

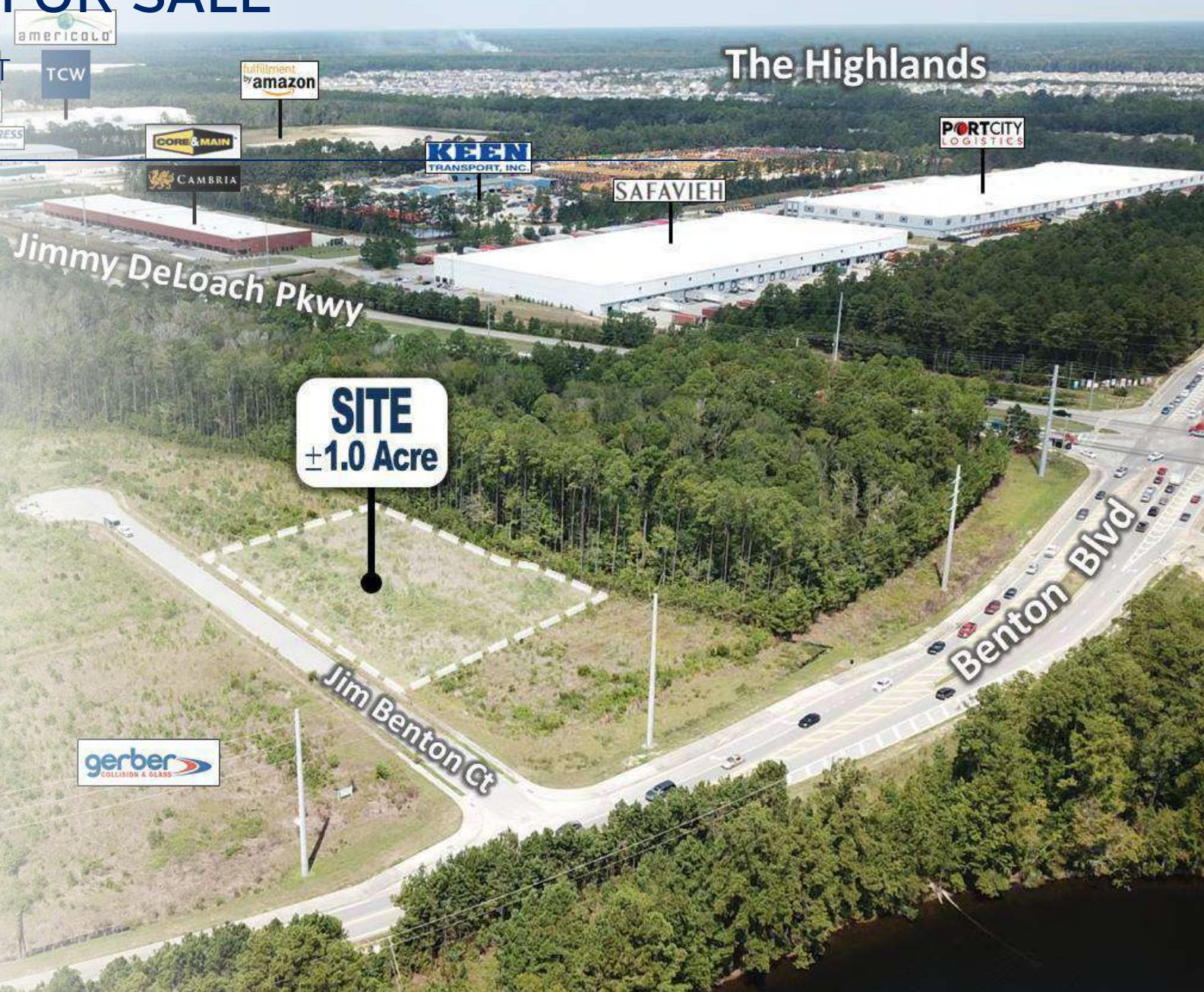
BENTON BOULEVARD BUSINESS PARK

±1.0 ACRE | FOR SALE

102 JIM BENTON COURT
SAVANNAH, GA 31407

Adam Bryant, CCIM, SIOR
C: 912.667.2740
adam.bryant@svn.com

The Highlands





PROPERTY INFORMATION

1

- Property Summary
- Complete Highlights
- Site | Concept Plan
- Site | Plat
- Bird's Eye View
- Bird's Eye View

