



# PRIME RETAIL PAD 3.00 ACRES OF LAND

2500 FORT ARGYLE ROAD, BLOOMINGDALE, GA



## PARCEL LEGEND

Lot	Size	Status	Ideal Use
1	3.00 Acres	Sale or Lease	Medical space/QSR/Self Storage/Coffee

## OFFERING MEMORANDUM

PREMIUM RETAIL PAD FOR LEASE OR SALE  
ADJACENT TO CORNER | 2X FULL MOTION  
WITHIN LARGE PROPOSED DEVELOPMENT PLAN



# OFFERING MEMORANDUM TABLE OF CONTENTS

## SECTION 01 EXECUTIVE SUMMARY

## SECTION 02 SITE MAPS

## SECTION 03 AREA OVERVIEW

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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# EXECUTIVE SUMMARY





# RETAIL OPPORTUNITY

## WHY THIS SITE?



### LOCATION

Adjacent to Parker's Kitchen



### TRAFFIC COUNT

10K Combined Vehicles Per Day



### ACCESS

2X Full Motion Access



### HIGH GROWTH CORRIDOR

Within Master Planned Community



### STRONG DEMOGRAPHICS

\$62,780 MHI in 3 Mile Ring



### POPULATION GROWTH

40% 3 Mile Population Growth



### ZONING

PD | Planned Development

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present the Parker's Outparcel at 2500 Fort Argyle Road for sale or lease. This ±3.00-acre commercial land opportunity sits directly adjacent to Parker's Kitchen at a signalized intersection and features dual full-motion access points on both Fort Argyle Road and Highgate Boulevard. Zoned Planned Development (PD), the property supports a wide range of commercial uses including retail, medical, or self storage.

Positioned at the entrance to the New Hampstead growth corridor, the site is surrounded by proposed residential communities and a future retail development, offering strategic placement in a rapidly expanding submarket of Chatham County.

2500 Fort Argyle Road is located in western Chatham County, along a primary growth corridor serving the New Hampstead master-planned area. The site benefits from corner adjacency and strong visibility, with 8,593 vehicles per day on Fort Argyle Road and proximity to several proposed subdivisions and commercial nodes. Shared access with Parker's Kitchen enhances consumer draw and vehicular ingress/egress. Situated within reach of Savannah's westward expansion, the property offers long-term positioning in a market undergoing significant residential and commercial planning activity.

