

BENTON BOULEVARD BUSINESS PARK ±1.0 ACRE | FOR SALE

102 JIM BENTON COURT
SAVANNAH, GA 31407

Adam Bryant, CCIM, SIOR
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**BENTON BOULEVARD
BUSINESS PARK**

**SITE
±1.0 Acre**

gerber
COLLISION & GLASS

Jim Benton Ct

Zigg's COFFEE.

SVN
GASC

Benton Blvd

HANES CORP
S&B Distribution
BIMBO

AMERICOLD
TCW

COURIER EXPRESS

CORE & MAIN
CAMBRIA

Jimmy DeLoach P



PROPERTY INFORMATION

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

LOCATION INFORMATION

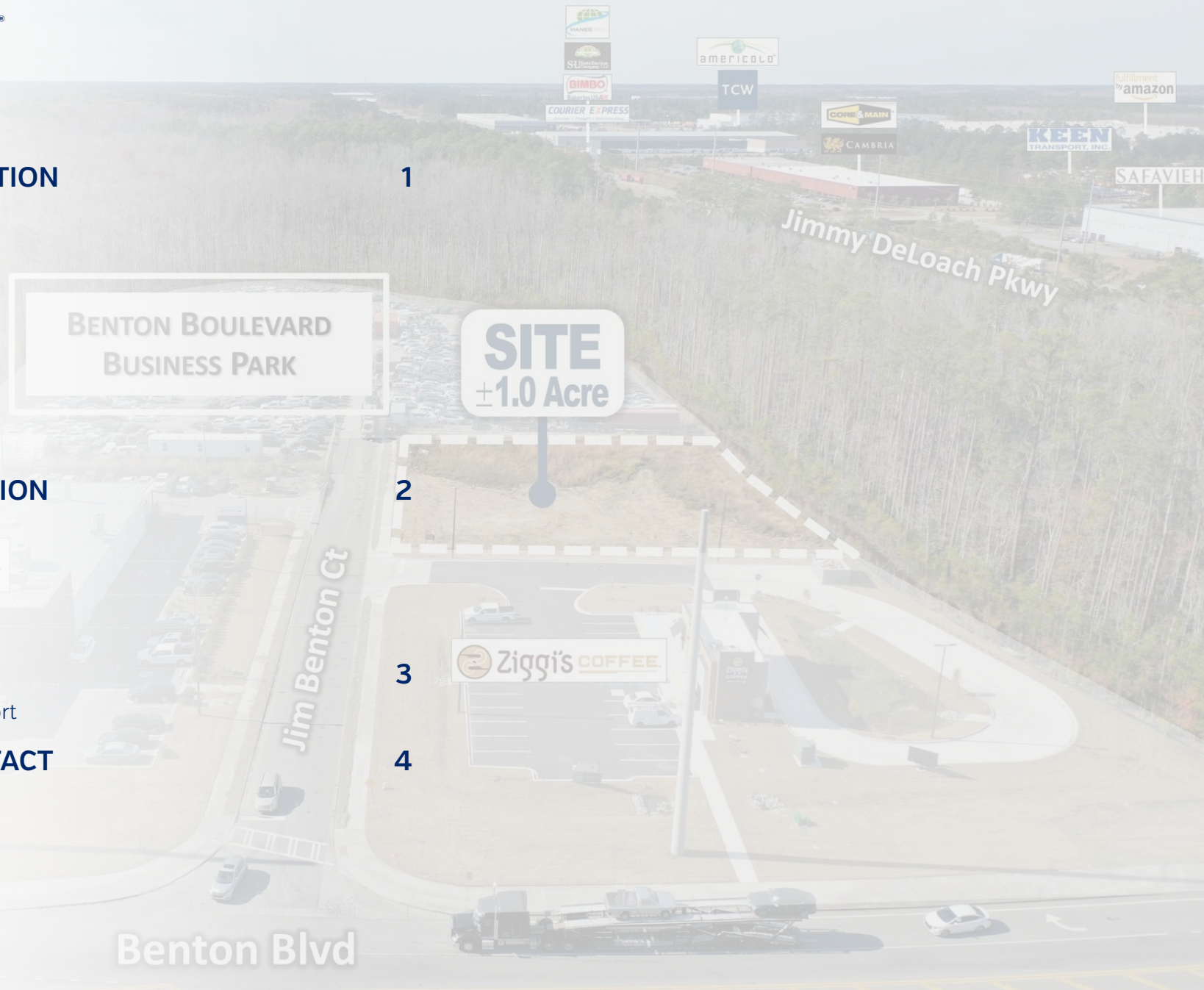
- Aerial | I-95
- Aerial | Godley Station PUD
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



