



# ±20 COMMERCIAL ACRES AT NEW HAMPSTEAD ENTRANCE

3751 HIGHGATE BOULEVARD  
BLOOMINGDALE, GA 31302

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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

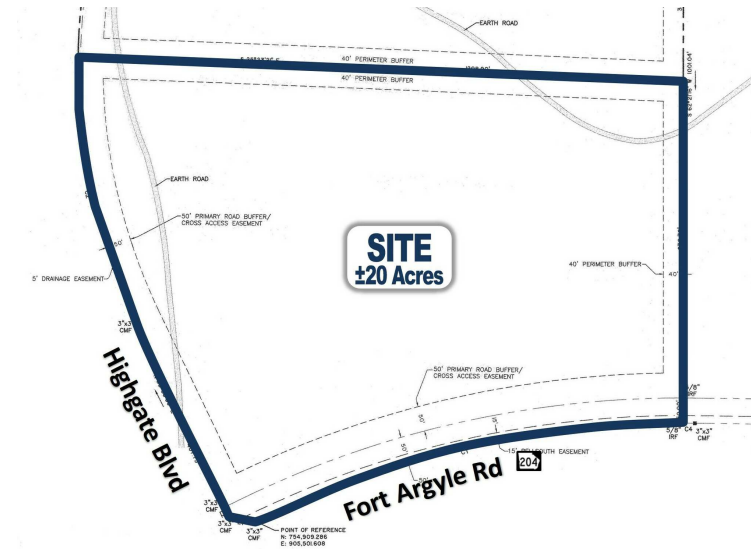
**SITE**  
**±20 Acres**

Highgate Blvd  
Fort Argyle Rd

204



# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	20 Acres
Zoning:	Commercial
Market:	Savannah
Submarket:	Bloomington
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.