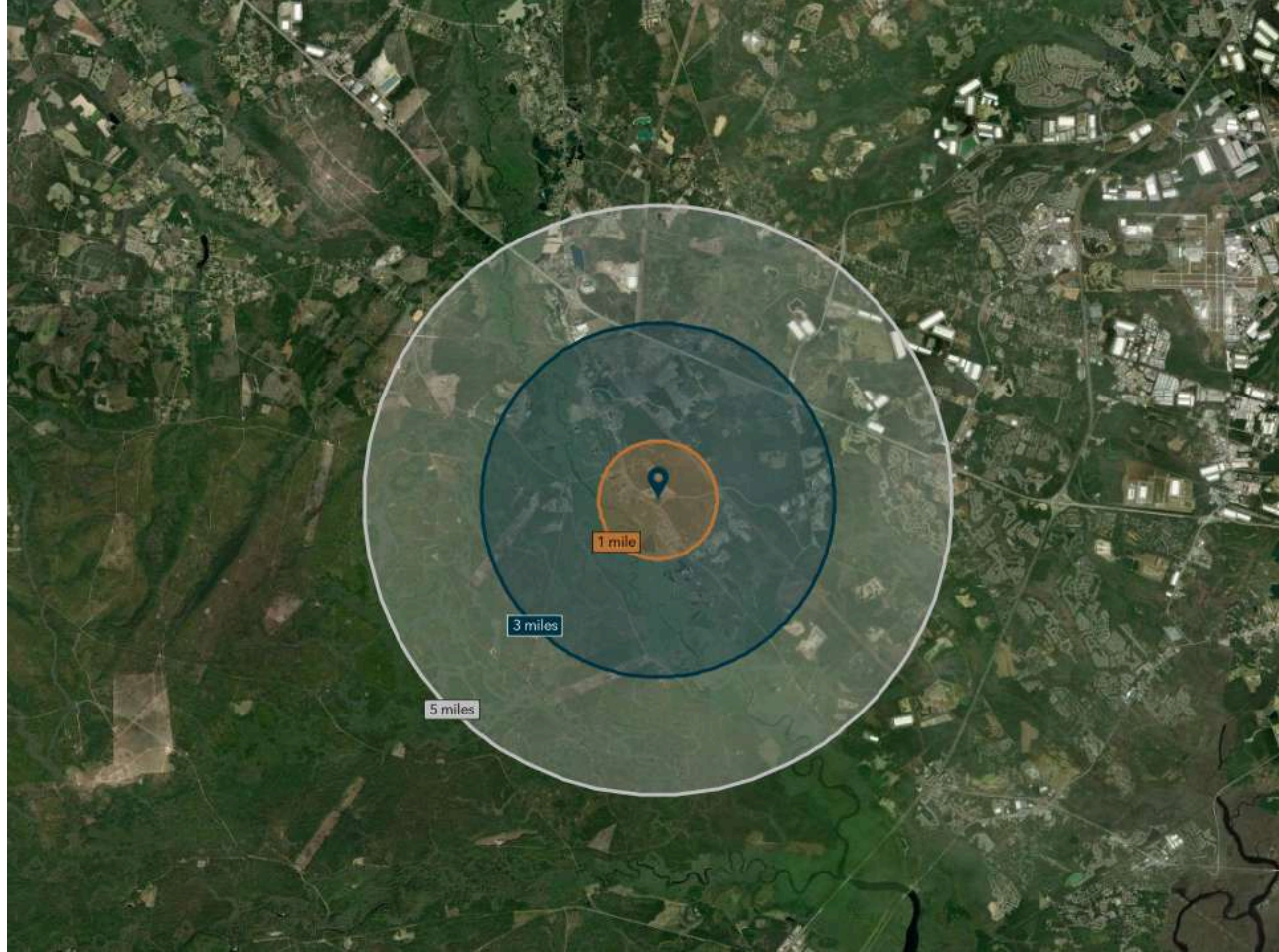
# LOCATION OVERVIEW

## HIGH GROWTH TRADE AREA



### NOTABLE LOCATIONS WITHIN A 10 MILE DRIVE TIME

I-95 (95.1K VPD)	7.01 Miles
I-16 (42,700 VPD)	4.00 Miles
20 Acre Proposed Retail	0.1 Miles
3 Mile MHI	\$62,780
3 Mile 5 Yr Population Growth	40%
The Pines At New Hampstead	0.3 Miles
Bryan County Megasite	10.00 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,163	2,326	11,408
Median HH Income	\$64,877	\$62,780	\$89,475
2020-2025 Growth	59%	40%	47%
HouseHolds	472	912	4,727







