

COMMERCIAL PARCEL | SALE

VILLAGE AT SAVANNAH QUARTERS®

HOLMES CT

Pooler, GA 31322

PRESENTED BY:

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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:	\$1,700,000
LOT SIZE:	2.28 Acres
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler
APN:	51009 01082

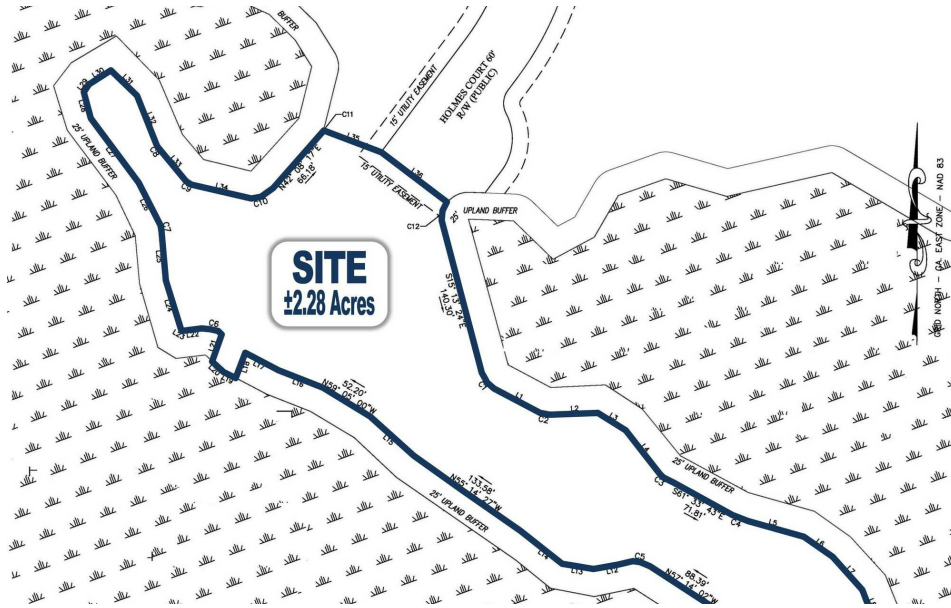
PROPERTY OVERVIEW

SVN is pleased to offer for sale Parcel "V", the last commercial land parcel available within the Village at Savannah Quarters®. The ±2.28-acre parcel is located at the end of Holmes Court just behind Publix while offering multiple points of ingress and egress from Pooler Parkway including the signalized intersections at Blue Moon Crossing and Westbrook Lane. The site has been mostly cleared and rough graded, with utilities already within the property boundary. Initial due diligence items completed include a boundary survey, Phase I environmental report, geotechnical analysis and the wetlands have been delineated and impacted, requiring no further action. The parcel is zoned as Planned Unit Development [PUD], with permitted uses aligned with the City of Pooler's C-2 zoning classification. Concept plans yield ±20,000 square feet of office space, making it ideal for office or medical office use.

LOCATION OVERVIEW

The Village at Savannah Quarters® is a part of the Savannah Quarters® PUD, a 2,588-acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. This location is 2 miles west of the intersection of I-95 & I-16, 5 miles to the Airport and 11 miles to Downtown Savannah. The City of Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, the development benefits from numerous master planned communities in various stages of development, which offer substantial population density.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