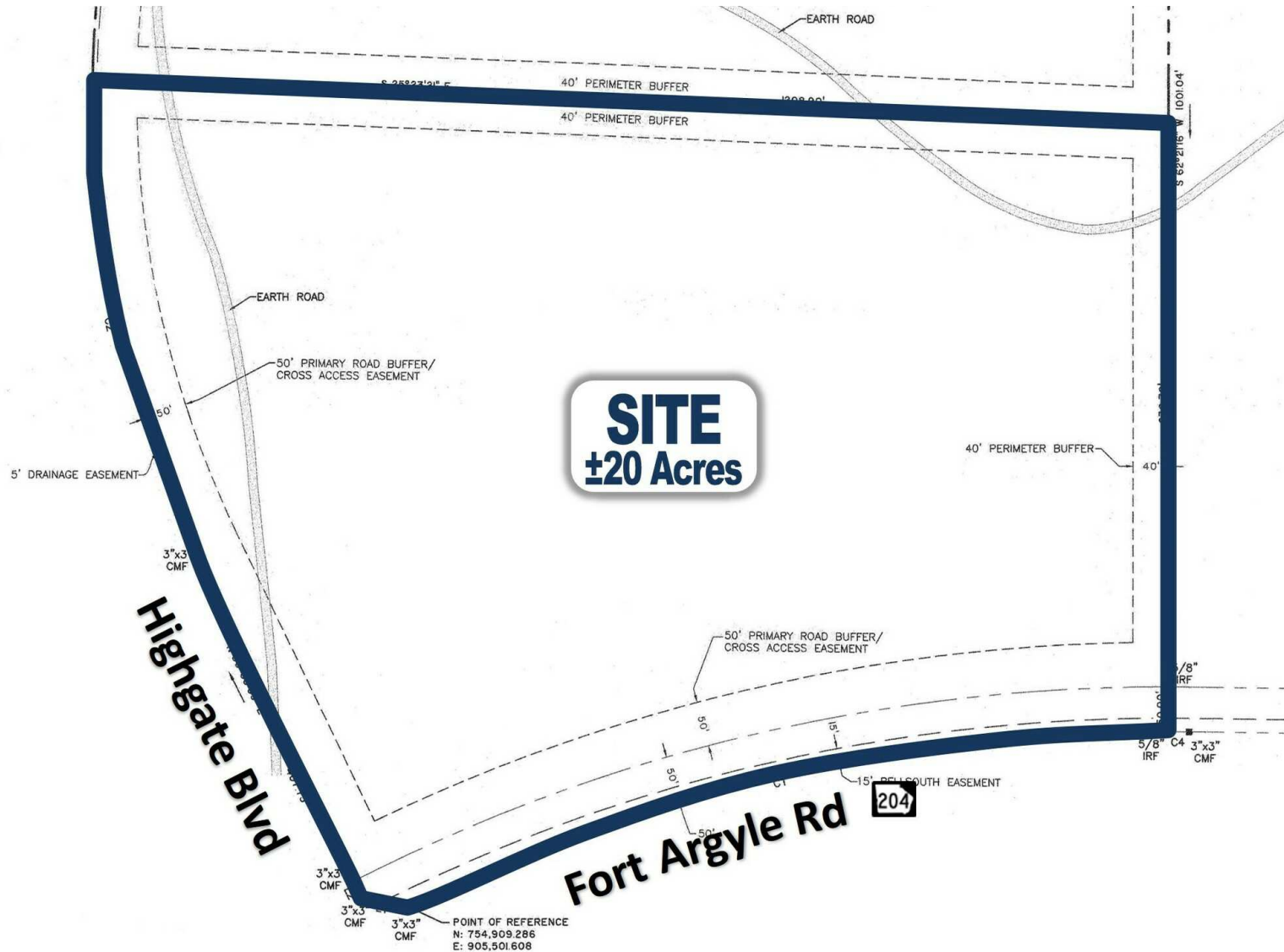
## LOCATION OVERVIEW

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.



- ±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





# Aerial | View North





# Aerial | View East



±20 COMMERCIAL ACRES AT NEW HAMPSTEAD ENTRANCE | 3751 HIGHGATE BOULEVARD BLOOMINGDALE, GA 31302

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# Aerial | View West



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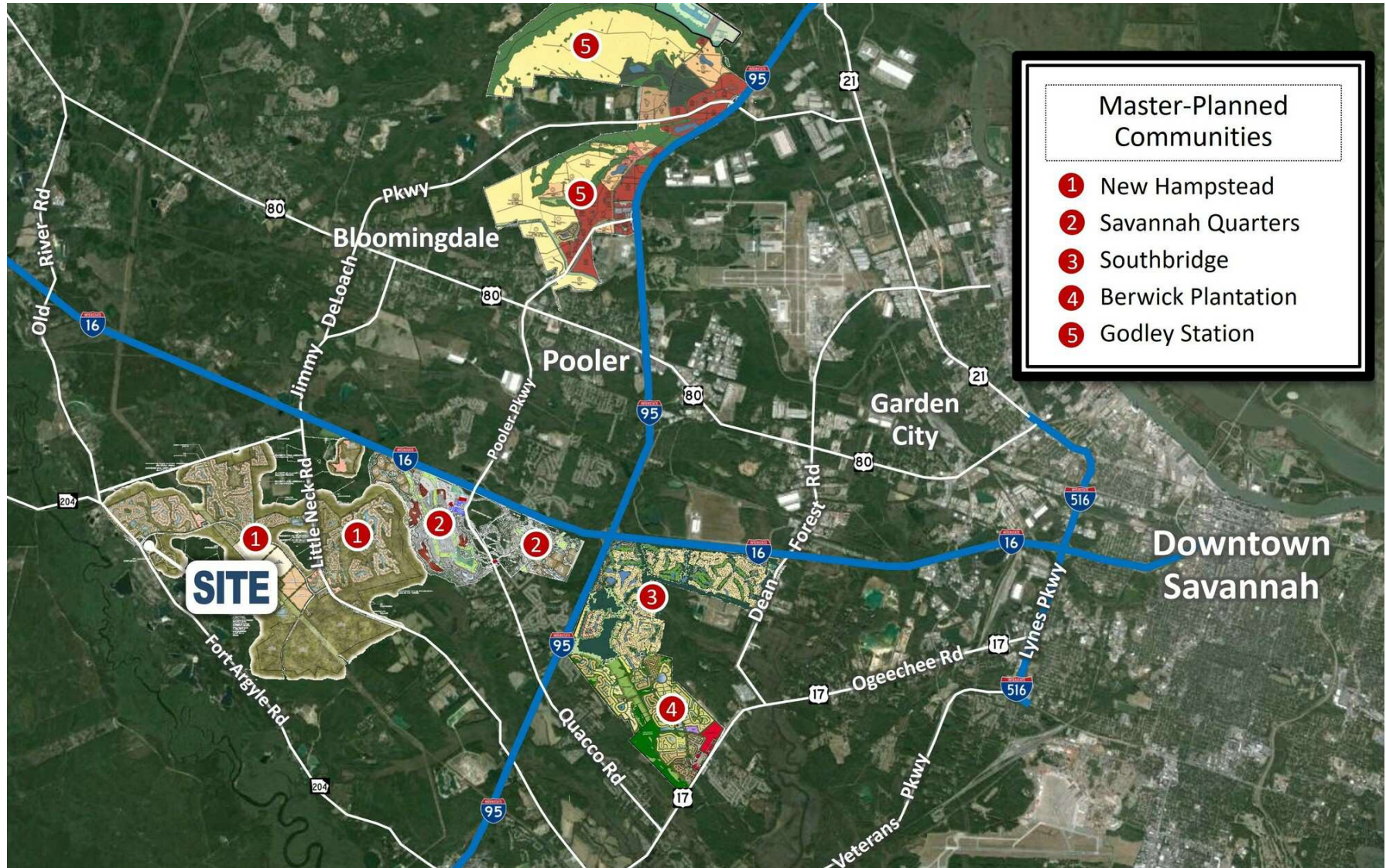


