



Jimmy DeLoach Pkwy
5 Acres | **Pooler, GA**

JIMMY DELOACH PKWY & SERENGETI BLVD - GROUND LEASE OPPORTUNITY OR FOR SALE

JIMMY DELOACH PKWY
 POOLER, GA 31322
 OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



Milap Patel
EXP Realty
Mobile: 6072207979
Milap.Patel@exprealty.com
License #: 369691

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POOLER

About POOLER



eXp Realty
Promenade II 1230 Peachtree St NE, 19th Floor
Atlanta, GA 30309
Office: 888-959-9461
www.MilapPatelRealEstate.com

Built By: www.crebuilder.com





Store

GENERAL STORE

INVESTMENT HIGHLIGHTS

- The surrounding region is experiencing robust residential and commercial expansion driven by various economic sectors including the Georgia Ports Authority, a bustling tourism industry.
- Prominent employers within the region include industry leaders such as Gulfstream, JCB, Colonial Oil, International Paper, Georgia Pacific, as well as esteemed entities like the Air National Guard, Mitsubishi, Amazon. Additionally, the area is strategically connected to key military installations including Fort Stewart and Hunter Army Airfield.
- The area is evolving into a vibrant "live, work, and play" community, with projections of 18,000 homes upon completion.



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Pooler, GA

Serengeti-Blvd

Jimmy-Deloach-Pkwy



LOCATION HIGHLIGHTS

- Located on Jimmy Deloach Pkwy Pooler, Ga 31322, a major thoroughfare and premier location in the submarket.
- Its prime location is less than 6 miles southwest of Interstate 95 Interchange Exit 106 and 1.5 radial miles northwest of the Savannah Hilton Head International Airport. Moreover, it is conveniently 5.0 radial miles northwest of the Savannah Port at the Georgia Port Authority Garden City Terminal, offering unparalleled access to water shipping terminals and extensive road networks.
- Jimmy Deloach Pkwy's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Located 10 miles northwest of historic downtown Savannah and 210 miles southeast of Atlanta, Georgia, this parcel is ideally positioned for a variety of commercial ventures, promising a prosperous future for its investors.



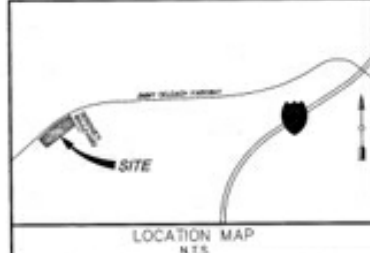


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ON THE SUPERIOR



T.B.M.
PK RAIL SET
IN ASPHALT
N: 280555.74
E: 934540.25
ELEV: 28.77

PARCEL A
(REMAINDER OF PARCEL PARCEL)
25.00 ACRES
N.P.
M&T, LLC
DB 063, PG 43
PB 50, PG 279
FLOOD ZONE X

PARCEL B
5,000 ACRES
(21,000,000 SF)
N.P.
M&T, LLC
NEW JIM RIVER CROSSING
DB 063, PG 43
PB 50, PG 279
FLOOD ZONE X

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Base of Bearings: Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain the data was a Carlson S700 receiver (RTK Accuracy) (Horizontal Error = 1.0cm RMS) (Vertical Error = 1.0cm RMS) with a Carlson RTK data collector receiving RTK corrections via a Verizon Jetpack MFI 8620, from the uGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble V503 Real Time Network operated by uGPS Solutions, Inc.
- All deed book references shown herein are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 1305-C00170 and 1305-C00194, Effective Dates for both: July 7, 2014. The flood hazard lines as shown on this plat have been taken directly from the National Flood Hazard Data Center, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 150-6-30 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (5) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between these two sets of specifications, the requirements of the plat prevail.
- All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty for use for disturbance to these protected areas without proper permit application and approval.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no warrant-delineation markers obtained in the process of conducting the fieldwork.

