

FOR SALE

CLEAR LAKE RESERVE

MASTER PLANNED MIXED USE
±66.9 UPLAND ACRES

Pooler Pkwy & Clear Lake Way
Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

C: 912.667.2740

adam.bryant@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Please Inquire
LOT SIZE:	66.9 Acres [Will Subdivide]
ZONING:	PUD [Commercial], C-2 [Heavy Commercial]
MARKET:	Savannah
SUBMARKET:	Pooler

PROPERTY OVERVIEW

SVN is pleased to present Clear Lake Reserve, which is a master planned, mixed-use development consisting of Commercial, Retail and Office land opportunities located along Pooler Parkway. The master infrastructure work within the development has been completed, which includes: [3] access points from Pooler Parkway, of which [2] will be signalized in the future; interior roads; utilities within the property boundaries; and master detention. In addition, Parcels 6A-9B have been cleared and rough graded. Some parcels are available for further subdivision. Please call for pricing.

LOCATION OVERVIEW

Clear Lake Reserve is located on Pooler Parkway between the I-16 interchange and US Highway 80 in the City of Pooler. It is only 3 miles to the I-95 interchange [South Godley Station] and the Savannah/Hilton Head International Airport. Local amenities are supported with high traffic counts from the interstates and a population reaching 850,000+ within a 30 mile radius.

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PROPERTY HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- ±66.9 Upland Acres in Master-Planned, Mixed-Use Development
- Commercial, Retail, Office; Outparcels; Will Subdivide
- Master Infrastructure Work Completed: Interior Roads, Utilities, Detention
- Phase I: Parcels 6A-9B Cleared and Rough Graded
- 2,500'+ of Frontage and 3 Access Points (2 Signalized) on Pooler Parkway
- High Traffic Counts; Located between I-16 and US Hwy 80 and 3 Miles from I-95

LAND LOTS | # OF LOTS REMAINING: 10 | 1.3 - 5.2 UPLAND ACRES

CLEAR LAKE RESERVE

<u>Available Lots:</u>			<u>For Lease:</u>		
2B	±5.2 Acres	C-2	6B	±2,928 SF Retail	
2C	±7.5 Acres <i>Contract Pending</i>	C-2			
4B	±1.91 Acres	C-2	<u>Coming Soon:</u>		
5A	±13.2 Acres <i>Contract Pending</i>	C-2	1A	1B	1C
5B	±1.7 Acres <i>Contract Pending</i>	C-2	1D	1E	1F
6A	±3.0 Acres	C-2	1G		
7A	±1.3 Acres	C-2	2A		
7B	±1.3 Acres	C-2	4A		
8A	±4.3 Acres	C-2	10		
8B	±1.4 Acres	C-2	12A 12B		
8C	±2.4 Acres	C-2			
9A	±2.7 Acres	C-PUD			
9B	±2.1 Acres	C-PUD			

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STATUS	LOT #	SIZE	ZONING
Sold	1A-G [C-2 Heavy Commercial]	12.709 Acres	PUD Commercial
Sold	2A [C-2 Heavy Commercial]	5 Acres	PUD Commercial
Available	2B [C-2 Heavy Commercial]	5.2 Acres	PUD Commercial
Pending	2C [C-2 Heavy Commercial]	7.5 Acres	PUD Commercial
Sold	4A [C-2 Heavy Commercial]	2.19 Acres	PUD Commercial
Available	4B [C-2 Heavy Commercial]	1.91 Acres	PUD Commercial
Pending	5A [C-2 Heavy Commercial]	13.2 Acres	PUD Commercial
Pending	5B [C-2 Heavy Commercial]	1.7 Acres	PUD Commercial
Available	6A [C-2 Heavy Commercial]	3 Acres	PUD Commercial
Available	7A [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	7B [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	8A [C-2 Heavy Commercial]	4.3 Acres	PUD Commercial
Available	8B [C-2 Heavy Commercial]	1.4 Acres	PUD Commercial
Available	8C [C-2 Heavy Commercial]	2.4 Acres	PUD Commercial
Available	9A [Commercial PUD]	2.7 Acres	PUD Commercial
Available	9B [Commercial PUD]	2.1 Acres	PUD Commercial
Sold	10 [C-2 Heavy Commercial]	9.683 Acres	PUD Commercial
Sold	12A 12B [R-3-C Multifamily Residential]	70.773 Acres	R-3-C