# Aerial | New Hampstead PUD



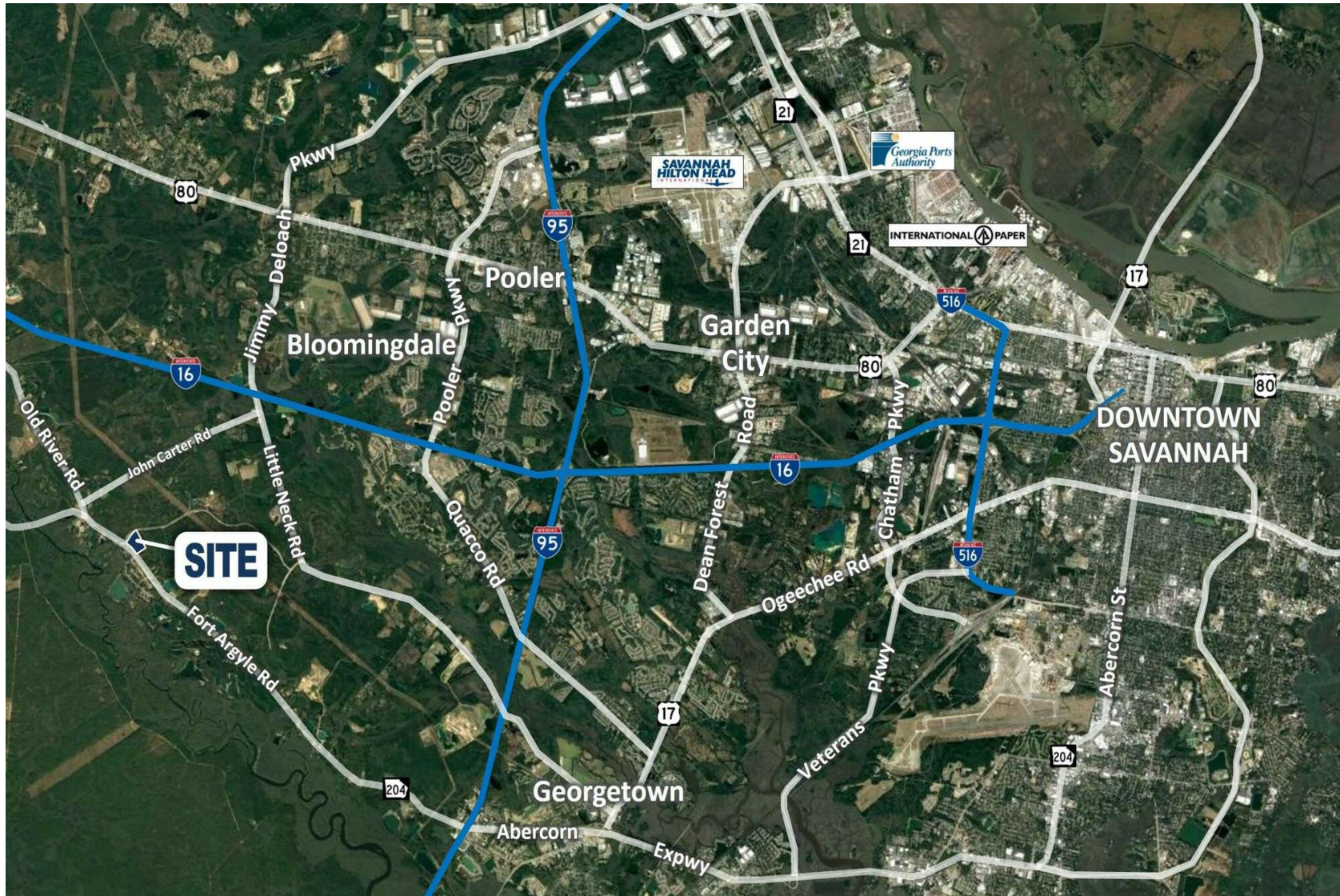


# Aerial | Savannah