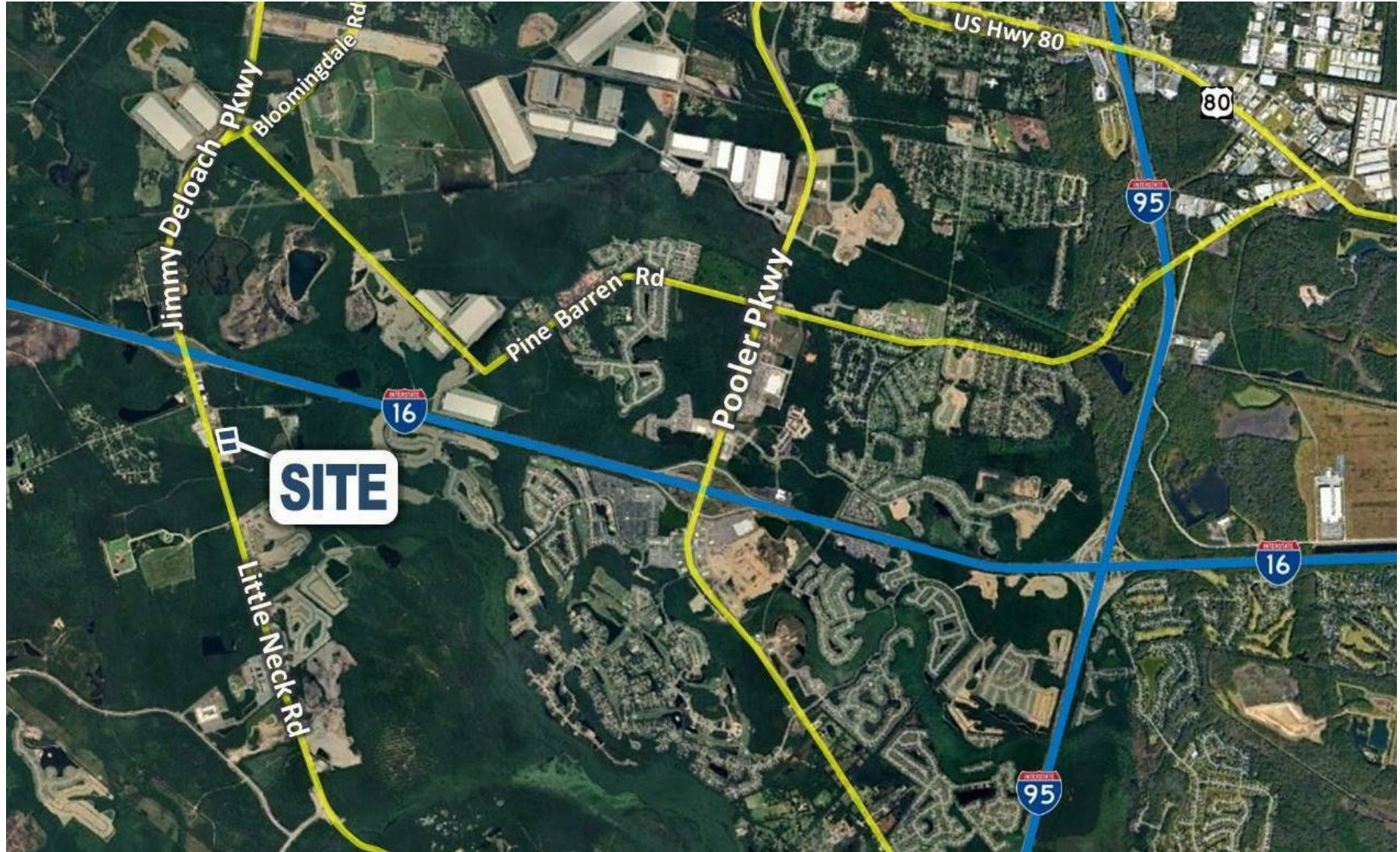
2 LOCATION INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

