



SITE
±10 Acres

±10 ACRES AT SIGNALIZED CORNER
SAVANNAH QUARTERS[®]

1765 QUACCO RD
POOLER, GA 31322

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



PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Aerial | Site
- Aerial | Site
- Property Plat
- Aerial | North View from Site
- Aerial | East View from Site

LOCATION INFORMATION

- Master Plan - Village at Savannah Quarters®
- Aerial | Pooler Residential
- Aerial | Pooler Communities
- Aerial | Pooler Retail
- Aerial | Savannah Communities
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Adam Bryant, CCIM, SIOR

Village at Savannah Quarters®



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.

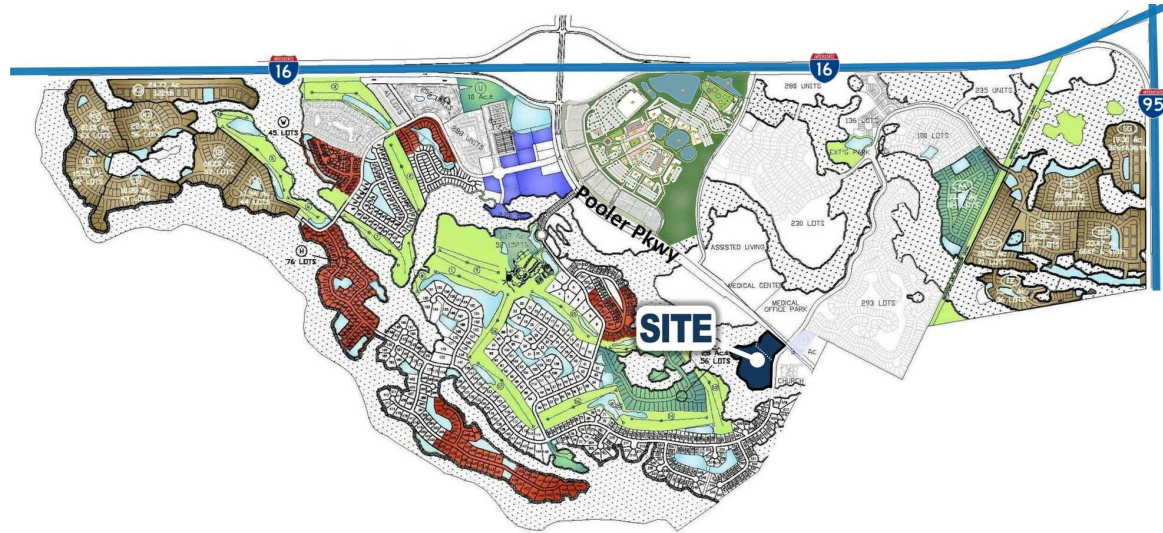
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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



1 PROPERTY
INFORMATION

1765 Quacco Rd
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	10 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	51009 01037

PROPERTY OVERVIEW

SVN is pleased to offer ± 10 acres for sale at the signalized northwest corner of Pooler Pkwy [Quacco Rd] and Spanton Crescent within Savannah Quarters[®]. The site is presently ± 13.51 acres of which approximately ± 3.51 acre will be subdivided prior to closing for future development. The property has off-site improvements that include public utility lines to the boundary as well as access from Quacco Rd via Spanton Crescent curb cut. The site will be delivered in as-is condition with infrastructure near the boundary of the site, including water and sewer, a jurisdictional determination from the USACE verifying wetlands, as well as a boundary. The site allows all commercial uses permitted under the C-2 zoning designation from the City of Pooler with some minor exceptions for noxious uses that are governed by the Savannah Quarters[®] PUD documents; however, housing will not be a permitted use.