LOCATION INFORMATION

2

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

DEMOGRAPHICS

3

- Demographics Map & Report

ADVISOR BIO & CONTACT

4

- Advisor Bio & Contact

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.

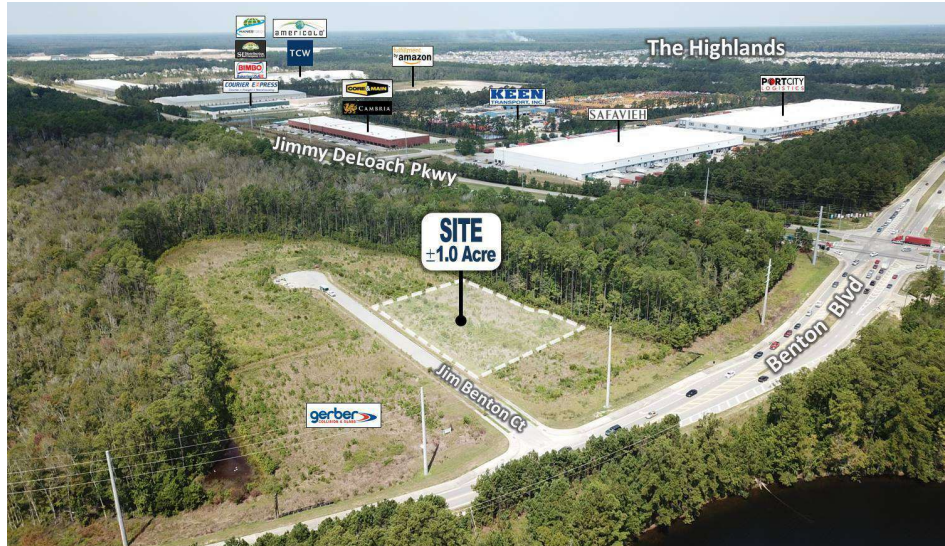
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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



1 PROPERTY INFORMATION

102 Jim Benton Court
Savannah, GA 31407

Property Summary



Sale Price

\$750,000

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 to 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.