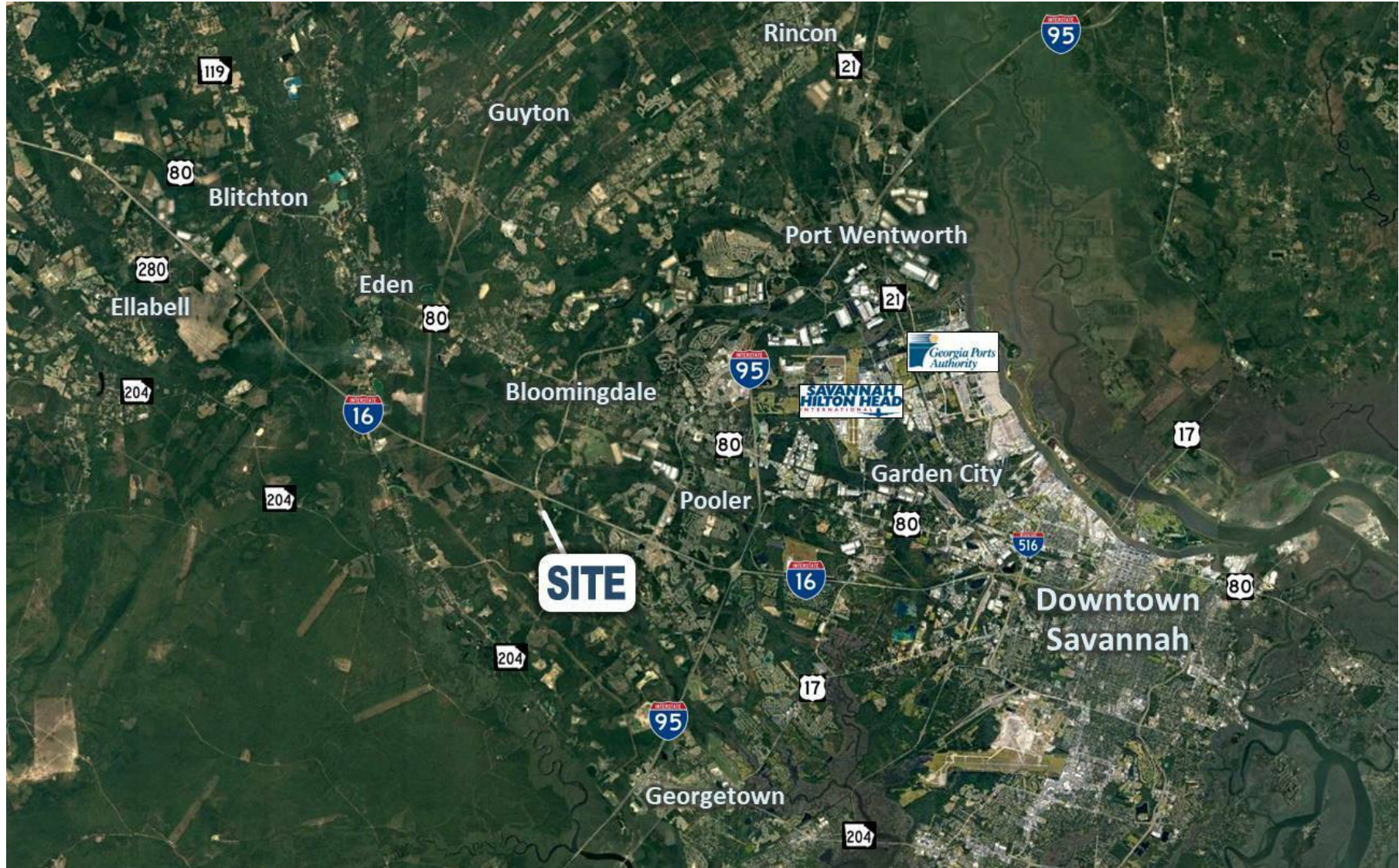
Aerial: I-16



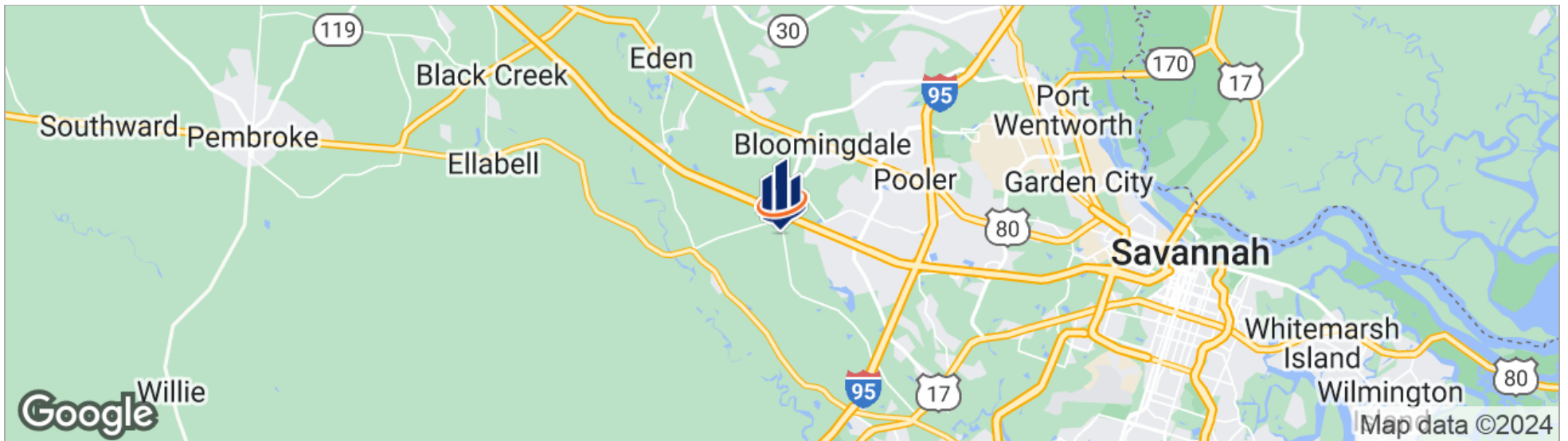