The Pines  
Phases 4, 8, & 9

The Pines  
±528 Single Family Units

8,600 VPD

FORT ARGYLE RD

Parker's  
Kitchen

3.00 ACRES

HIGHGATE BLVD 1,454 VPD





The Pines  
±528 Single Family Units

3.00 ACRES

Parker's  
kitchen

HIGHGATE BLVD

1,454 VPD

FORT ARGYLE RD 8,600 VPD







The Palms at New Hampstead  
±614 Single Family Units

Huntington Cove  
±830 Single Family Units

New Hampstead  
±626 Single Family Units

±572 Proposed MF Units

HIGHGATE BLVD 1,454 VPD

3.00 ACRES

FORT ARCYLE RD 8,600 VPD

Parker's  
kitchen







Google Earth



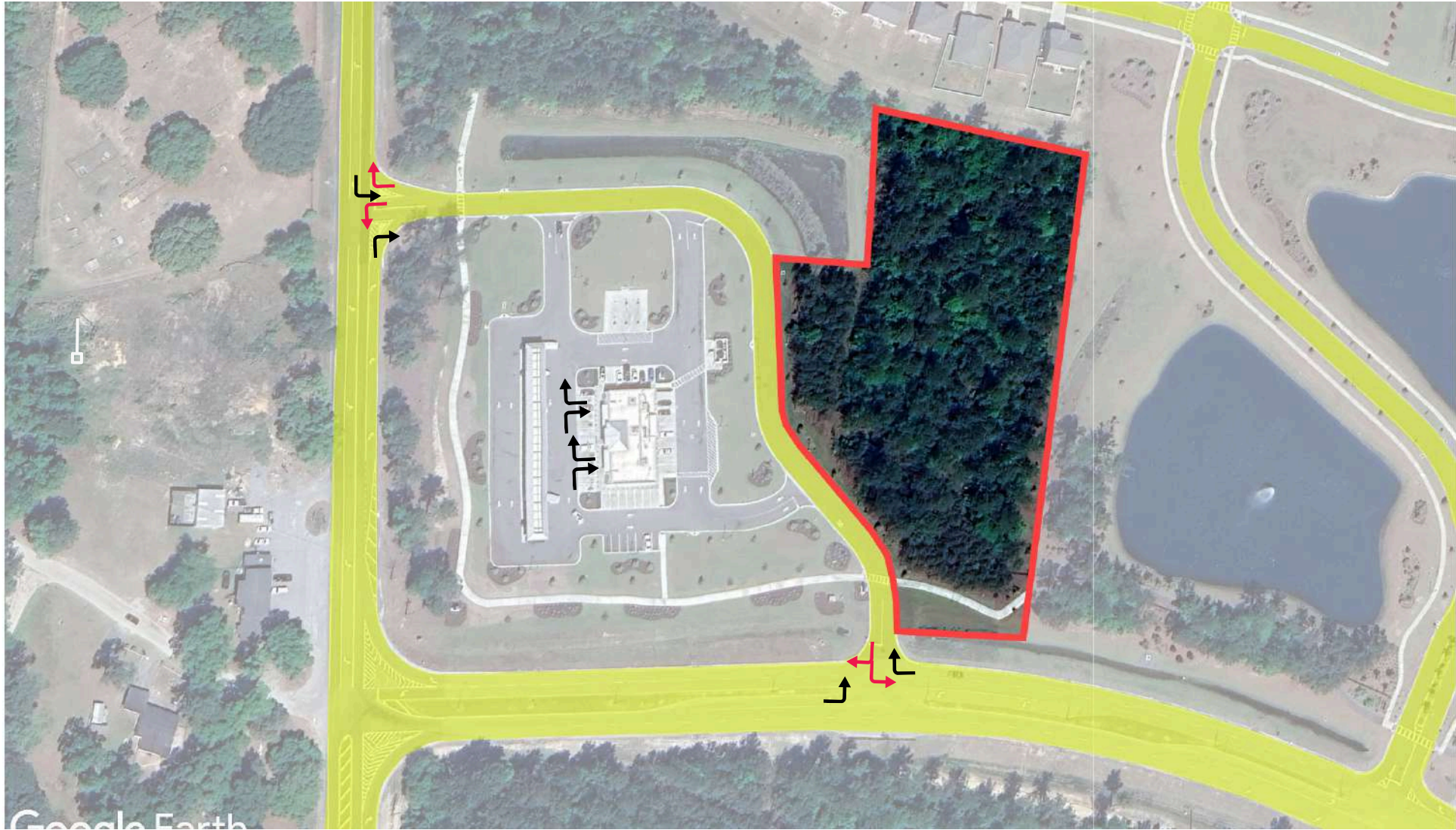






# 3 ACRE RETAIL SITE

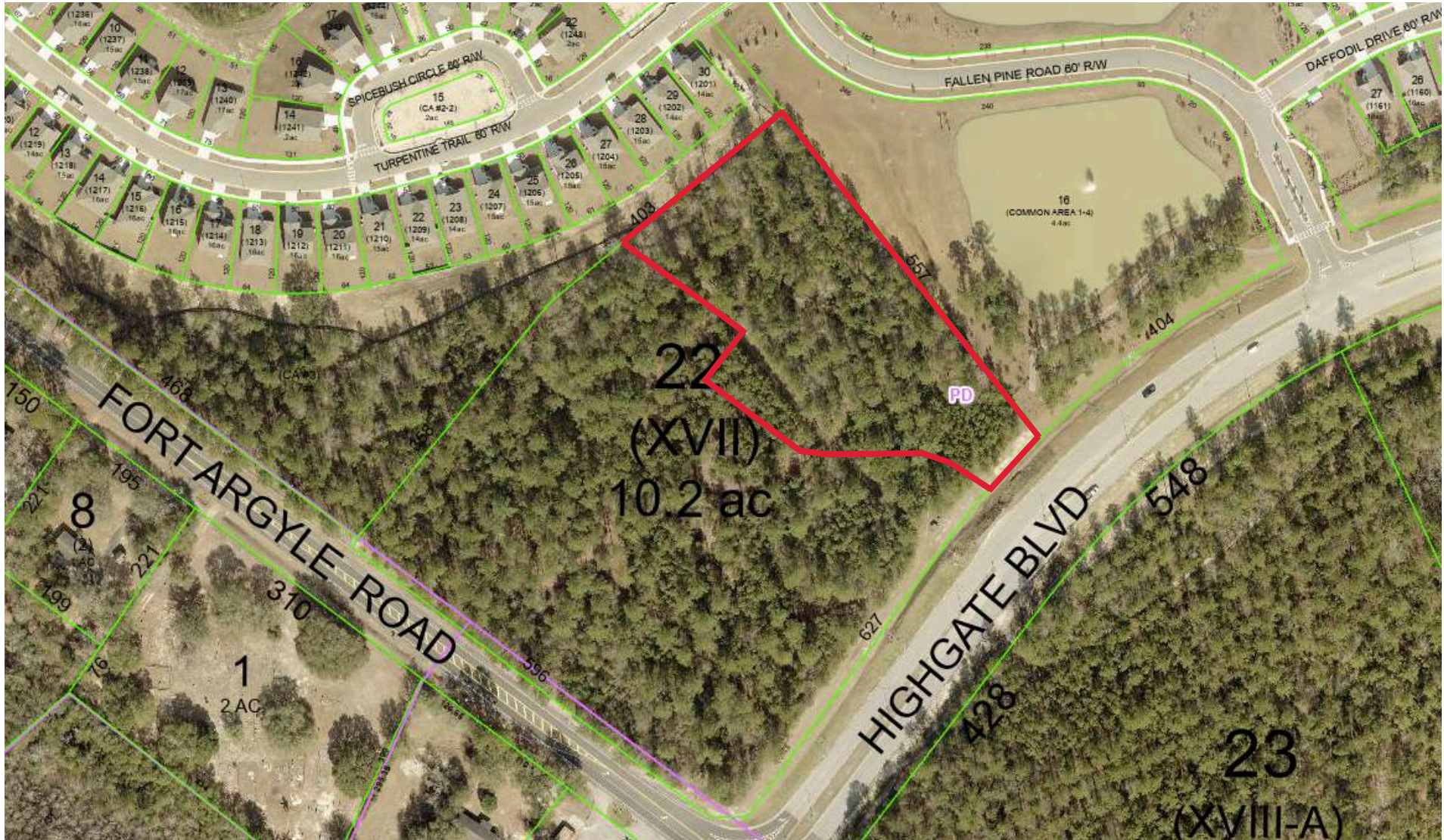
## ACCESS MAP





# 3 ACRE RETAIL SITE

## ZONING MAP



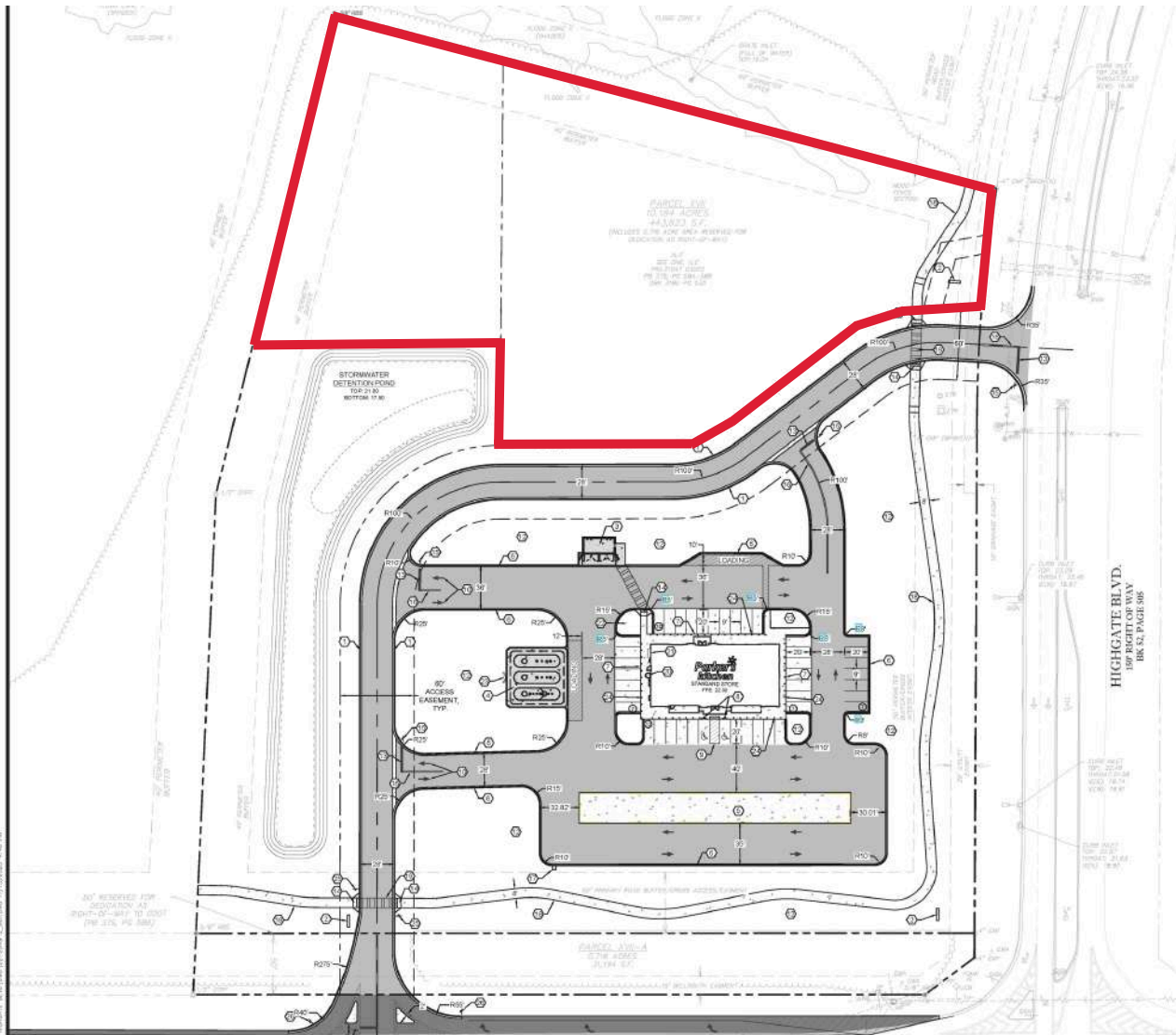






