

±9.683-ACRE COMMERCIAL PARCEL WITHIN CLEAR LAKE RESERVE

POOLER PKWY & JUNE MEADOW LANE
POOLER, GA 31322

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SITE

CLEAR LAKE
RESERVE
TOWNHOMES

POOLER GA
CLEAR LAKE
VISTA

HOWARD
Family Dental

E Marketplace Way

Clear Lake Way

Pooler Pkwy

Kita Ave

SUBAF J
SVN
GASC





PROPERTY INFORMATION

- Property Summary
- Property Highlights
- View South
- View Southeast
- View Southwest
- View Northeast
- Master Plan | Clear Lake Reserve
- Site Plan | Clear Lake Reserve
- Property Plat

LOCATION INFORMATION

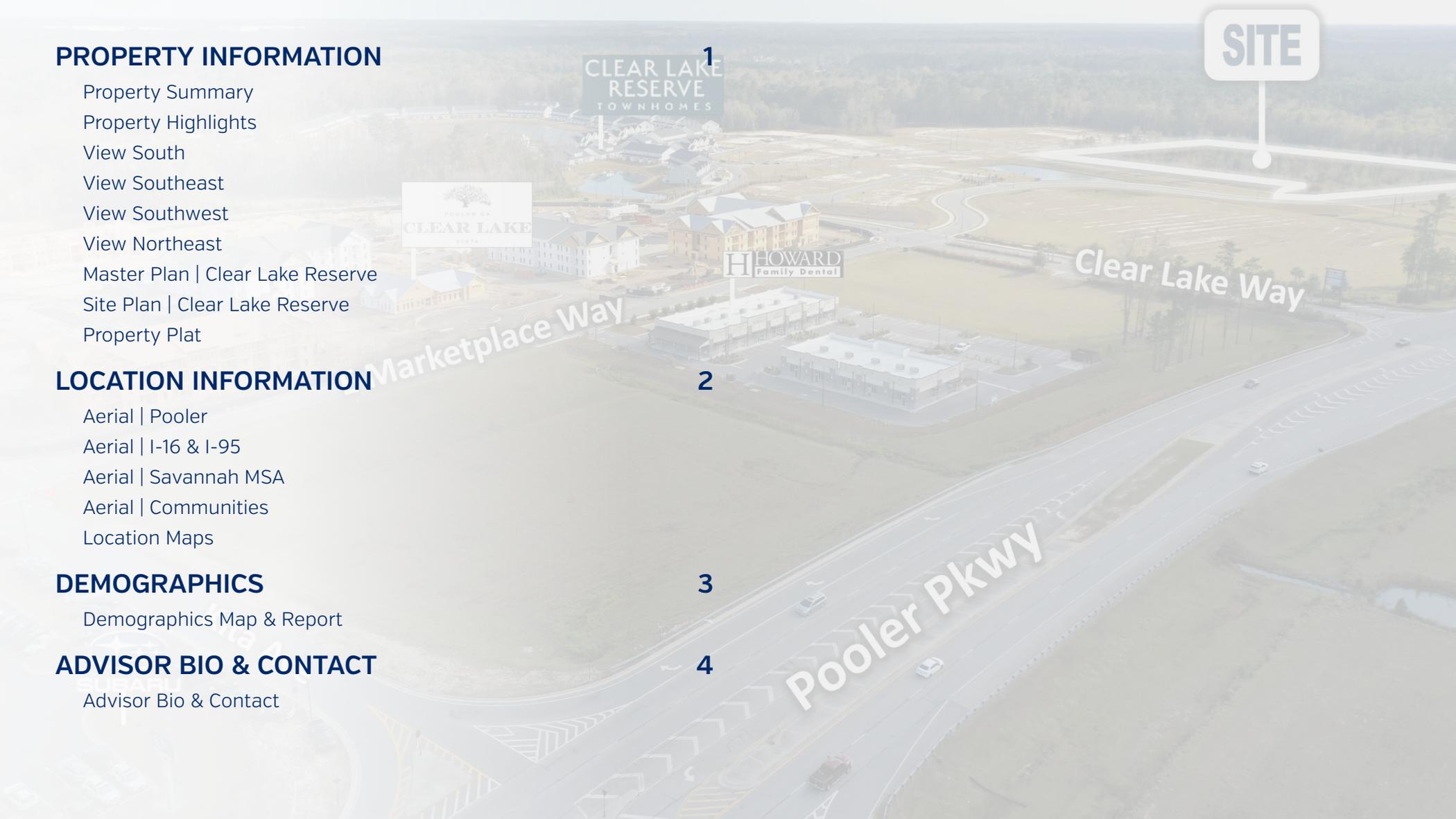
- Aerial | Pooler
- Aerial | I-16 & I-95
- Aerial | Savannah MSA
- Aerial | Communities
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact





