

±13.51 ACRES AT SIGNALIZED CORNER SAVANNAH QUARTERS® | FOR SALE

1765 QUACCO RD
POOLER, GA 31322

Adam Bryant, CCIM, SIOR
C: 912.667.2740
adam.bryant@svn.com

SITE
±13.51 Acres

Spanton
Crescent

Quacco Rd/Pooler Pkwy





PROPERTY INFORMATION

- Property Summary
- Property Highlights
- Aerial | Site
- Aerial | Site
- Property Plat
- Aerial | North View from Site
- Aerial | East View from Site

LOCATION INFORMATION

- Master Plan | Savannah Quarters®
- Aerial | Pooler Residential
- Aerial | I-16 Communities
- Aerial | Pooler Retail
- Aerial | Savannah Communities
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Adam Bryant, CCIM, SIOR

SITE
±13.51 Acres

Ellabell

Bloomingtondale

Westbrook at
Savannah Quarters®

Westbrook at
Savannah Quarters®



SITE
±13.51 Acres

1 PROPERTY INFORMATION

1765 Quacco Rd
Pooler, GA 31322

Spanton
Crescent

Quacco Rd/Pooler Pkwy

Property Summary



Sale Price **\$5,995,000**

OFFERING SUMMARY

Lot Size: 13.51 Acres
Zoning: C-2
Market: Savannah
Submarket: Pooler
APN: 51009 01037

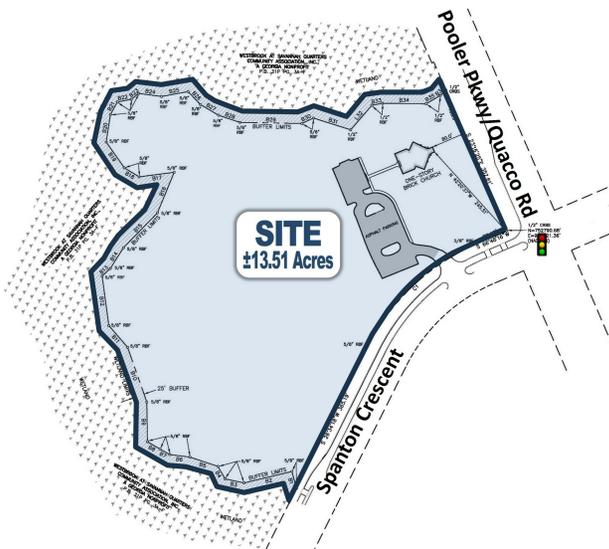
PROPERTY OVERVIEW

SVN is pleased to offer ±13.51 commercial acres for sale at the signalized northwest corner of Pooler Parkway (Quacco Road) and Spanton Crescent within Savannah Quarters®. The property should conceptually yield two outparcels with a larger rear tract, providing flexibility for phased or mixed-use commercial development. The site benefits from existing infrastructure including public water and sewer extended within the property boundary, along with established access from Quacco Road via Spanton Crescent with completed curb cut and access improvements. On-site improvements include clearing and grading, a former ±3,286-square-foot church facility, and an existing paved parking lot. Pooler Parkway is currently being widened to four lanes extending to Highway 17 (Ogeechee Road), which will enhance traffic flow and long-term accessibility to the site. The property is zoned PUD and permits a broad range of commercial uses consistent with the City of Pooler's C-2 designation. Convenience stores, traditional residential development, and certain noxious uses are restricted under the Savannah Quarters PUD documents; however, the remaining permitted uses support a wide range of senior housing, retail, medical, service, and general commercial development concepts.

LOCATION OVERVIEW

The property is located in the City of Pooler within the Savannah Quarters® PUD, which is a ±2,588-acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. It is near the I-16/Pooler Pkwy interchange, which is only 2 miles west of I-95 and 11 miles from Historic Downtown Savannah. Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, this site benefits from numerous master planned communities in various stages of development, which offer substantial population density.

