

OFFERING MEMORANDUM

COMMERCIAL PARCELS @I-16

LITTLE NECK ROAD

Bloomingdale, GA 31302

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

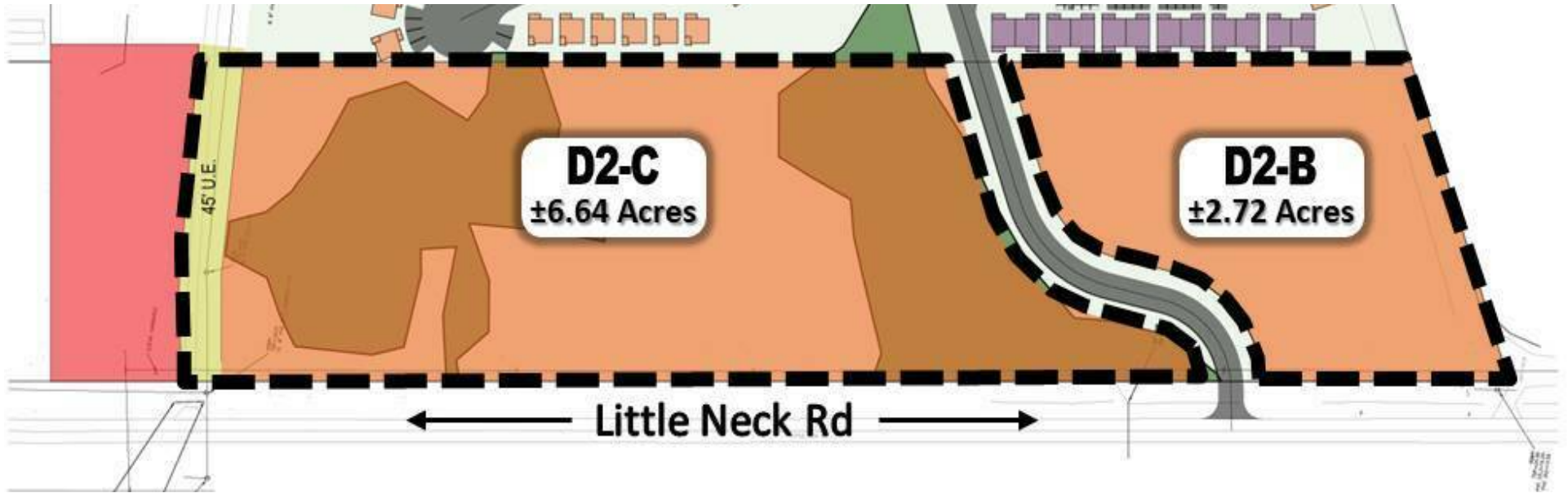
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000 / Acre
LOT SIZES:	2.72 and 6.64 Acres
PRICE / ACRE:	\$1,100,000
ZONING:	C-2
APN:	81039-01027

PROPERTY OVERVIEW

SVN is pleased to offer two (2) commercial parcels, which range in size from ± 2.72 to ± 6.64 contiguous upland acres on Little Neck Road. The sites can be further divided as needed and will be delivered cleared and rough graded with all off-site work completed including common detention, which allows for more developable acreage, and infrastructure in place including city water and sewer within the boundary line. The sites are located directly in front of a planned housing project known as The Eleanor, which will total 460 units that should break ground in Fall 2024 and deliver the first units in late 2025. The sites are accessed from Little Neck Road and present zoning is [C-2], which allows for a variety of commercial uses. There is visibility and extensive frontage on Little Neck Road and will benefit from being adjacent to New Hampstead, a large master planned community, but not encumbered by any of the design standards or restrictions in place.