LOCATION OVERVIEW

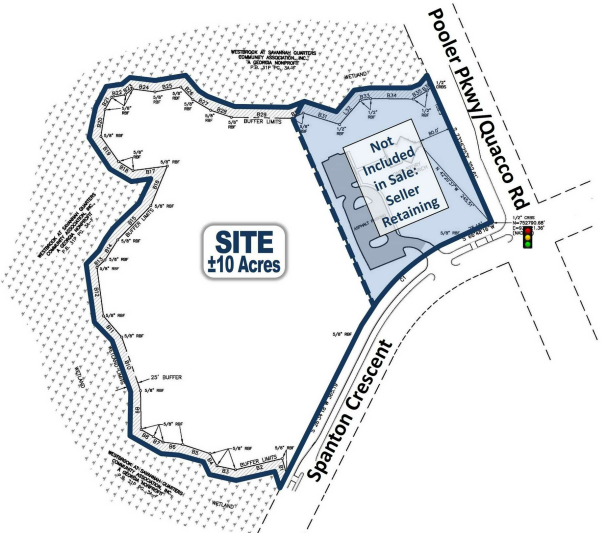
The property is located in the City of Pooler within the Savannah Quarters[®] PUD, which is a $\pm 2,588$ -acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. It is near the I-16/Pooler Pkwy interchange, which is only 2 miles west of I-95 and 11 miles from Historic Downtown Savannah. 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, this site benefits from numerous master planned communities in various stages of development, which offer substantial population density.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±10 Acres at Signalized Corner | Savannah Quarters®
- Off-site Improvements: Public Utility lines
- Access from Quacco Rd via Spanton Crescent Curb Cut
- C-2 Zoning for a Variety of Commercial Uses
- Within Savannah Quarters® PUD in City of Pooler
- Near I-16/Pooler Pkwy Interchange; 2 Miles to I-95