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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

102 Jim Benton Court
Savannah, GA 31407

Property Summary



Sale Price

\$650,000

PROPERTY OVERVIEW

SVN is pleased to present ±1.0 acre of net usable land available within the Benton Boulevard Business Park, which is part of the master-planned Godley Station community. The park has been developed to include such off-site improvements as a traffic deceleration lane with direct access from Benton Boulevard; an interior 60' paved road and public utilities provided by the City of Savannah for the site. In addition, the site is offered with on-site improvements to include a shared access drive via Jim Benton Court as well as the ability to connect to shared common detention, which will be handled off-site. Present zoning is PUD-C, which allows for a variety of commercial uses.

LOCATION OVERVIEW

Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for slightly more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, JCB, Colonial Oil, International Paper, GA Pacific, the Air National Guard, Mitsubishi and Amazon; and the Fort Stewart and Hunter Army Airfield military bases. The area has become a "live, work and play" community with 18,000 homes projected at build out.

OFFERING SUMMARY

Lot Size:	1 Acre
Zoning:	PUD-C
Market:	Savannah
Submarket:	Pooler
APN:	2-1016-02-069

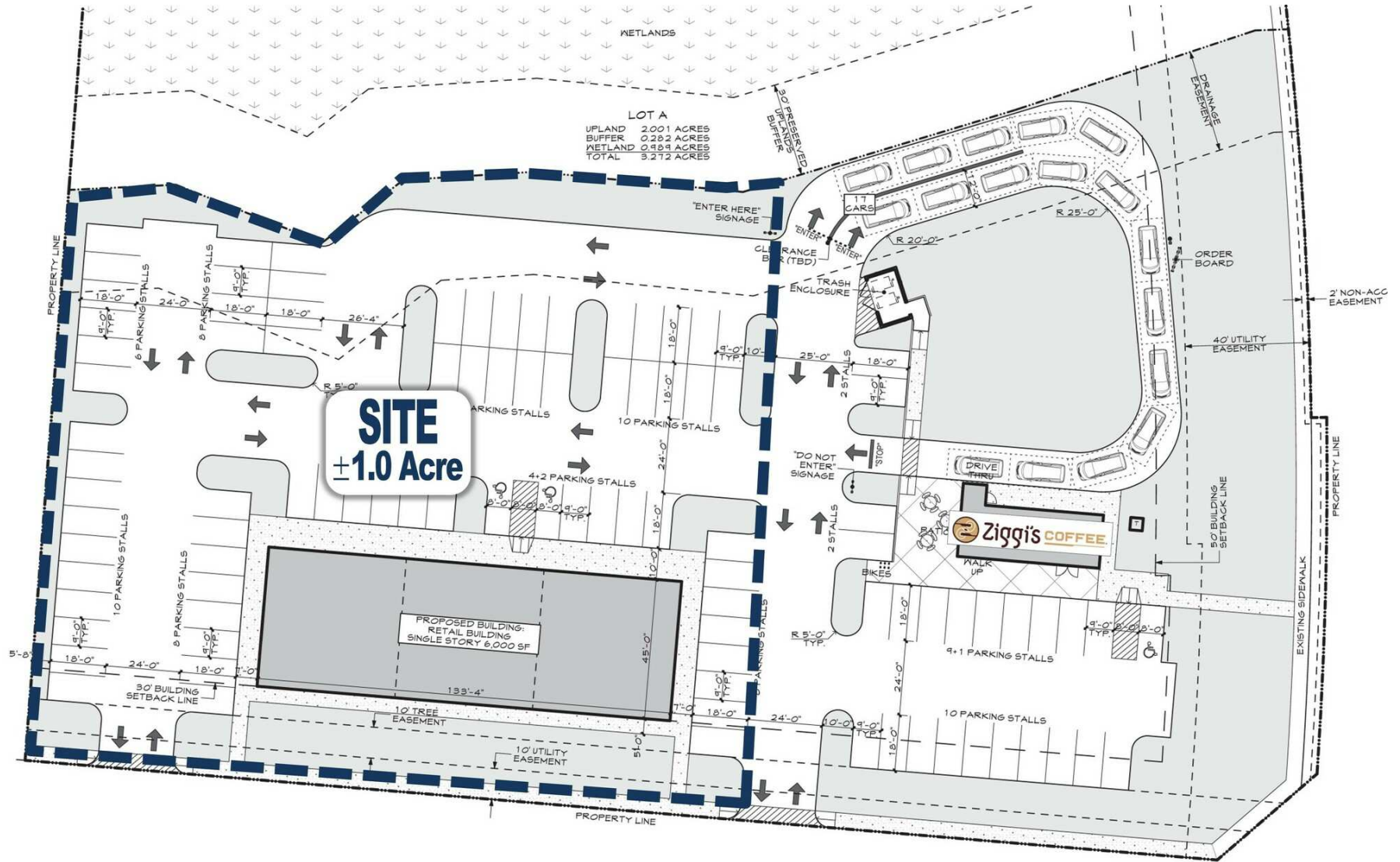
Complete Highlights



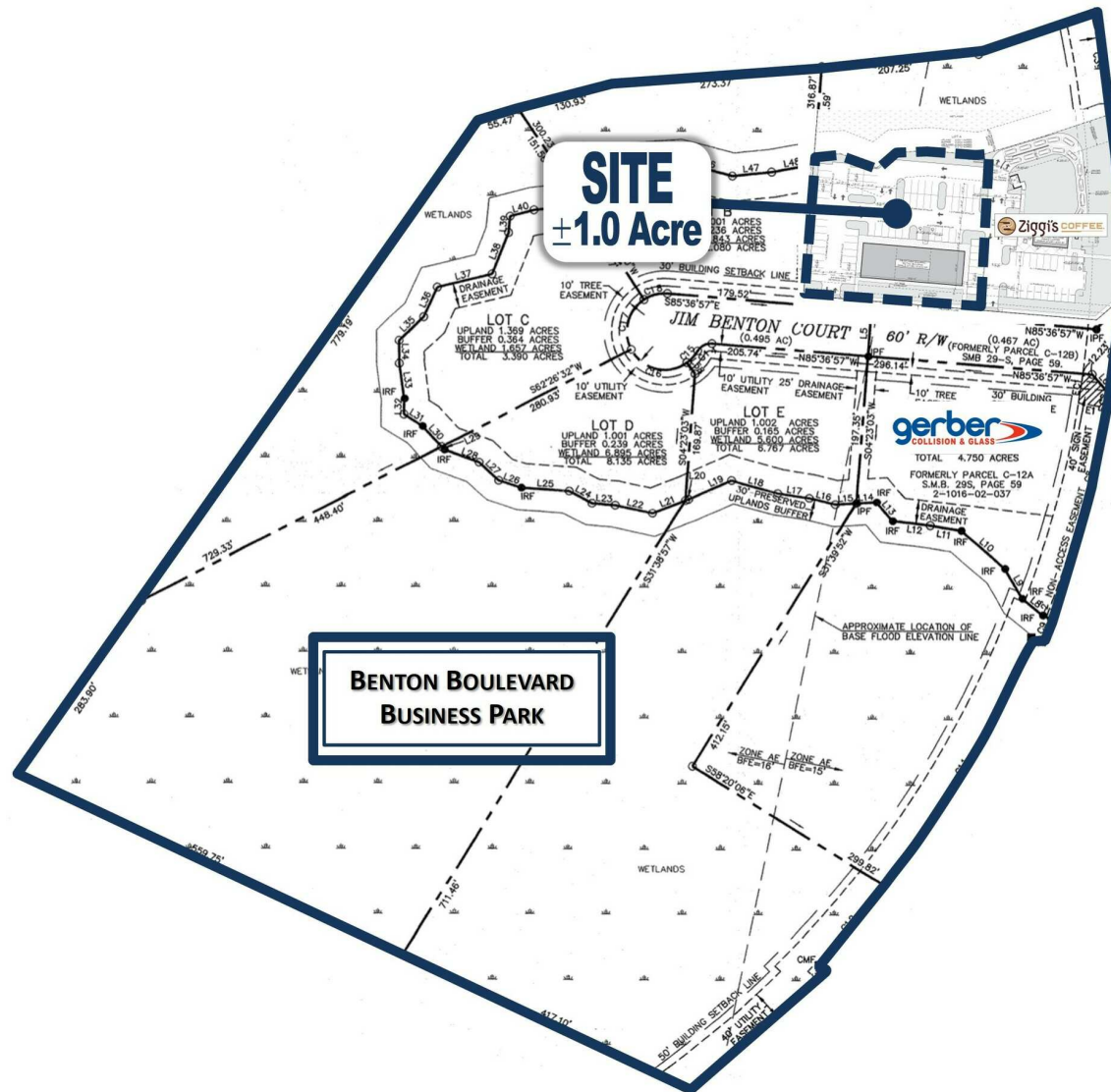
PROPERTY HIGHLIGHTS

- Benton Boulevard Business Park | ±1.0 Acre | For Sale
- Direct Access from Benton Blvd; Traffic Deceleration Lane
- Shared Access Drive via Jim Benton Ct | Interior 60' Paved Road
- Shared Common Detention | Public Utilities | Zoned PUD-C
- Located At South West Quadrant Of Jimmy DeLoach Pkwy & Benton Blvd
- Part of Master Planned Godley Station; Quick Access to I-95 and I-16