1 PROPERTY INFORMATION

Pooler Pkwy & June Meadow Lane
Pooler, GA 31322

Property Summary



Sale Price

\$5,995,000

PROPERTY OVERVIEW

SVN is pleased to offer a ±9.683-acre commercial parcel for sale located near the signalized intersection of Pooler Parkway and June Meadow Lane within Clear Lake Reserve. The site will be delivered in as-is condition and benefits from completed infrastructure and entitlement improvements, including water and sewer available within the property boundaries, off-site detention, and an approved jurisdictional determination from the U.S. Army Corps of Engineers confirming wetlands. The site allows all commercial uses permitted under the C-2 zoning designation from the City of Pooler with some minor exceptions for noxious uses that are governed by the Clear Lake Reserve development guideline documents; however, housing will not be a permitted use.

LOCATION OVERVIEW

Clear Lake Reserve is a mixed-use, master-planned community located within the City of Pooler, a strong suburban market in the Savannah, Georgia MSA. The site is situated along Pooler Parkway between the I-16 interchange [Exit 155] and U.S. Highway 80, providing excellent regional access. The property is approximately 3 miles to I-95 [Exit 104] at South Godley Station and the Savannah/Hilton Head International Airport. Area retail and commercial uses are supported by high traffic volumes generated by two interstate corridors and a regional population exceeding 850,000 within a 30-mile radius.

OFFERING SUMMARY

Lot Size:	9.683 Acres
Price / Acre:	\$619,126
Zoning:	C-2 (Heavy Commercial)
Market:	Savannah
Submarket:	Pooler
APN:	51011F01010

