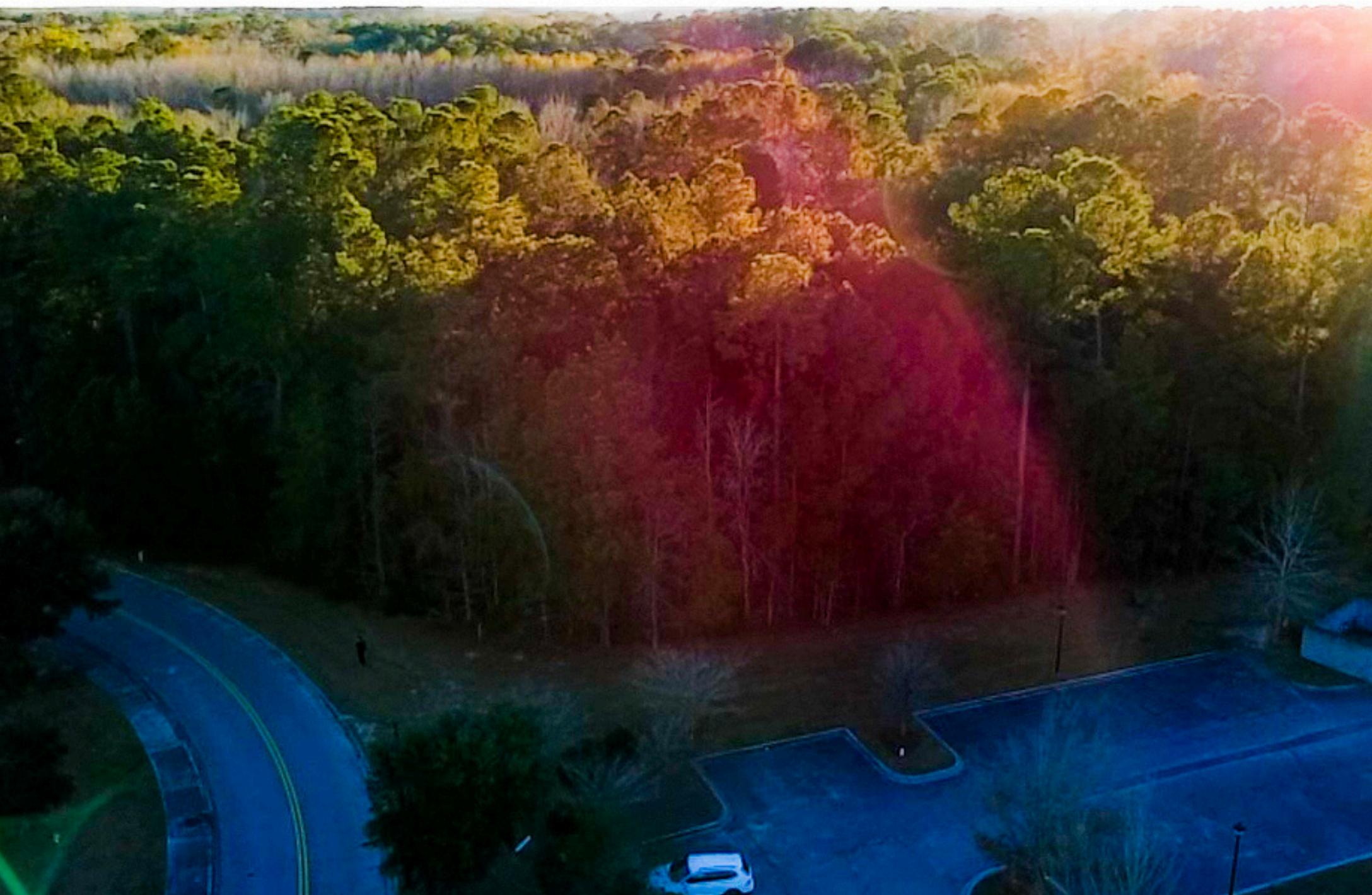


For Sale:
2.125 Acres
Pooler, GA 31322





CONTACT:

Zack Allen
Advisor
Investment Sales & Leasing
zallen@naisavannah.com
+1 912 655 2135



