

±20 COMMERCIAL ACRES AT NEW HAMPSTEAD ENTRANCE

3751 HIGHGATE BOULEVARD
BLOOMINGDALE, GA 31302

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Partner
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Savannah
Chatham
Manufacturing
Center

Future
Retail

SITE





PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Property Plat
- Conceptual Plan
- Aerial | Site
- Aerial | View North
- Aerial | View East
- Aerial | View West

LOCATION INFORMATION

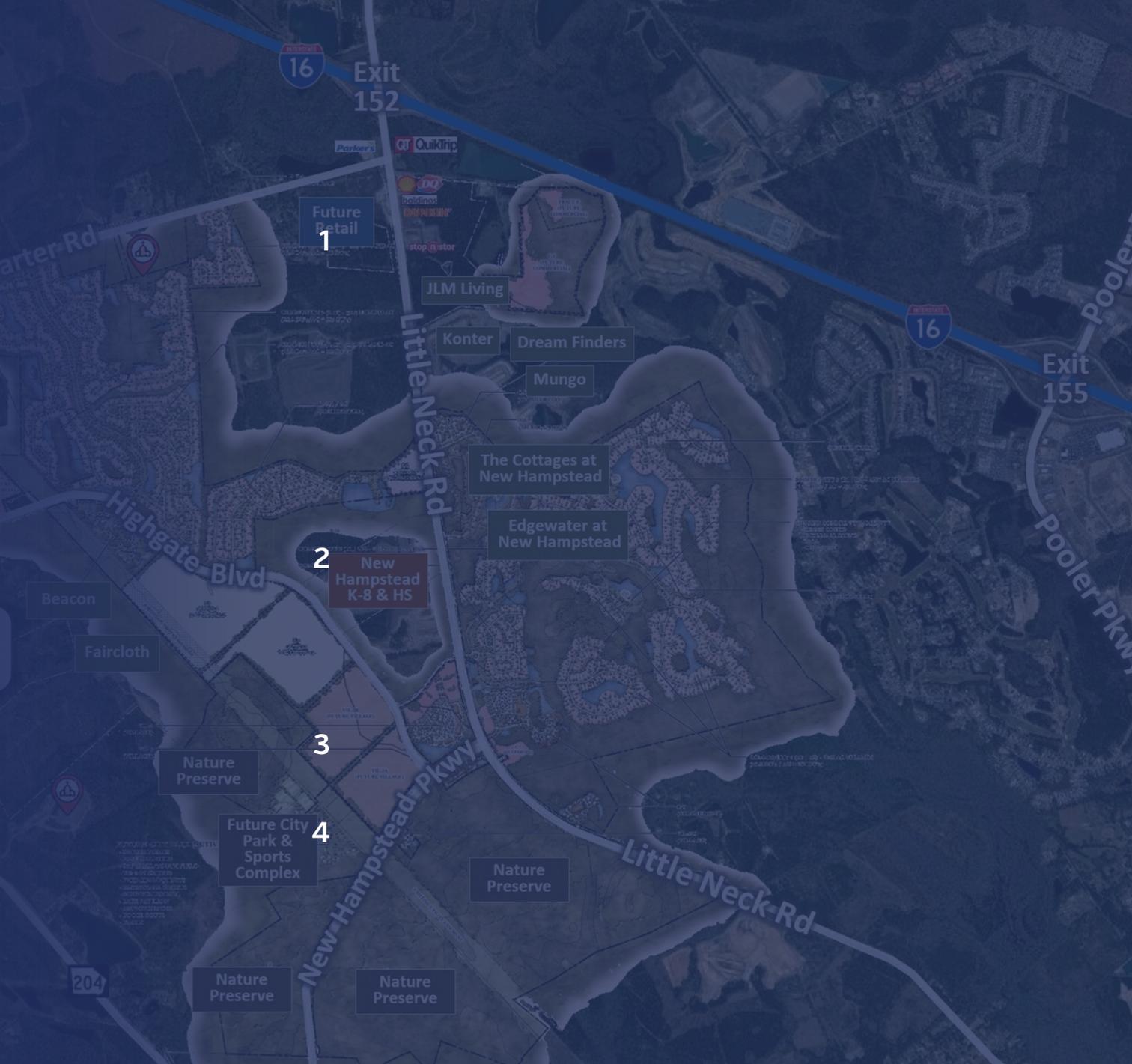
- Aerial | New Hampstead PUD
- Aerial | Savannah Communities
- Aerial | Regional
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