Site | Concept Plan



Site | Plat



Aerial | Site



Aerial | Site



Aerial | North View



Aerial | East View





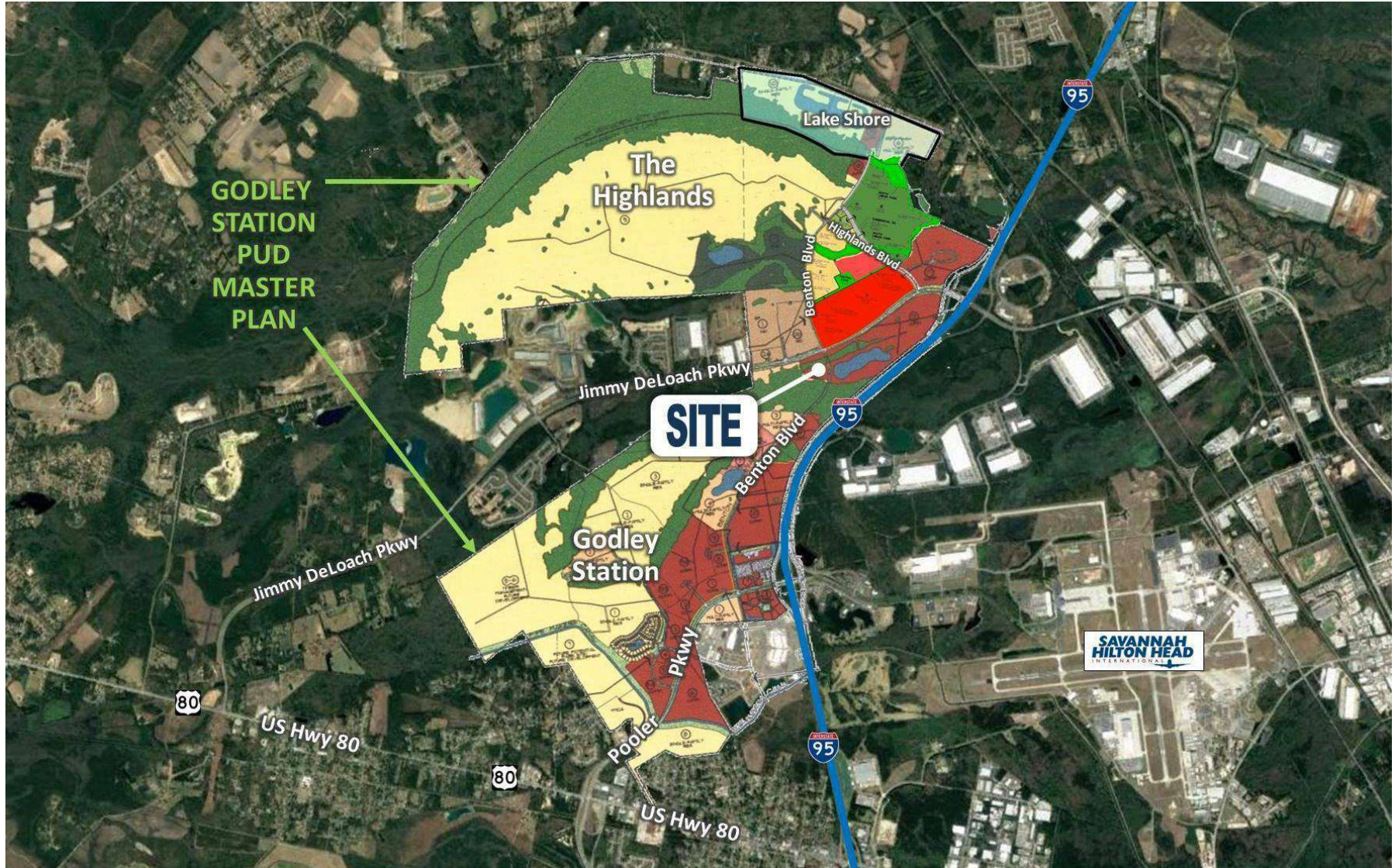
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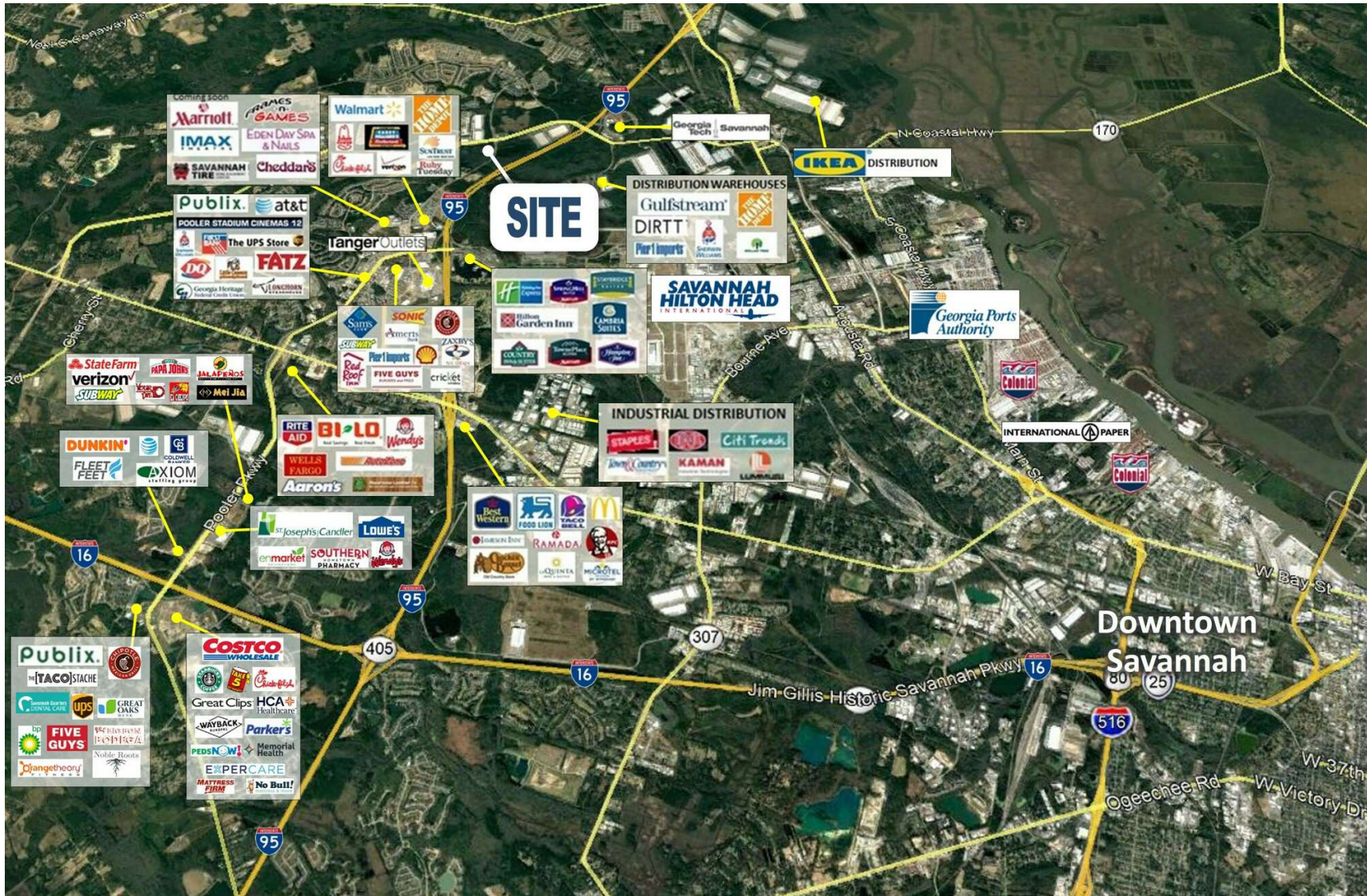
Aerial | I-95



