



Offered For Sale:  
115 Southern Junction Blvd  
Savannah, GA 31322



## CONTACT:

**Zack Allen**

Advisor

Investment Sales & Leasing

[zallen@naisavannah.com](mailto:zallen@naisavannah.com)

+1 912 655 2135



**NAI Mopper Benton (“Broker”) has been retained by the Seller of 115 Southern Junction Blvd in Savannah, Georgia (“Property”) as the exclusive Broker for this disposition.**

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided here in is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained here in is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of the irrelative officers, employees, shareholders, partners, directors, members and affiliates, disclaim an responsibility or liability for in accuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained here in of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained there in, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained here in. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained here in, or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party there to and any conditions to Owner’s obligations here under have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Mopper|Benton

1650 E Victory Drive Savannah, GA

+1 912 358 5600

[naisavannah.com](http://naisavannah.com)



## EXECUTIVE SUMMARY

NAI Mopper|Benton is excited to exclusively present this 2.125-acre, development-ready lot For Sale in Pooler, Georgia.

Zoned PUD, this property supports a wide range of potential uses, making it an ideal location for a hotel, office building, retail center, and more.

Situated in one of Savannah's fastest-growing areas, Pooler is experiencing rapid growth across hospitality, multifamily, retail, office, and industrial sectors. With this parcel's prime location just seconds off Pooler Parkway, which sees 40k VPD, this site presents a rare and unique opportunity for development in a high-demand market

## THE OFFERING

| Sale Price       | PLEASE INQUIRE        |
|------------------|-----------------------|
| Market           | Savannah              |
| Property Subtype | Land                  |
| Street Address   | 115 Southern Junction |
| City/State/Zip   | Savannah, GA 31322    |
| County           | Chatham               |
| Zoning           | PUD                   |
| Lot Size         | 2.125 AC              |