SURVEY DATA

Total Area:	35.001 Acres (1,306,844 Square Feet)
Plot Closure:	1 in 50,739
Adjusted by:	No adjustment
Equipment used:	Carlson CR2+ Robotic Total Station Carlson S700 GNSS GPS+GPS Network

Field Work Completed on: MARCH 2021

REFERENCES

DB 063, PG 43	PB 50, PG 279	PB 355, PG 30A
PB 425, PG 60A	PB 51, PG 71A	

SURVEYORS CERTIFICATION

As required by subsection (2) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

03/23/2021

CERTIFICATE OF APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN OR PLAT:

CERTIFICATE OF APPROVAL
SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF KODOL, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL, HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL ON 03/23/21

Alicia C. Bentan 4/13/21
M&T, LLC

[Signature] 04/13/21
M&T, LLC

CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE
COUNTY OF CHATHAM
THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBMITTED HEREON, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY AND THAT ALL STATE, CITY AND COUNTY TAXES ON OTHER ADJACENT LAND NOW OWNED BY THE LAND OWNER HAVE BEEN PAID.

[Signature] 4/13/21
M&T, LLC

OWNER: _____ DATE: _____

LEGEND

ADJACENT PROPERTY LINE	---	PROPERTY ID NUMBER	P#0
PROPERTY BOUNDARY	---	NON-OR FORMERLY	A/C
WETLAND BOUNDARY	N 47° 05' 00" E - 607.26'	ROAD-OR-BUILD	0/0
5 FT WETLAND SETBACK	---	PLAT BOOK	P#
DRILL HOLE SET	---	DEED BOOK	DB
5 FT WETLAND PLANTING	---	PRICE	PR
CONCRETE PERMANENT PILING	---	100 FT SCALE	N.T.S.
POST OF BOUNDING	---	TEMPORARY BOUNDARY SET	T.B.S.

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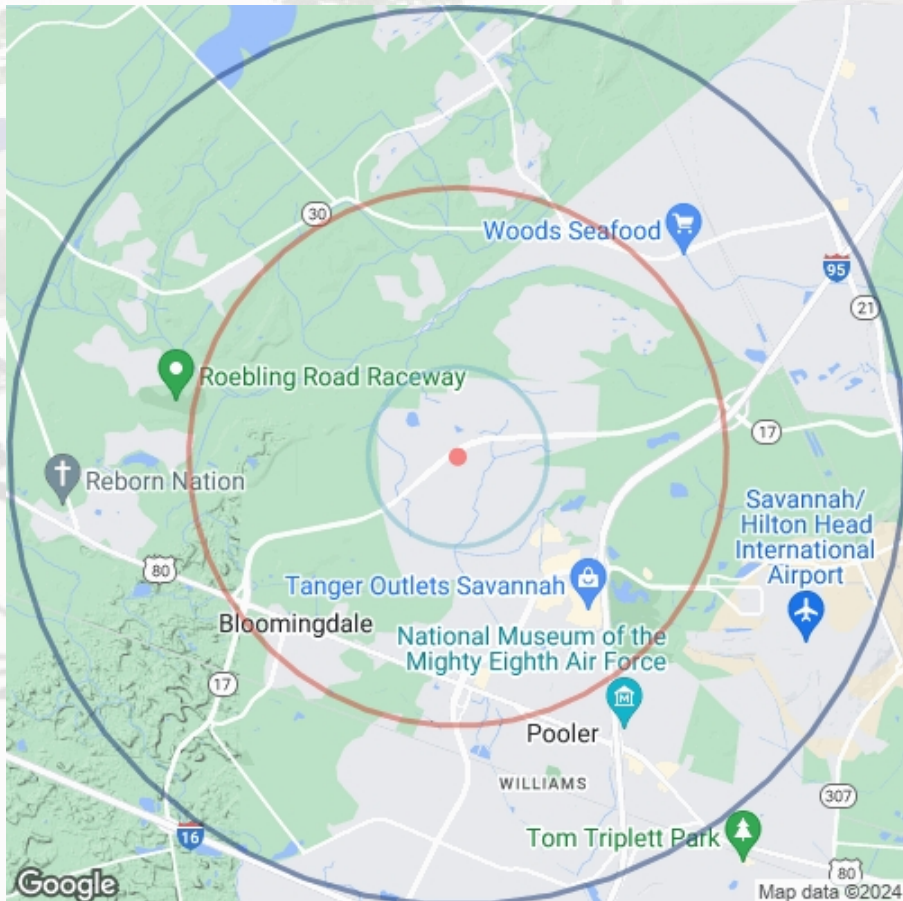
Serengeti Blvd