Aerial | Site



±10 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

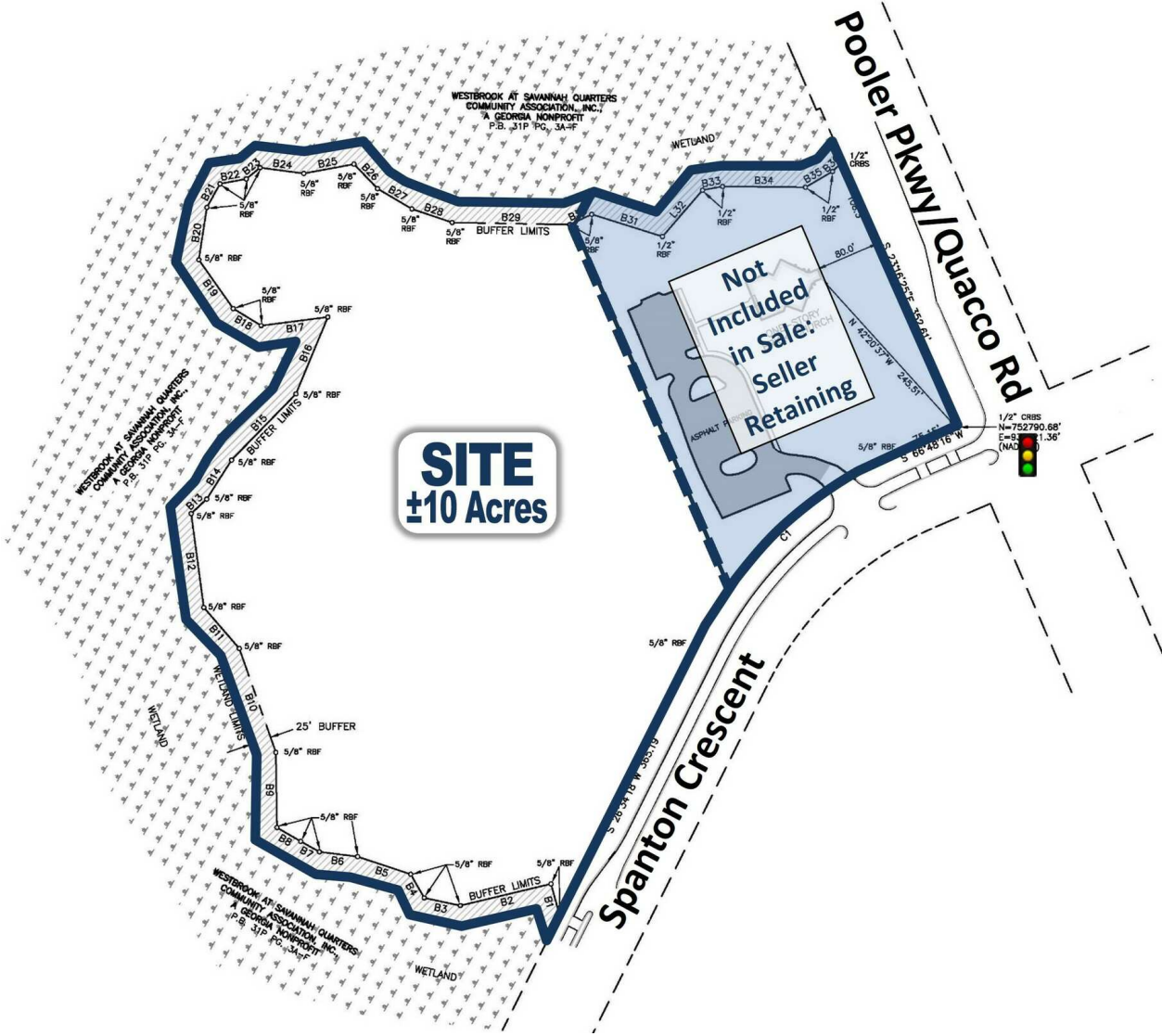
SVN | GASC | Page 7

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.