Property Highlights



PROPERTY HIGHLIGHTS

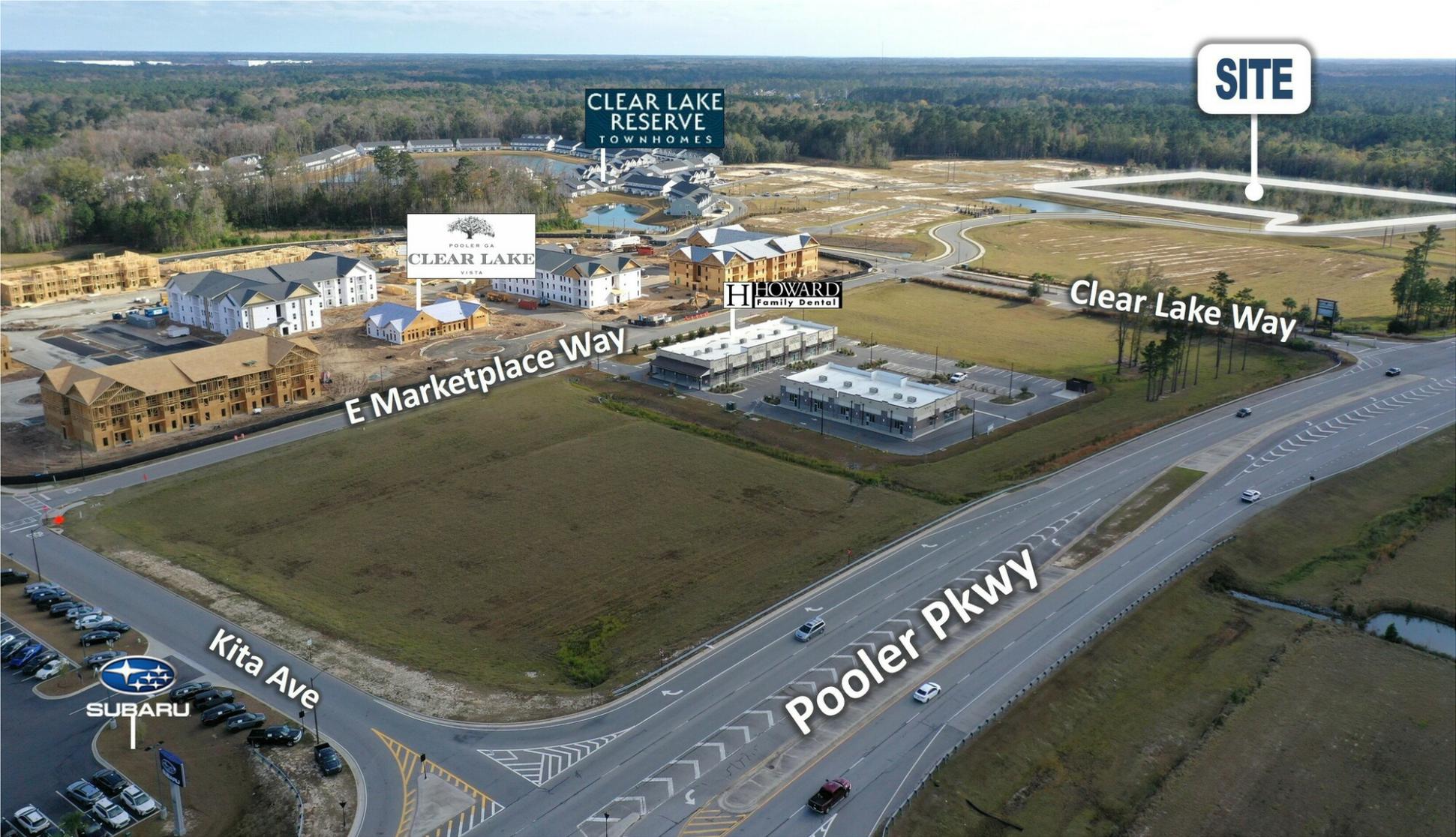
- ±9.683-Acre Commercial Parcel Within Clear Lake Reserve | For Sale
- Signalized Intersection; Completed Infrastructure & Entitled Improvements
- Water & Sewer Available; Off-Site Detention; USACE Wetlands JD
- City of Pooler C-2 Zoning; Most Commercial Uses – Housing Not Permitted
- Situated Along Pooler Parkway Between I-16 & Hwy 80 in Pooler
- High Traffic Counts; 3 Miles from I-95 at Godley Station & Airport