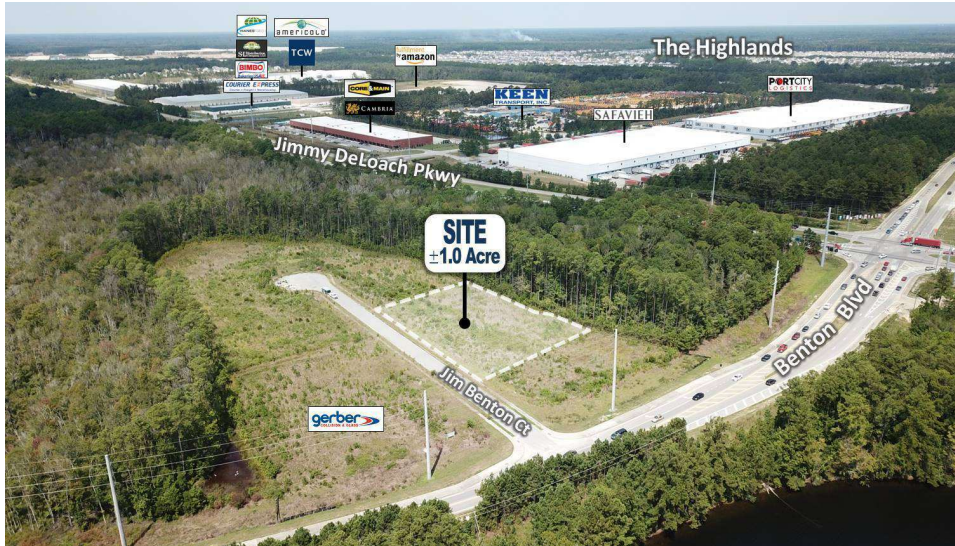
LOCATION OVERVIEW

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

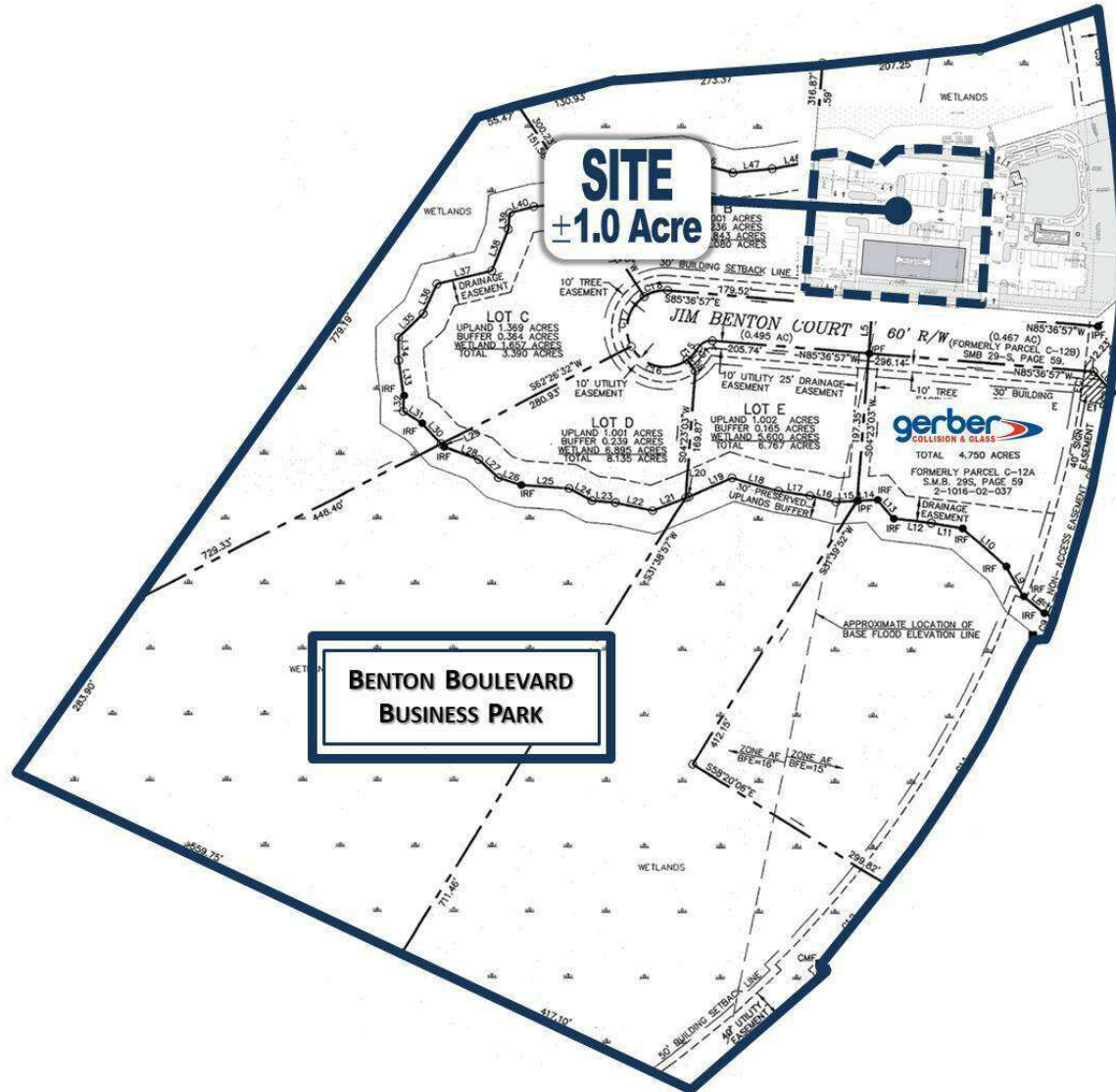


PROPERTY HIGHLIGHTS