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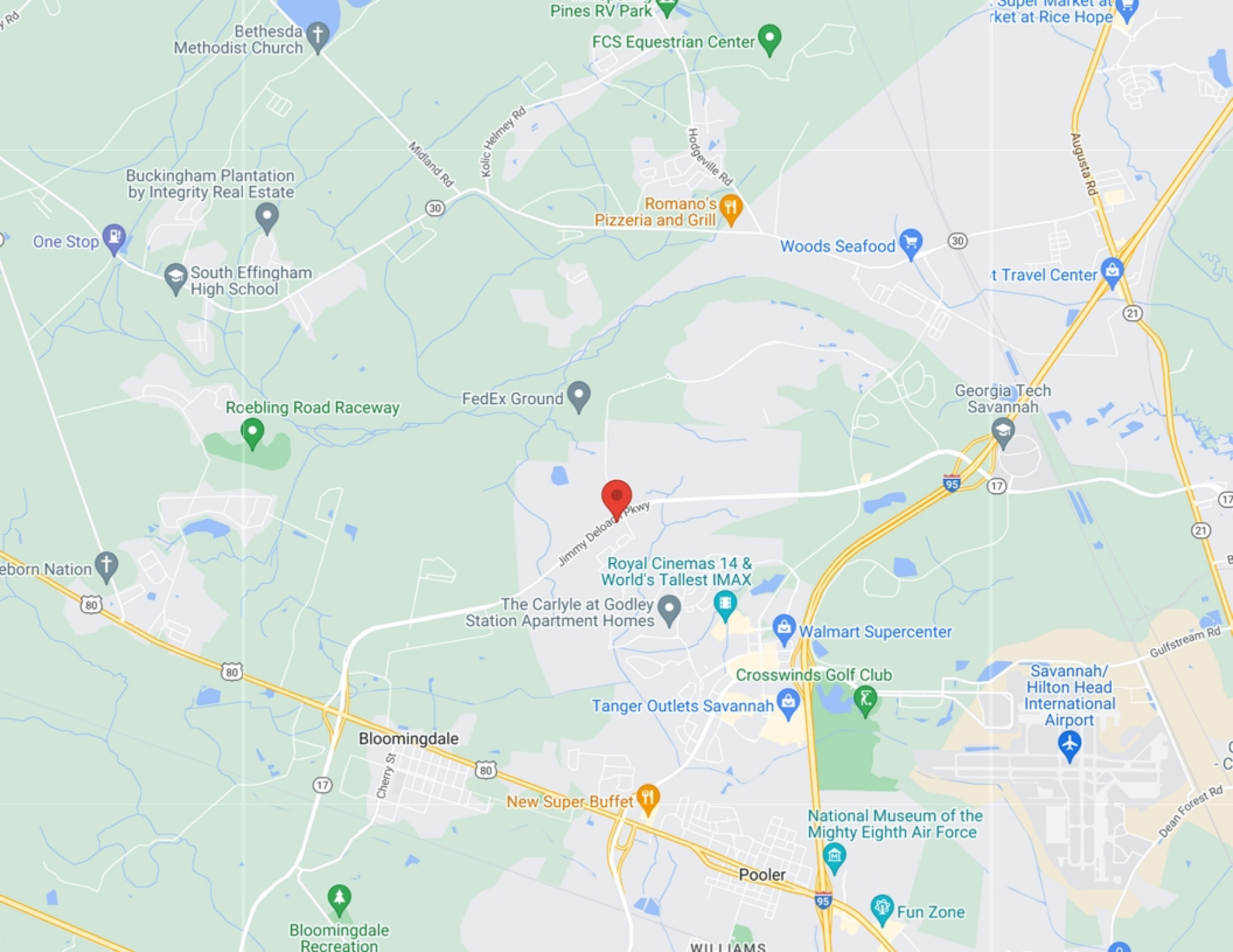
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10	4,358	15,540
2010 Population	2,912	15,045	31,635
2024 Population	4,489	28,450	54,674
2029 Population	5,055	30,457	58,355
2024-2029 Growth Rate	2.4 %	1.37 %	1.31 %
2024 Daytime Population	2,830	25,628	56,491