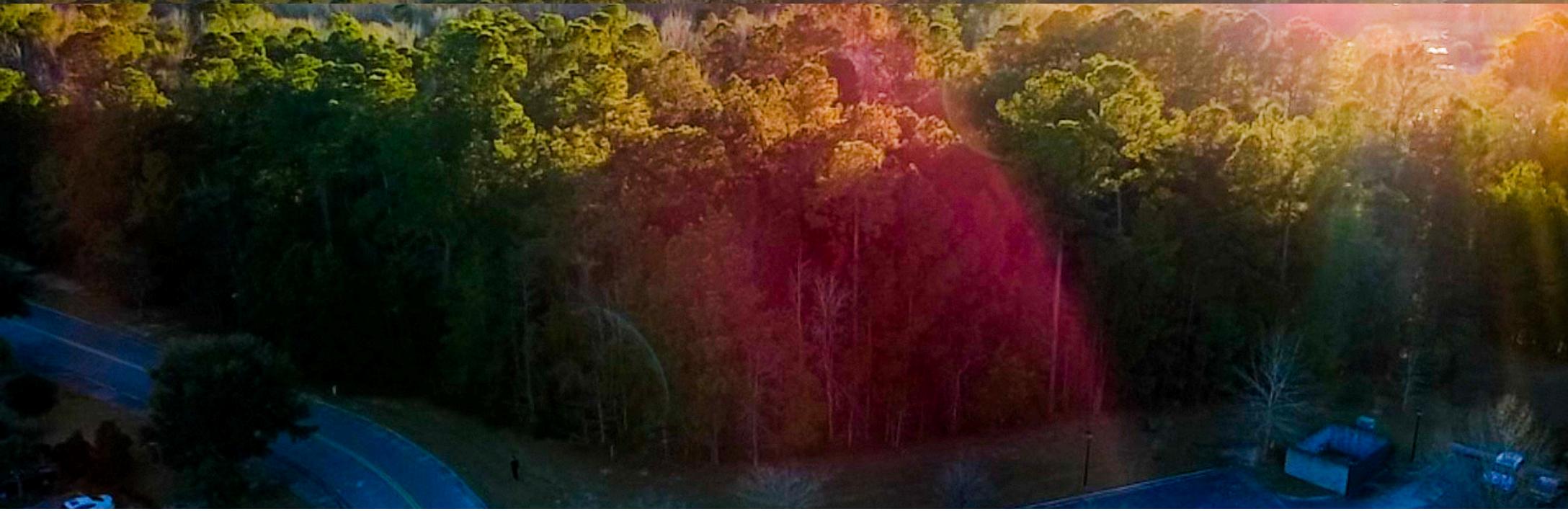
Offering Memorandum

NAI Mopper Benton (“Broker”) has been retained by the Seller of the 2.125 Acres at 115 Southern Junction Blvd in Savannah, Georgia (“Property”) as the exclusive Broker for this disposition.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided here in is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained here in is based upon sources believed to be reasonably reliable, Owner and Broker ,on their own behalf, and on behalf of the irrespective officers, employees ,shareholders ,partners ,directors, members and affiliates, disclaim an responsibility or liability for in accuracies, representations and warranties(expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained here in of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained there in, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained here in. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum ,the information contained here in, or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualifiedprospective purchasers.

Owner expressly reserves he right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party there to and any conditions to Owner’s obligations here under have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Mopper|Benton
1650 E Victory Drive Savannah, GA
+1 912 358 5600
naisavannah.com



EXECUTIVE SUMMARY

NAI Mopper|Benton is excited to exclusively present this 2.125-acre, development-ready lot For Sale in Pooler, Georgia.