- 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 | Plat



Bird's Eye View



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Bird's Eye View





2 LOCATION INFORMATION

102 Jim Benton Court
Savannah, GA 31407

Aerial | Site



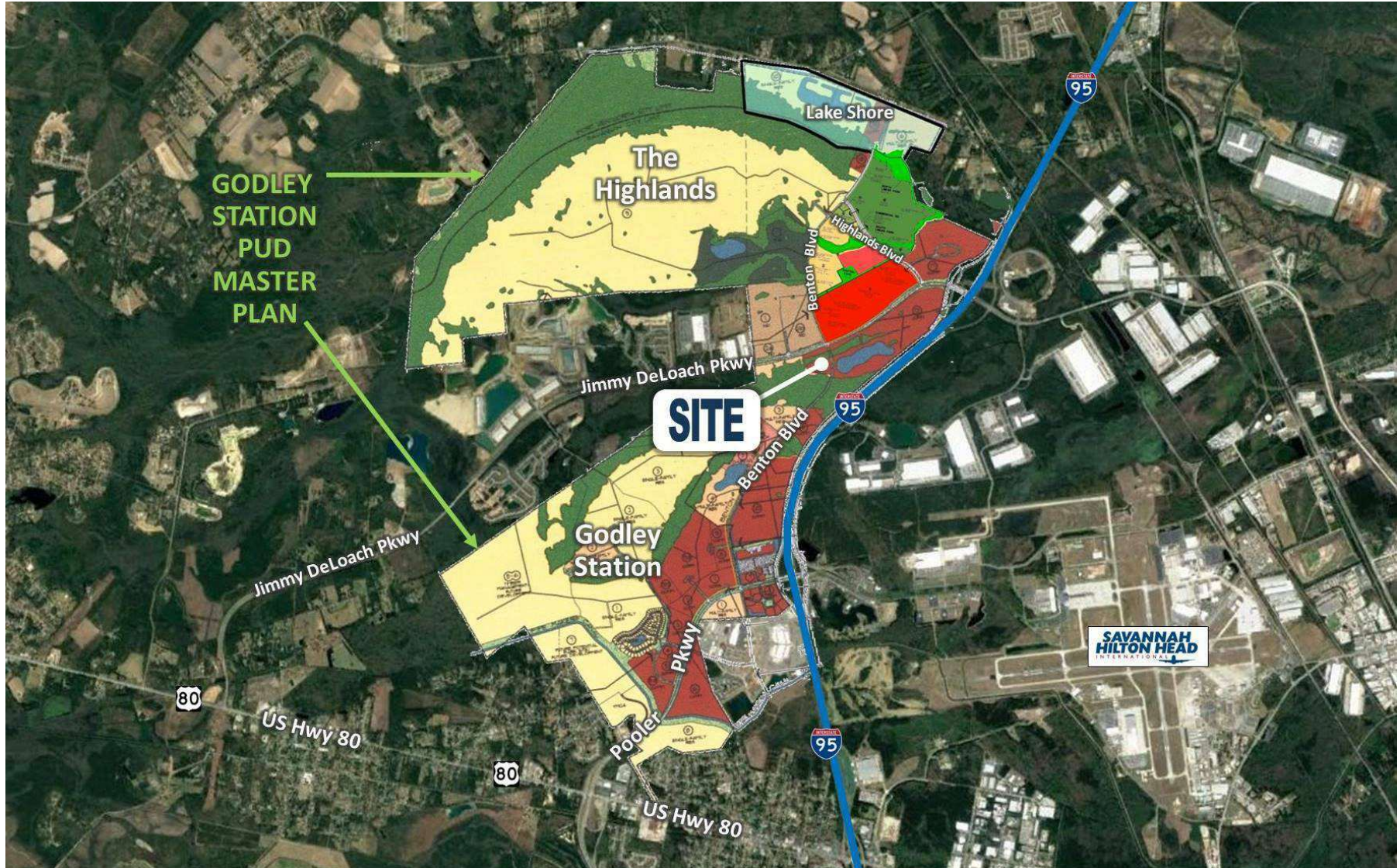
Aerial | I-95



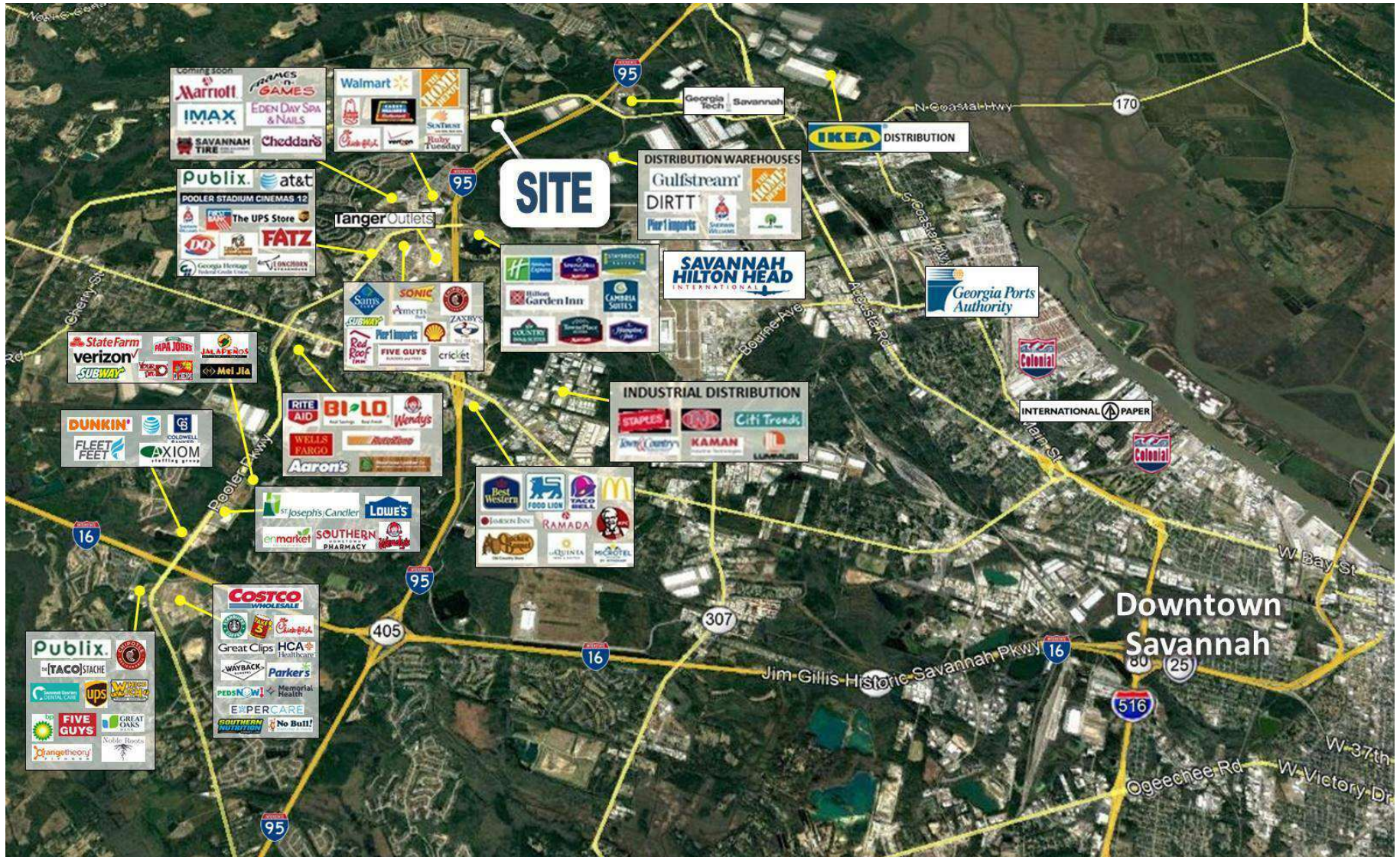
BENTON BOULEVARD BUSINESS PARK | ±1.0 ACRE | FOR SALE | 102 JIM BENTON COURT SAVANNAH, GA 31407

