

FOR SALE

# CLEAR LAKE RESERVE

MASTER PLANNED MIXED USE  
±66.9 UPLAND ACRES

Pooler Pkwy & Clear Lake Way  
Pooler, GA 31322

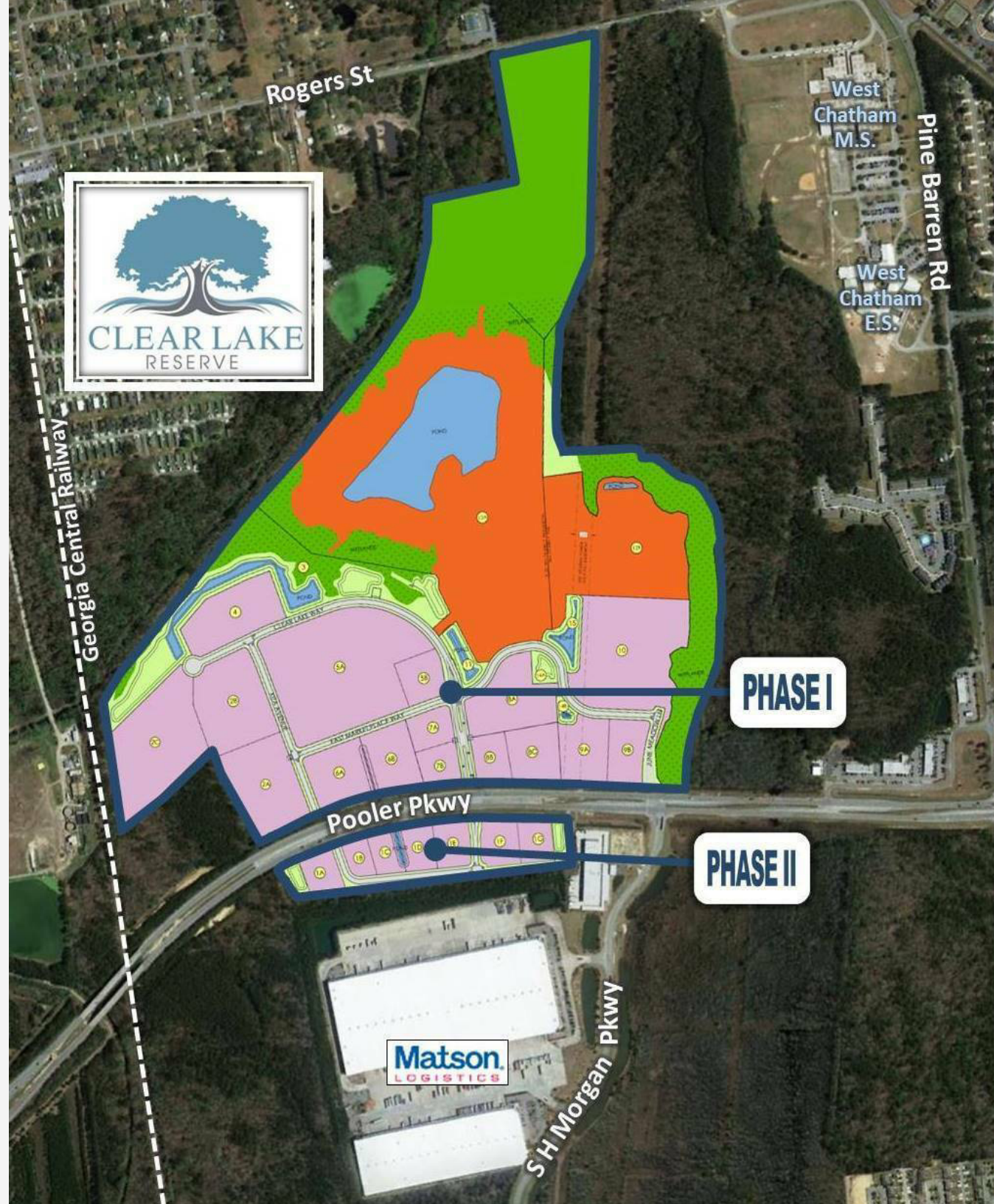
PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Please Inquire
LOT SIZE:	66.9 Acres [Will Subdivide]
ZONING:	PUD [Commercial], C-2 [Heavy Commercial]
MARKET:	Savannah
SUBMARKET:	Pooler