View South



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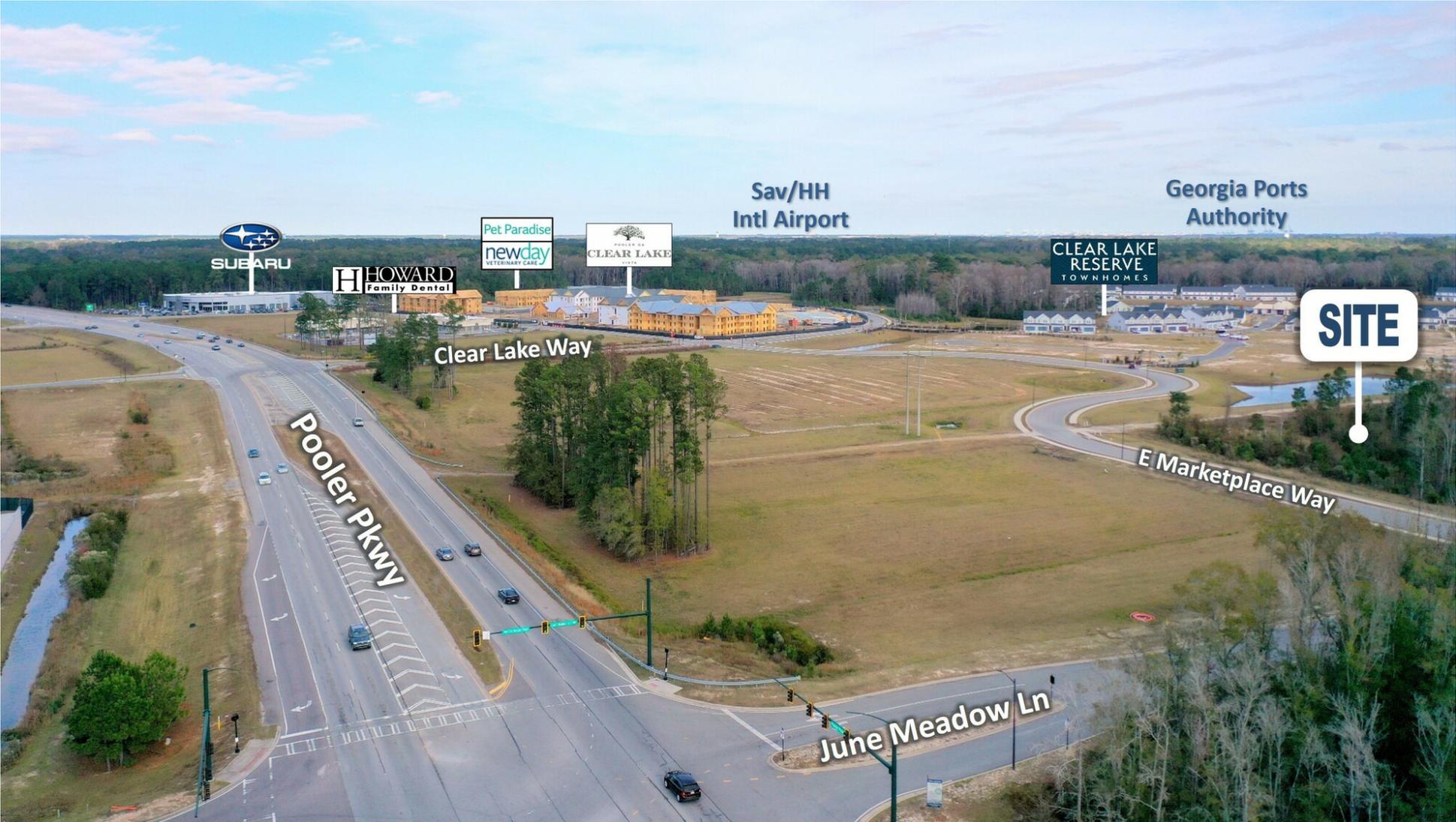
View Southeast



View Southwest



View Northeast



Master Plan | Clear Lake Reserve



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Site Plan | Clear Lake Reserve