3751 Highgate Boulevard
Bloomington, GA 31302

SITE
±20 Acres

Highgate Blvd

Fort Argyle Rd

204

Property Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	20 Acres
Zoning:	Commercial
Market:	Savannah
Submarket:	Bloomingtondale
APN:	21047 03023

PROPERTY OVERVIEW

SVN is pleased to present an opportunity to purchase a ±20-acre corner property at the GA Highway 204 entrance to New Hampstead. The property includes a complete Wetland Delineation valid until January 3, 2027. This delineation covers multiple tracts, estimating the wetland area at approximately ±0.81 acres, with connectivity through a ditch of approximately ±0.44 acres. Situated within the City of Savannah limits, the parcel will benefit from municipal services including water and sewer. Currently zoned as Commercial under the New Hampstead PUD zoning ordinance, this property permits a range of commercial activities and offers extensive exposure and visibility with 886' of frontage on GA Highway 204. This site represents one of the few opportunities for grocery store development within New Hampstead.

LOCATION OVERVIEW

The property is located at the entrance to New Hampstead at GA Highway 204 and Highgate Boulevard. New Hampstead is a 4,300-acre master-planned development. The development includes 10,000 residential units projected at full build-out, two (2) public schools, an expansive Nature Preserve, a planned City Park, as well as various retail and commercial developments. New Hampstead features multiple entrances, with this one only seven (7) miles west of I-95 (Exit 94), a second six (6) miles northwest of Highway 17 (Ogeechee Road) at Little Neck Road, and a third at the interchange of Little Neck Road and I-16 [Exit 152]. Directly west on GA Highway 204, it is less than 10 miles from the community of Ellabell, where the Hyundai Motors Electric Vehicle plant is nearing completion. The immediate area has become extremely attractive to local, regional and national businesses and is poised for high growth in the immediate future.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±20 Commercial Acres at New Hampstead Entrance | for Sale
- Commercial Zoning within New Hampstead PUD Ordinance
- Corner Property with 886' Frontage on GA Hwy 204
- Located within City of Savannah Limits; Municipal Water & Sewer
- Extensive Exposure and Visibility; Opportunity for Grocery-Store Development
- 7 Miles to I-95; Less than 10 Miles to Hyundai EV Plant