PROPERTY OVERVIEW

SVN is pleased to present Clear Lake Reserve, which is a master planned, mixed-use development consisting of Commercial, Retail and Office land opportunities located along Pooler Parkway. The master infrastructure work within the development has been completed, which includes: [3] access points from Pooler Parkway, of which [2] will be signalized in the future; interior roads; utilities within the property boundaries; and master detention. In addition, Parcels 6A-9B have been cleared and rough graded. Some parcels are available for further subdivision. Please call for pricing.

LOCATION OVERVIEW

Clear Lake Reserve is located on Pooler Parkway between the I-16 interchange and US Highway 80 in the City of Pooler. It is only 3 miles to the I-95 interchange [South Godley Station] and the Savannah/Hilton Head International Airport. Local amenities are supported with high traffic counts from the interstates and a population reaching 850,000+ within a 30 mile radius.



## PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- ±66.9 Upland Acres in Master-Planned, Mixed-Use Development
- Commercial, Retail, Office; Outparcels; Will Subdivide
- Master Infrastructure Work Completed: Interior Roads, Utilities, Detention
- Phase I: Parcels 6A-9B Cleared and Rough Graded
- 2,500'+ of Frontage and 3 Access Points [2 Signalized] on Pooler Parkway
- High Traffic Counts; Located between I-16 and US Hwy 80 and 3 Miles from I-95

## LAND LOTS | # OF LOTS REMAINING: 10 | 1.3 - 5.2 UPLAND ACRES



### Available Lots:

2B	±5.2 Acres	C-2
2C	±7.5 Acres <i>Contract Pending</i>	C-2
4B	±1.91 Acres	C-2
6A	±3.0 Acres	C-2
7A	±1.3 Acres	C-2
7B	±1.3 Acres	C-2
8A	±4.3 Acres	C-2
8B	±1.4 Acres	C-2
8C	±2.4 Acres	C-2
9A	±2.7 Acres	C-PUD
9B	±2.1 Acres	C-PUD

### Coming Soon:

1A 1B 1C 1D 1E 1F 1G





## LAND LOTS | # OF LOTS REMAINING: 10 | 1.3 - 5.2 UPLAND ACRES

STATUS	LOT #	SIZE	ZONING
Sold	1A-G [C-2 Heavy Commercial]	12.709 Acres	PUD Commercial
Sold	2A [C-2 Heavy Commercial]	5 Acres	PUD Commercial
Available	2B [C-2 Heavy Commercial]	5.2 Acres	PUD Commercial
Pending	2C [C-2 Heavy Commercial]	7.5 Acres	PUD Commercial
Sold	4A [C-2 Heavy Commercial]	2.19 Acres	PUD Commercial
Available	4B [C-2 Heavy Commercial]	1.91 Acres	PUD Commercial
Sold	5A 5B [Multifamily]	14.9 Acres	PUD
Available	6A [C-2 Heavy Commercial]	3 Acres	PUD Commercial
Available	7A [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	7B [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	8A [C-2 Heavy Commercial]	4.3 Acres	PUD Commercial
Available	8B [C-2 Heavy Commercial]	1.4 Acres	PUD Commercial
Available	8C [C-2 Heavy Commercial]	2.4 Acres	PUD Commercial
Available	9A [Commercial PUD]	2.7 Acres	PUD Commercial
Available	9B [Commercial PUD]	2.1 Acres	PUD Commercial
Sold	10 [C-2 Heavy Commercial]	9.683 Acres	PUD Commercial
Sold	12A 12B [R-3-C Multifamily Residential]	70.773 Acres	R-3-C