Property Highlights



PROPERTY HIGHLIGHTS

- ±13.51 Acres at Signalized Corner | Savannah Quarters® | For Sale
- Conceptually Yields 2 Outparcels + Rear Tract | Excellent for Phased or Mixed-Use Development
- Cleared & Graded | Site has ±3,286 SF Former Church Facility + Parking Lot
- Municipal Water & Sewer | Access via Curb Cut | City of Pooler C-2 Zoning
- Directly on Quacco Rd 4-Lane Widening Project | Within Savannah Quarters® PUD
- Near I-16/Pooler Pkwy Interchange; 2 Miles to I-95 | 11 Miles to Downtown

Aerial | Site



±13.51 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 6

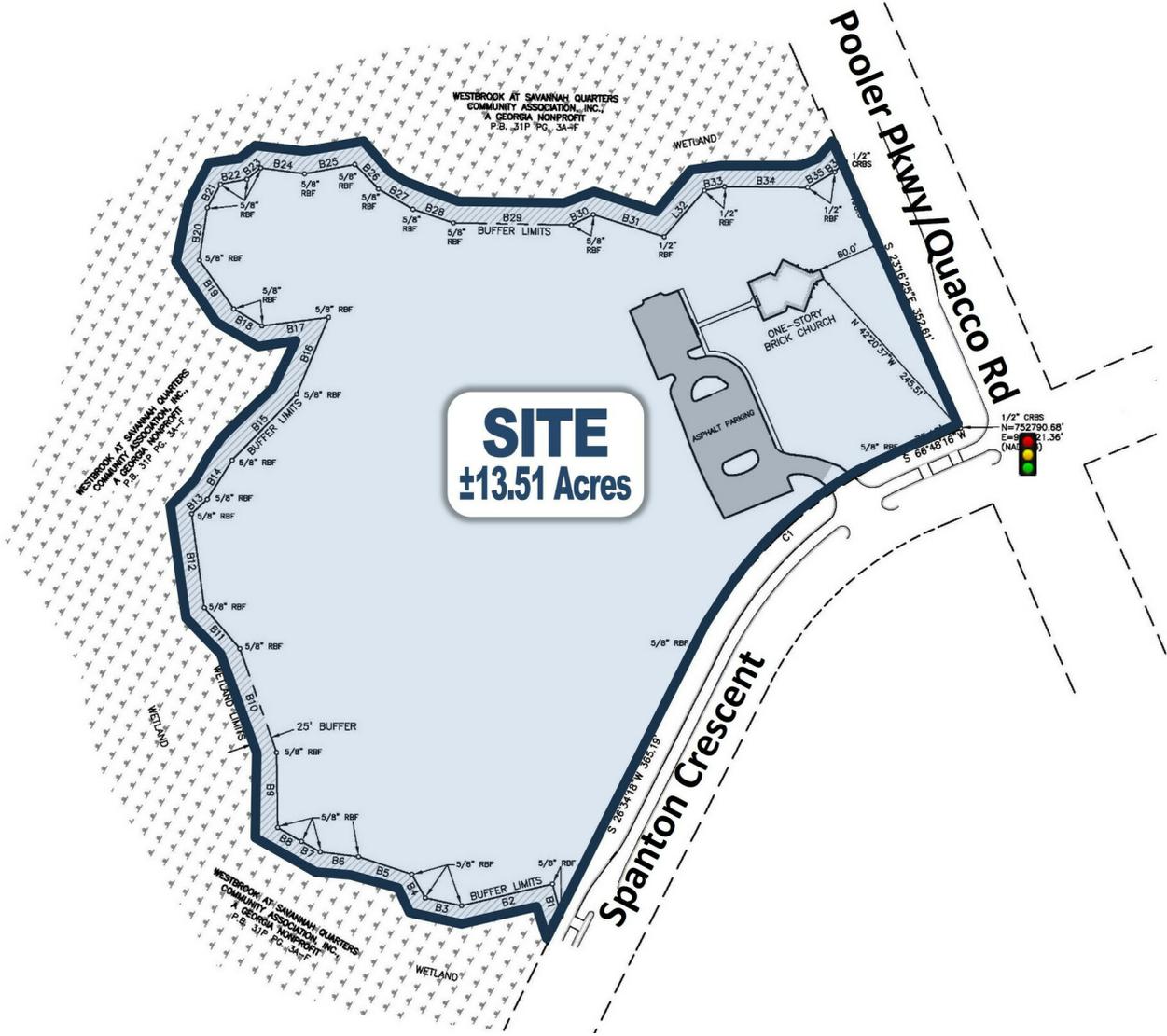
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial | Site