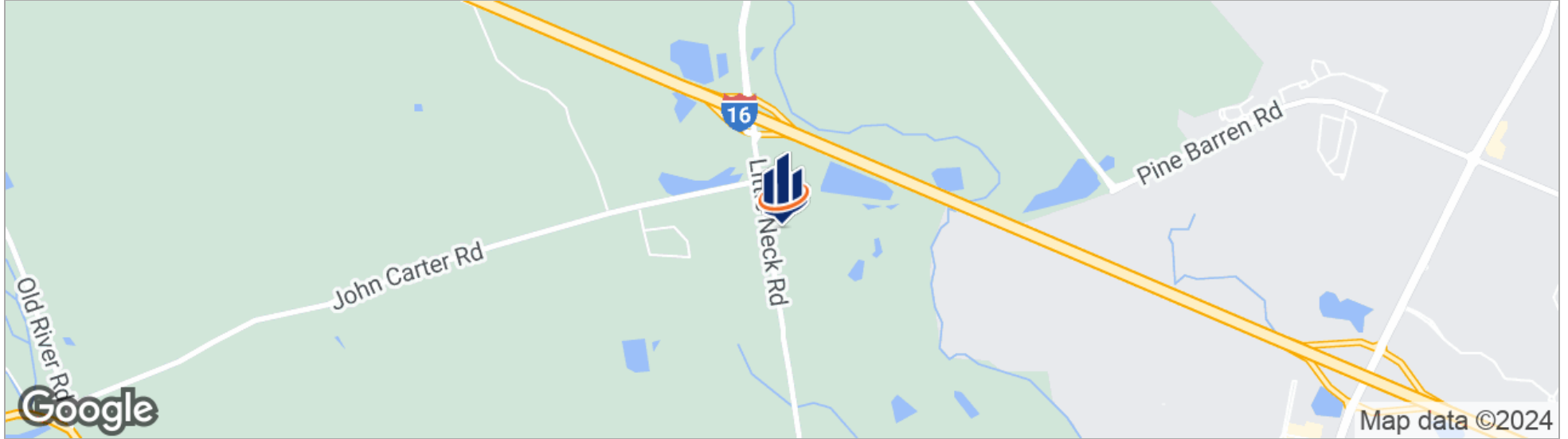
Aerial: I-16 & I-95