Property Plat



Conceptual Plan



Aerial | Site



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SVN | GASC | Page 9

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Aerial | View North



Aerial | View East



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SVN | GASC | Page 11

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Aerial | View West



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SVN | GASC | Page 12

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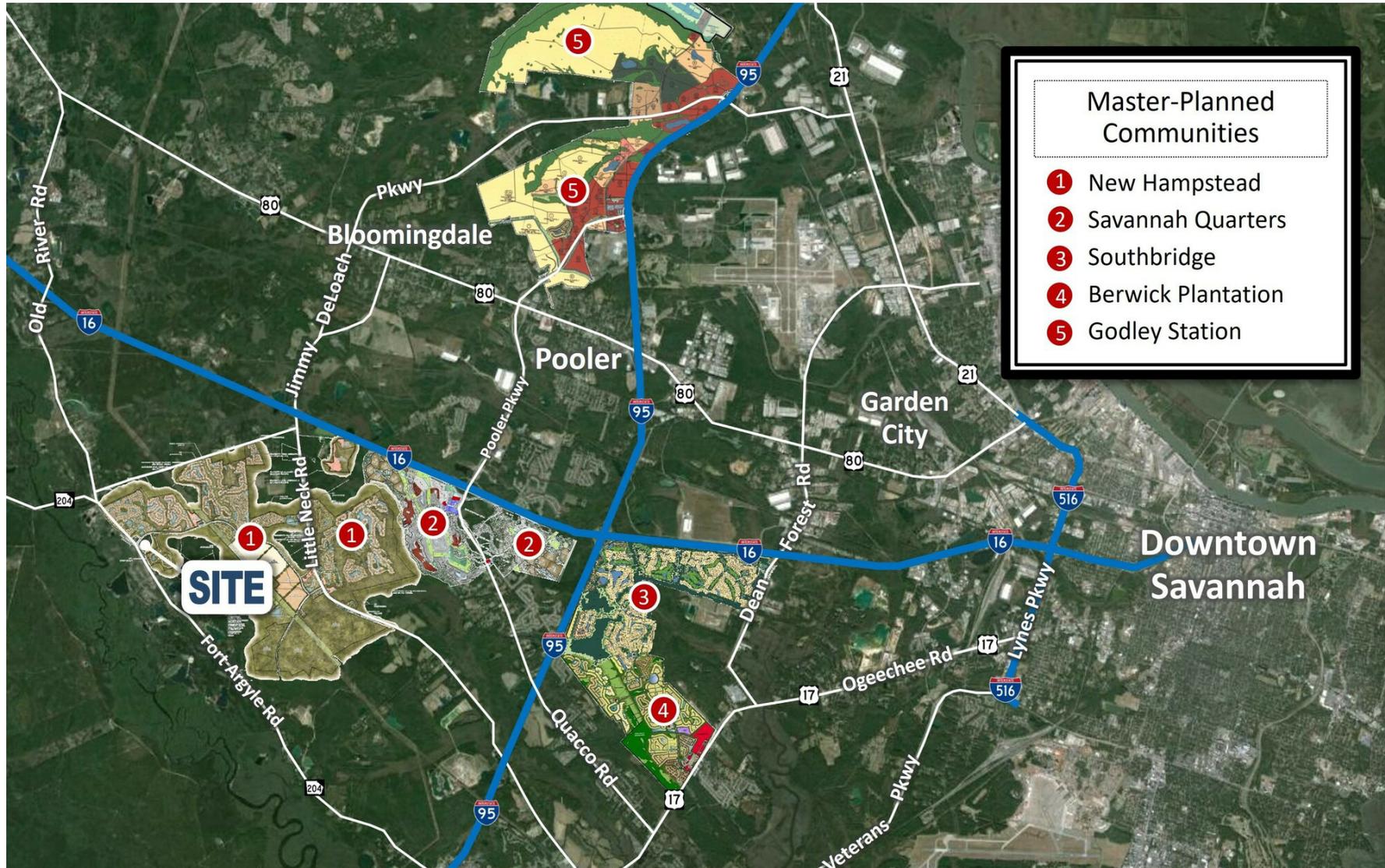
2 LOCATION INFORMATION

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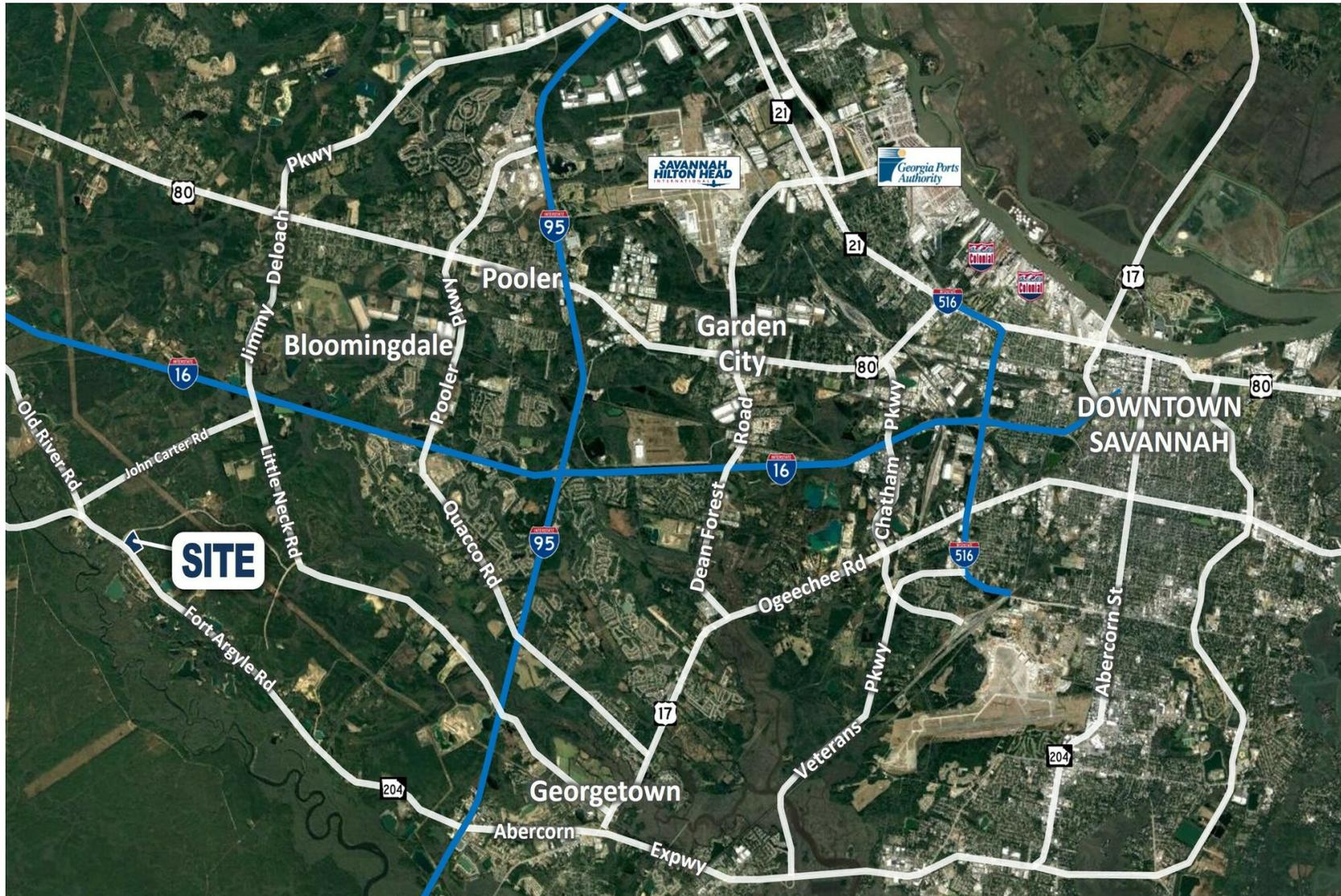
Aerial | New Hampstead PUD