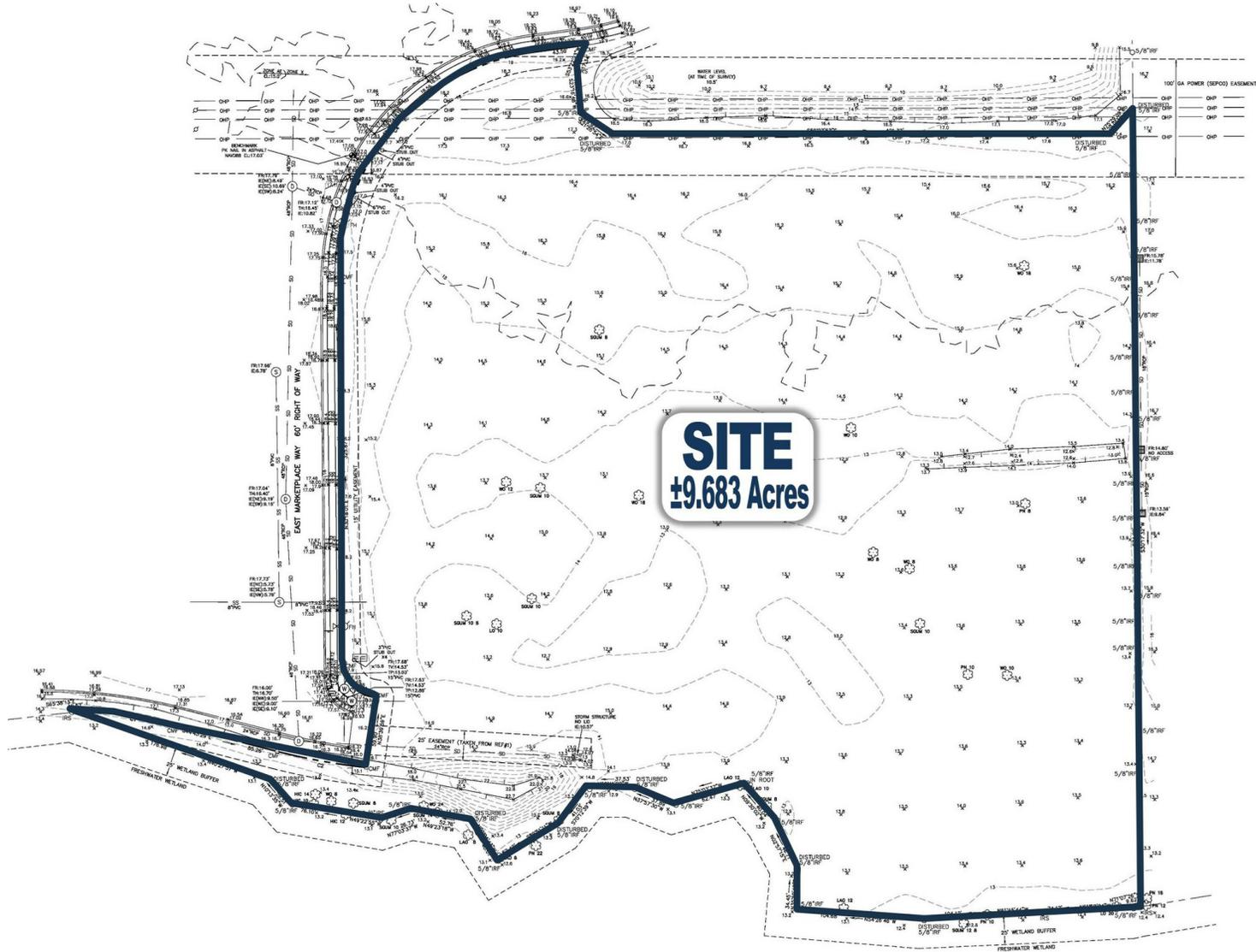


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Property Plat



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SVN | GASC | Page 12