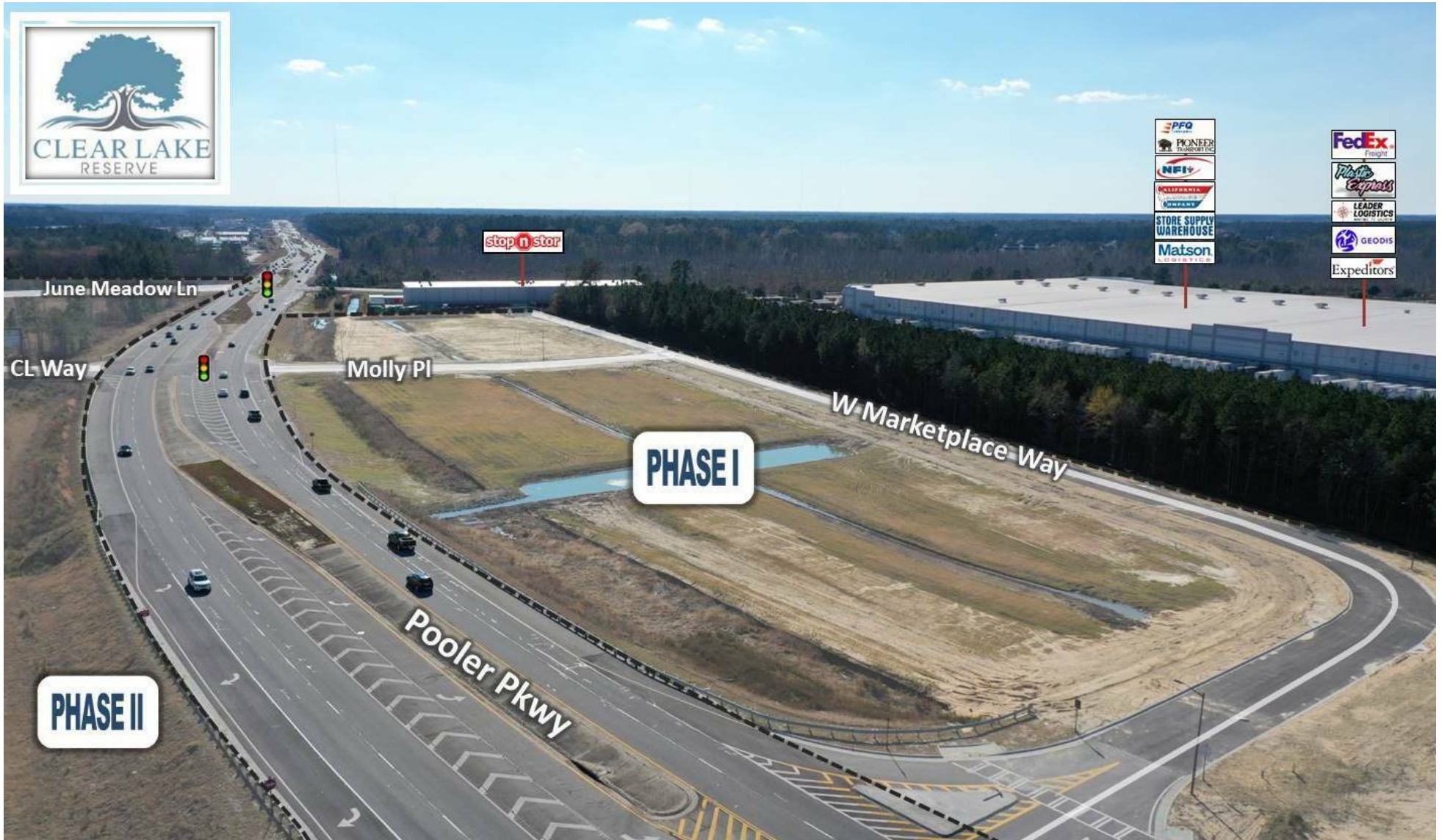
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VIEW SOUTH