# 3 ACRE RETAIL SITE

## SITE PLAN



### SITE NOTES:

**PROJECT DESCRIPTION:** THE SUBJECT SITE CONSISTS OF A WOODED LOT WITH DENSE UNDERGROWTH, LYING ON 1 PARCEL(S) OF LAND. IT IS THE INTENTION OF THE OWNER TO CONSTRUCT A CONVENIENCE STORE WITH PLUG-IN CANOPY, PARKING, UTILITIES, AND STORMWATER INFRASTRUCTURE IMPROVEMENTS.

**PROPERTY DESCRIPTION:** NW QUADRANT OF HIGHGATE BLVD. & FT. ARGYLE RD. INTERSECTION (PM 2-20-07) (2002)

**AREA:** PROPERTY AREA: 10.18 ACRES  
DISTURBED AREA: 7.72 ACRES

**ZONING:** EXISTING: PD - PLANNED DEVELOPMENT  
PROPOSED: PD - PLANNED DEVELOPMENT

**SETBACKS:** FRONT SETBACK: 50 FT  
SIDE SETBACK: 50 FT (EAST) / 40 FT (WEST)  
REAR SETBACK: 40 FT

**BUILDING COVERAGE:** REQUIRED MAXIMUM: 100,000 SF  
PROVIDED: 5,175 SF