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2 LOCATION INFORMATION

Pooler Pkwy & June Meadow Lane
Pooler, GA 31322

Aerial | Pooler



Aerial | I-16 & I-95

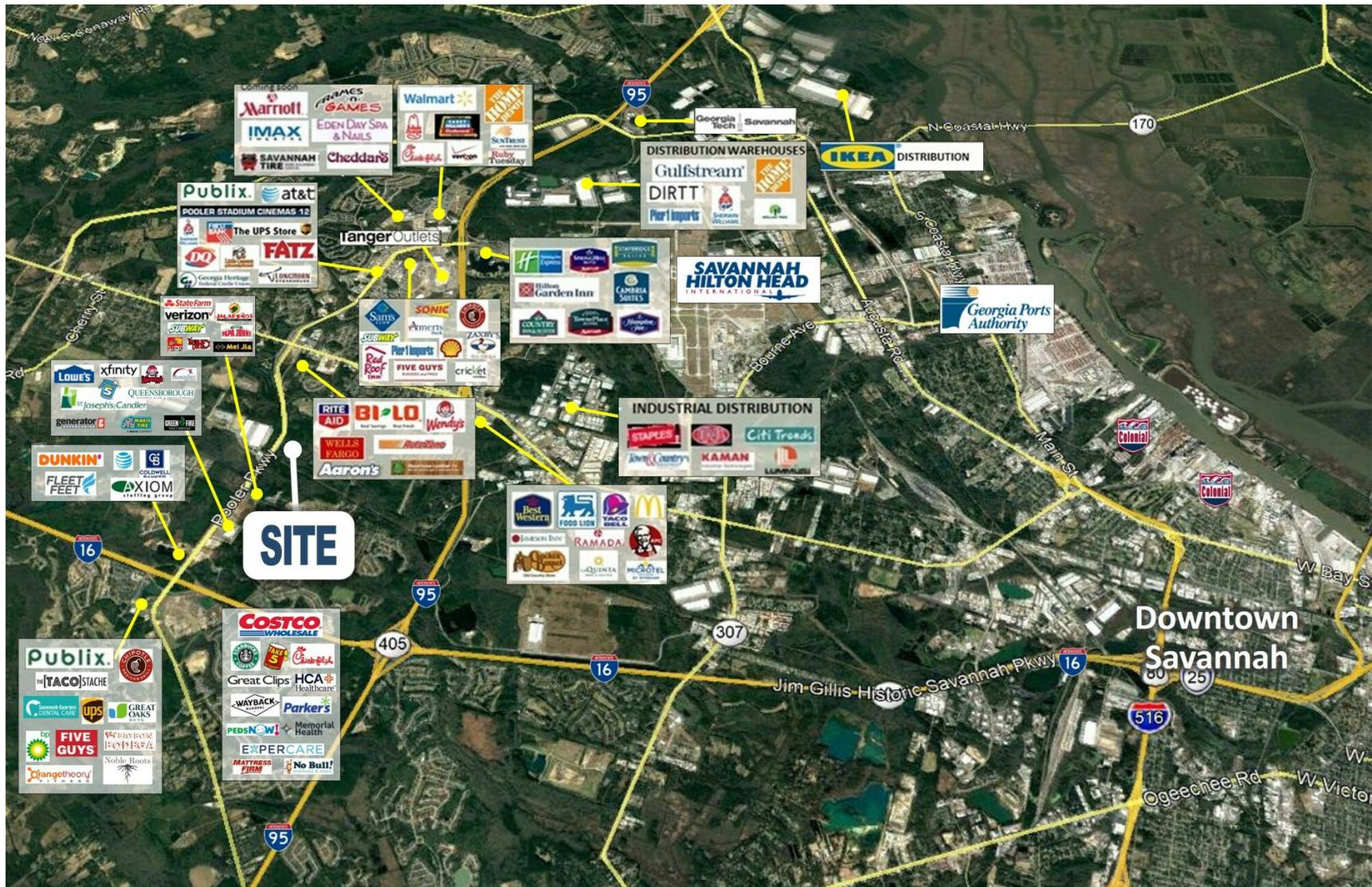


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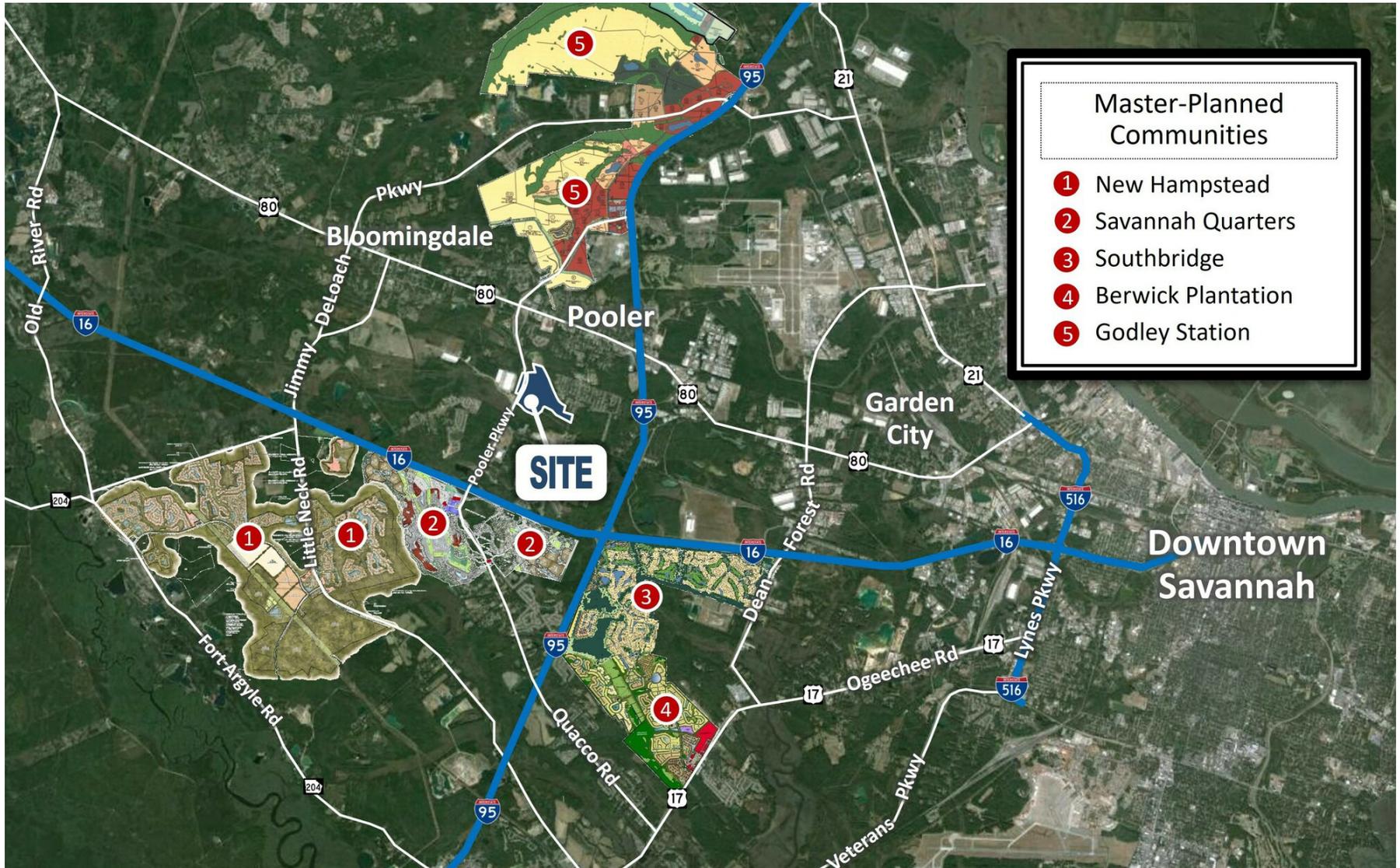
Aerial | Savannah MSA