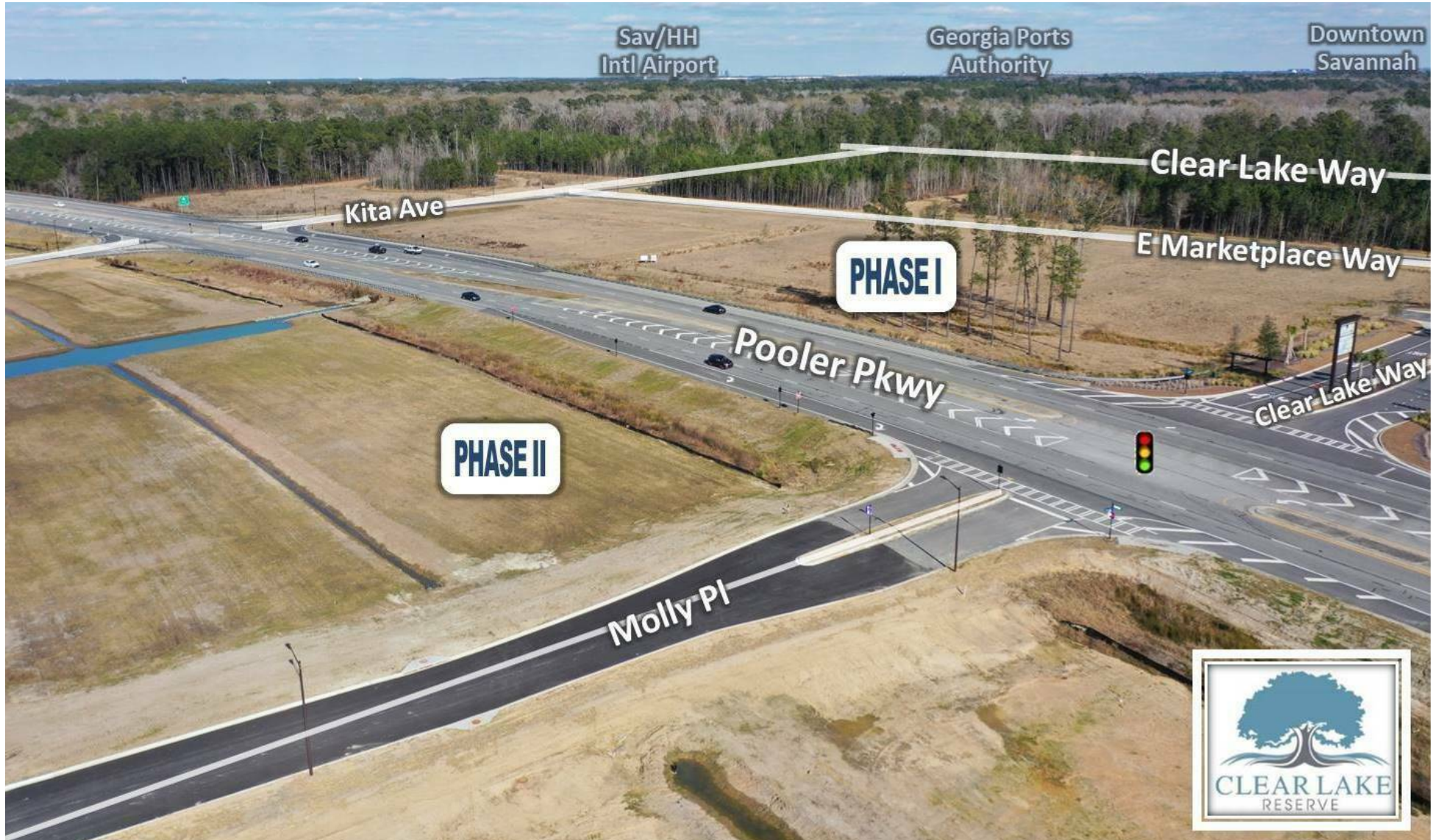
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VIEW SOUTHWEST



