

±14.81 ACRES AT I-95

110 CROSSROADS PARKWAY
SAVANNAH, GA 31407

Adam Bryant, CCIM, SIOR
Partner
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Sav/HH Intl
Airport

SITE
±14.81 Acres

Pooler

Bloomingtondale

Jimmy DeLoach Pkwy

Crossroads Pkwy





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SITE
±14.81 Acres

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Pooler

Bloomington

Jimmy DeLoach Pkwy

Crossroads Pkwy

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.

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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

110 Crossroads Parkway
Savannah, GA 31407

Property Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	14.81 Acres
Zoning:	B-C [Community Business]
Market:	Savannah
Submarket:	Pooler
Traffic Count:	85,000
APN:	20980 04011

PROPERTY OVERVIEW

SVN is pleased to offer ±14.81 acres at 110 Crossroads Parkway for Fee Simple acquisition. All acreage is upland and developable per a USACE jurisdictional determination that expires on November 30, 2025. Present zoning is B-C [Community Business], which allows for a variety of commercial uses by right.

LOCATION OVERVIEW

The site is located at the Southeast Quadrant of I-95 [Exit 106] and Jimmy Deloach Parkway with access via the signalized intersection of Jimmy Deloach Parkway and Crossroads Parkway. The site offers unparalleled access in all directions to include I-95, which is less than 0.2 miles and experiences ±85,000 vehicles per day. The Georgia Ports Garden City terminal gate via Jimmy Deloach Parkway is slightly over 5 miles away. Additionally, the site is just under 10 miles from the intersection of I-16 and Jimmy Deloach Parkway providing direct interstate access to Atlanta.

Complete Highlights



PROPERTY HIGHLIGHTS

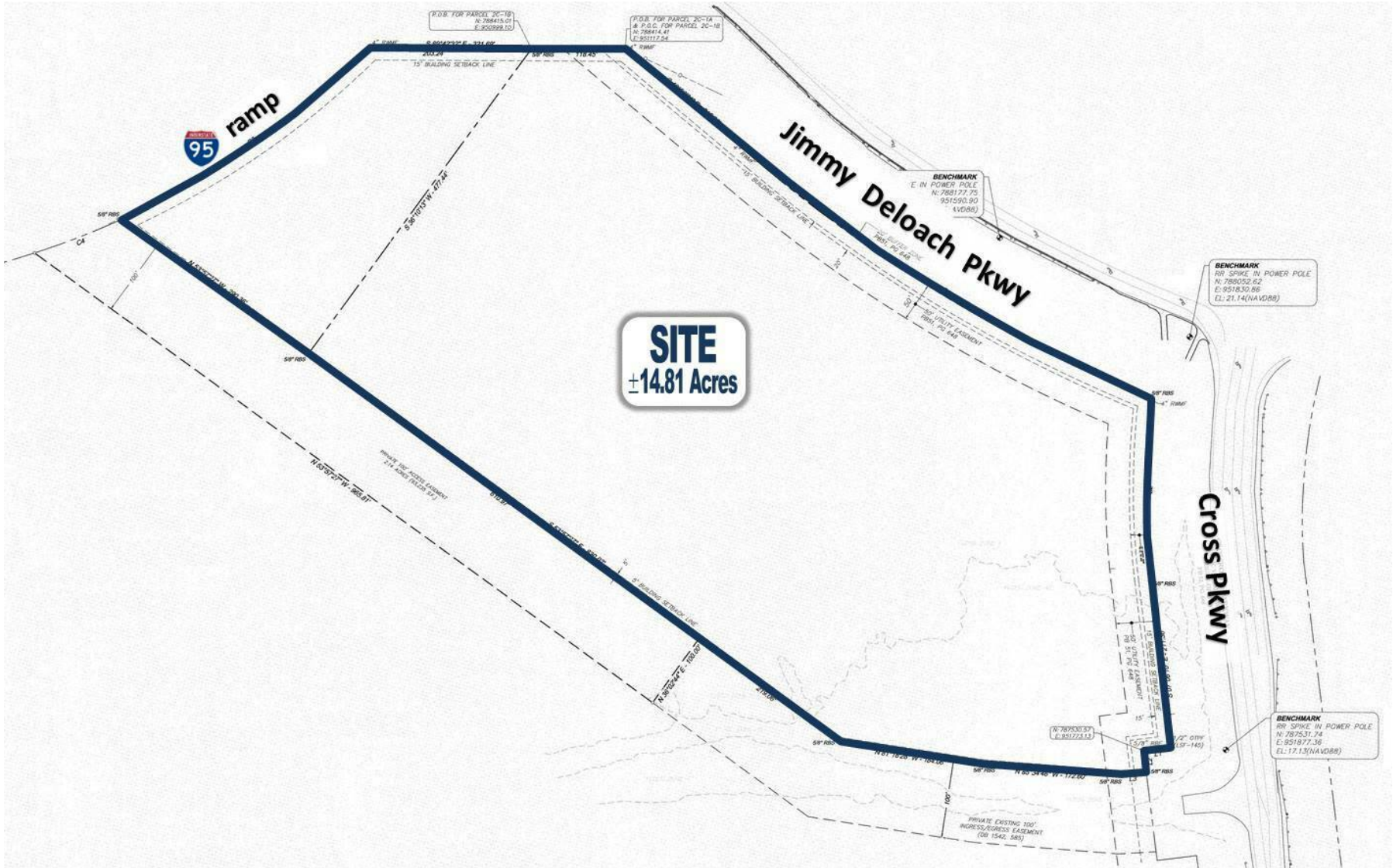
- ±14.81 Acres at I-95 | Fee Simple Acquisition
- All Acreage Upland and Developable per USACE JD
- Present Zoning B-C [Community Business]
- Access via Signalized Intersection of JDL & Crossroads Pkwy
- Located at SE Quadrant of I-95 [Exit 106] with ±85,000 VPD
- Unparalleled Access in All Directions via I-95 & I-16