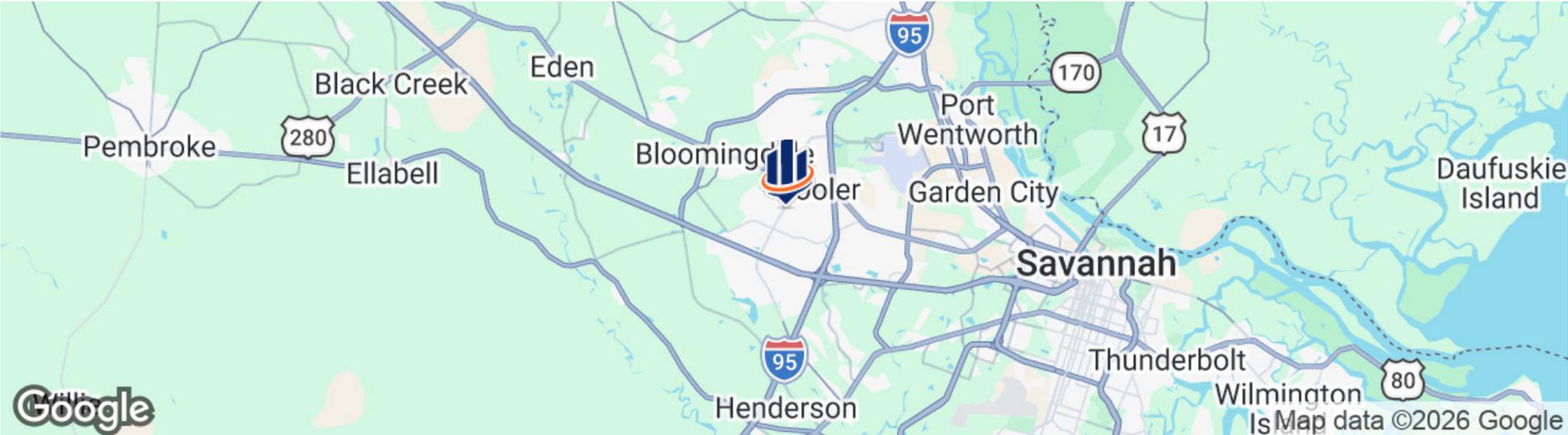
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Aerial | Communities



Location Maps



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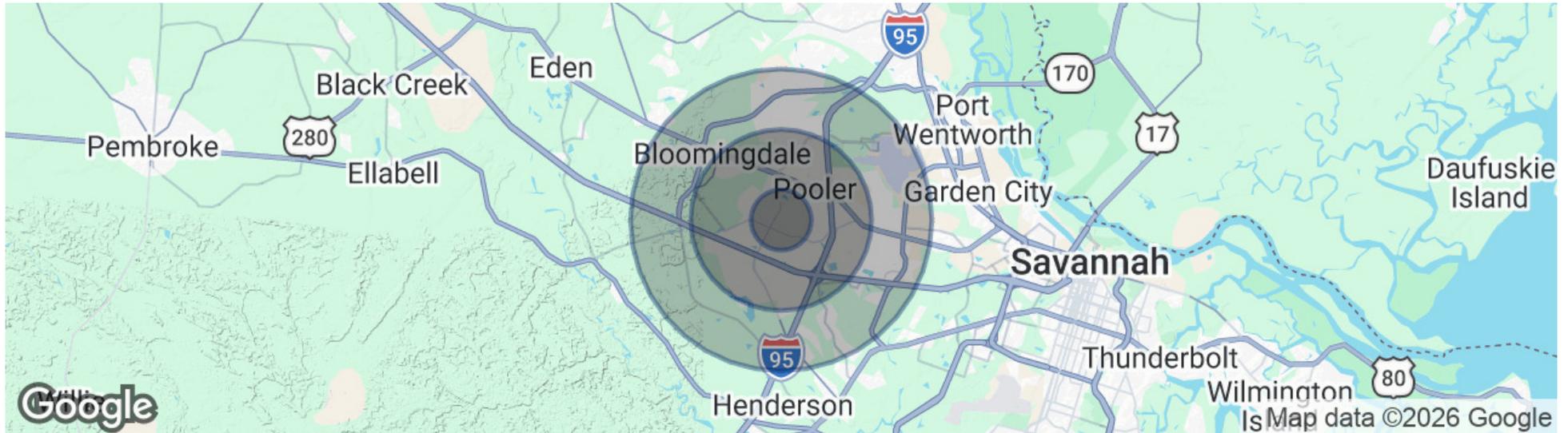


3

DEMOGRAPHICS

Pooler Pkwy & June Meadow Lane
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,833	26,217	54,191
Average Age	39	40	39
Average Age (Male)	37	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,477	10,704	21,195
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$93,562	\$108,580	\$115,694
Average House Value	\$233,750	\$322,567	\$318,585

Demographics data derived from AlphaMap



4 ADVISOR BIO & CONTACT

Pooler Pkwy & June Meadow Lane
Pooler, GA 31322

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

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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]

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