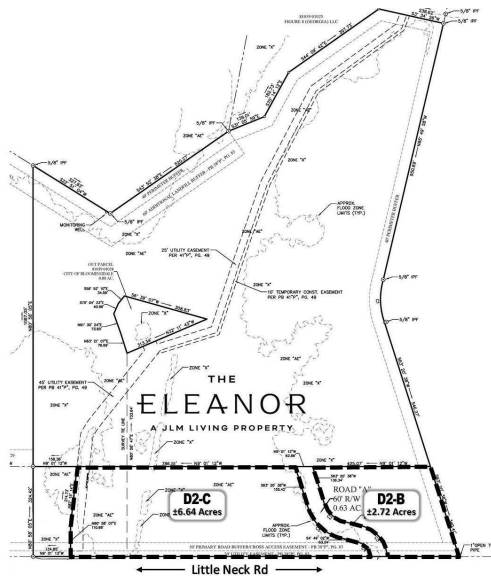
LOCATION OVERVIEW

The site is located at the southeast quadrant of I-16, exit 152, with direct access to the new Jimmy Deloach Parkway extension. Businesses already at the site include a brand new QuikTrip, Shell Gas, Dairy Queen, Baldinos, and a planned Stop N Stor and Parker's. East on I-16, it is approximately 3 miles to Pooler Parkway providing residents with a regional shopping opportunity, 5 miles to I-95 and only 12 miles to downtown Savannah and the Georgia Ports Authority. West on I-16, it is 4 miles to Old River Road and just 5 miles to Highway 280, where the Hyundai Motors Electric Vehicle plant is under construction. This area has become extremely attractive to local, regional and national businesses and is poised for high growth in the immediate future.

COMPLETE HIGHLIGHTS



- Two [2] Commercial Parcels: ±2.72 to ±6.64 Acres @ I-16 | For Sale
- Will be Delivered Cleared and Rough-Graded w/Common Detention
- Infrastructure in Place; City Sewer & Water; C-2 Zoning
- Parcels Front The Eleanor with 460 Residential Units Breaking Ground Fall 2024
- SE Quadrant of I-16 | Exit 152 | Direct Access to Jimmy Deloach Pkwy
- Visibility and Extensive Frontage on Little Neck Rd; Adjacent to New Hampstead PUD
- Close Proximity to Pooler, Hyundai EV Plant & I-95; 12 Miles to Downtown