### OFF STREET PARKING NOTES:

REQUIRED PARKING: 1 SPACE PER 260 SF OF BUILDING AREA  
REQUIRED PARKING DESIGN CONSTRAINT: BUILDING SIDE: 5:175  
REQUIRED PARKING CALCULATION: 5,175 SF / 260 SF = 21 SPACES

PARKING PROVIDED: 41 5'x10' WIDE REGULAR SPACES  
2 5'x11' WIDE ADA SPACES  
43 TOTAL SPACES

### STAKING SPECIAL NOTES:

- 24" CURB & GUTTER
- MONUMENT SIGN (TO BE DESIGNED AND PERMITTED BY OTHERS)
- DUMPSTER ENCLOSURE
- CONCRETE PAD IN (2) UNDERGROUND FUEL STORAGE TANKS
- 34'x210' AUTO CANOPY
- 18" CURB & GUTTER
- MONOLITHIC DOWN TURN CURB
- HANDICAP SIGN / VAN ACCESSIBLE HANDICAP SIGN
- HANDICAP STALL STRIPING
- DIRECTIONAL ARROW, TYP.
- 1500' GAL GREASE INTERCEPTOR (SEE DETAIL)
- LANDSCAPED AREA
- 24" STOP BAR (WHITE)
- "TYPE A" HANDICAP RAMP W/ TRUNCATED DOME TACTILE WARNING (CDOT DETAIL (S) A3 & A4)
- 5'x10' SIGN, 30" (S-1)
- 5" DOUBLE STRIPE (YELLOW)
- ARI MACHINE PEDESTAL (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFO)
- 8" WIDE MEANDERING CONCRETE PEDESTRIAN WALKING TRAIL
- CROSSWALK STRIPING (SEE DETAIL)
- 48" Ø GREASE RECLAMATION TANK
- PROPANE MERCHANDISER CASE (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFO)
- PAD MOUNTED ELECTRICAL TRANSFORMER
- 2'x4' CONCRETE PAD FOR (3) TANK VENT STACKS & (2) 6" Ø CONCRETE BOLLARDS
- 16" Ø CONCRETE BOLLARDS SPACED 5'-4" ON CENTER (x 62 TOTAL)
- PEDESTRIAN CROSSING SIGNS  
TOP: PEDESTRIAN CROSSING, 30" (W11.2)  
BOTTOM: DOWNWARD DIAGONAL ARROW, 24" x 12" (W9.10)
- YIELD SIGN, 30" (S-2)