# PROPERTY OVERVIEW

**POOLER PKWY**



**10K SF Retail Center**



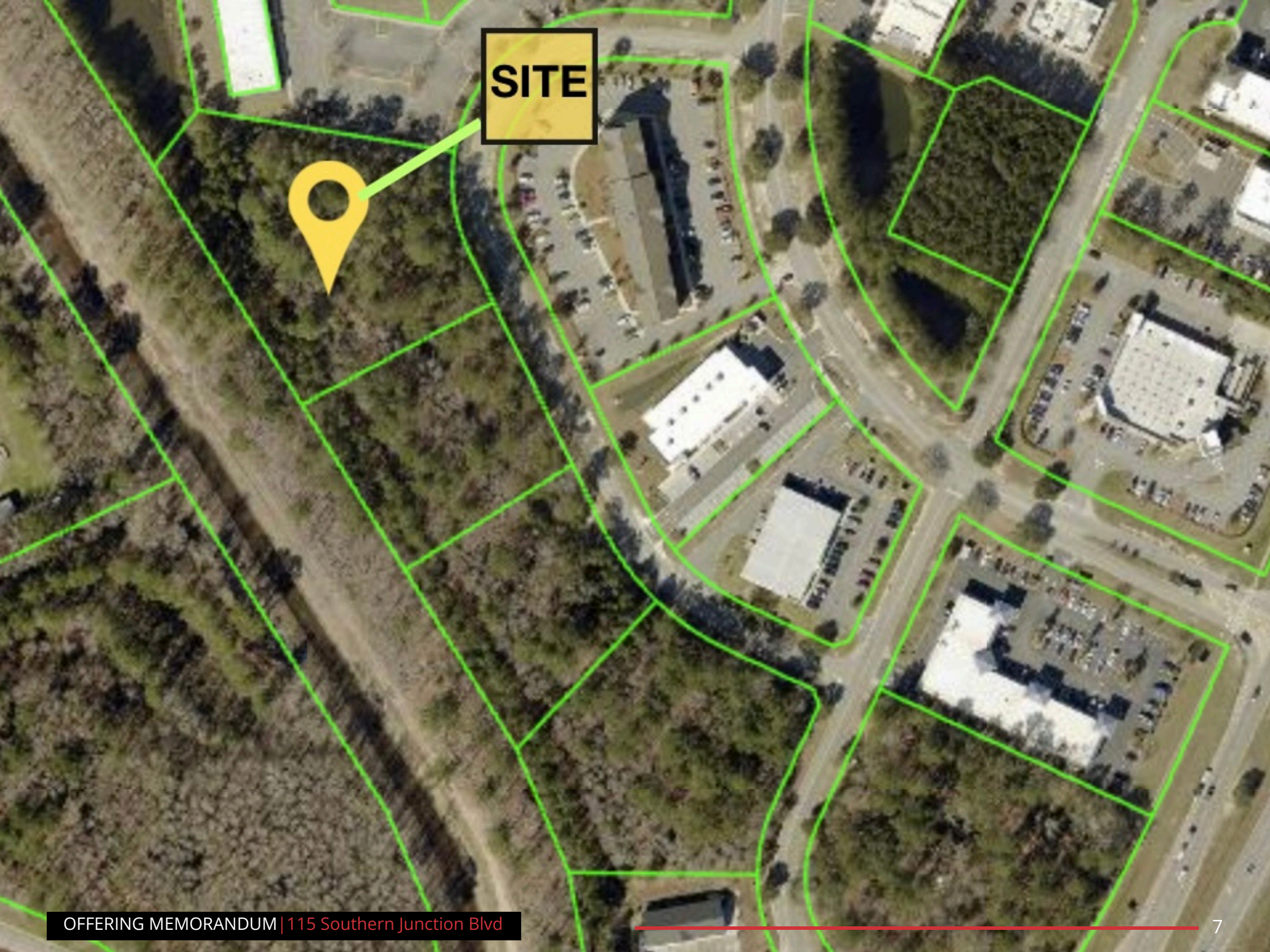
**SITE**



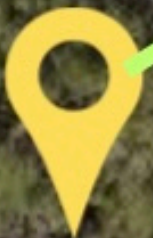


# Master Plan





**SITE**



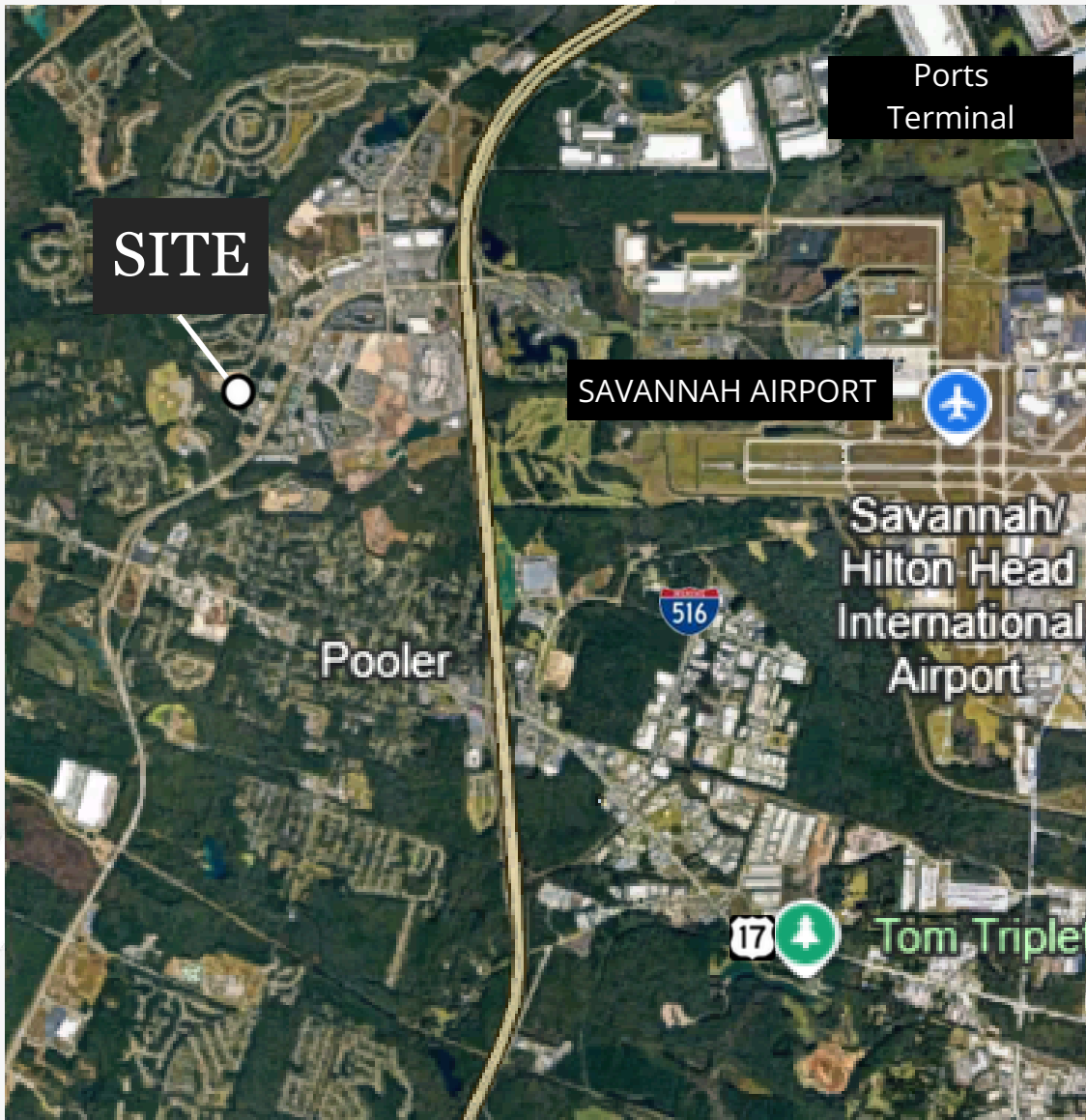
# LOCATION OVERVIEW





# Location Overview

115 Southern Junction Blvd | Savannah, Georgia

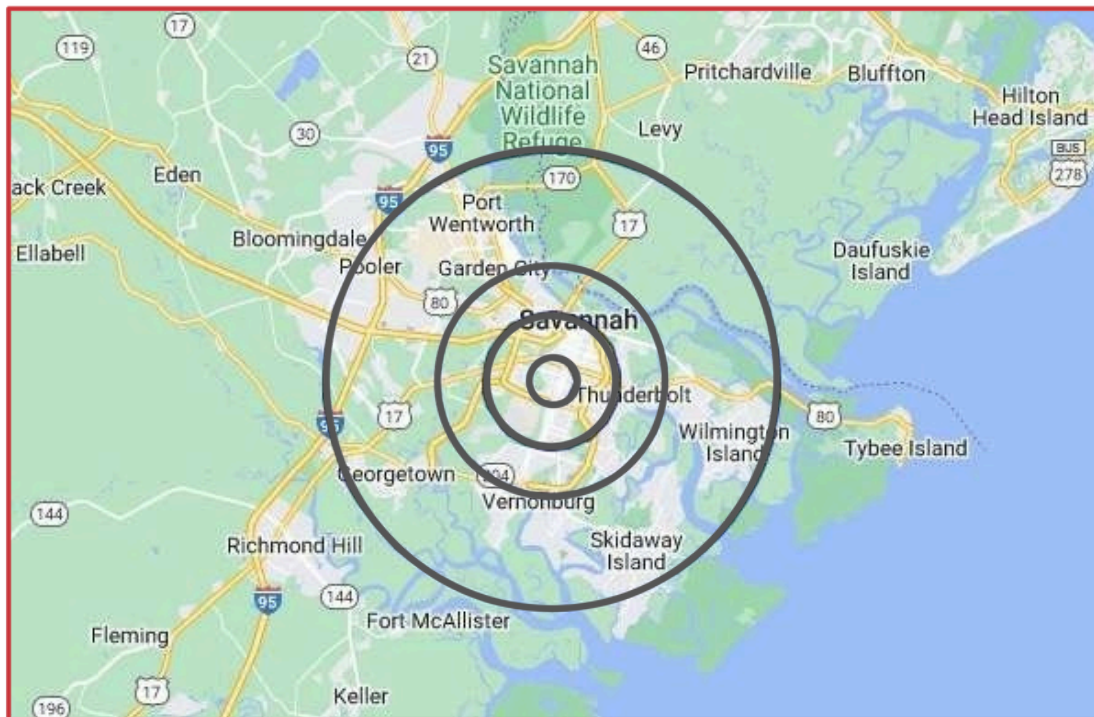


## DISTANCE TO MAJOR CITIES

|                           |           |
|---------------------------|-----------|
| Jacksonville, Florida     | 139 miles |
| Atlanta, Georgia          | 248 miles |
| Charlotte, North Carolina | 258 miles |
| Birmingham, Alabama       | 394 miles |
| Nashville, Tennessee      | 497 miles |
| Columbus, Ohio            | 682 miles |