MASTER PLAN



AERIAL | SITE



ADDITIONAL VIEWS



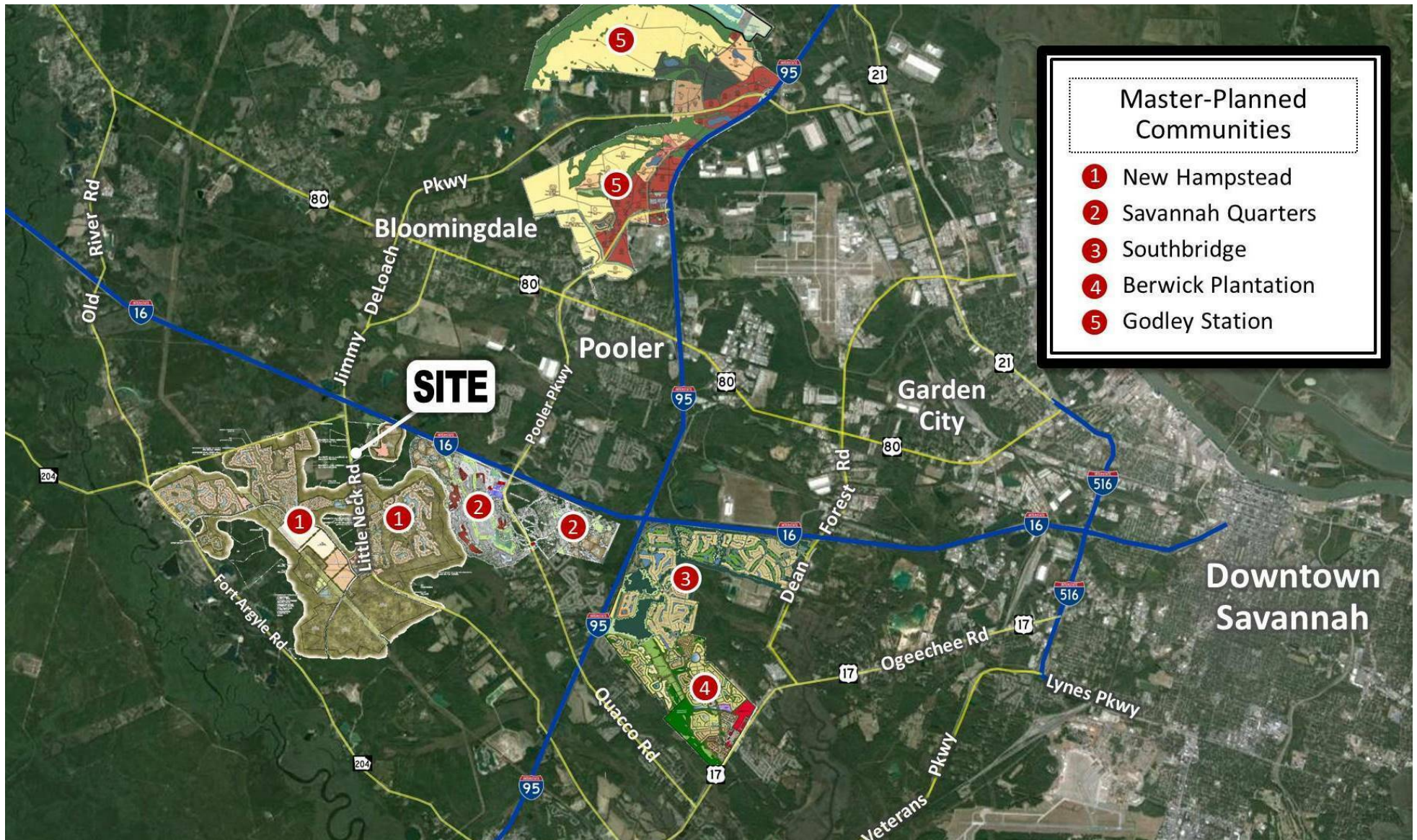
View North from Site



View South from Site

AERIAL | NEW HAMPSTEAD

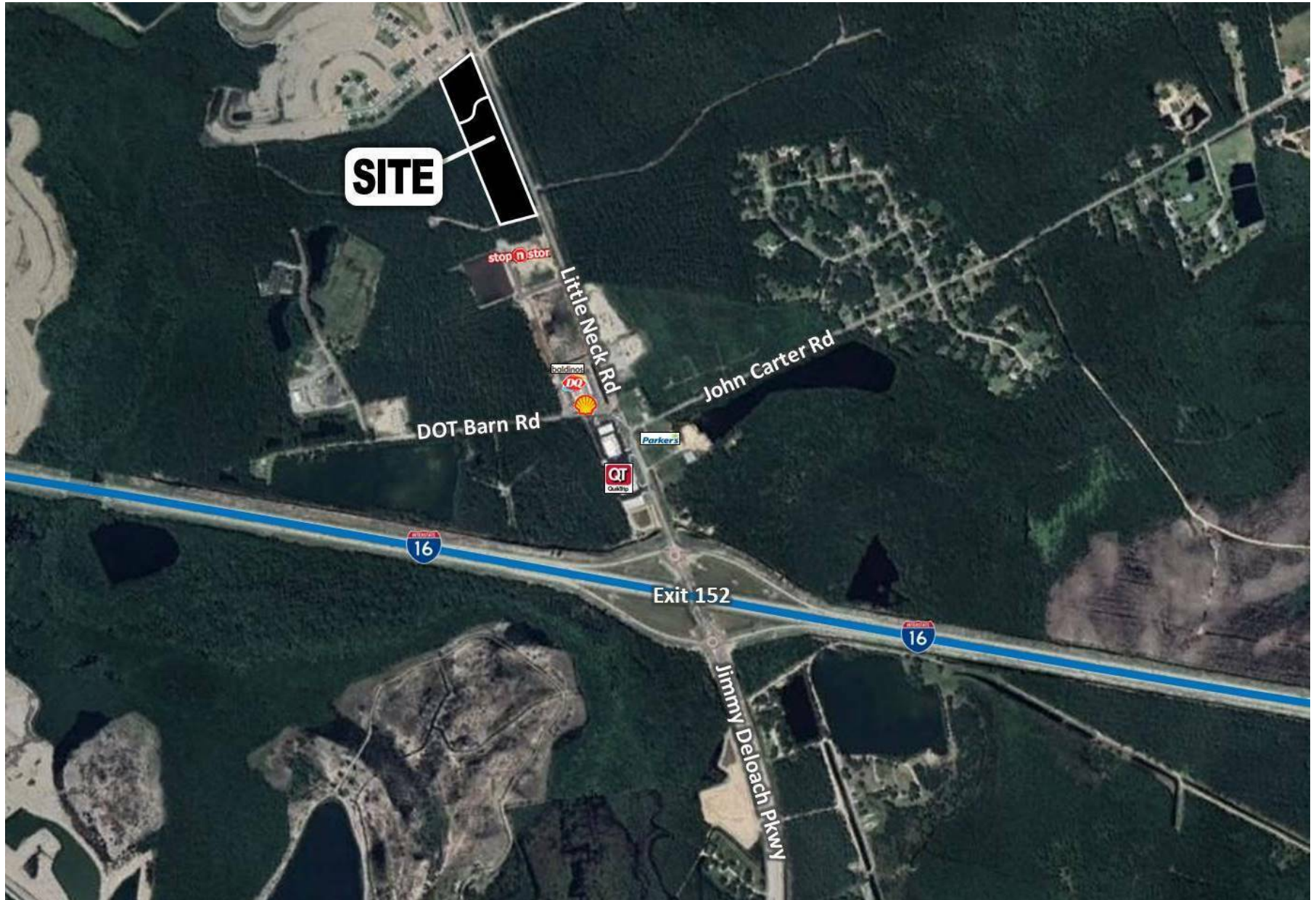


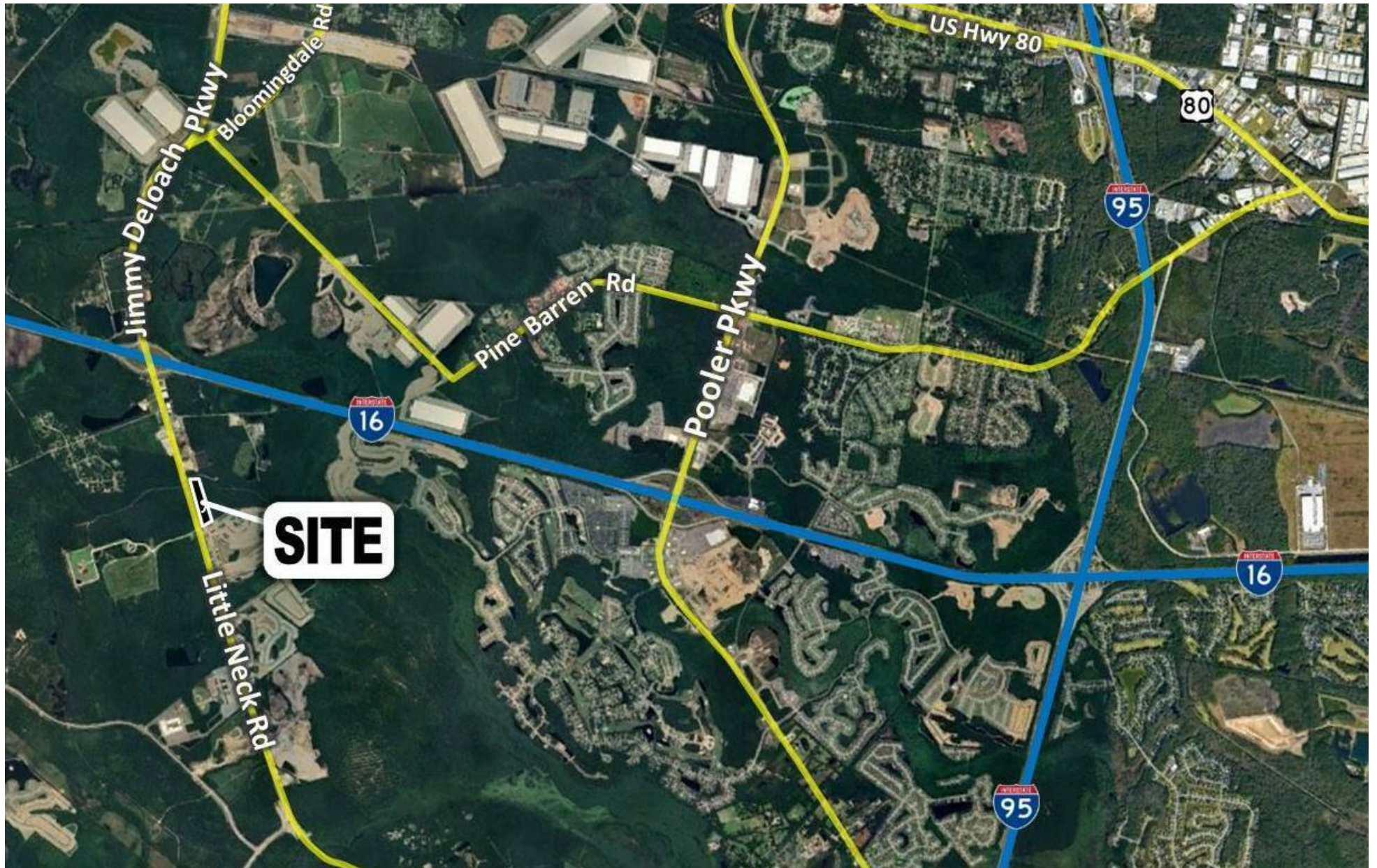