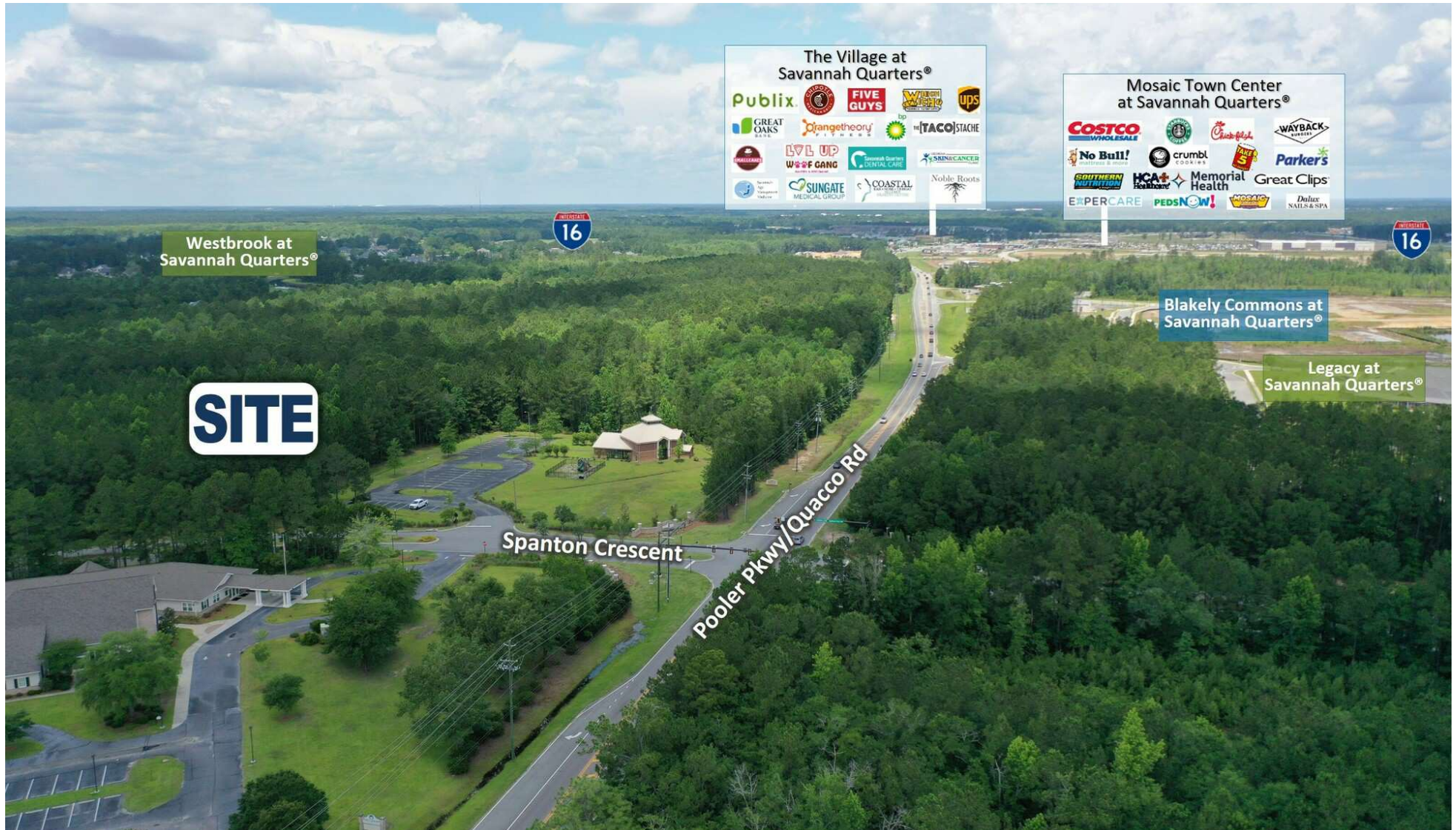
Aerial | Site



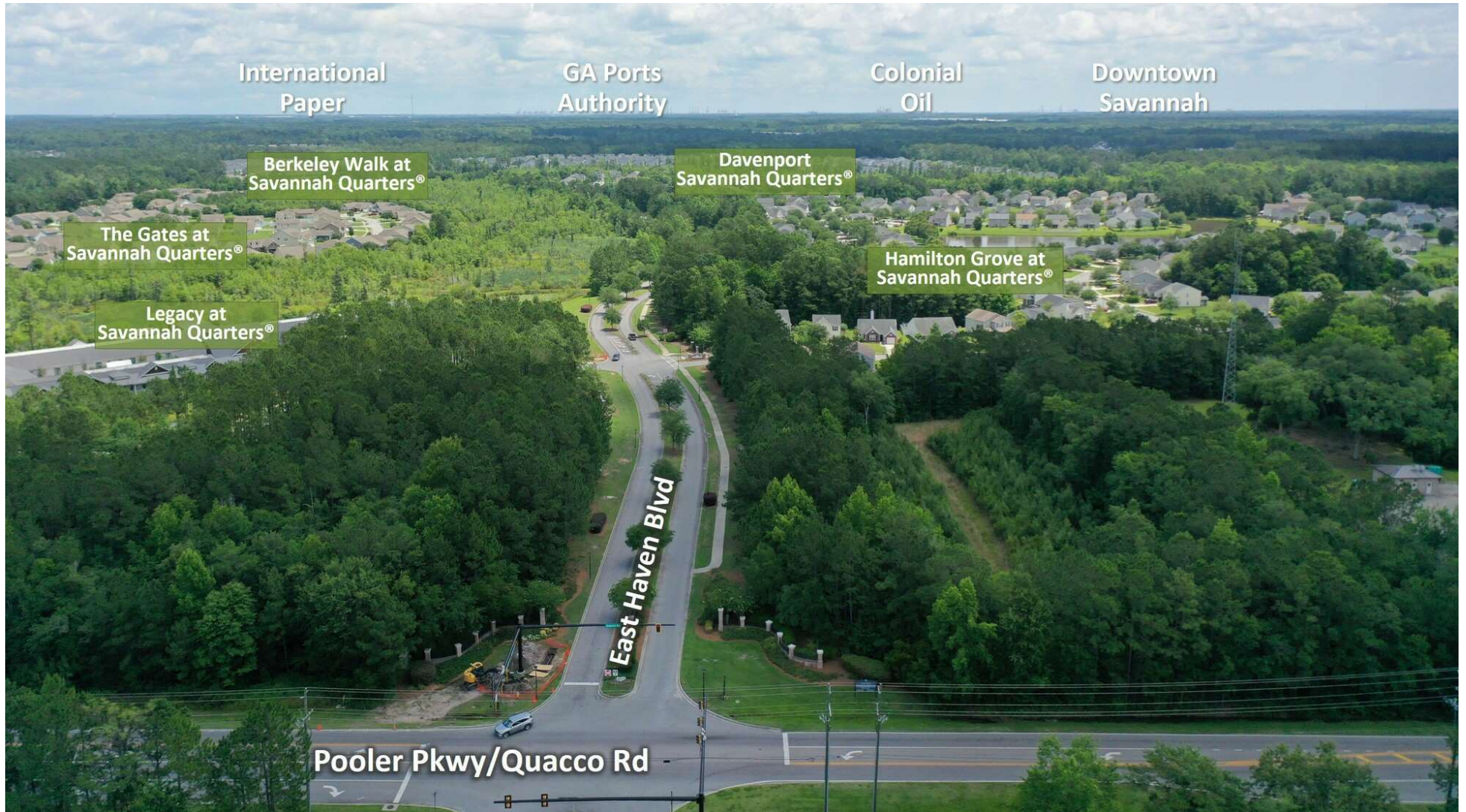
Property Plat



Aerial | North View From Site



Aerial | East View From Site