### HATCH LEGEND:

STANDARD DUTY ASPHALT	PROPOSED CONCRETE SIDEWALK
HEAVY DUTY ASPHALT	PROPOSED HEAVY DUTY CONCRETE

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### SITE PLAN

**PARKER'S - HIGHGATE**  
2500 FORT ARGYLE ROAD  
SAVANNAH, CHATHAM COUNTY, GEORGIA  
Prepared for:  
DRAYTON PARKER COMPANIES

PROJECT NO: 22-008  
DRAWN BY: KML  
DESIGNED BY: KML  
SURVEYED BY: EMC  
SURVEY DATE: 10/16/2022



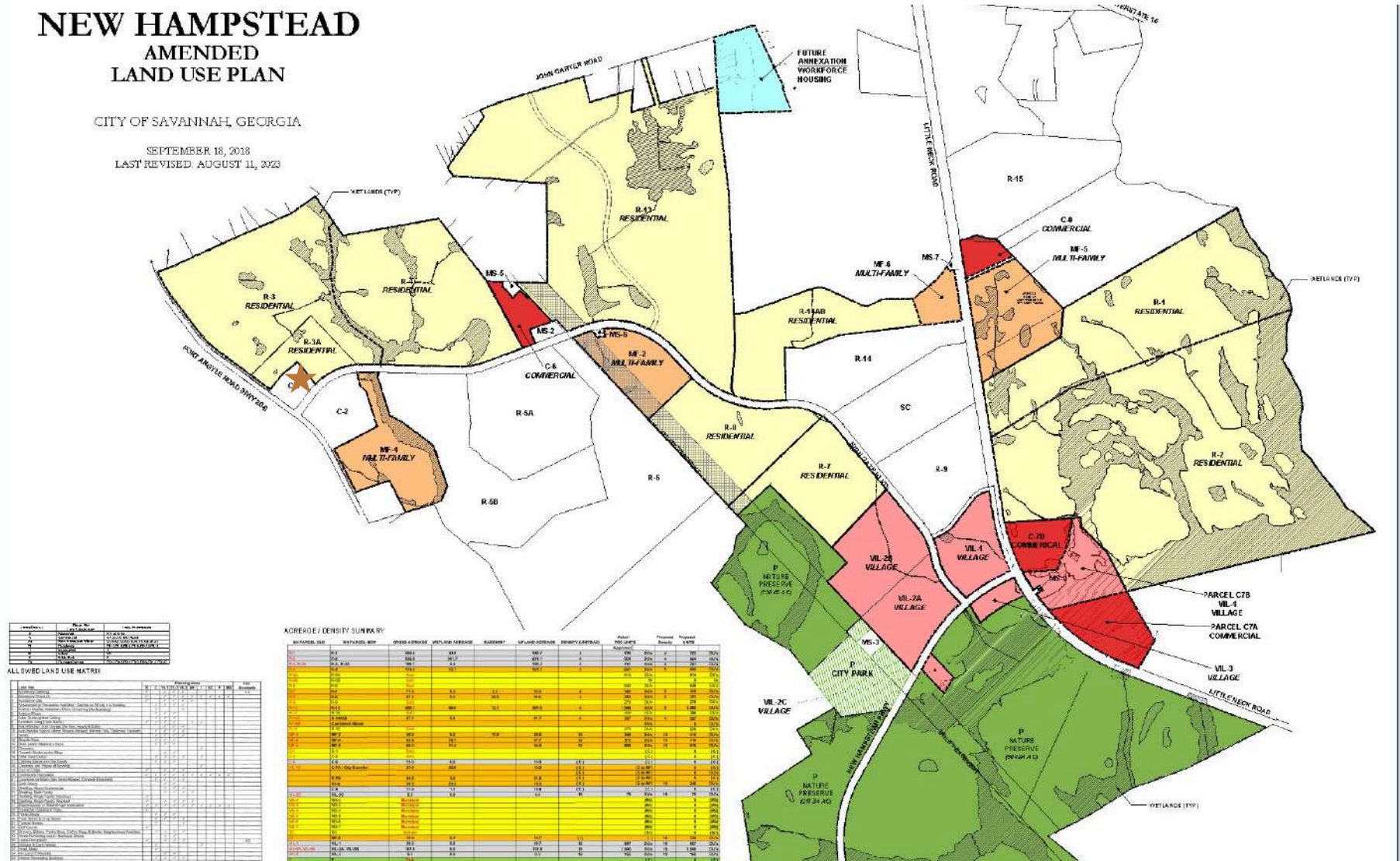
# 3 ACRE RETAIL SITE

## PUD PROPOSED USE PLAN

### NEW HAMPSTEAD AMENDED LAND USE PLAN

CITY OF SAVANNAH, GEORGIA

SEPTEMBER 18, 2018  
LAST REVISED: AUGUST 11, 2020







# AREA OVERVIEW





# WHY? SAVANNAH

## OVERVIEW

Savannah, GA, is one of the fastest-growing logistics and industrial markets in the Southeast. With the nation's fourth-busiest container port, rapid residential expansion, and strong infrastructure, Savannah has become a hub for global trade and corporate investment. The city offers a blend of historic charm, business-friendly policies, and unmatched access to markets through port, rail, highway, and air.



### HOME OF THE HISTORICAL CHARM

Savannah is celebrated for its vibrant culture and historic charm, drawing millions each year to its cobblestone streets, shaded squares, and lively waterfront. The city hosts one of the largest St. Patrick's Day parades in the world, alongside nationally recognized music and film festivals, making it a cultural destination as much as a business hub. Blending coastal beauty with a thriving creative community, Savannah offers an energy and appeal that few Southern cities can match.