## VIEW SOUTH



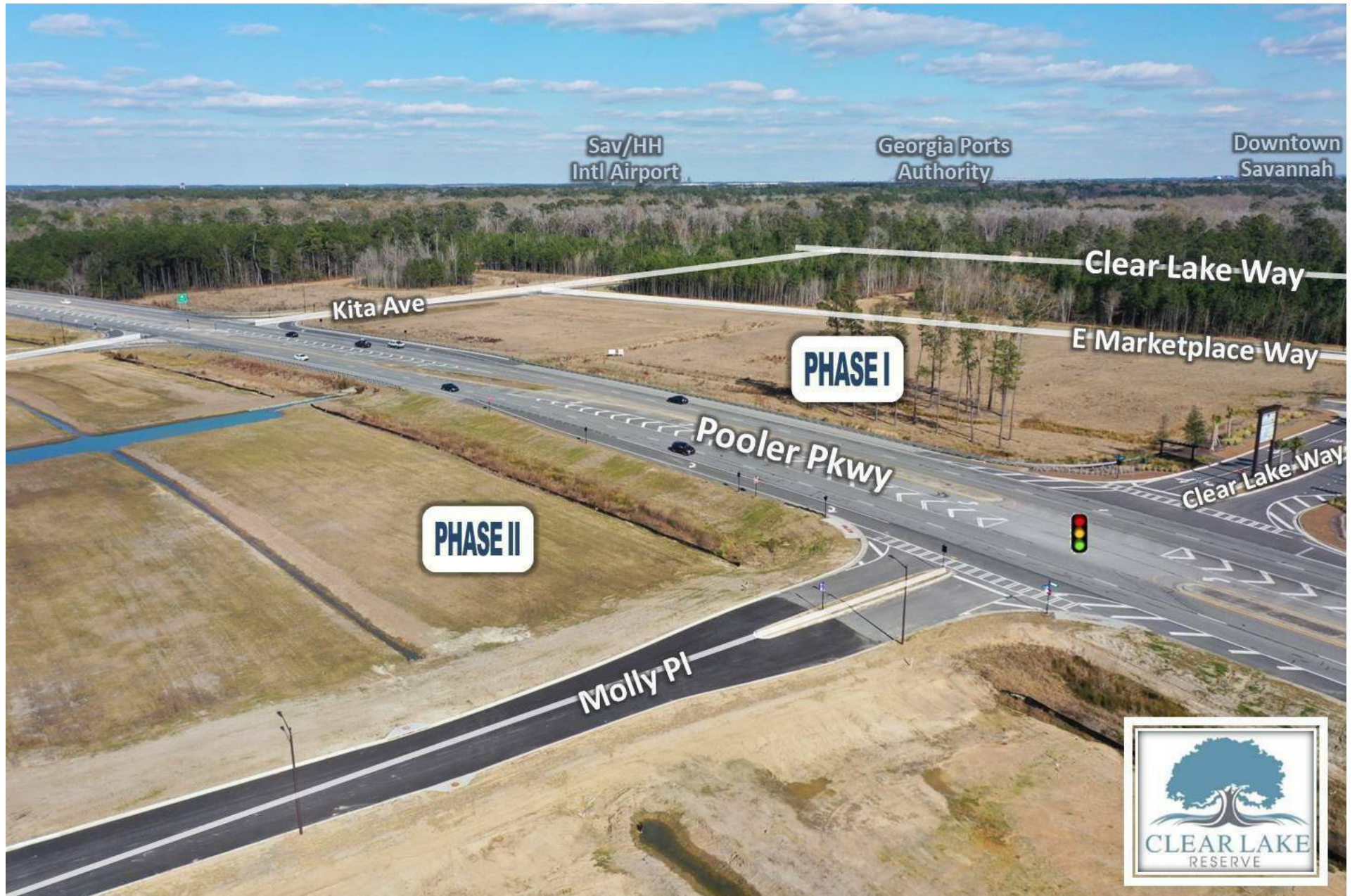


VIEW SOUTHWEST





## VIEW NORTHEAST





VIEW NORTH





## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS



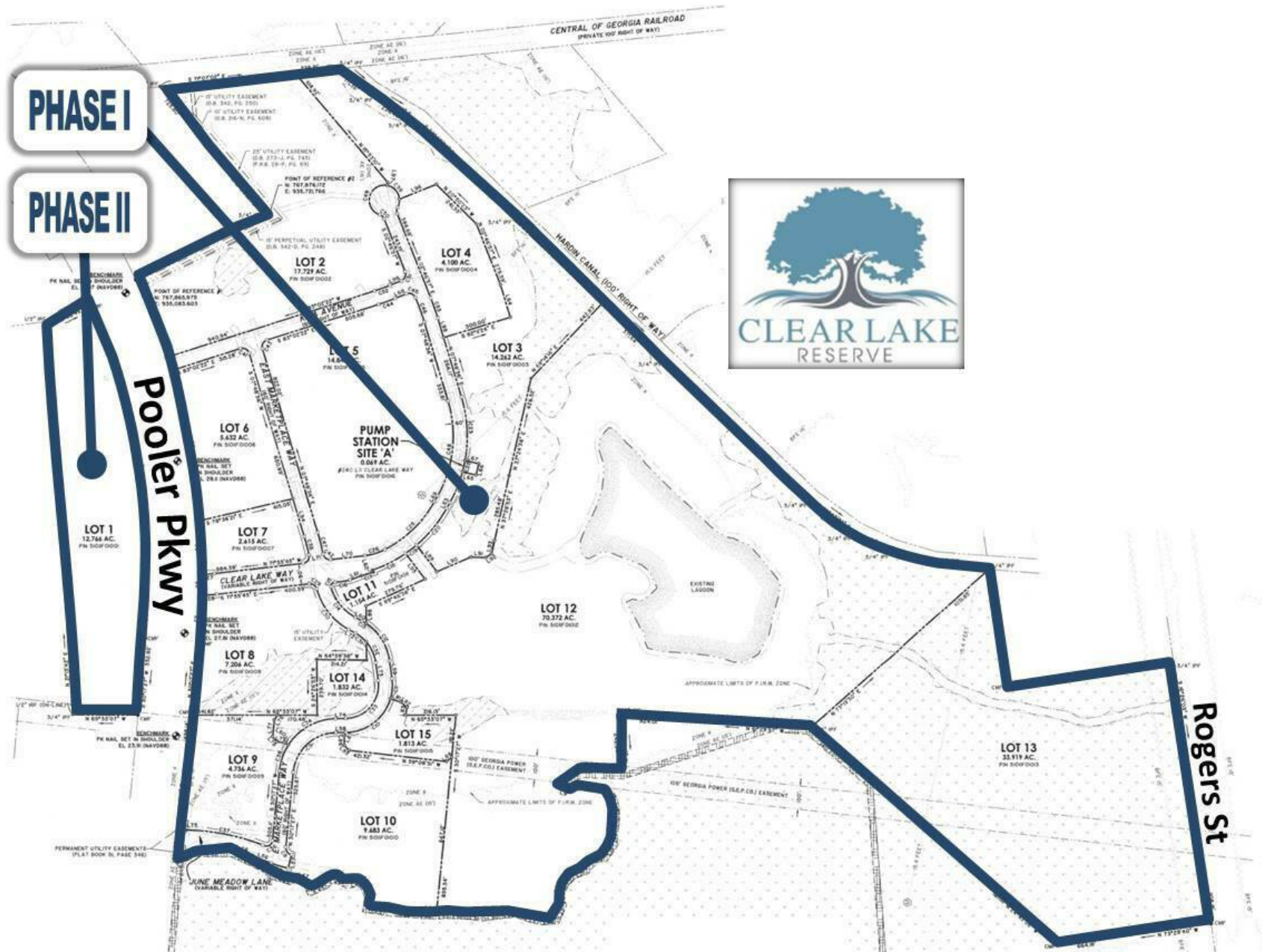


## MASTER PLAN - DETAIL





SITE PLAN

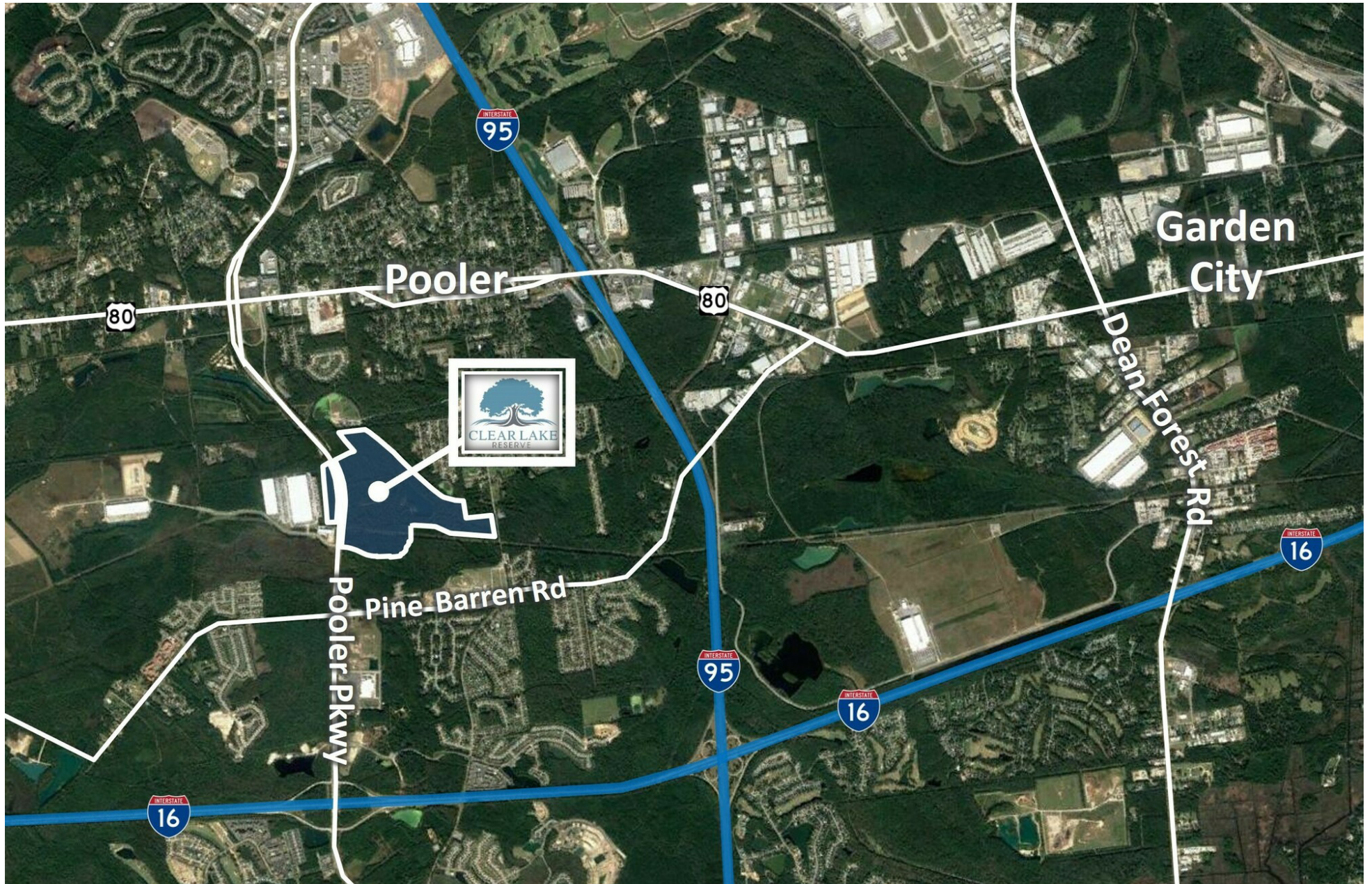


## SITE AERIAL | POOLER PKWY



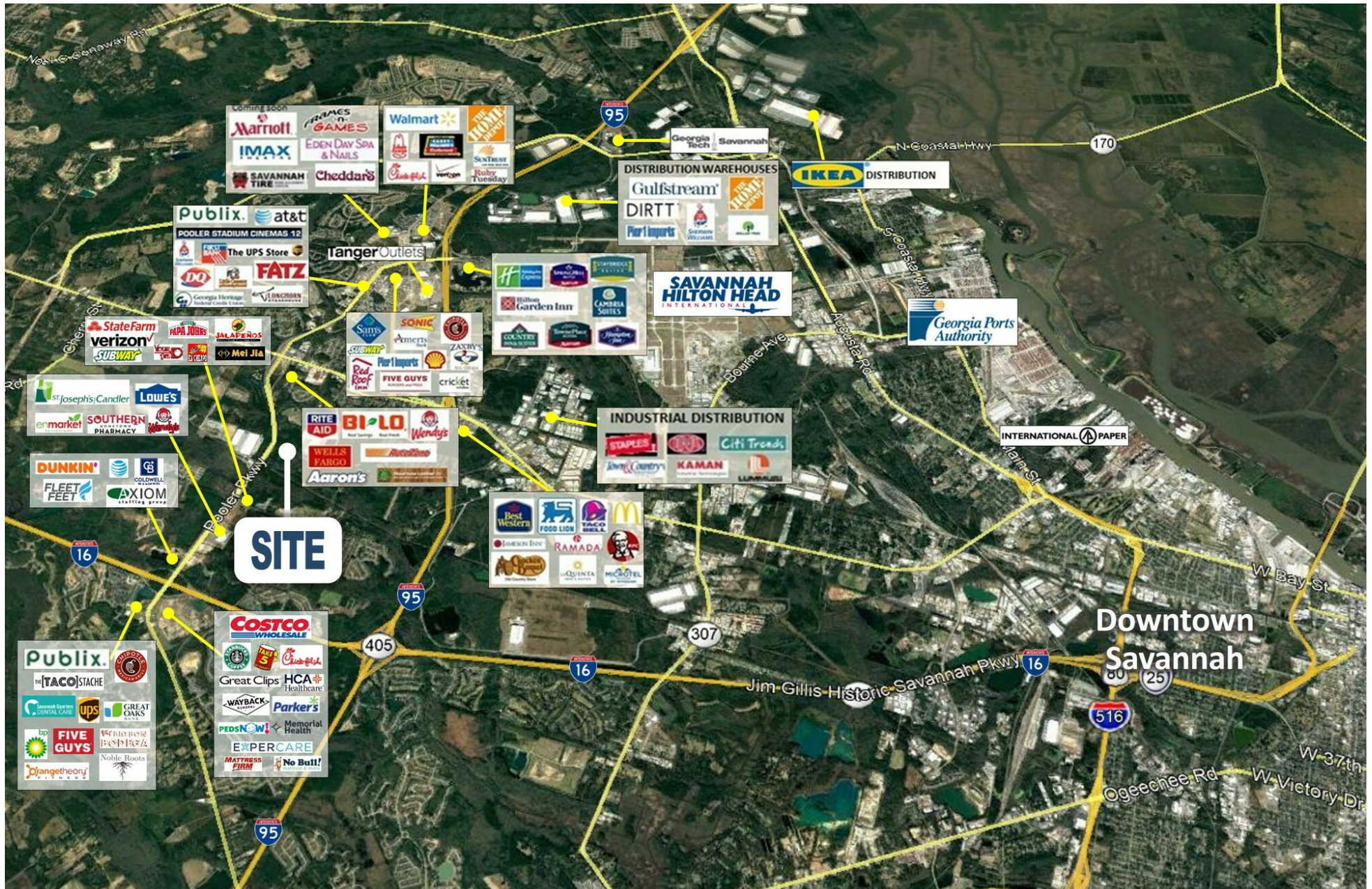