2 LOCATION INFORMATION

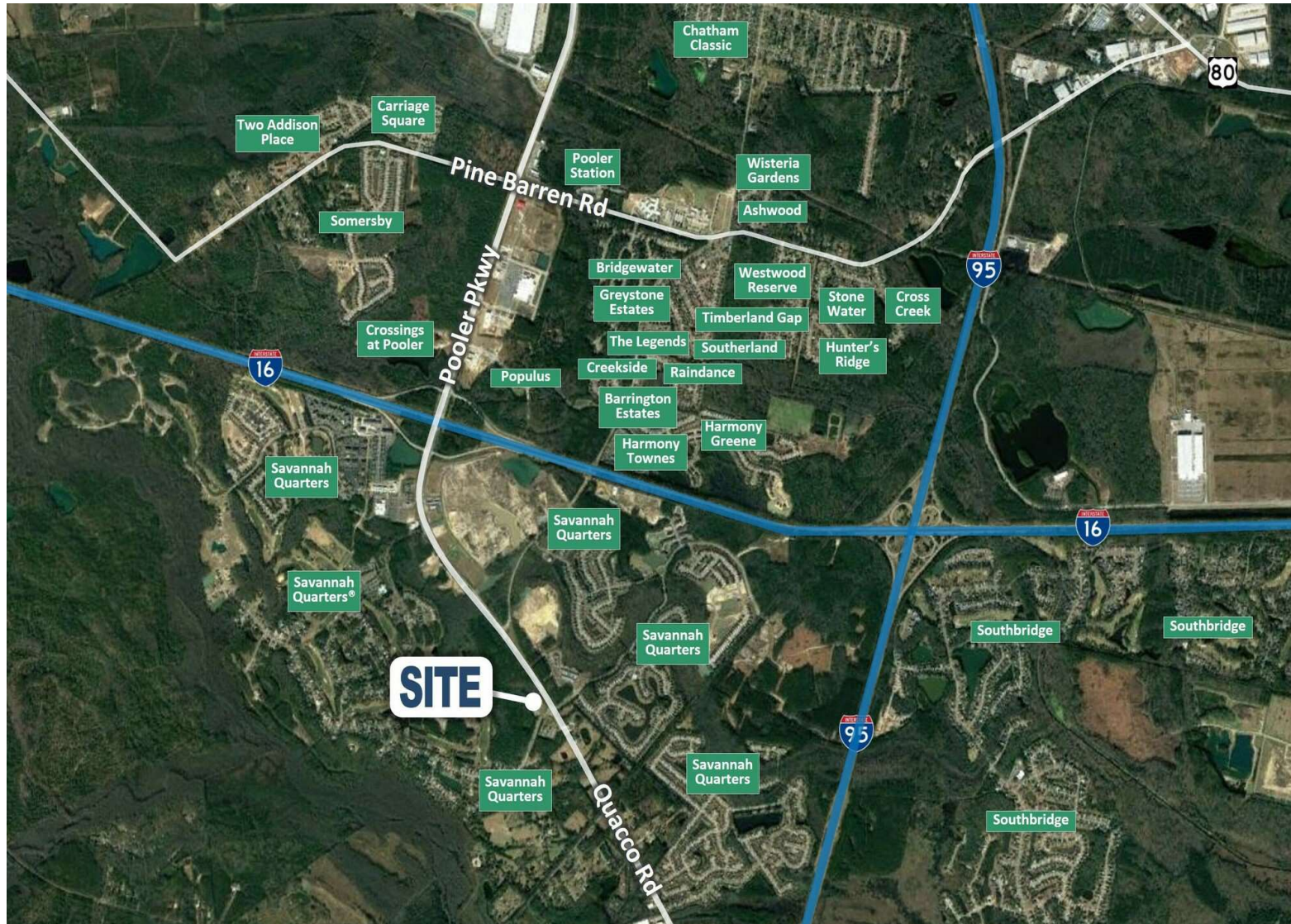
1765 Quacco Rd
Pooler, GA 31322

Master Plan - Village At Savannah Quarters®



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 | Pooler Residential