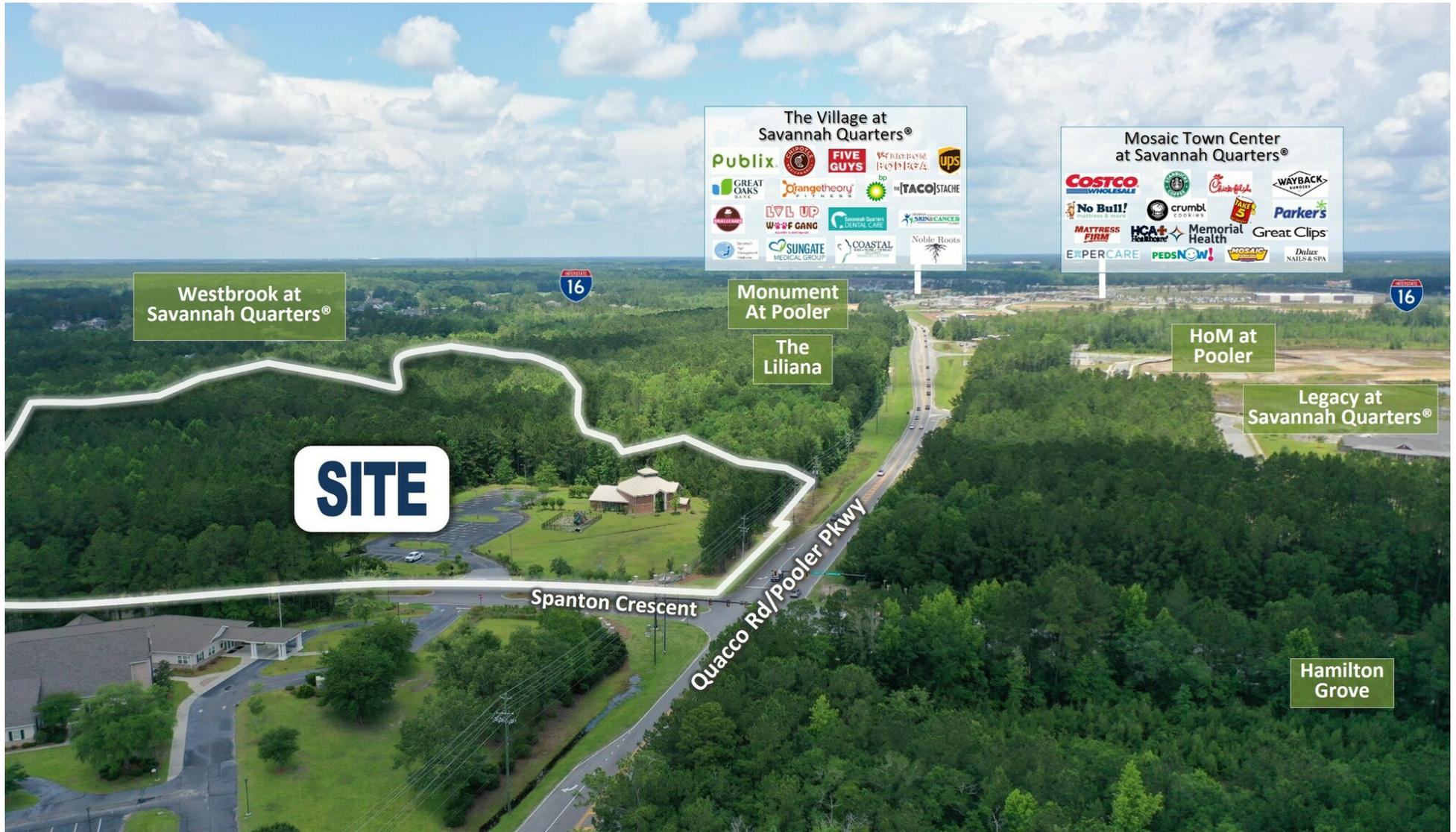


±13.51 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

Property Plat



Aerial | North View From Site