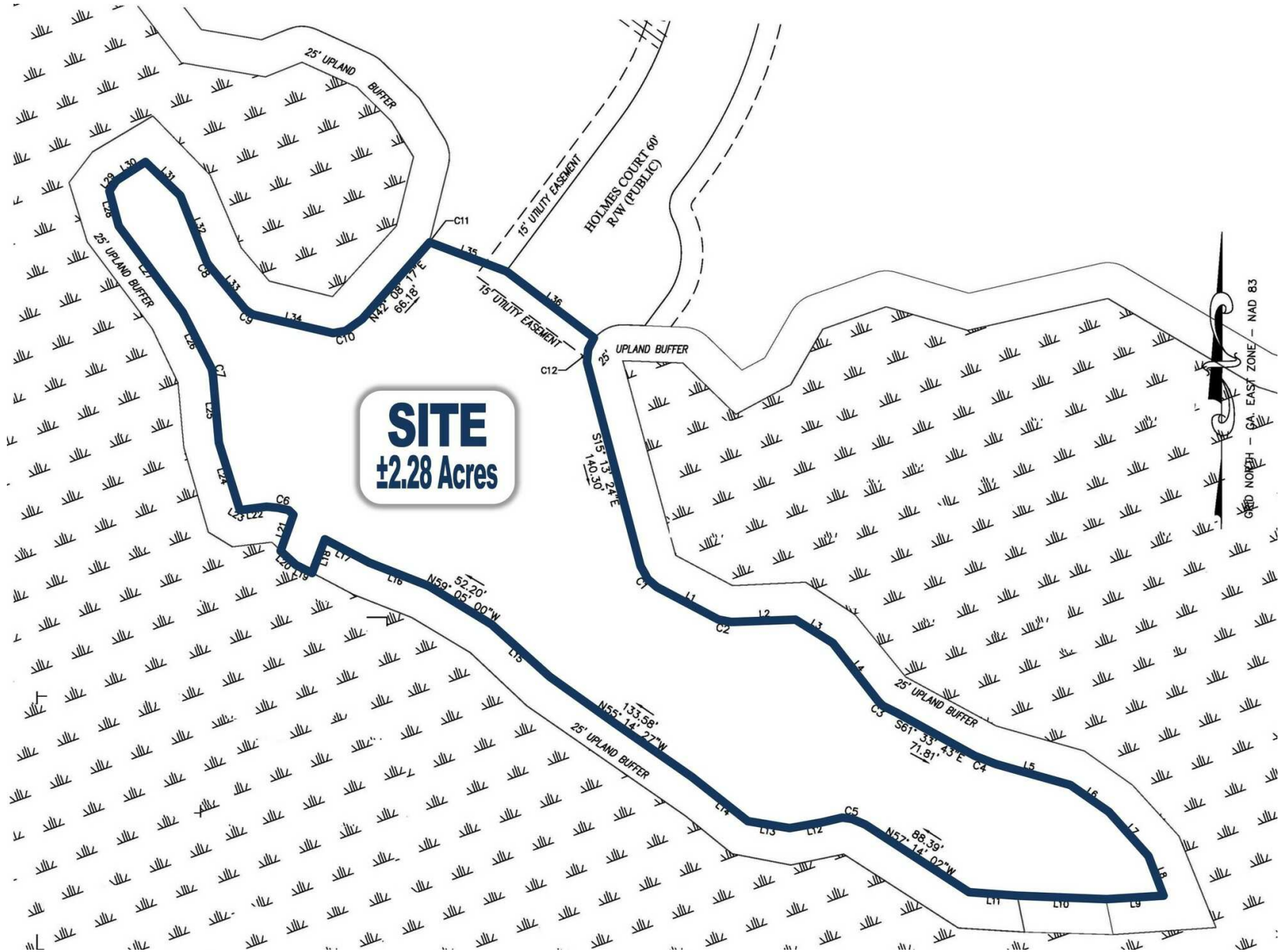
- ±2.28 Commercial Parcel Within Village at Savannah Quarters®
- Mostly Cleared and Rough-Graded; Utilities Within the Boundary
- Planned Unit Development Zoning; Aligned with Pooler C-2 Classification
- Concept Plans Yield ±20,000 SF Office or Medical Space
- Village at Savannah Quarters® is a Part of Savannah Quarters® PUD®
- At I-16 & Pooler Pkwy; 5 Miles to Airport; 11 Miles to Downtown



AERIAL | SITE



PLAT - PARCEL V



SITE PLAN - VILLAGE AT SAVANNAH QUARTERS®



SITE
±2.28 Acres

Mosaic Town Center
at Savannah Quarters®

- COSTCO WHOLESALE**
- Starbucks Coffee, **TAKE 5**, Chick-fil-A
- Great Clips, HCA Healthcare
- Wayback Burgers, **Parker's**
- PedsNow!, Memorial Health
- EXPERCARE**
- MATTRESS FIRM**, **No Bull!** mattress & more