±10 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

Aerial | Pooler Communities



±10 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

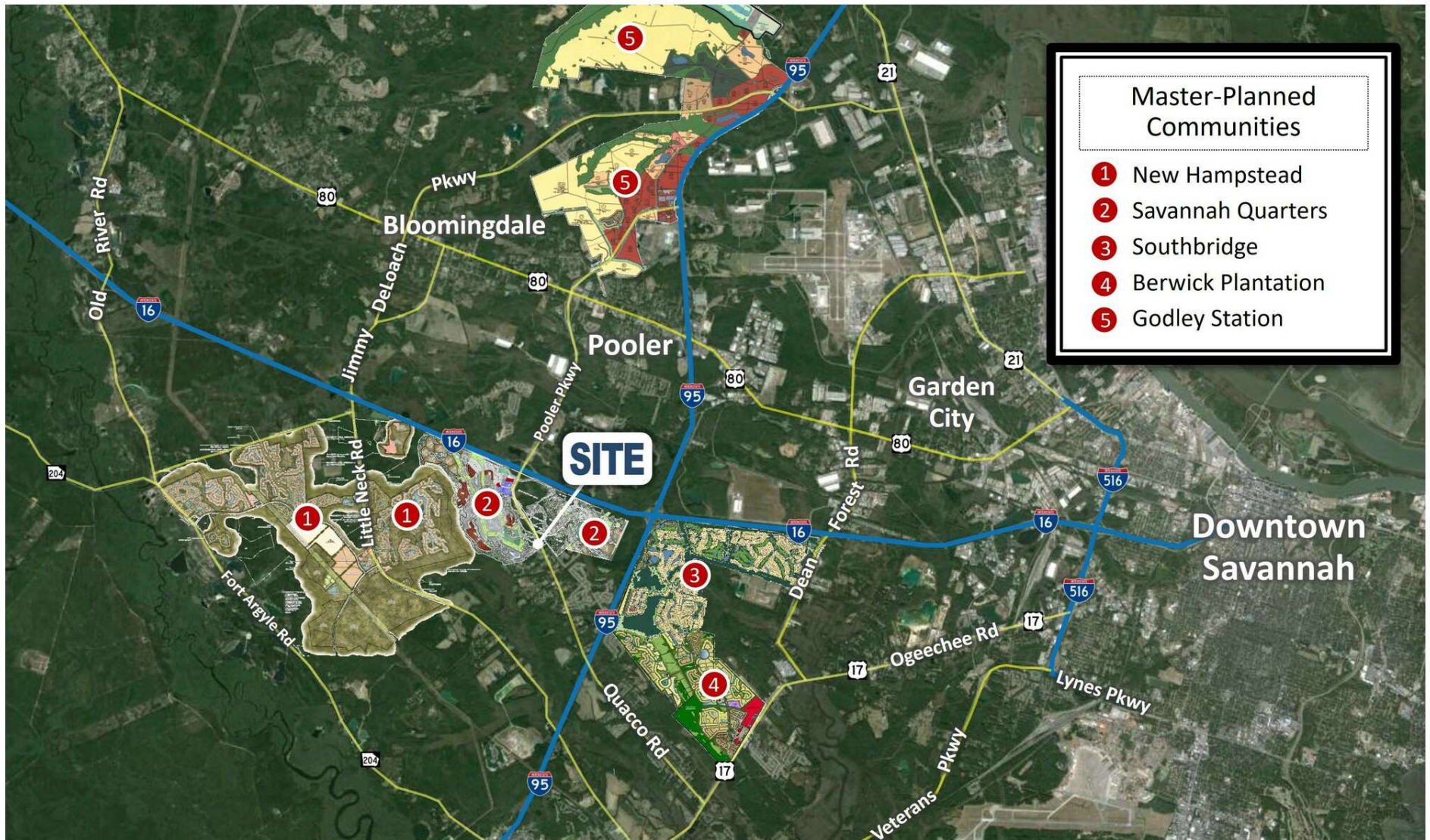
Aerial | Pooler Retail



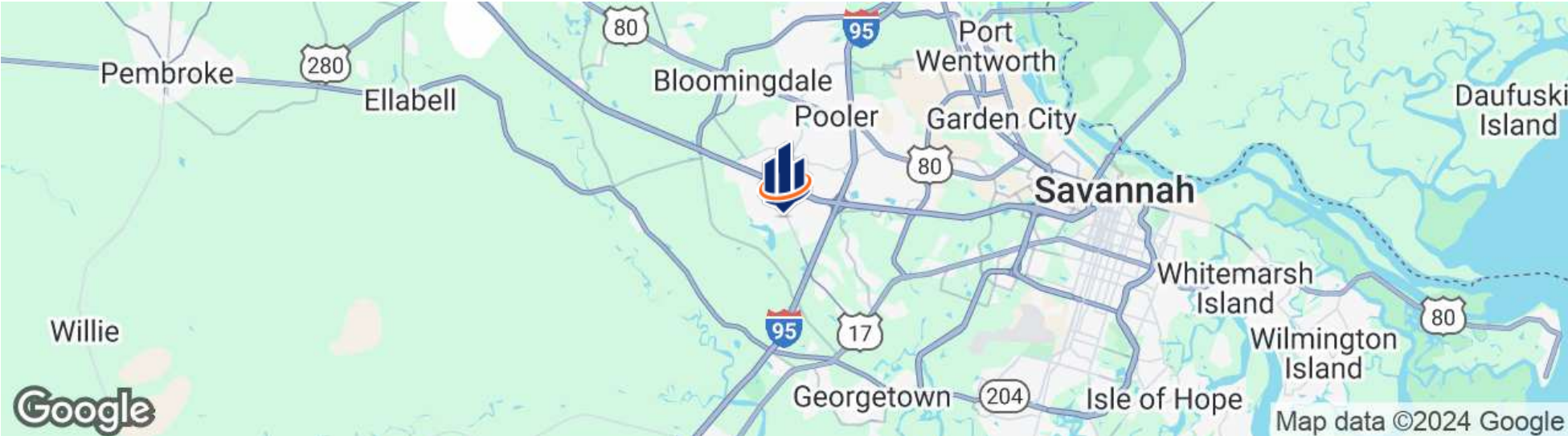
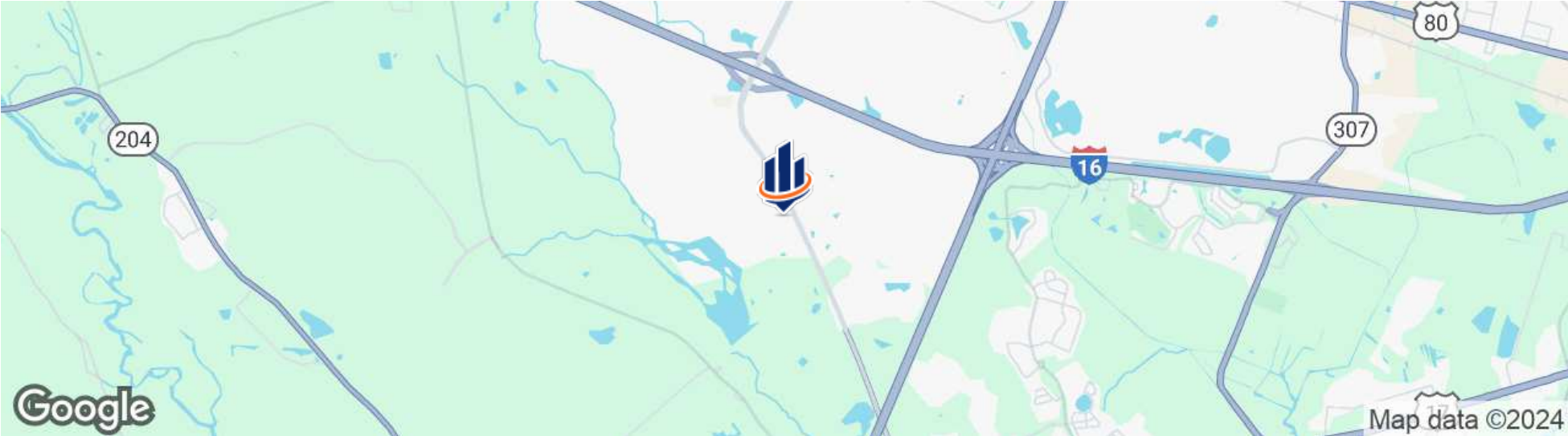
±10 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

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 | Savannah Communities



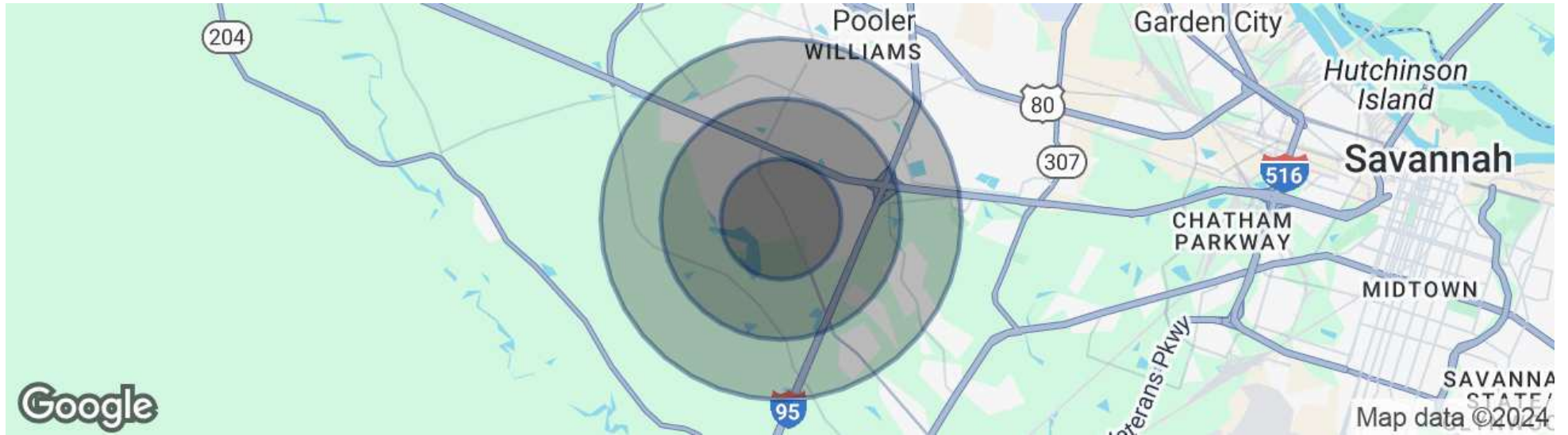
Location Maps



DEMOGRAPHICS

1765 Quacco Rd
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,595	13,178	23,459
Average age	38	38	39
Average age [Male]	37	37	38
Average age [Female]	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,687	5,261	9,131
# of persons per HH	2.7	2.5	2.6
Average HH income	\$113,833	\$116,834	\$115,345
Average house value	\$390,505	\$364,642	\$340,636

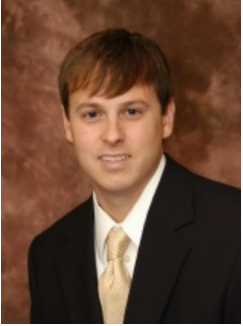
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

1765 Quacco Rd
Pooler, GA 31322

Adam Bryant, CCIM, SIOR



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]

svnsavhh.com