Communities



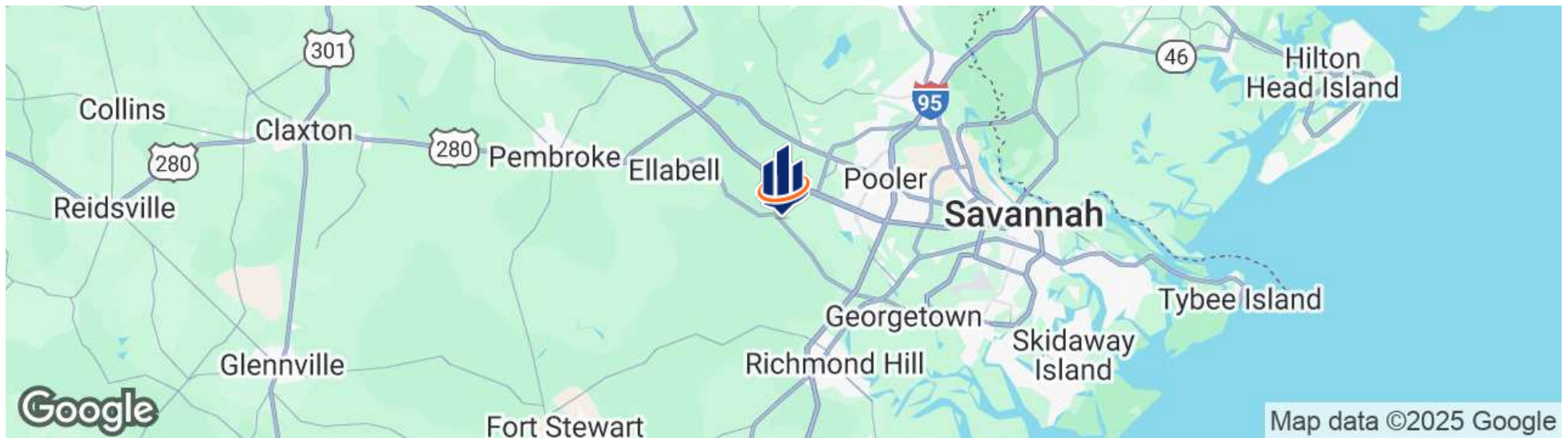
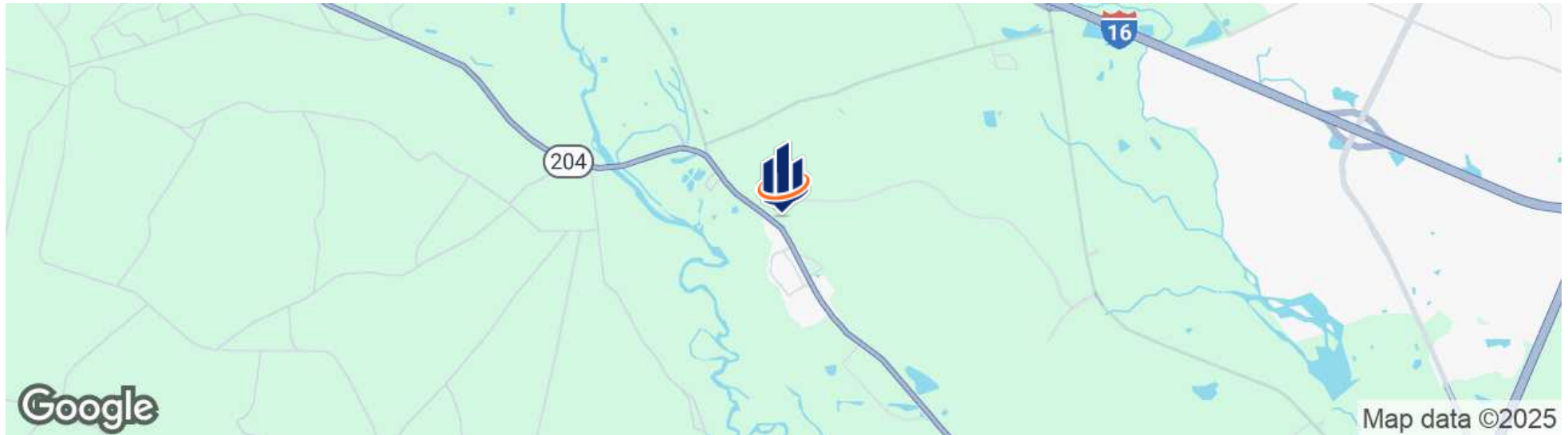