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VIEW NORTHEAST



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VIEW NORTH



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ADDITIONAL PHOTOS



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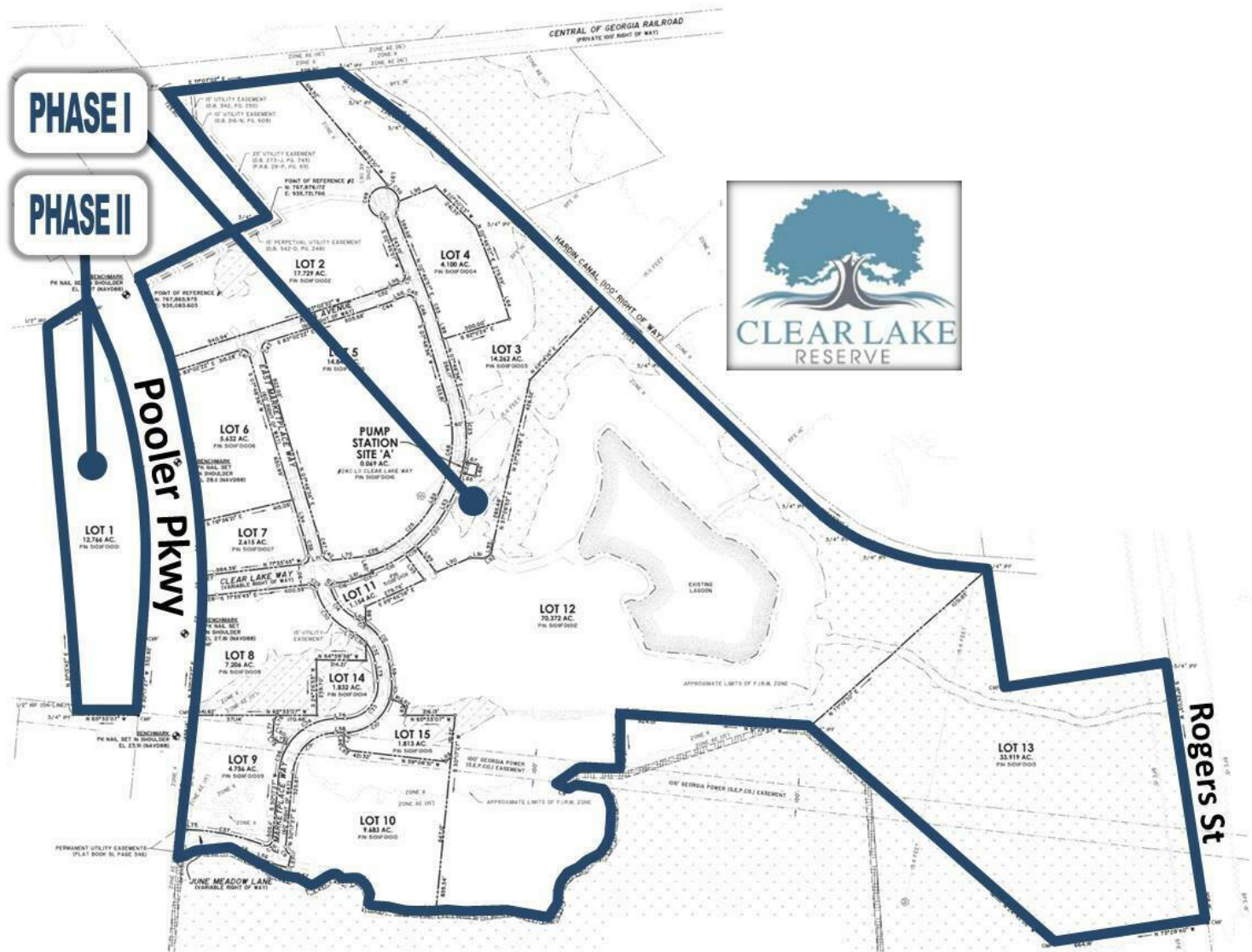
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MASTER PLAN - DETAIL