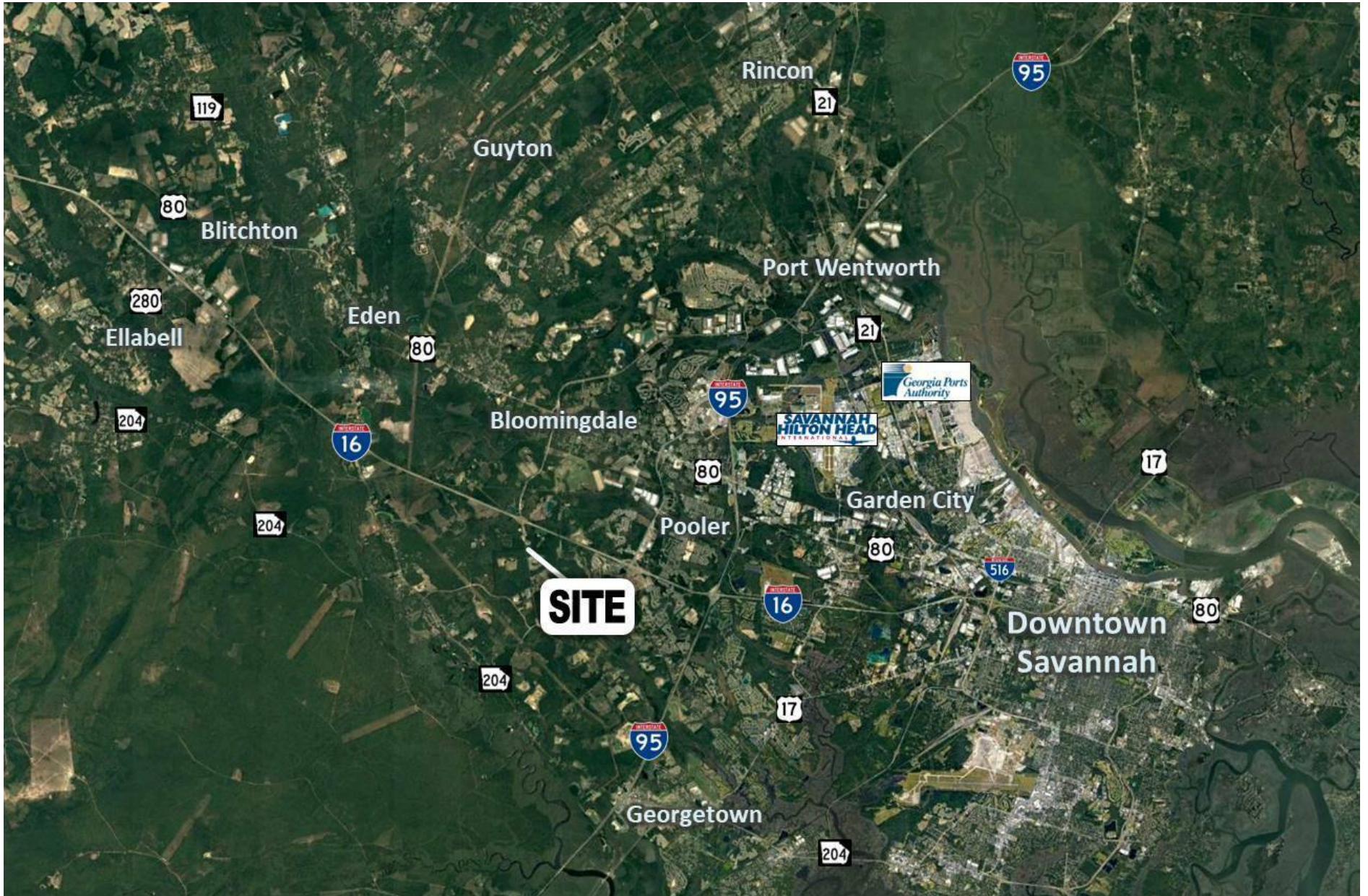
SECTION 2

LOCATION
INFORMATION

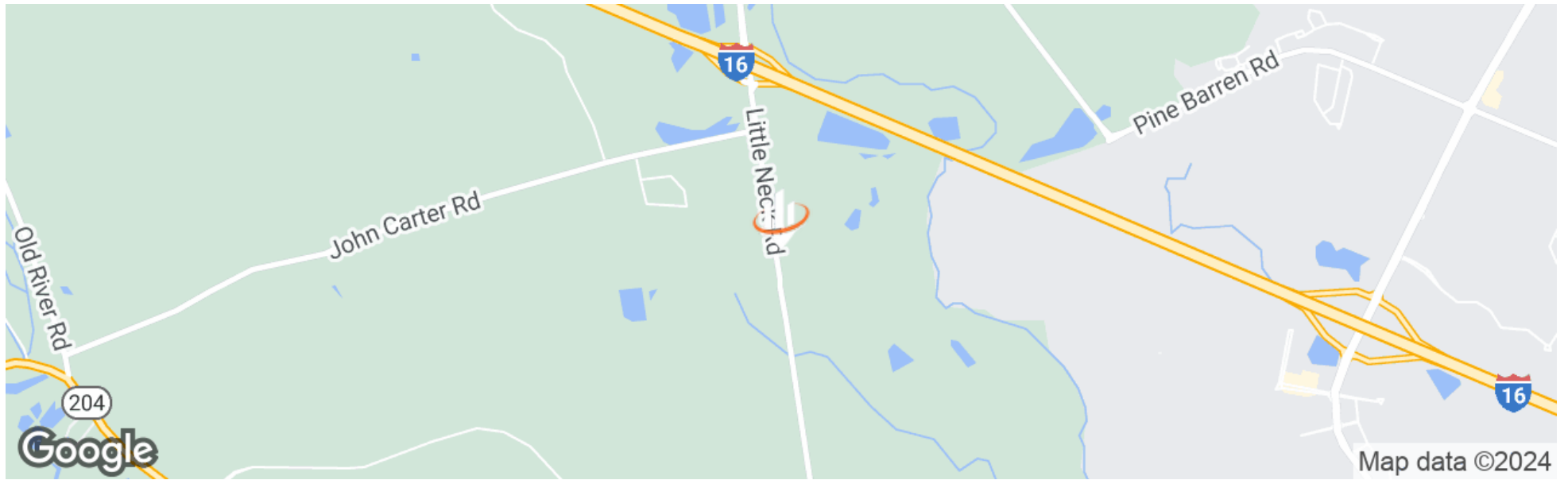








LOCATION MAPS

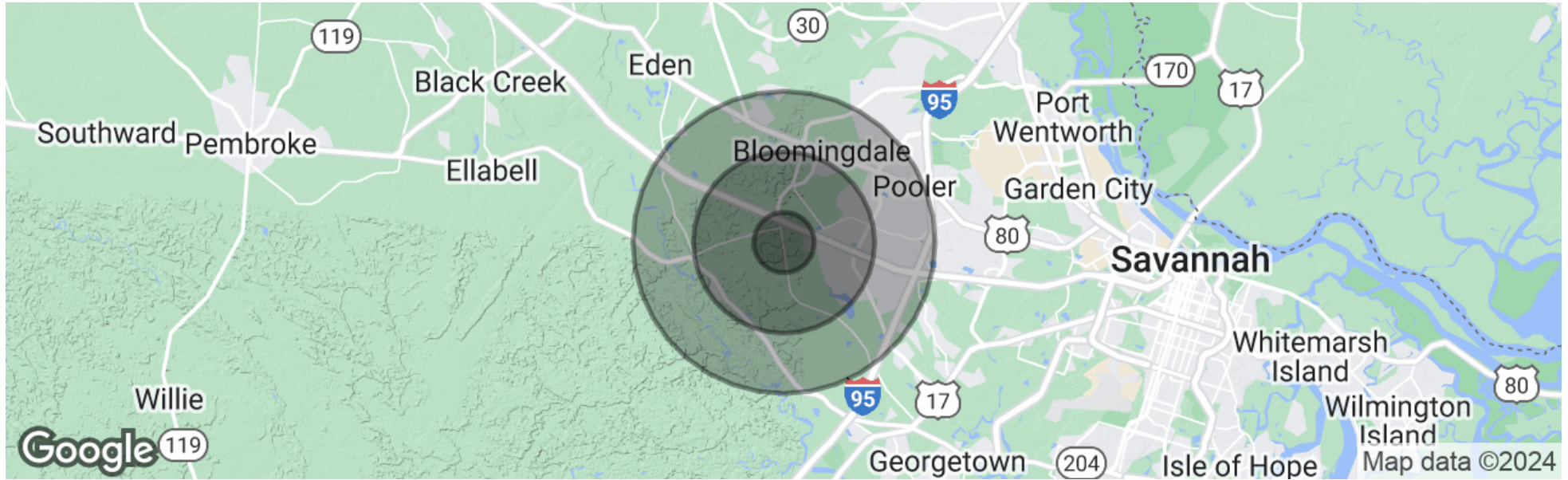


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	493	6,431	26,040
AVERAGE AGE	44.9	37.6	37.2
AVERAGE AGE (MALE)	46.8	39.1	33.1
AVERAGE AGE (FEMALE)	40.7	35.8	39.8

HOUSEHOLDS & INCOME

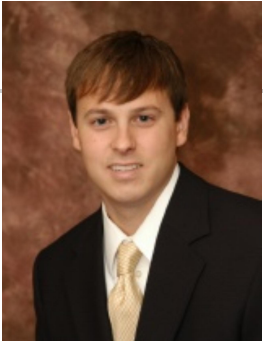
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	215	2,941	10,747
# OF PERSONS PER HH	2.3	2.2	2.4
AVERAGE HH INCOME	\$94,322	\$80,579	\$76,633
AVERAGE HOUSE VALUE	\$292,070	\$166,590	\$179,557

SECTION 4

ADVISOR BIO & CONTACT



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded 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 more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant 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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