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

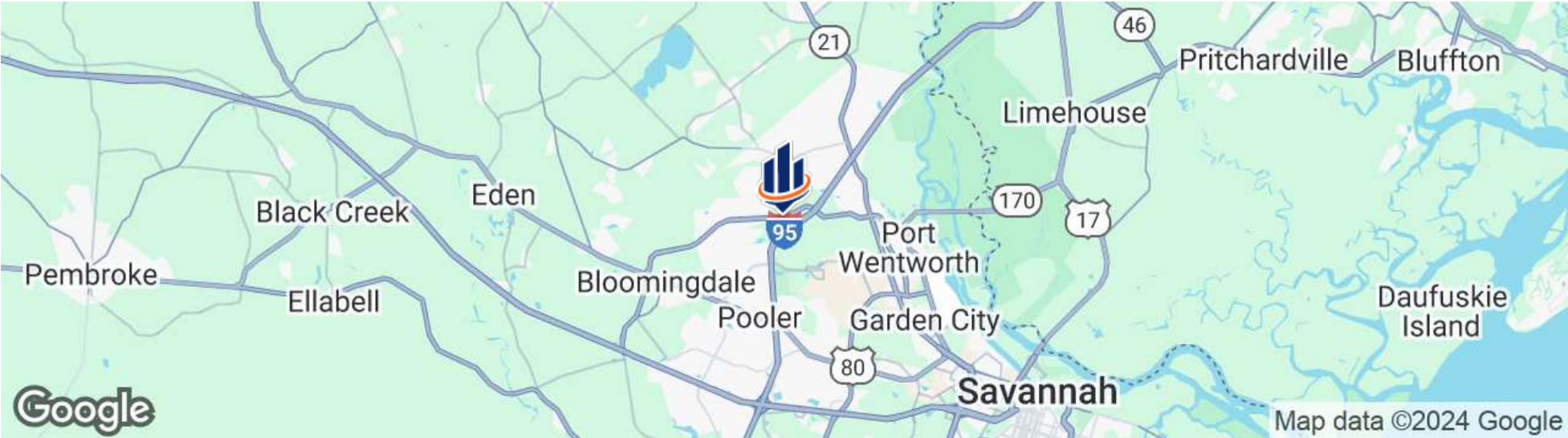
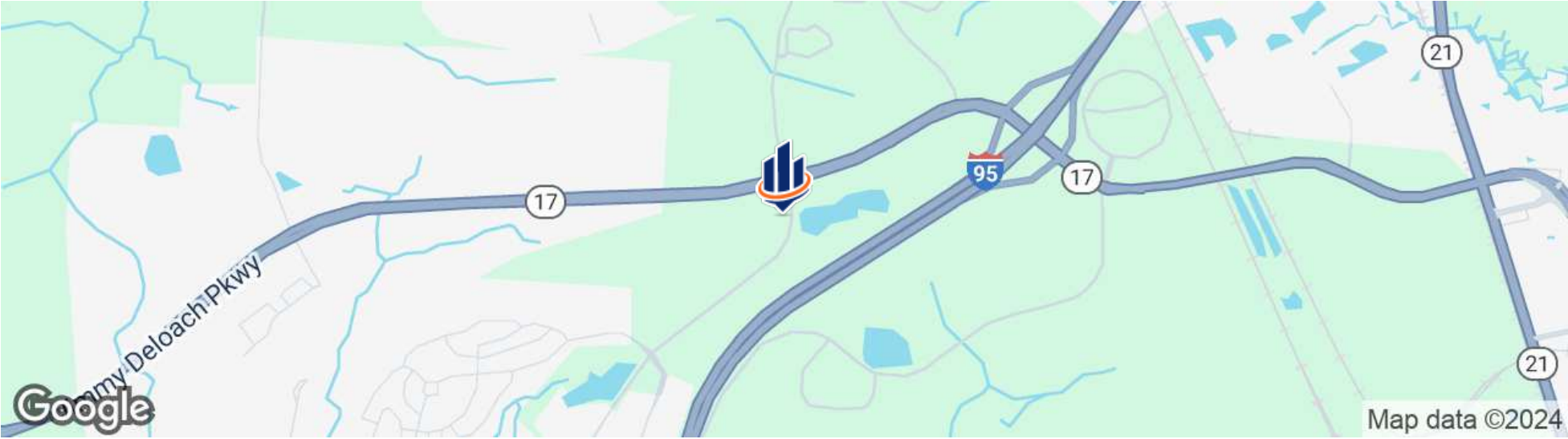
Aerial | Godley Station PUD