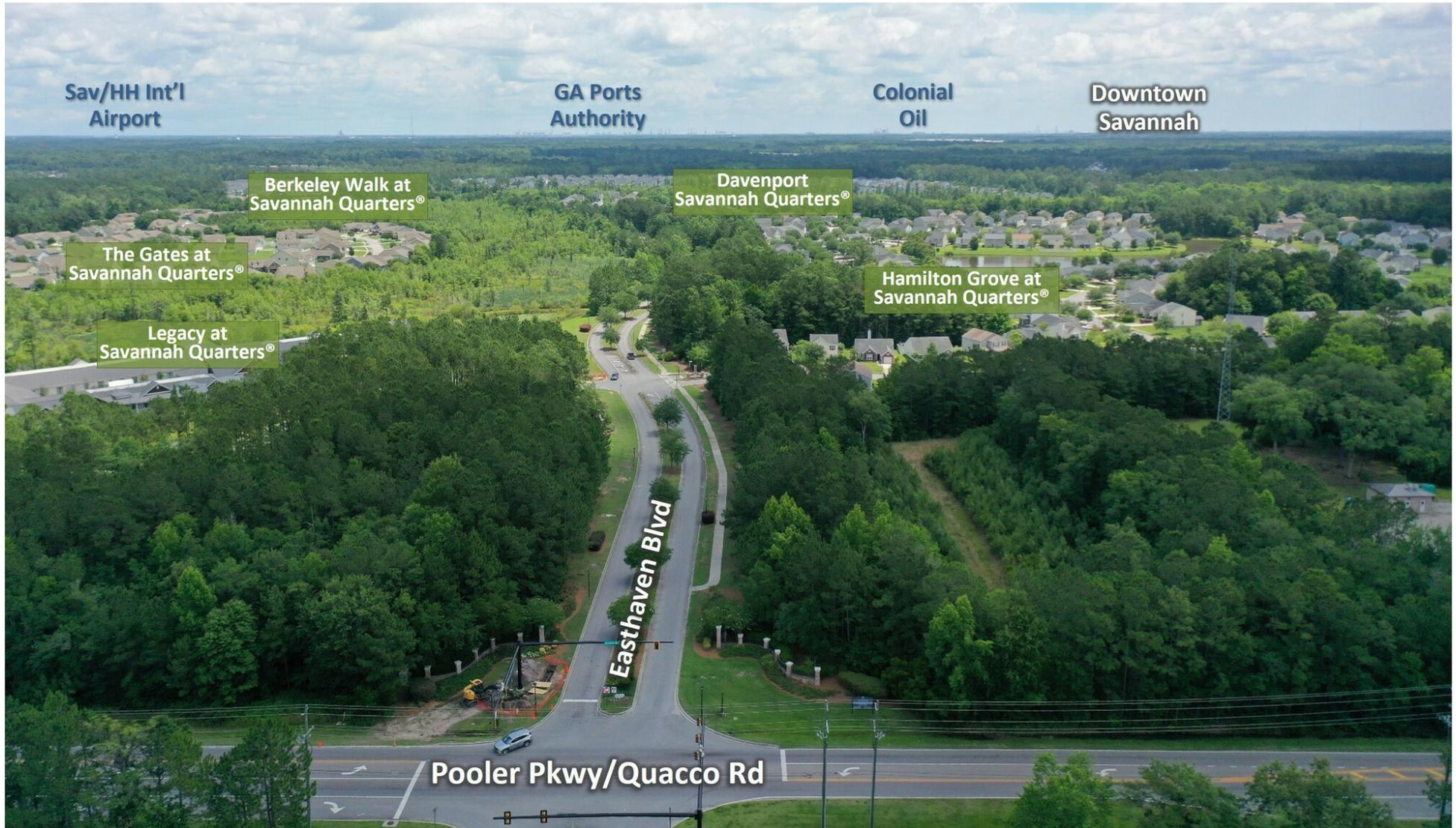


±13.51 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 9

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial | East View From Site



±13.51 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322



2 LOCATION INFORMATION

1765 Quacco Rd
Pooler, GA 31322

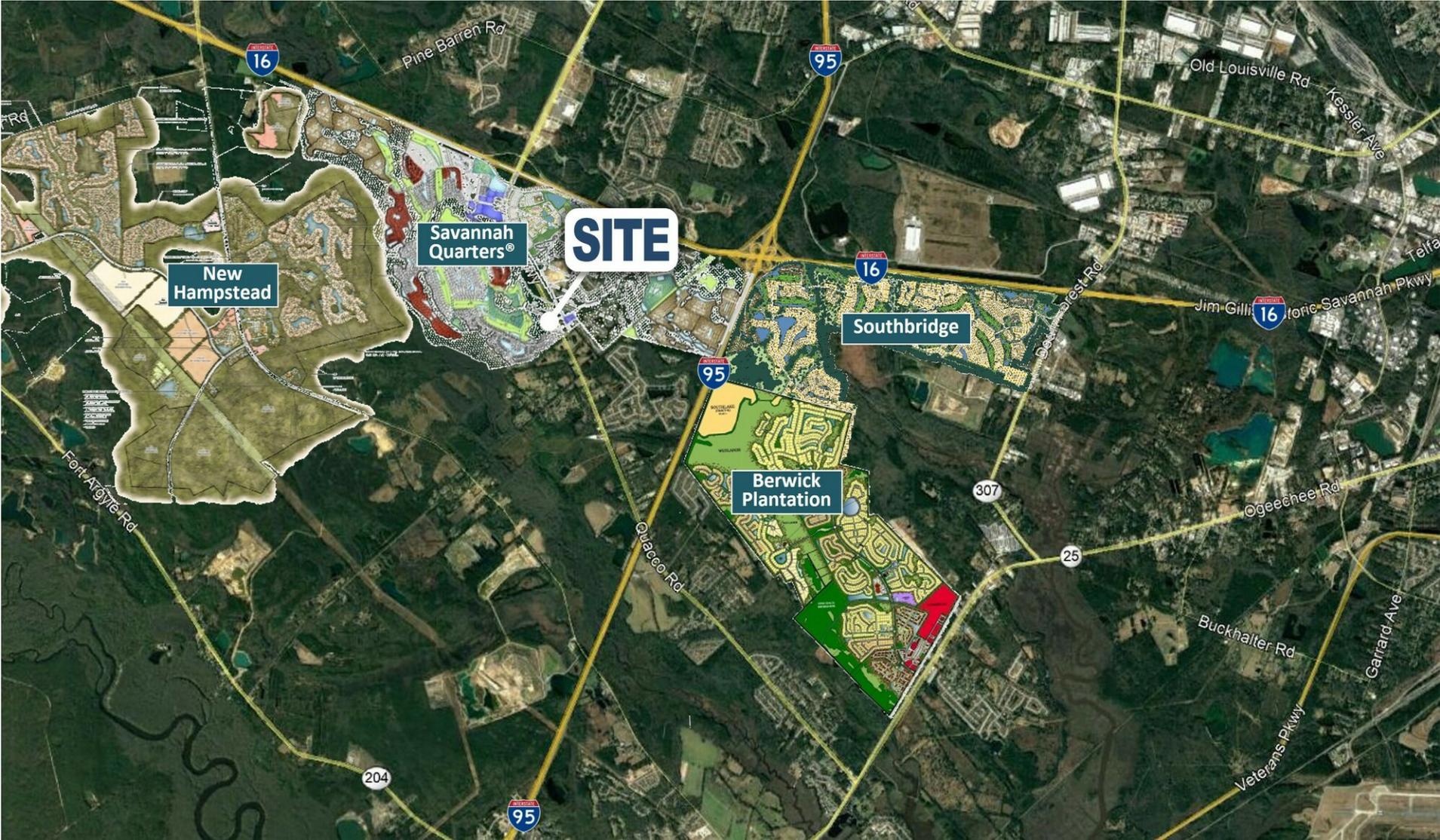
Master Plan | Savannah Quarters®



Aerial | Pooler Residential