## SITE AERIAL - POOLER

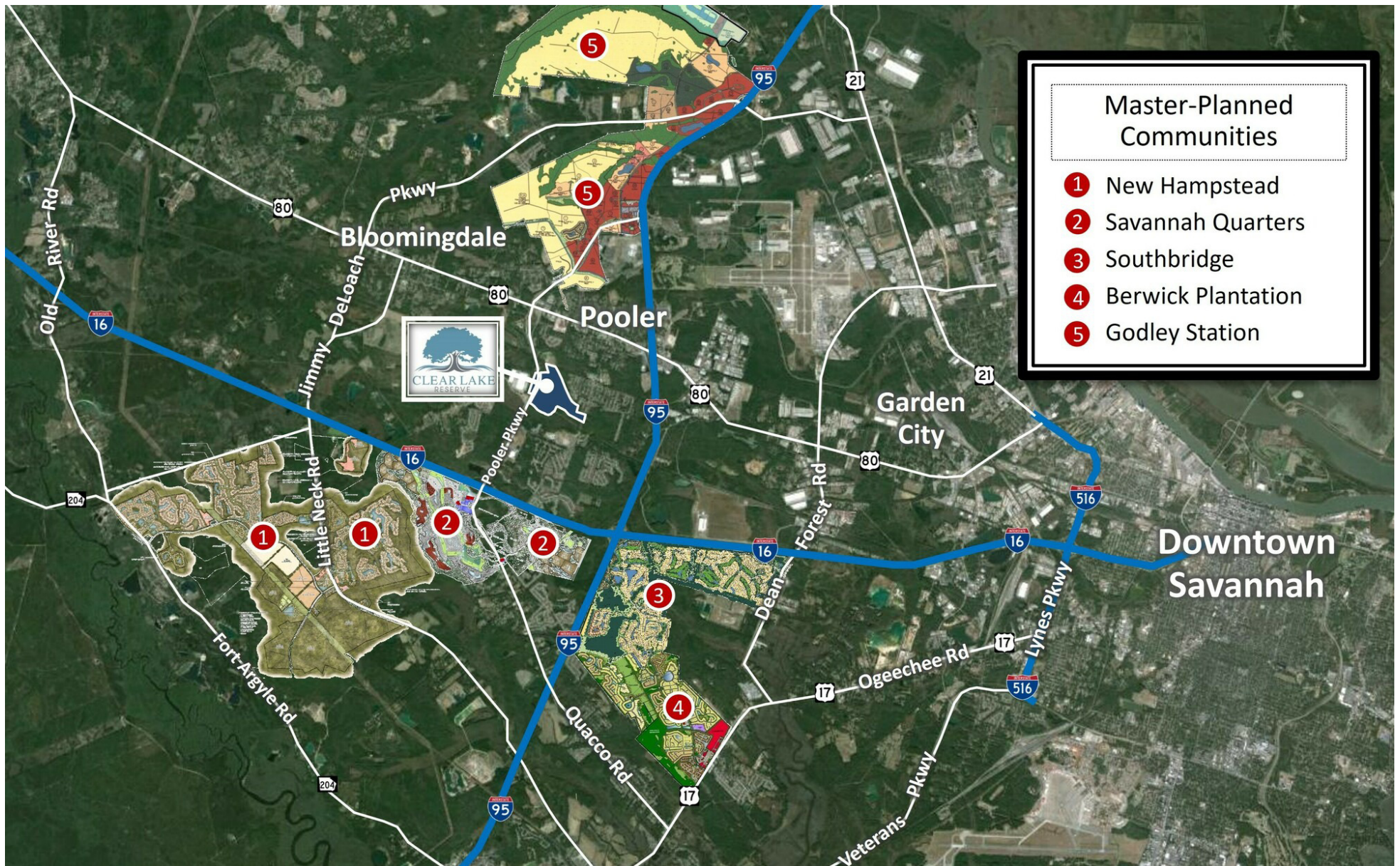




## SITE AERIAL - SAVANNAH MSA









LOCATION MAPS





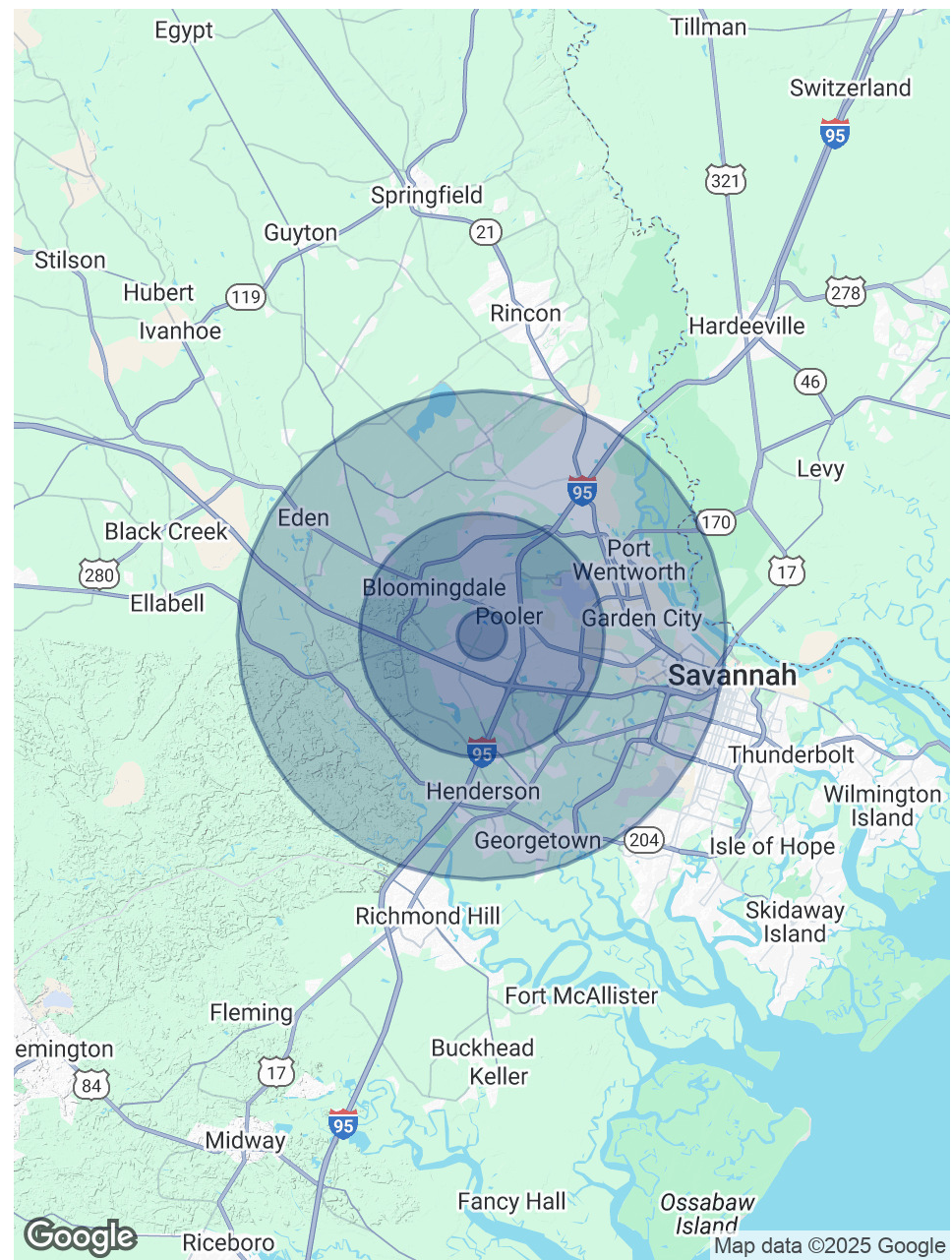
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,439	52,239	200,775
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	41	40	38

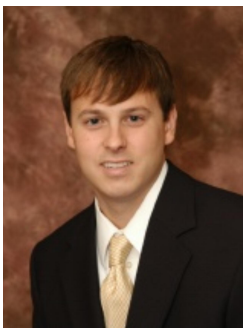
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,355	19,863	78,009
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$84,379	\$114,058	\$92,071
AVERAGE HOUSE VALUE	\$210,119	\$322,072	\$334,444

\* Demographic data derived from 2020 ACS - US Census





## 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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