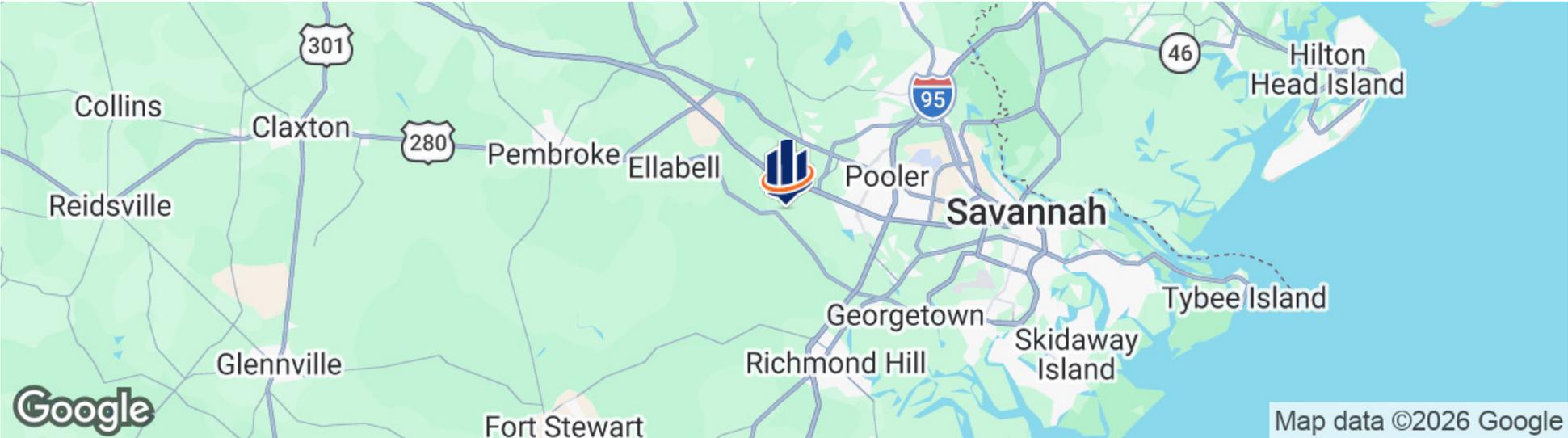
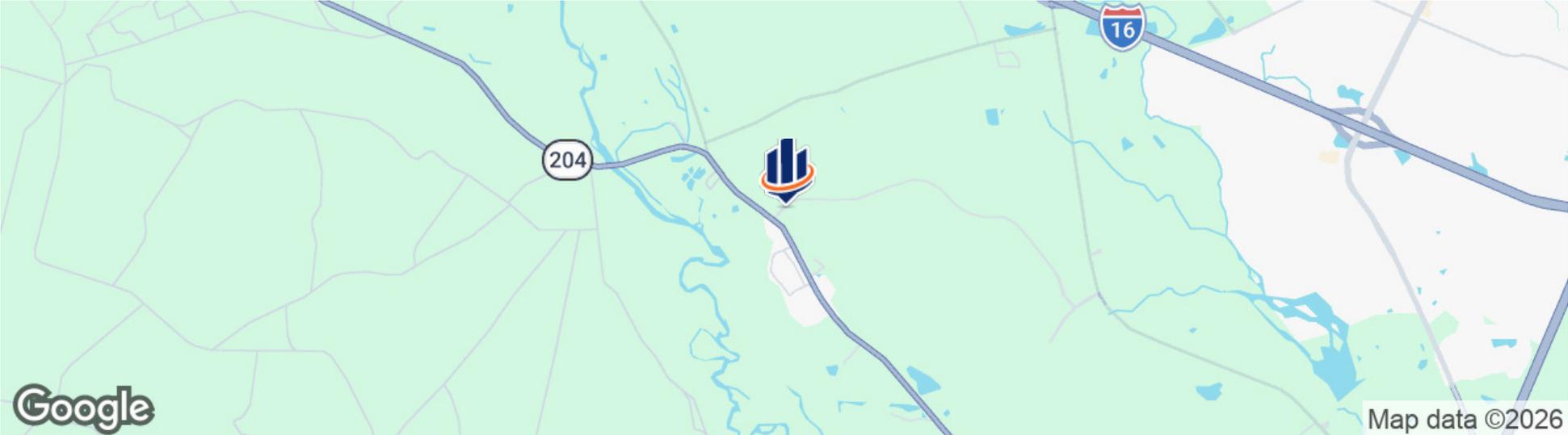
Aerial | Savannah Communities