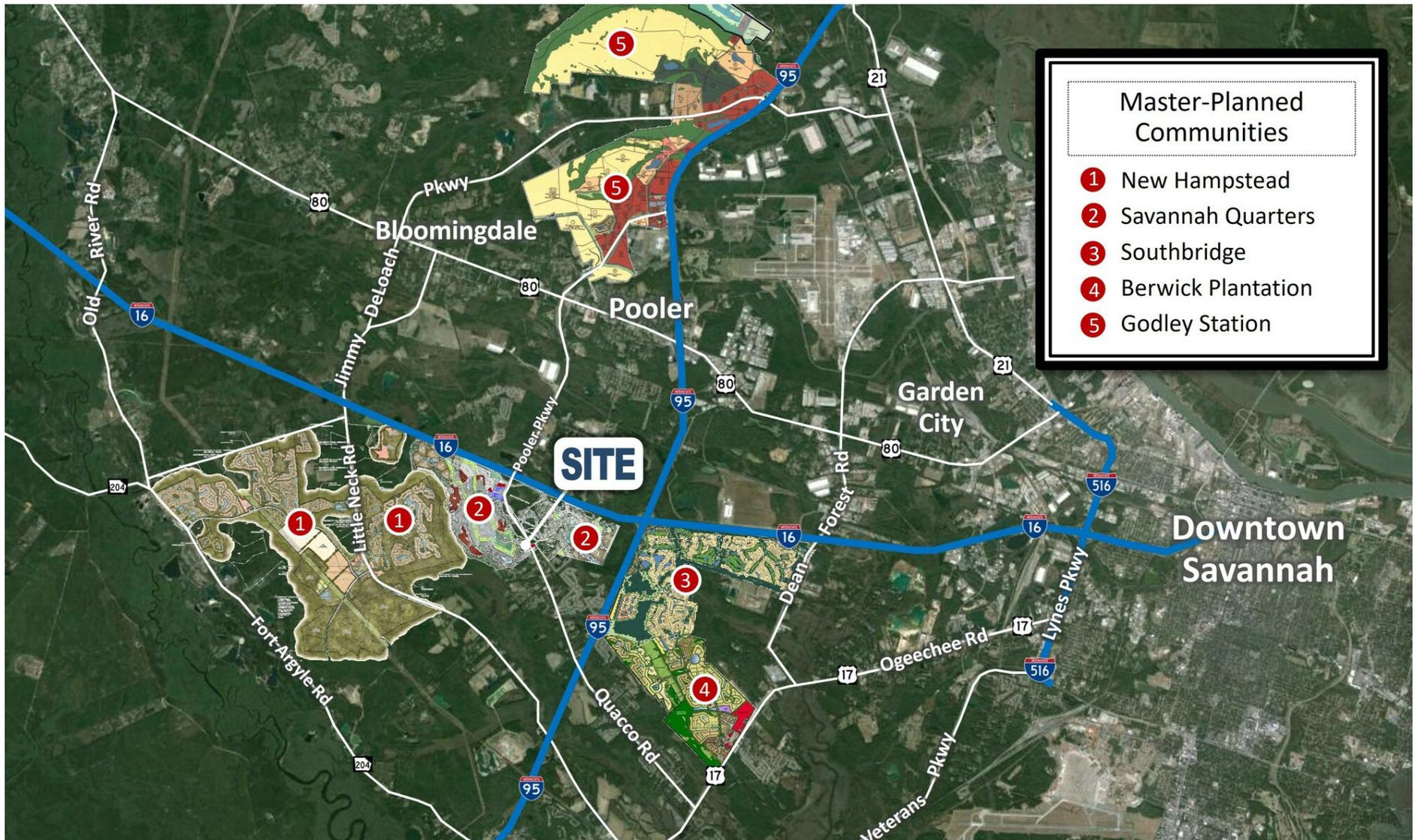


Aerial | I-16 Communities

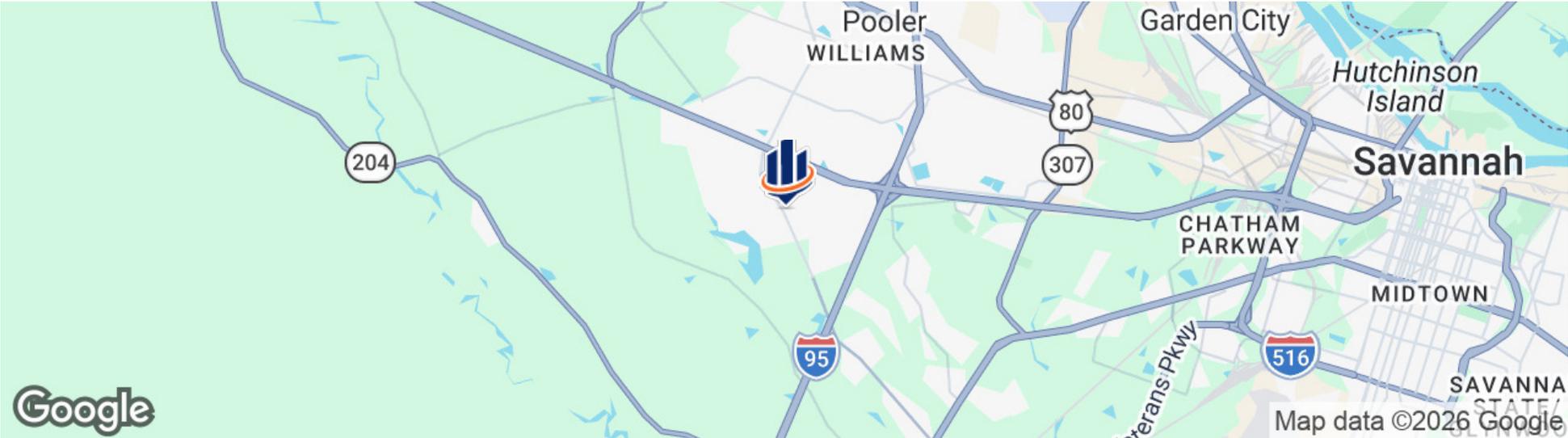
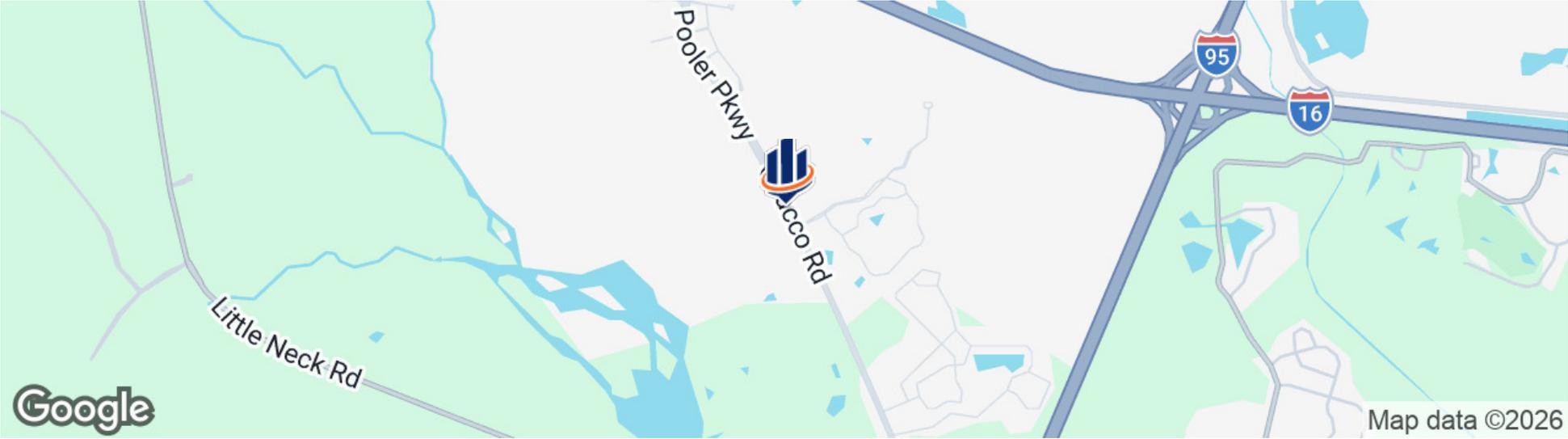