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SITE PLAN



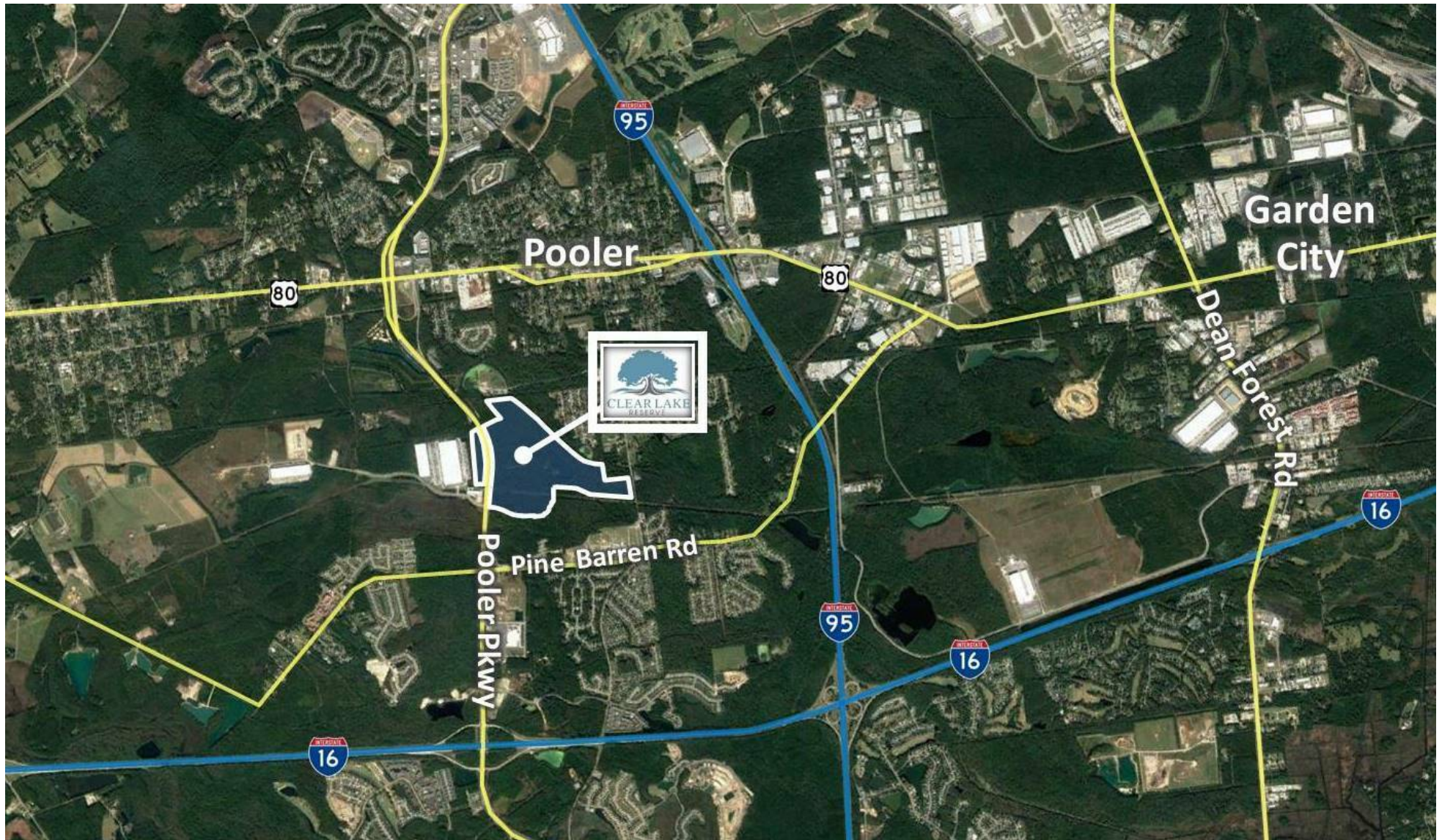
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SITE AERIAL | POOLER PKWY