Aerial | Regional



Location Maps

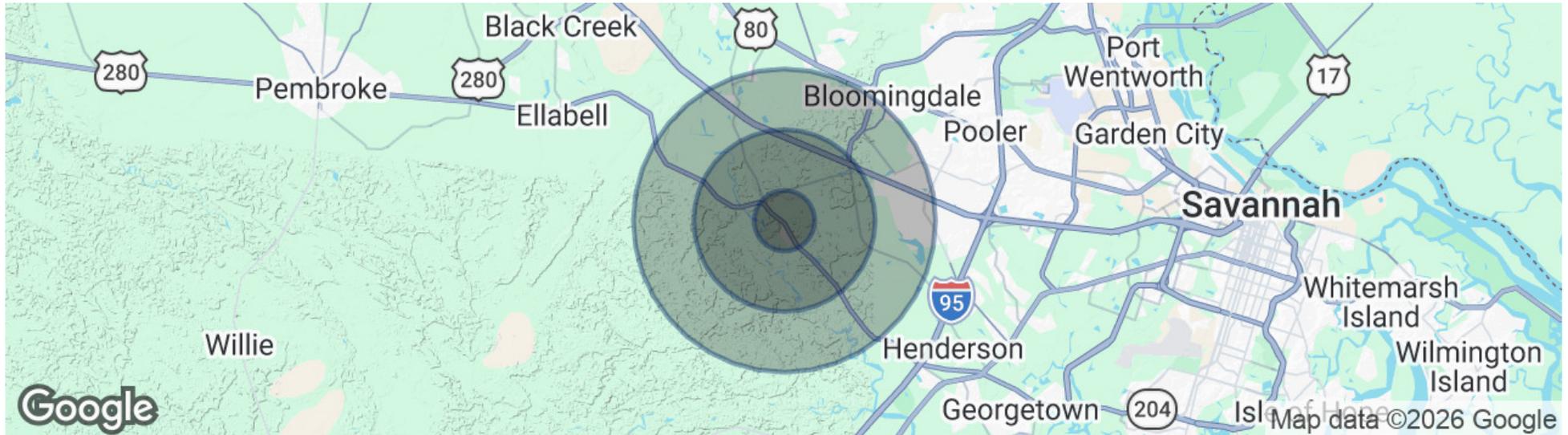


3

DEMOGRAPHICS

3751 Highgate Boulevard
Bloomington, GA 31302

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	846	1,875	7,264
Average Age	39	39	40
Average Age (Male)	39	39	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	326	735	2,927
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$84,961	\$86,008	\$106,953
Average House Value	\$180,681	\$231,701	\$350,580

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

3751 Highgate Boulevard
Bloomington, GA 31302

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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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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