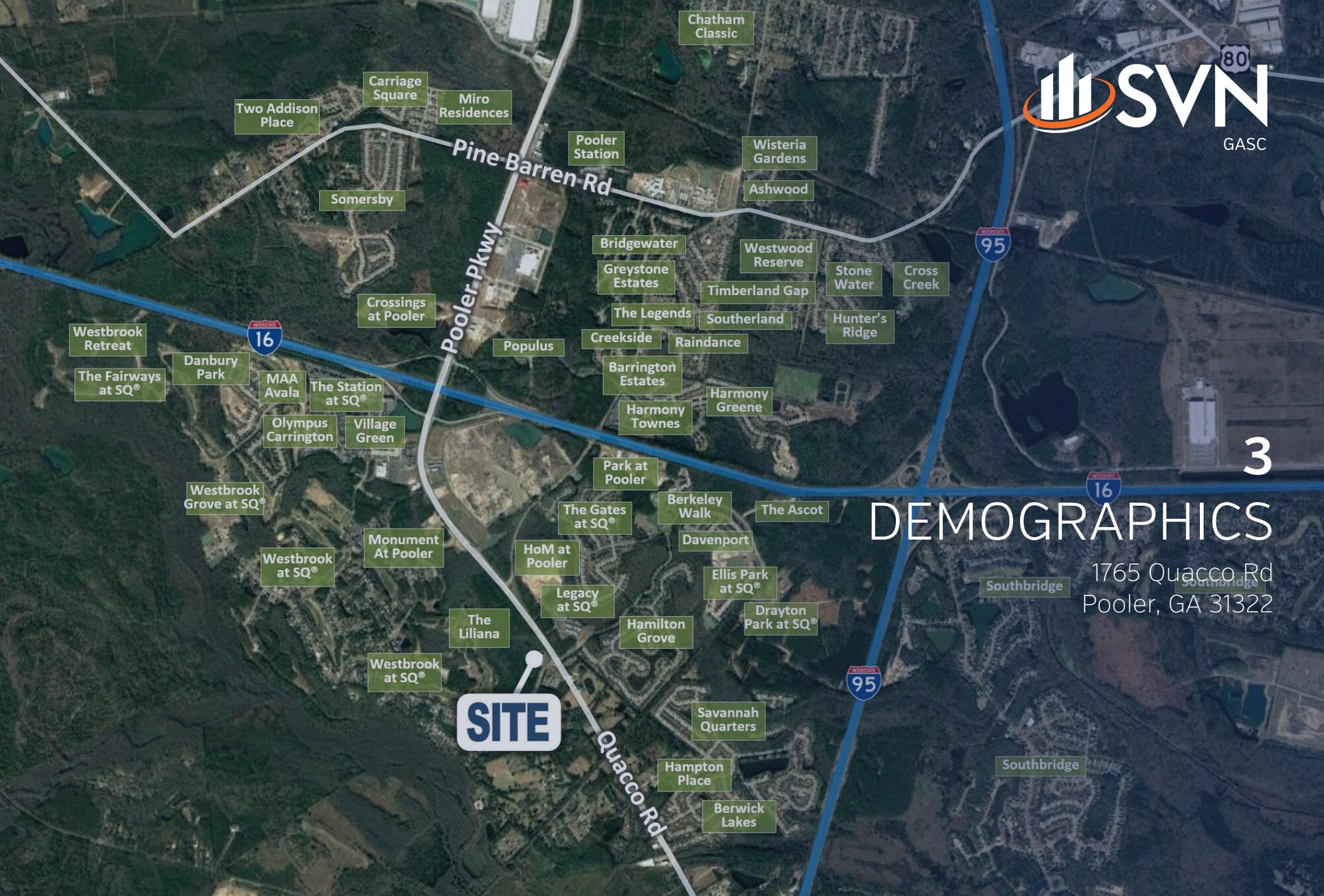
Aerial | Pooler Retail

Aerial | Savannah Communities



Location Maps





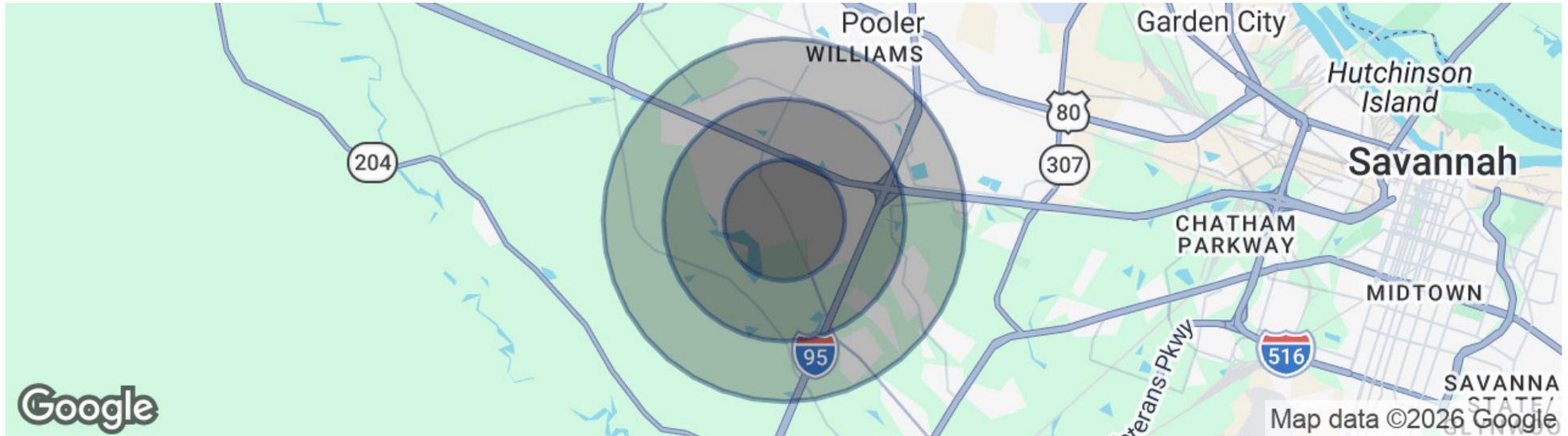
3

DEMOGRAPHICS

1765 Quacco Rd
Pooler, GA 31322

SITE

Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,578	14,360	23,684
Average age	38	38	39
Average age [Male]	37	37	38
Average age [Female]	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,680	5,701	9,221
# of persons per HH	2.7	2.5	2.6
Average HH income	\$113,716	\$116,978	\$116,382
Average house value	\$389,720	\$359,535	\$341,927

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO &
CONTACT

1765 Quacco Rd
Pooler, GA 31322

Adam Bryant, CCIM, SIOR



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

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

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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)

SVN | GASC
svnsavhh.com