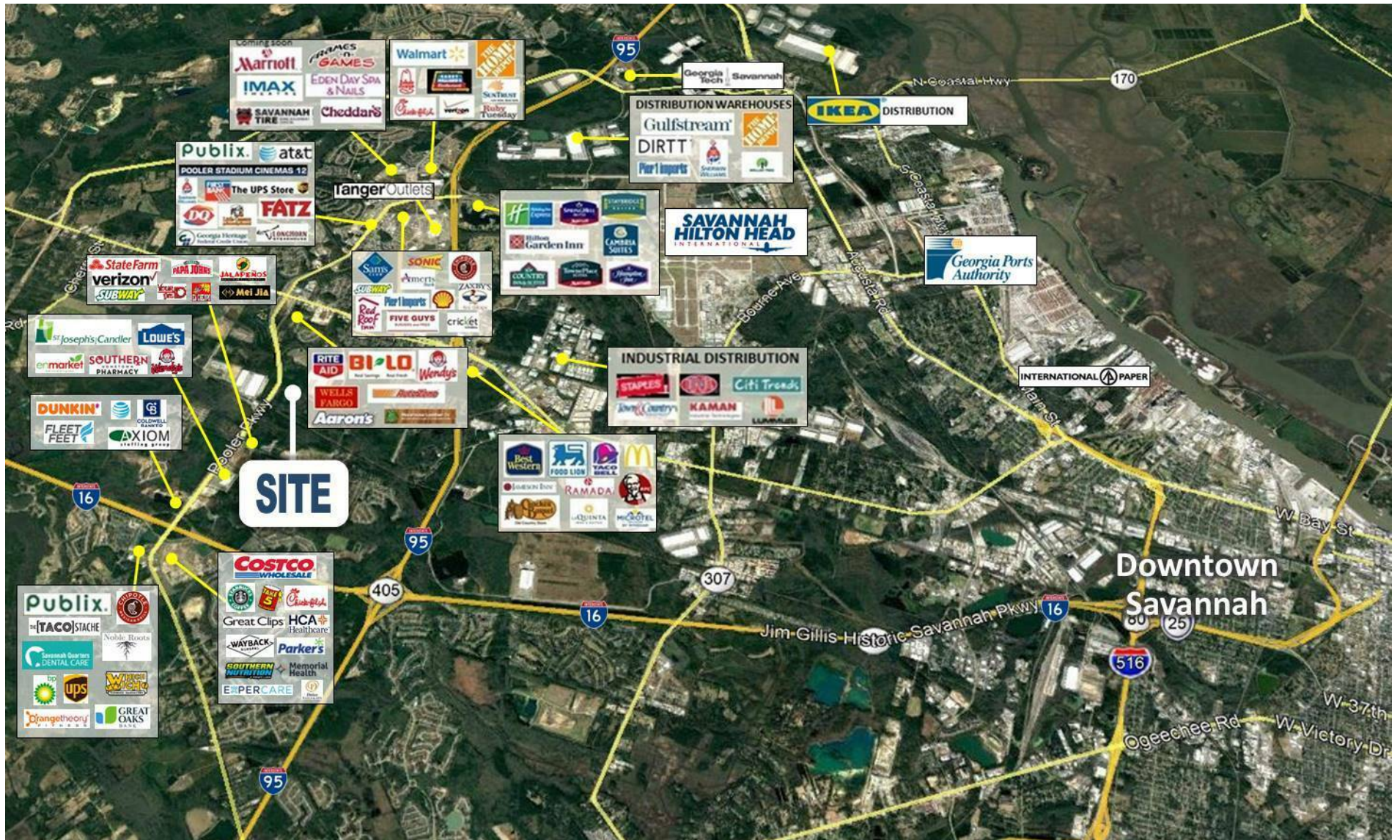
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SITE AERIAL - POOLER



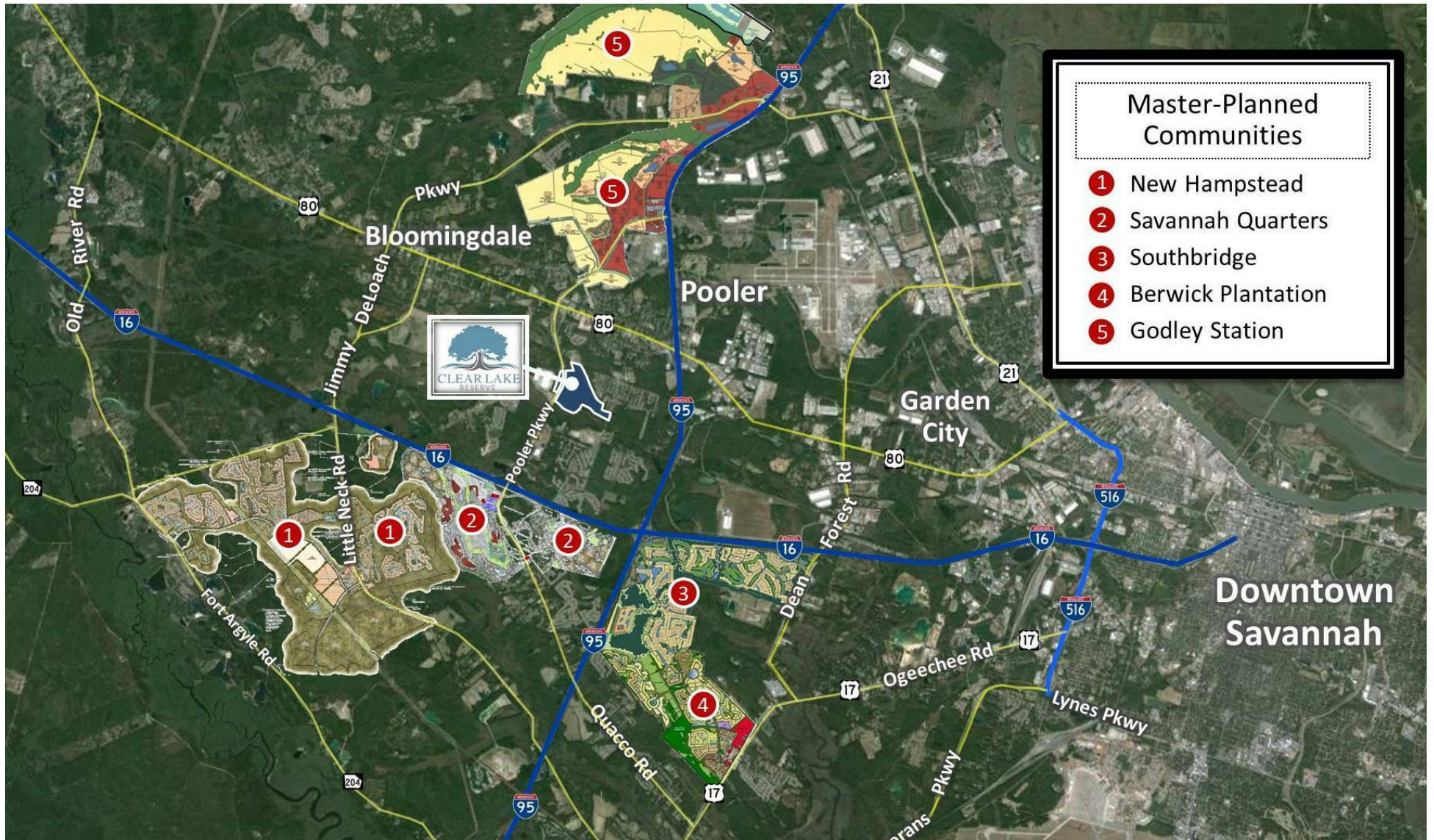
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SITE AERIAL - SAVANNAH MSA