AERIAL - VILLAGE AT SAVANNAH QUARTERS®



VIEW FROM VILLAGE AT SAVANNAH QUARTERS®

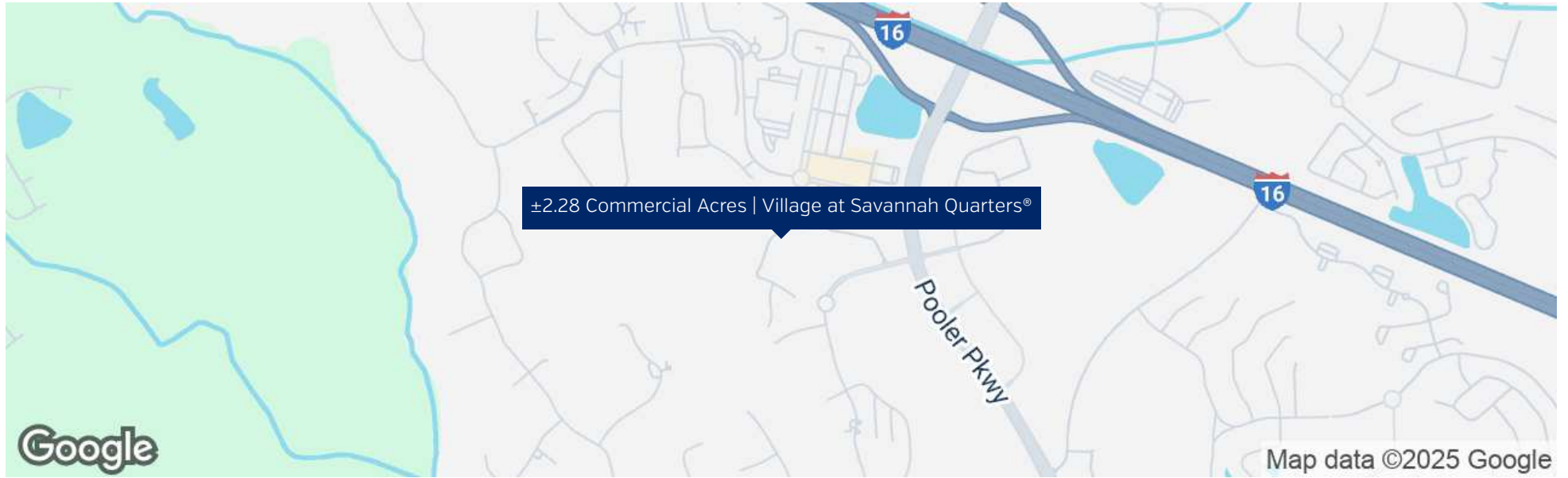


SECTION 2

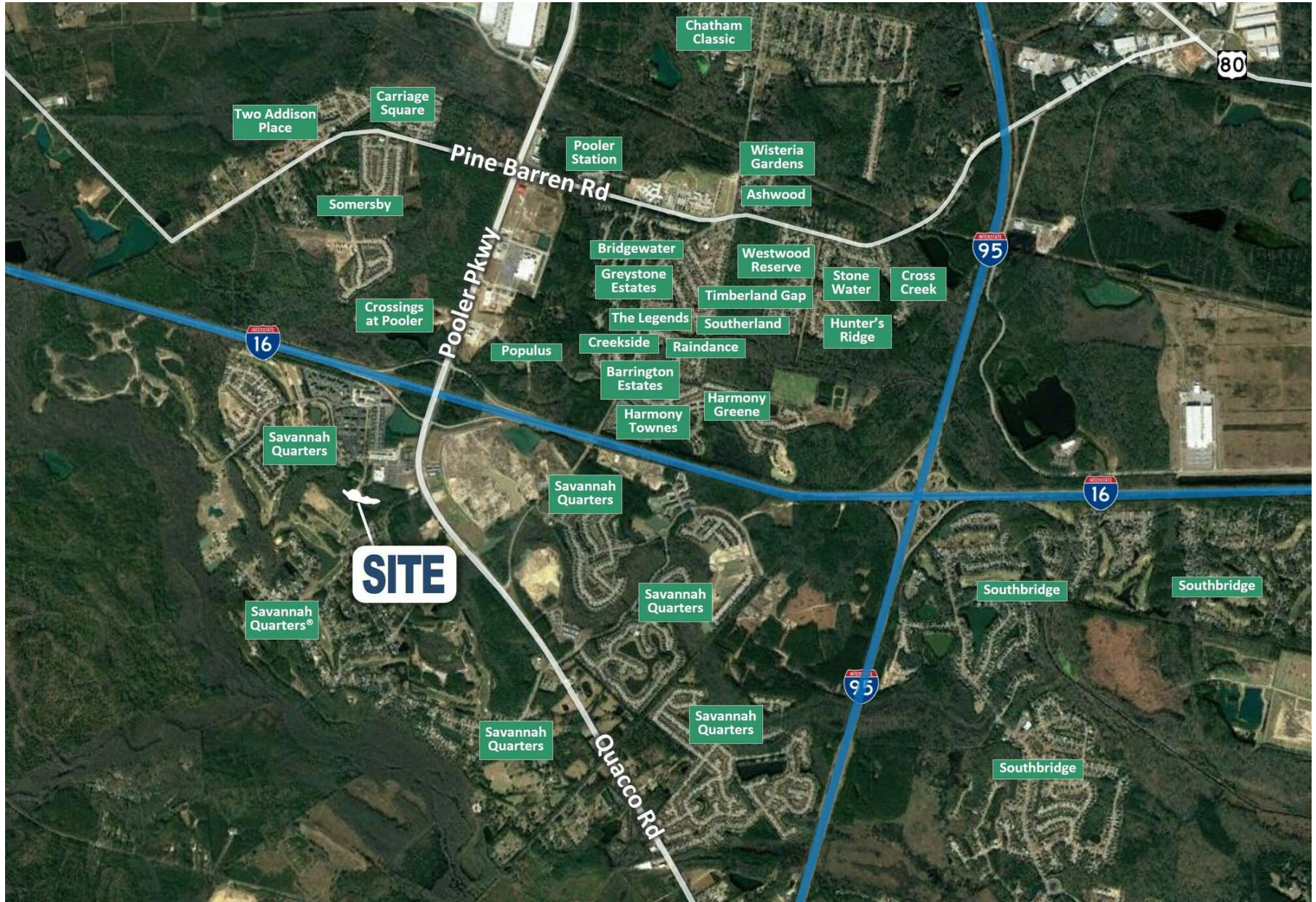
LOCATION
INFORMATION



LOCATION MAPS



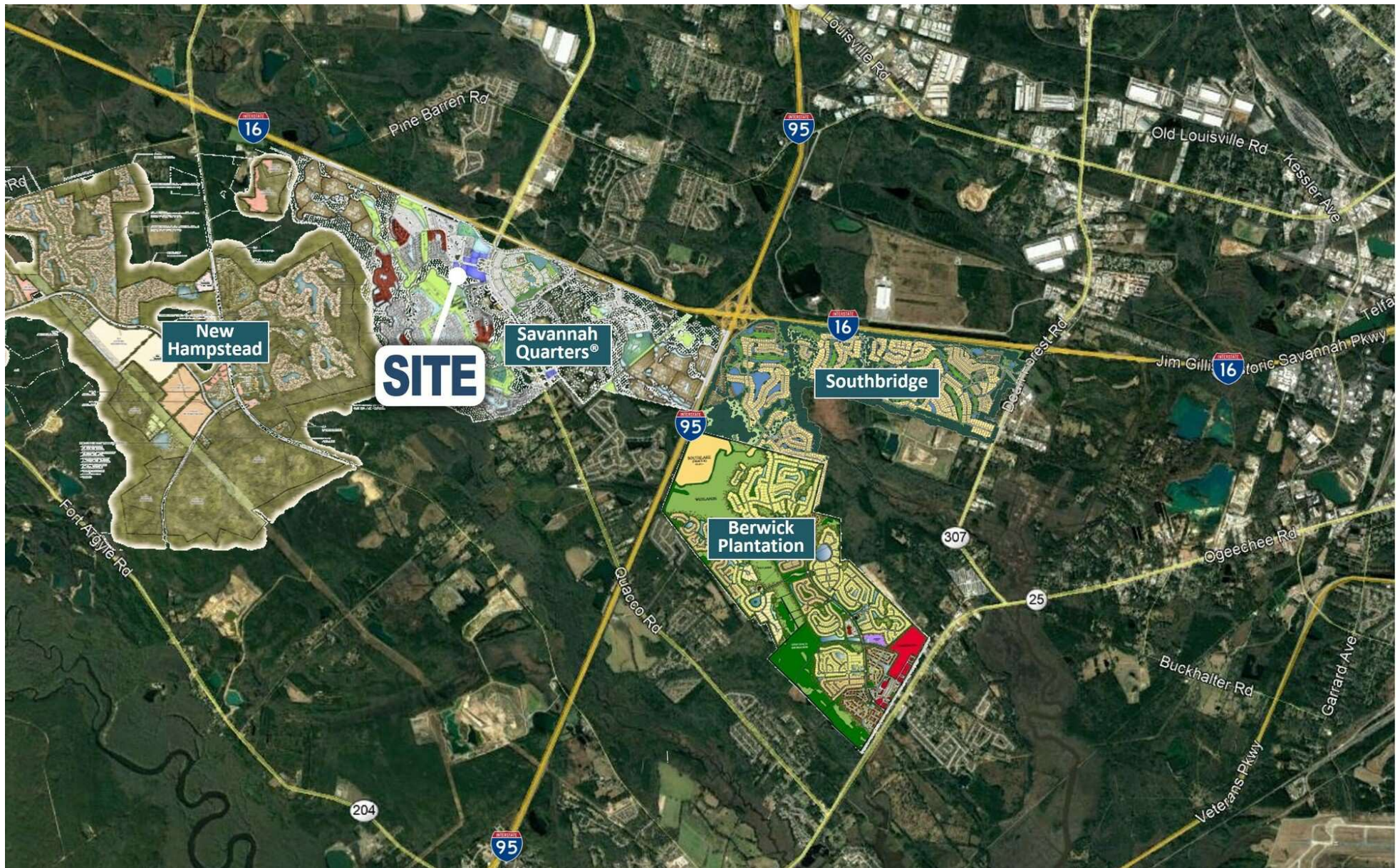