# Aerial | Regional





# Location Maps





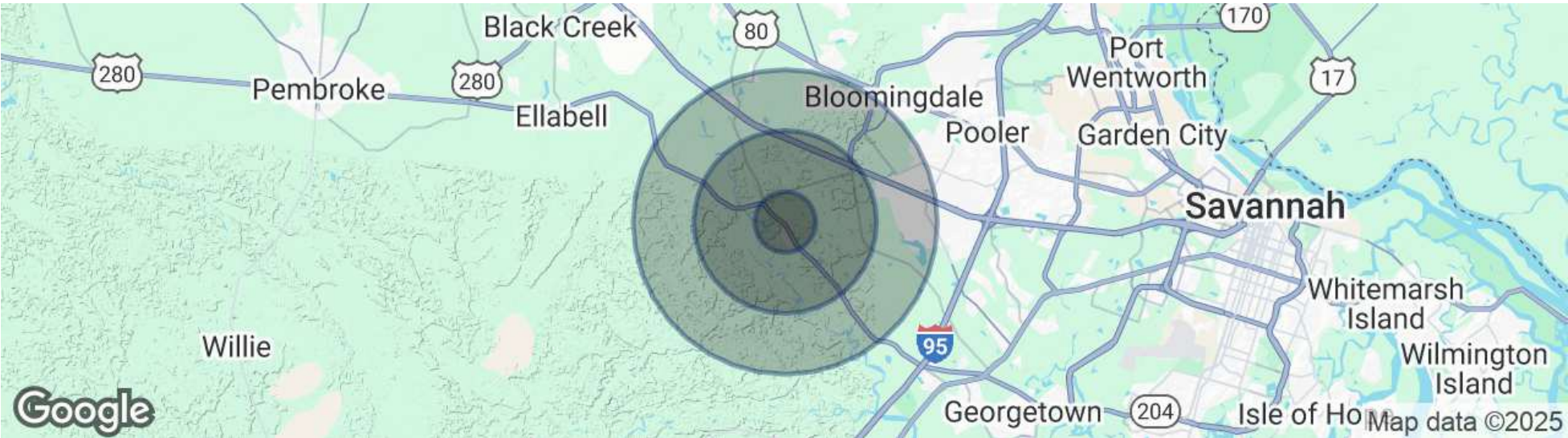
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# DEMOGRAPHICS

3751 Highgate Boulevard  
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# Demographics Map & Report



	1 MILE	3 MILES	5 MILES
<strong>POPULATION</strong>			
Total Population	846	1,875	7,264
Average Age	39	39	40
Average Age [Male]	39	39	40
Average Age [Female]	40	40	41
<strong>HOUSEHOLDS &amp; INCOME</strong>			
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

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]

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