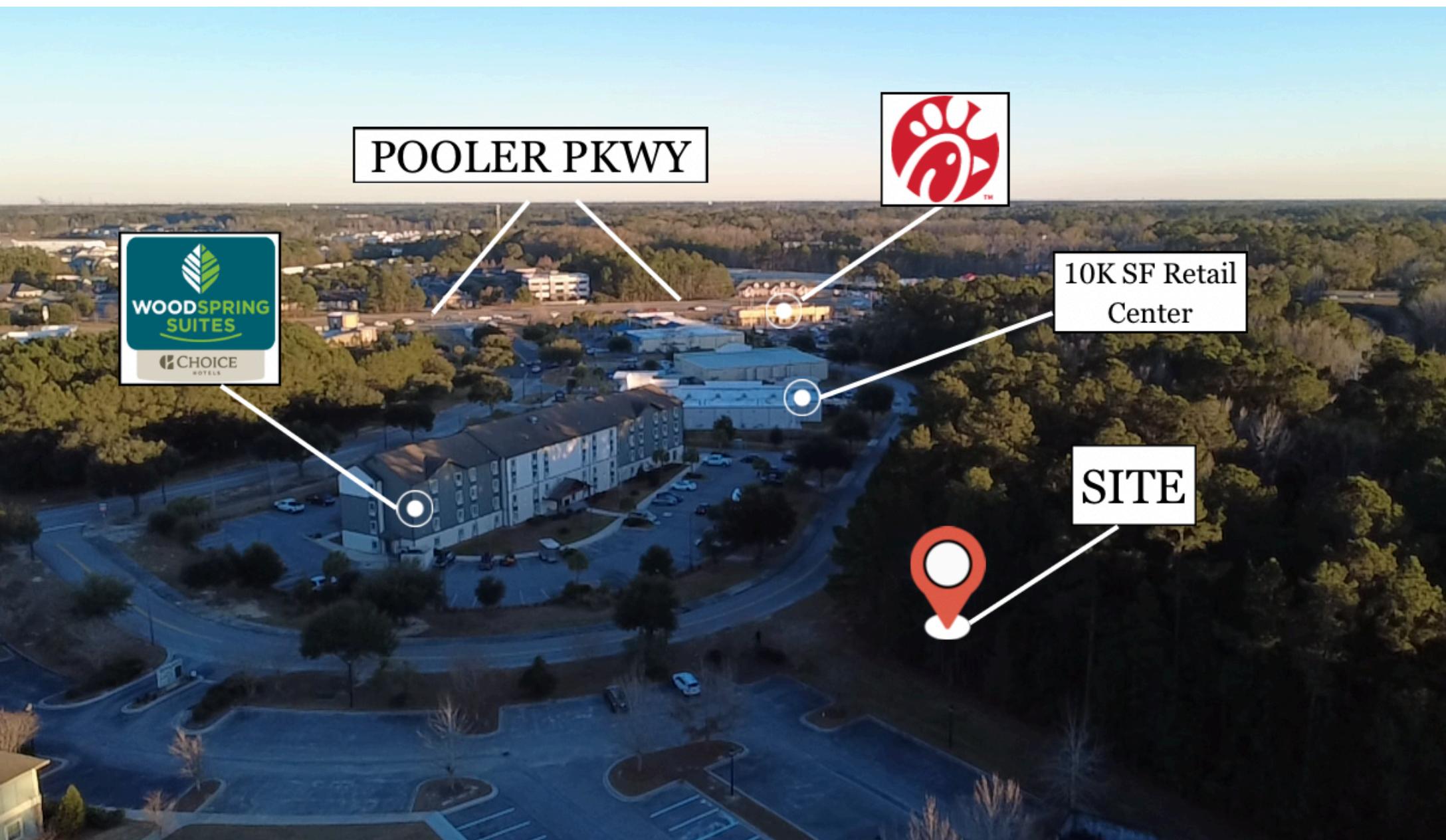
Zoned PUD, this property supports a wide range of potential uses, making it an ideal location for a hotel, office building, retail center, and more.

Situated in one of Savannah's fastest-growing areas, Pooler is experiencing rapid growth across hospitality, multifamily, retail, office, and industrial sectors. With this parcel's prime location just seconds off Pooler Parkway, which sees 40k VPD, this site presents a rare and unique opportunity for development in a high-demand market.

THE OFFERING

Price	PLEASE INQUIRE
Market	Savannah
Property Subtype	Land
Street Address	115 Southern Junction
City/State/Zip	Pooler, GA 31322
County	Chatham
Zoning	PUD
Lot Size	2.125 AC