AERIAL | POOLER RESIDENTIAL



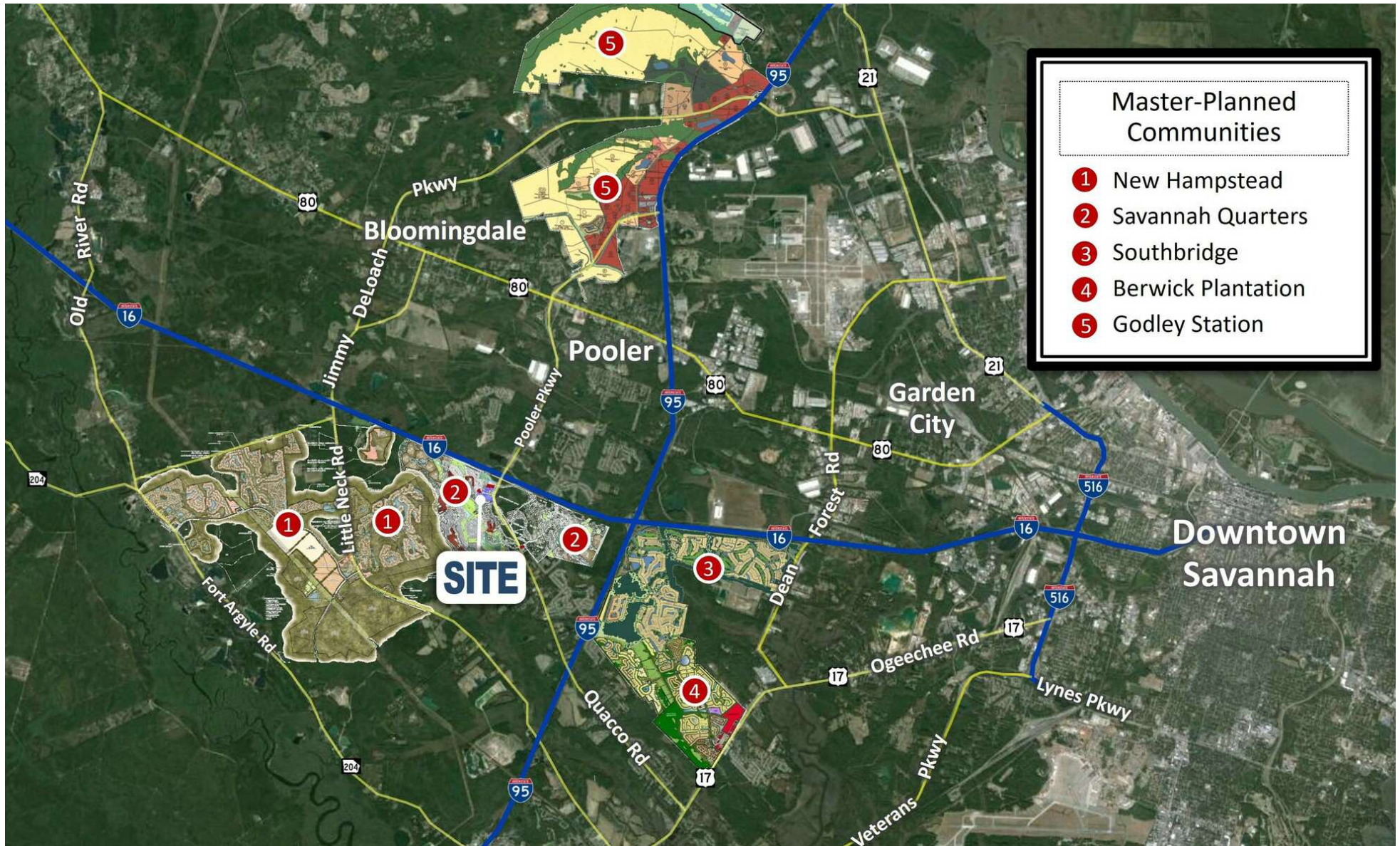
MASTER PLAN - SAVANNAH QUARTERS®



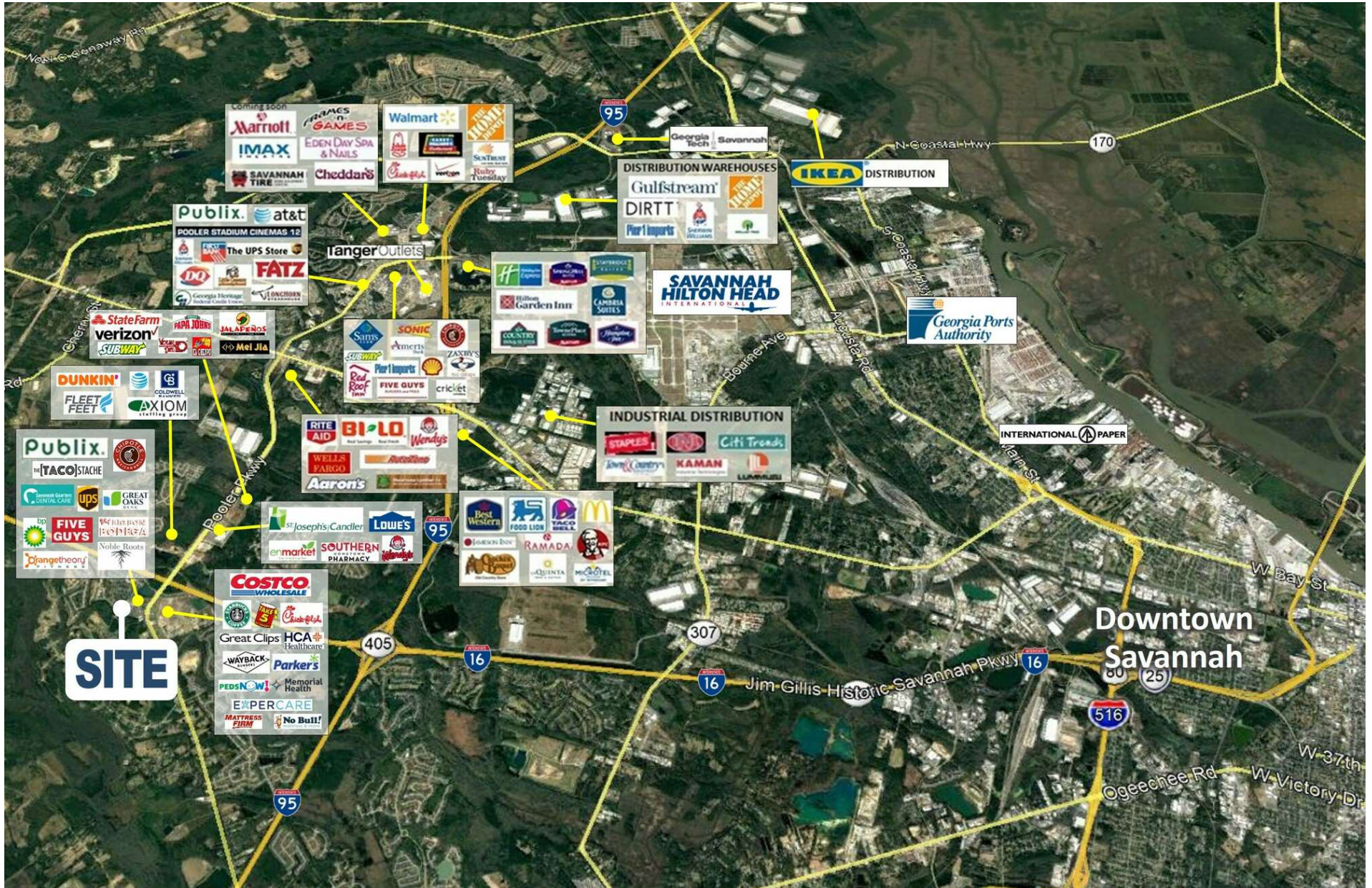
POOLER MASTER PLANNED COMMUNITIES



SAVANNAH MASTER PLANNED COMMUNITIES