Aerial | Godley Station PUD



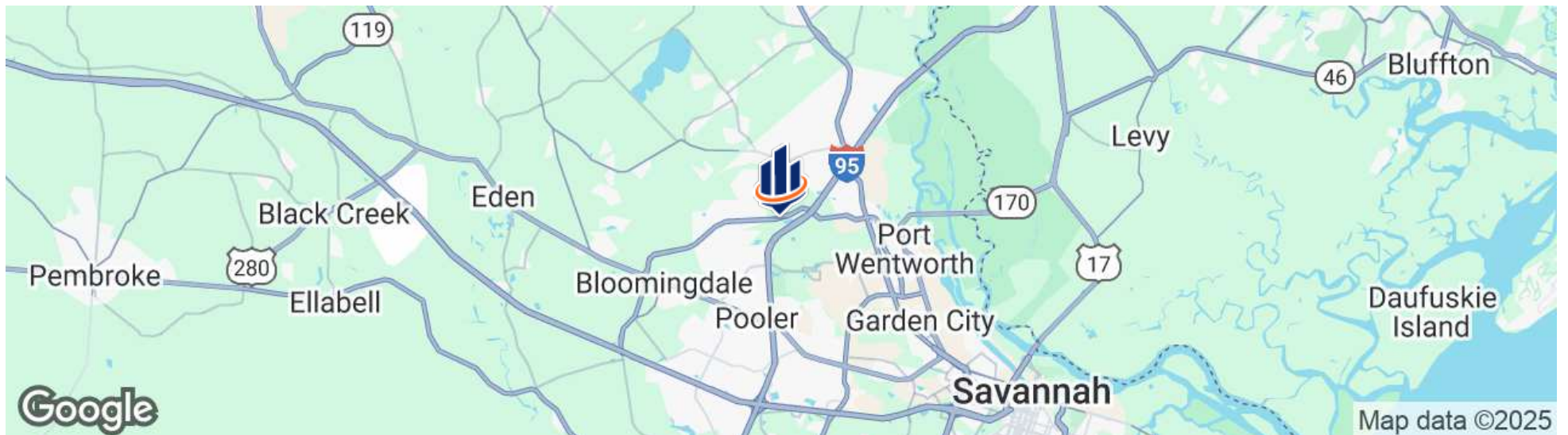
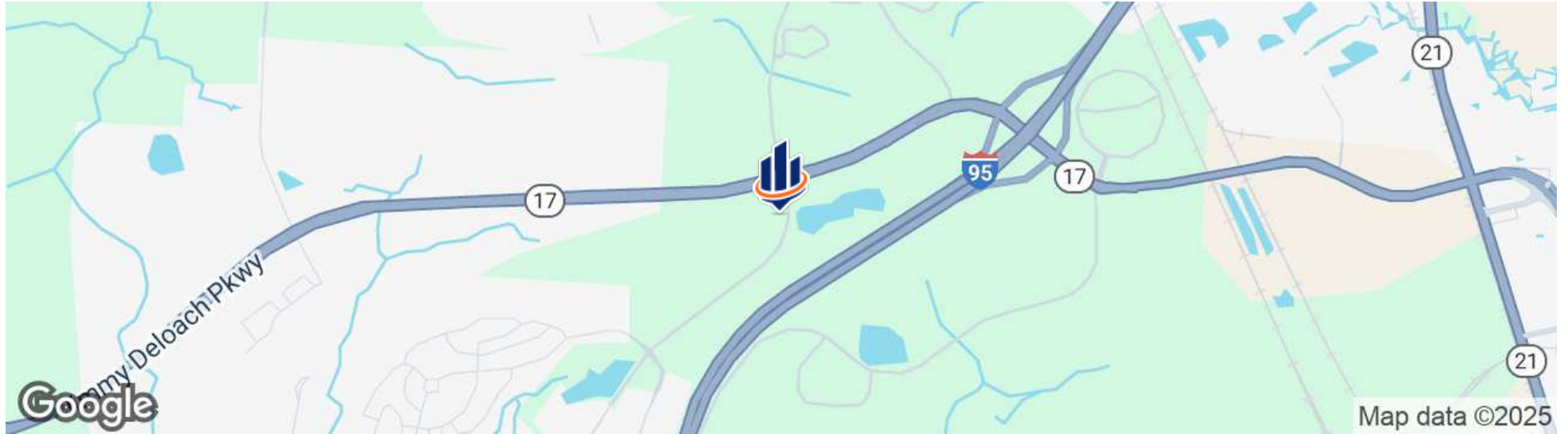
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Location Maps