LOCATION OVERVIEW



LOCATION OVERVIEW



Master Plan



MASTER PLAN
EXHIBIT C

POOLER PARK OF COMMERCE
PARCEL 5-A
POOLER, GEORGIA

TYPE OF
DEVELOPMENT ASSOCIATION, INC.
POOLER, GEORGIA



MARCH 8, 2007

PL 15

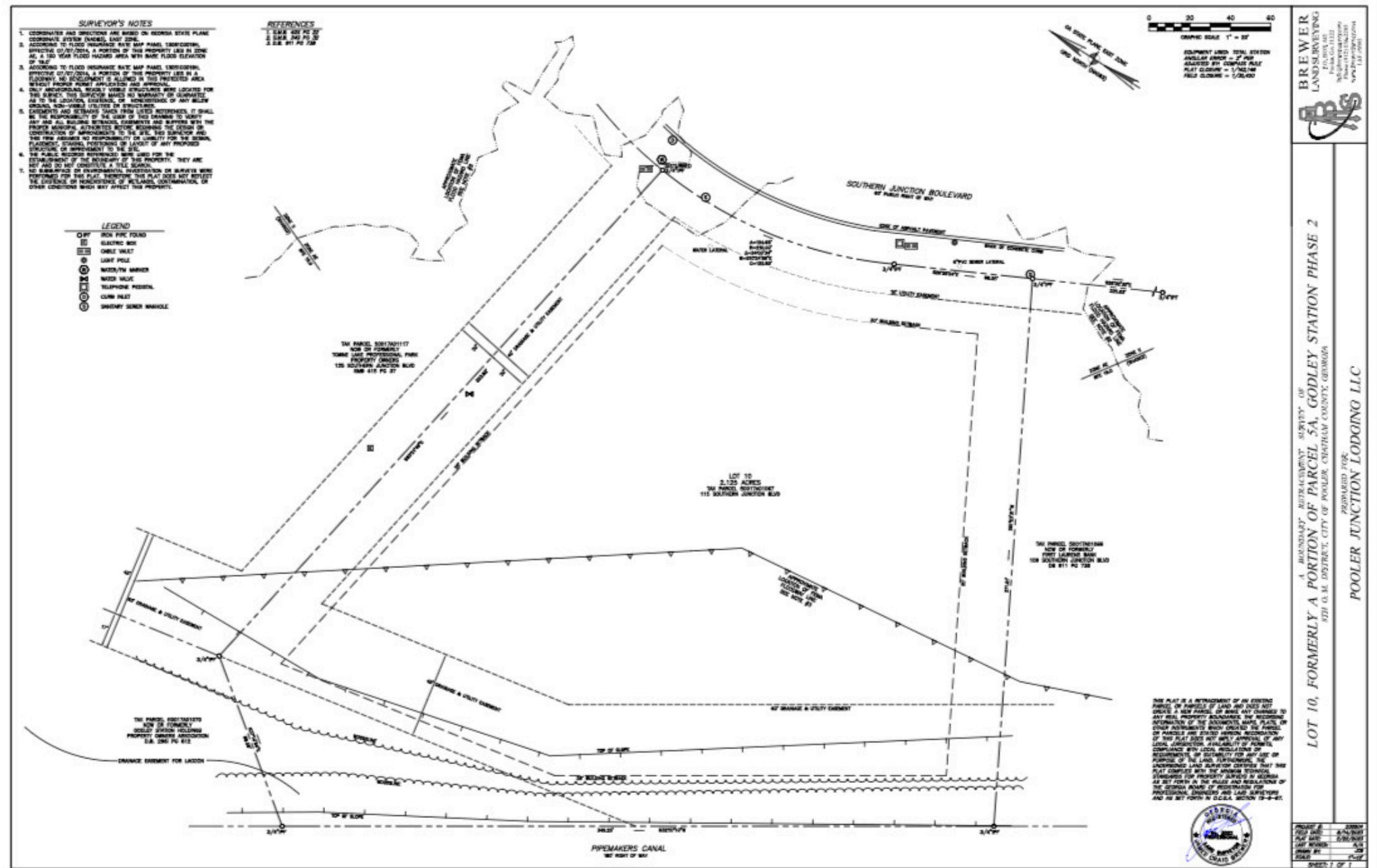
J-00005

1" = 200'

100' 00"

THIS MAP ILLUSTRATES A SPECIAL PLAN OF THE
PROJECT SITE AND IS FOR THE USE OF THE OWNER
ONLY. DOES NOT LIMIT OR BOUND THE OWNER, AND IS
SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR
NOTICE TO THE HIGHLIGHTED CONTRACTOR.
THIS MAP IS NOT A SURVEY AND IS NOT TO BE
MAILED. THIS MAP IS FOR THE USE OF THE OWNER
ONLY AND IS SUBJECT TO AN
AVAILABLE SURVEY AND PROPERTY ADJUSTMENT.