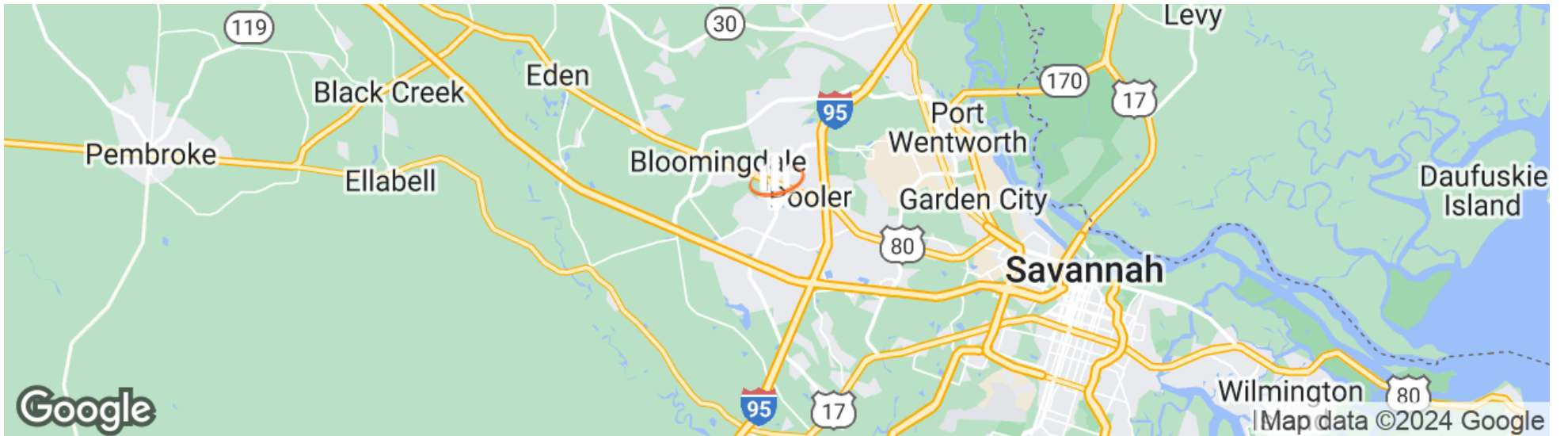
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COMMUNITIES AERIAL