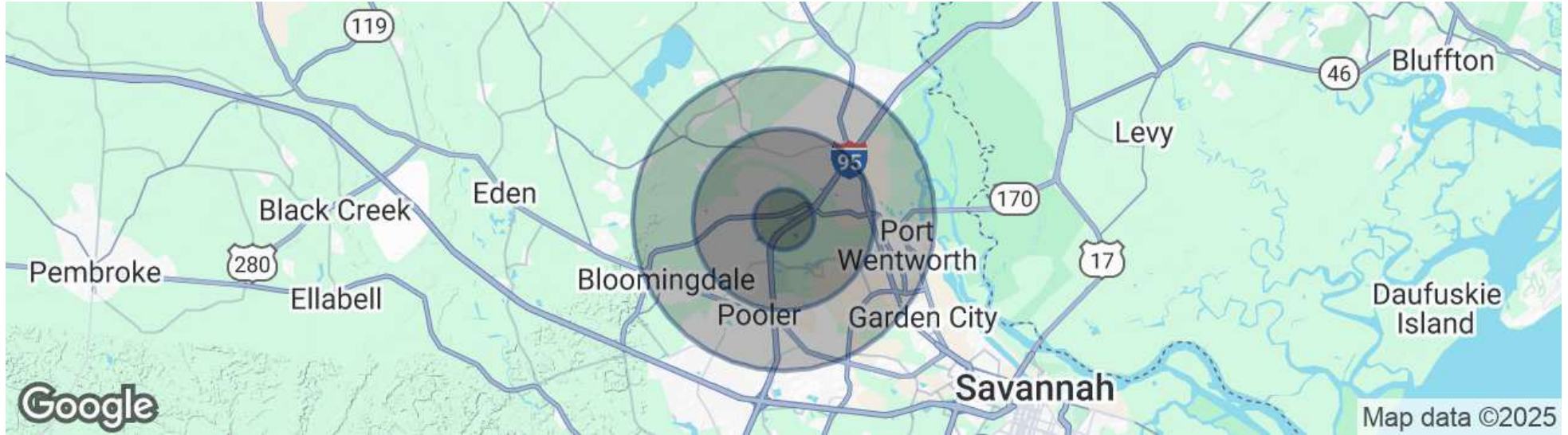


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DEMOGRAPHICS

102 Jim Benton Court
Savannah, GA 31407

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,327	29,595	52,342
Average age	33	35	37
Average age [Male]	32	34	36
Average age [Female]	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	990	10,803	19,356
# of persons per HH	2.4	2.7	2.7
Average HH income	\$109,863	\$117,099	\$107,812
Average house value	\$301,874	\$312,708	\$286,652

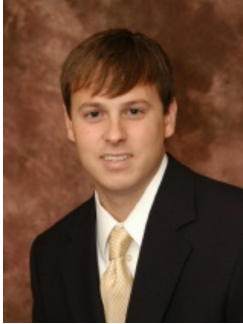
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

102 Jim Benton Court
Savannah, GA 31407

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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