Aerial | Savannah MSA



Location Maps



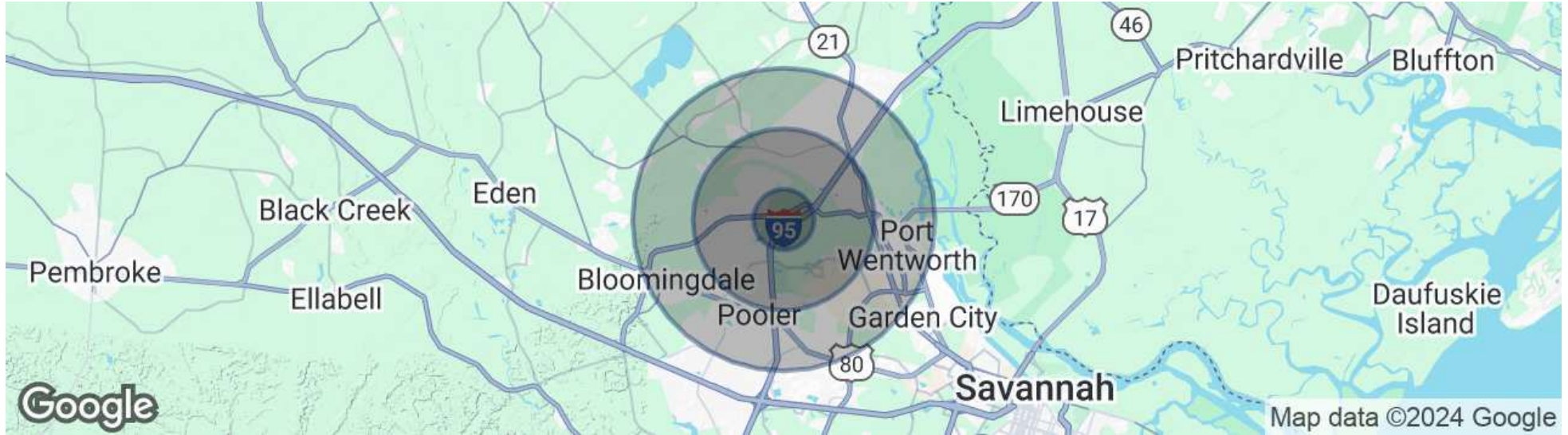


3

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

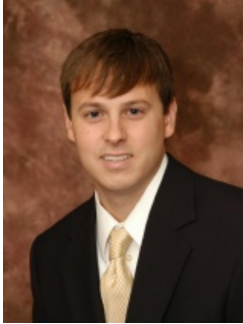
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

102 Jim Benton Court
Savannah, GA 31407

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

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)

SVN | GASC
svnsavhh.com