Aerial: Savannah MSA



Location Maps



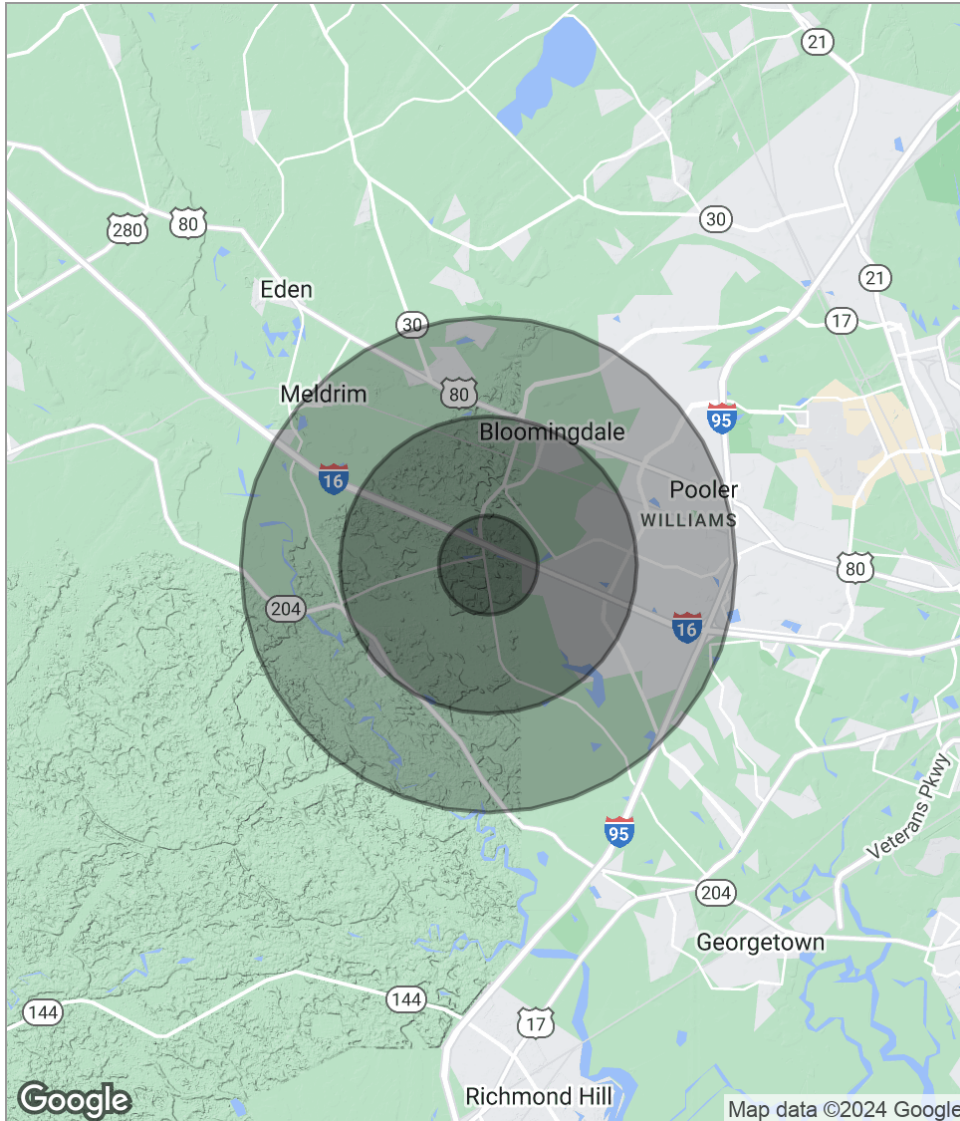


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DEMOGRAPHICS

Little Neck Road & I-16
Bloomingdale, GA 31302

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	493	6,431	26,040
Median age	44.9	37.6	37.2
Median age (Male)	46.8	39.1	33.1
Median age (Female)	40.7	35.8	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	215	2,941	10,747
# of persons per HH	2.3	2.2	2.4
Average HH income	\$94,322	\$80,579	\$76,633
Average house value	\$292,070	\$166,590	\$179,557

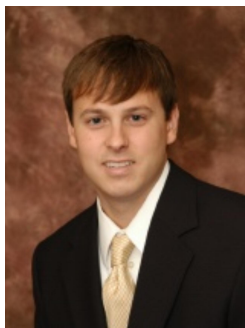
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Little Neck Road & I-16
Bloomingdale, GA 31302

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]