AERIAL | SAVANNAH MSA

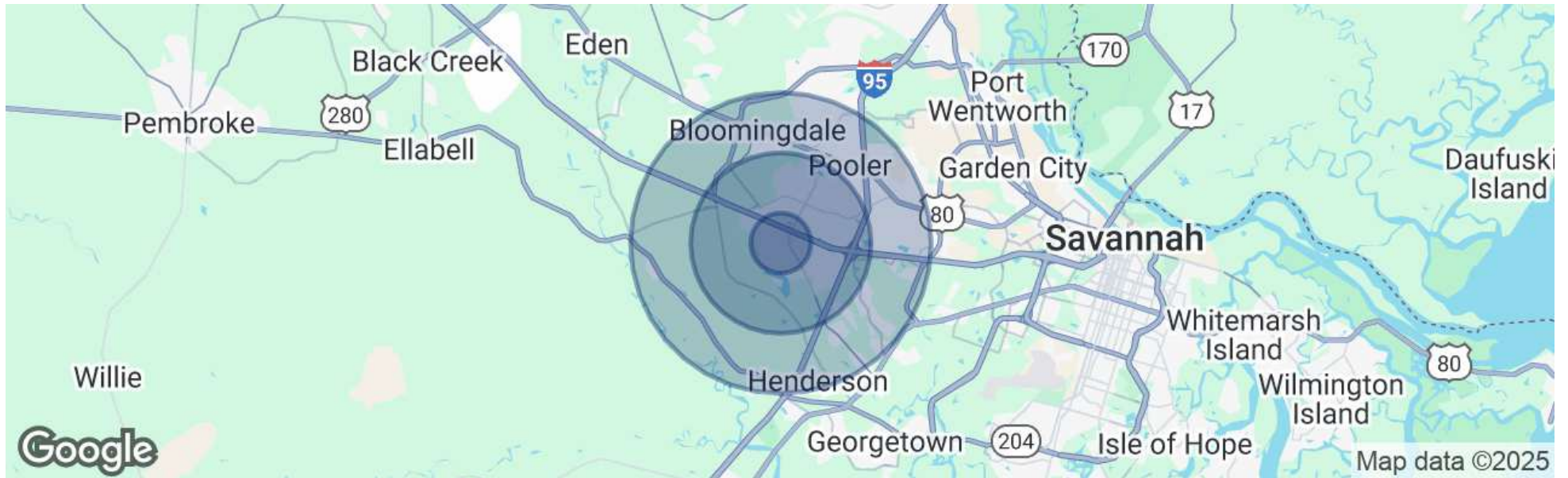


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,538	19,858	44,688
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLDS & INCOME

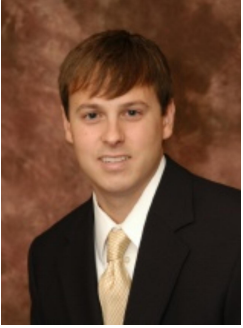
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,697	7,846	17,814
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	\$114,000	\$110,877	\$108,098
AVERAGE HOUSE VALUE	\$426,163	\$332,245	\$322,030

SECTION 4

ADVISOR BIO
& CONTACT



ADAM BRYANT, CCIM, SIOR



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Partner

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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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