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	37	361	696
\$15000-24999	29	528	846
\$25000-34999	26	432	887
\$35000-49999	29	949	1,899
\$50000-74999	188	1,460	2,514
\$75000-99999	563	2,646	4,562
\$100000-149999	318	2,645	4,506
\$150000-199999	113	1,334	2,157
\$200000 or greater	331	1,088	2,103
Median HH Income	\$ 96,441	\$ 92,019	\$ 90,824
Average HH Income	\$ 142,092	\$ 114,058	\$ 114,364



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4	1,605	5,093
2010 Total Households	1,110	6,115	11,312
2024 Total Households	1,632	11,441	20,171
2029 Total Households	1,855	12,334	21,849
2024 Average Household Size	2.75	2.48	2.62
2024 Owner Occupied Housing	1,182	5,974	11,718
2029 Owner Occupied Housing	1,404	6,803	12,935
2024 Renter Occupied Housing	450	5,467	8,453
2029 Renter Occupied Housing	451	5,530	8,914
2024 Vacant Housing	99	1,046	1,784
2024 Total Housing	1,731	12,487	21,955



Bethesda Methodist Church

Pines RV Park

FCS Equestrian Center

Super Market at Rice Hope

Buckingham Plantation by Integrity Real Estate

Midland Rd

Kollic Heimey Rd

Hodgeville Rd

Augusta Rd

One Stop

Romano's Pizzeria and Grill

Woods Seafood

South Effingham High School

Travel Center

Roebing Road Raceway

FedEx Ground

Georgia Tech Savannah

eborn Nation

Jimmy Deloach Pkwy

Royal Cinemas 14 & World's Tallest IMAX

The Carlyle at Godley Station Apartment Homes

Walmart Supercenter

80

80

17

21

17

Gulfstream Rd

Savannah/Hilton Head International Airport

Bloomingdale

Cherry St

80

New Super Buffet

Crosswinds Golf Club

Tanger Outlets Savannah

National Museum of the Mighty Eighth Air Force

Pooler

Fun Zone

Bloomingdale Recreation

WILLIAMS

Dean Forest Rd

TangerOutlets
J.CREW FACTORY UNDER ARMOUR IN THE COACH
SHOP 85 BRANDS | NOW OPEN!



Tan
J.CREW FACTORY
SHOP 85 BRANDS



BANANA
FACTORY

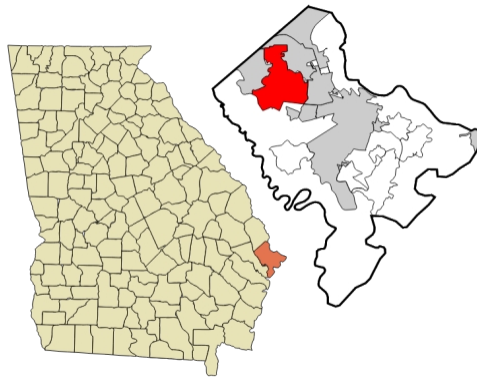
SKECHERS





ABOUT POOLER

Pooler is a city in Chatham County, Georgia, United States. According to the official 2020 U.S. census, the population was 25,711, up 34.3% from the 2010 population of 19,140. Pooler is located northwest of Savannah along Interstates 95 and 16.



CITY OF POOLER

County	Chatham
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AREA

City	27.9 sq mi
Land	27.7 sq mi
Water	0.2 sq mi
Elevation	20 ft

POPULATION

Population	25,711
Density	927.96 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE
DETAILS.**

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