### A WELL CONNECTED CITY

**Interstate Access:** Direct connections via I-16 and I-95 to Atlanta, Jacksonville, Charleston, and beyond.

**The Port of Savannah is the largest single-terminal container port in North America and the fastest-growing in the U.S., handling nearly 6 million TEUs annually.**

The airport supports both passenger travel and cargo operations. Daily flights connect to major business centers including Atlanta, Charlotte, Dallas, Houston, and Washington, D.C.



### LOGISTICS & INDUSTRY HUB

Home to Hyundai Motor Group's \$7.6B EV Metaplant in Bryan County, bringing 8,500+ direct jobs.

Gulfstream Aerospace HQ employs ~20,000 people and anchors advanced manufacturing.

Amazon, JCB, Mitsubishi Hitachi, and others drive continued growth in e-commerce, manufacturing, and distribution.



### RESIDENTIAL & POPULATION GROWTH

Chatham County and the surrounding counties (Bryan, Effingham, Liberty) are experiencing some of the fastest population growth in the Southeast. Much of this growth is concentrated along Benton Boulevard, Pooler, and Godley Station, where large-scale master-planned communities continue to deliver new homes.

**Population Surge:** The Savannah MSA is projected to add 27,000+ new residents over the next five years, a pace that continues to exceed state and national averages.



### EDUCATION & TALENT

Savannah is home to Savannah College of Art & Design (SCAD), a global leader in creative industries, and Georgia Southern University's Armstrong Campus.

Access to technical colleges and workforce training tailored for logistics, manufacturing, and aviation.

3<sup>rd</sup>

Most  
Populated  
MSA in GA

432K

Savannah  
MAS  
Population

208K

Savannah  
MAS Labor  
Force

3%

Percentage  
Unemployed

13K

Projected Job  
Growth in Next  
5 Years

27K

Projected Population  
Growth in Next the  
5 Years



# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade



**For inquiries,  
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