Survey



Location Overview

115 Southern Junction Blvd | **Savannah, Georgia**

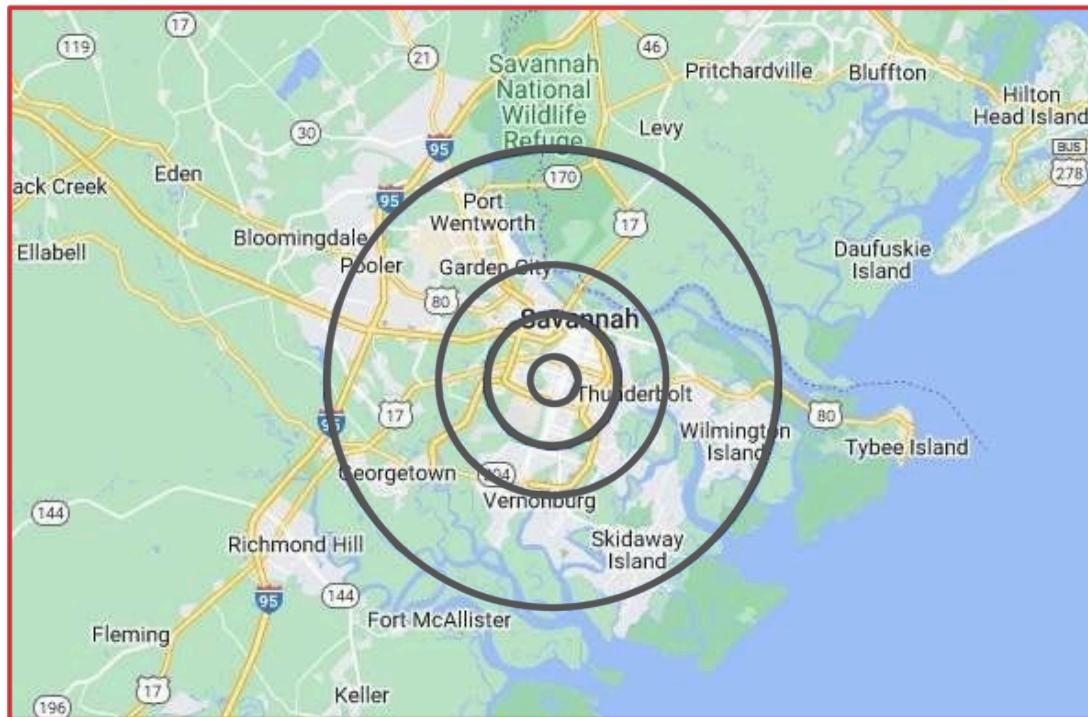


DISTANCE TO MAJOR CITIES

Jacksonville, Florida	139 miles
Atlanta, Georgia	248 miles
Charlotte, North Carolina	258 miles
Birmingham, Alabama	394 miles
Nashville, Tennessee	497 miles
Columbus, Ohio	682 miles

Market Overview

115 Southern Junction Blvd | Savannah, Georgia



DEMOGRAPHICS

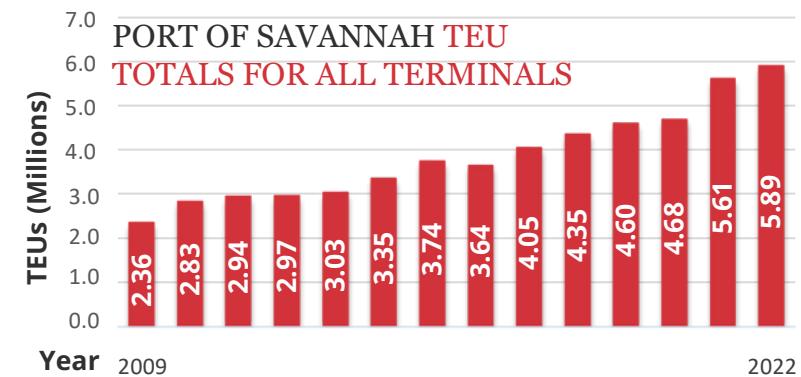
1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	4,783	21,592	47,454
Median Age	38.90	39.10	39.30
Total Households	2,023	7,507	18,006
Average HH Income	\$105,927	\$100,073	\$95,121
Consumer Spending	\$69,330	\$279,203	\$608,221
Median Home Value	\$316,667	\$248,372	\$235,965

PORT OF SAVANNAH

Single largest and fastest-growing container terminal in North America

2 Class 1 Railroads:
CSX & Norfolk Southern
2 Terminals:
Ocean & Georgia Ports
Garden City Terminal



HMG Metaplant America

The Hyundai Metaplant, located 22 miles northwest of Savannah on the south side of I-16, has started producing 300,000 cars annually since opening. With an investment exceeding \$5.5 billion, the site is poised to employ 8,500 individuals, with Hyundai affirming that 99% of the workforce will be Americans. Production has commenced in the first quarter of 2025.

NAI Mopper|Benton
1650 E Victory Drive Savannah, GA 31404
+1 912 358 5600
naisavannah.com

2025 NAI Mopper | Benton

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