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

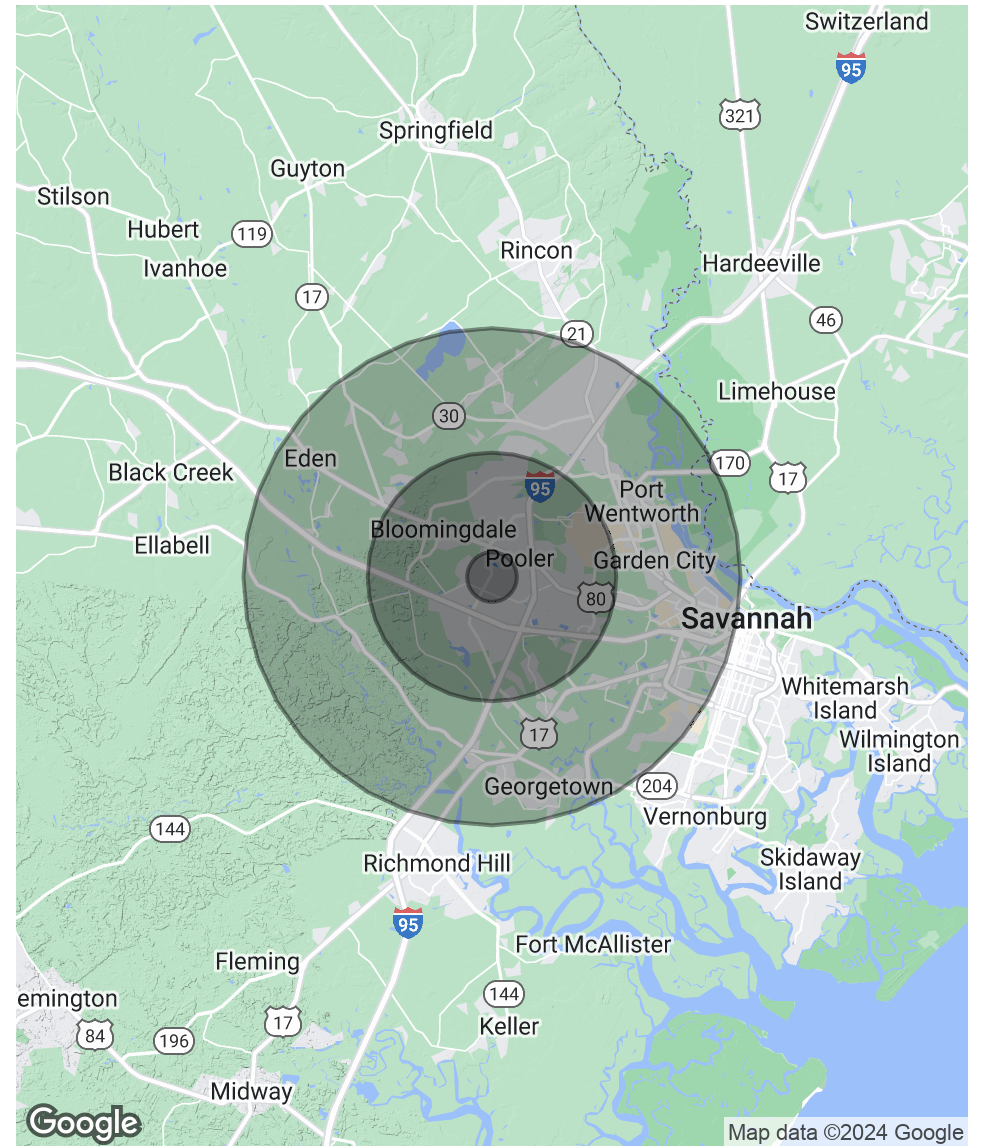
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,703	27,531	98,001
AVERAGE AGE	33.0	33.4	32.8
AVERAGE AGE (MALE)	32.4	33.0	32.9
AVERAGE AGE (FEMALE)	33.6	33.8	32.9

HOUSEHOLDS & INCOME

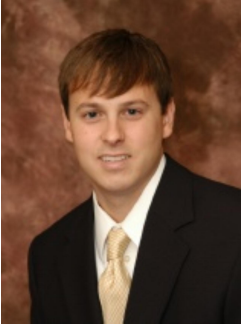
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	593	10,065	35,516
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$78,481	\$74,506	\$62,276
AVERAGE HOUSE VALUE	\$178,791	\$184,709	\$173,708

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO & CONTACT



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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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