# Market Overview

115 Southern Junction | Savannah, Georgia



## DEMOGRAPHICS

**1 MILE      3 MILES      5 MILES**

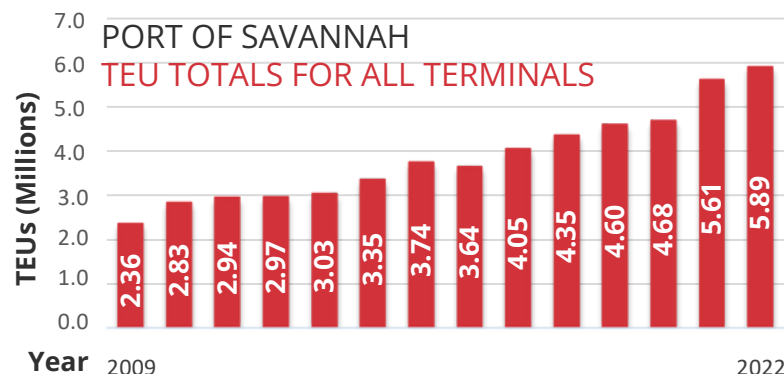
| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 4,903     | 24,294    | 24,294    |
| Median Age        | 39.30     | 37.40     | 37.00     |
| Total Households  | 2,169     | 9,744     | 20,644    |
| Average HH Income | \$110,690 | \$104,018 | \$104,053 |
| Consumer Spending | \$70,327  | \$312,746 | \$699,868 |
| Median Home Value | \$260,056 | \$234,696 | \$235,965 |

## PORT OF SAVANNAH

Single large and fastest growing container terminal in North America

**2** Class 1 Railroads:  
CSX & Norfolk Southern

**2** Terminals:  
Ocean & Georgia Ports  
Garden City Terminal



## HMG Metaplant America

The Hyundai Metaplant, located 22 miles northwest of Savannah on the south side of I-16, will start producing 300,000 cars annually in just a few months. With an investment exceeding \$5.5 billion, the site is poised to employ 8,500 individuals, with Hyundai affirming that 99% of the workforce will be Americans. Production is scheduled to commence in the first quarter of 2025.



NAI Mopper | Benton  
1650 E Victory Drive Savannah, GA 31404  
+1 912 358 5600  
[naisavannah.com](http://naisavannah.com)

2025 NAI Mopper | Benton  
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ZACK ALLEN

Advisor  
Investment Sales & Leasing  
[zallen@naisavannah.com](mailto:zallen@naisavannah.com)  
+1 912 655 2135