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Property Plat



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Aerial | Detail



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Ownership Stake

Aerial | Detail



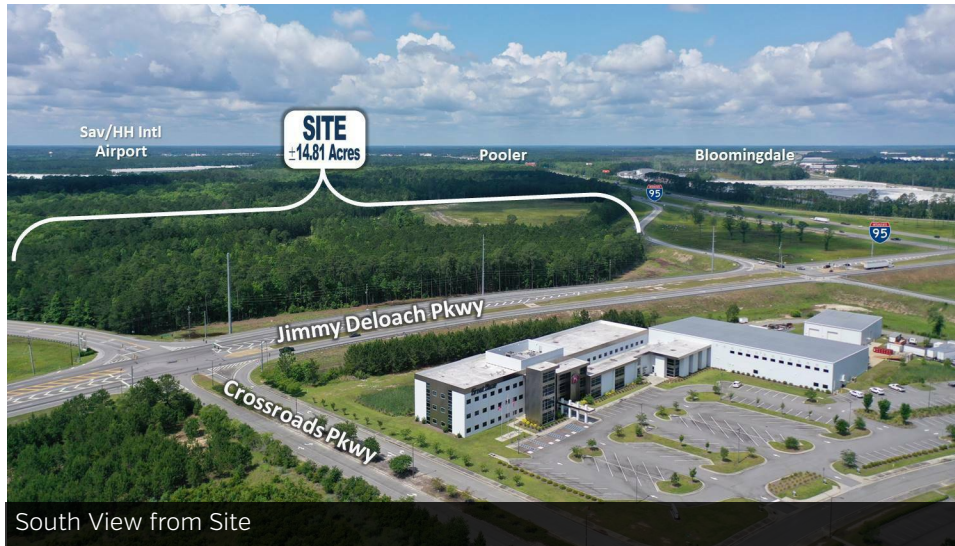
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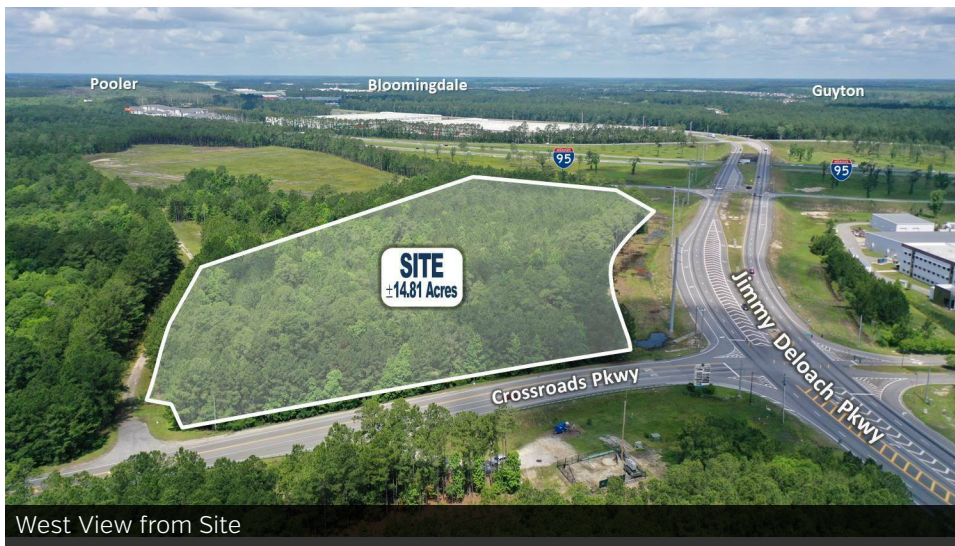
Views From Site



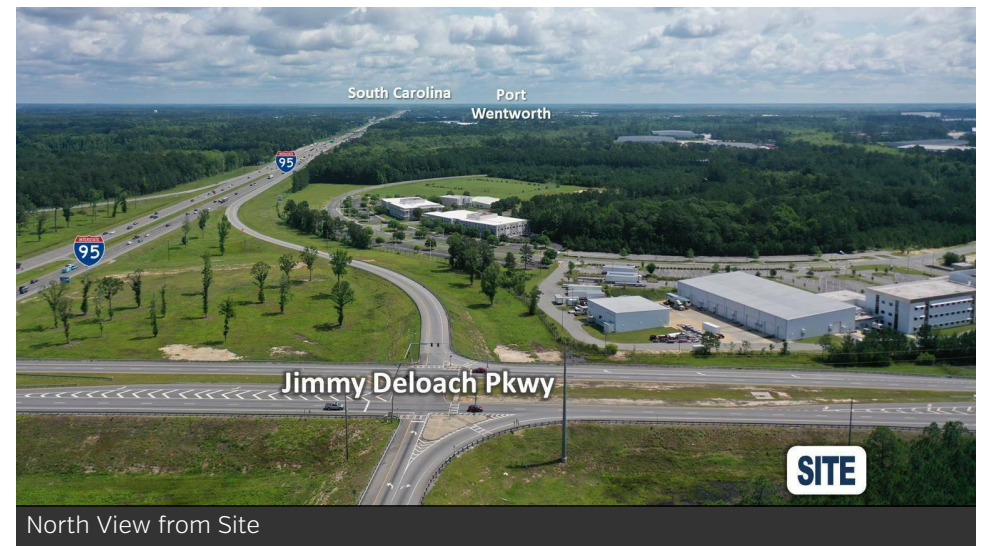
South View from Site



East View from Site



West View from Site



North View from Site

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Ownership Stake

Aerial | Site



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Ownership Stake

Aerial | Site



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2 LOCATION INFORMATION

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Aerial | I-95 & JDL Pkwy



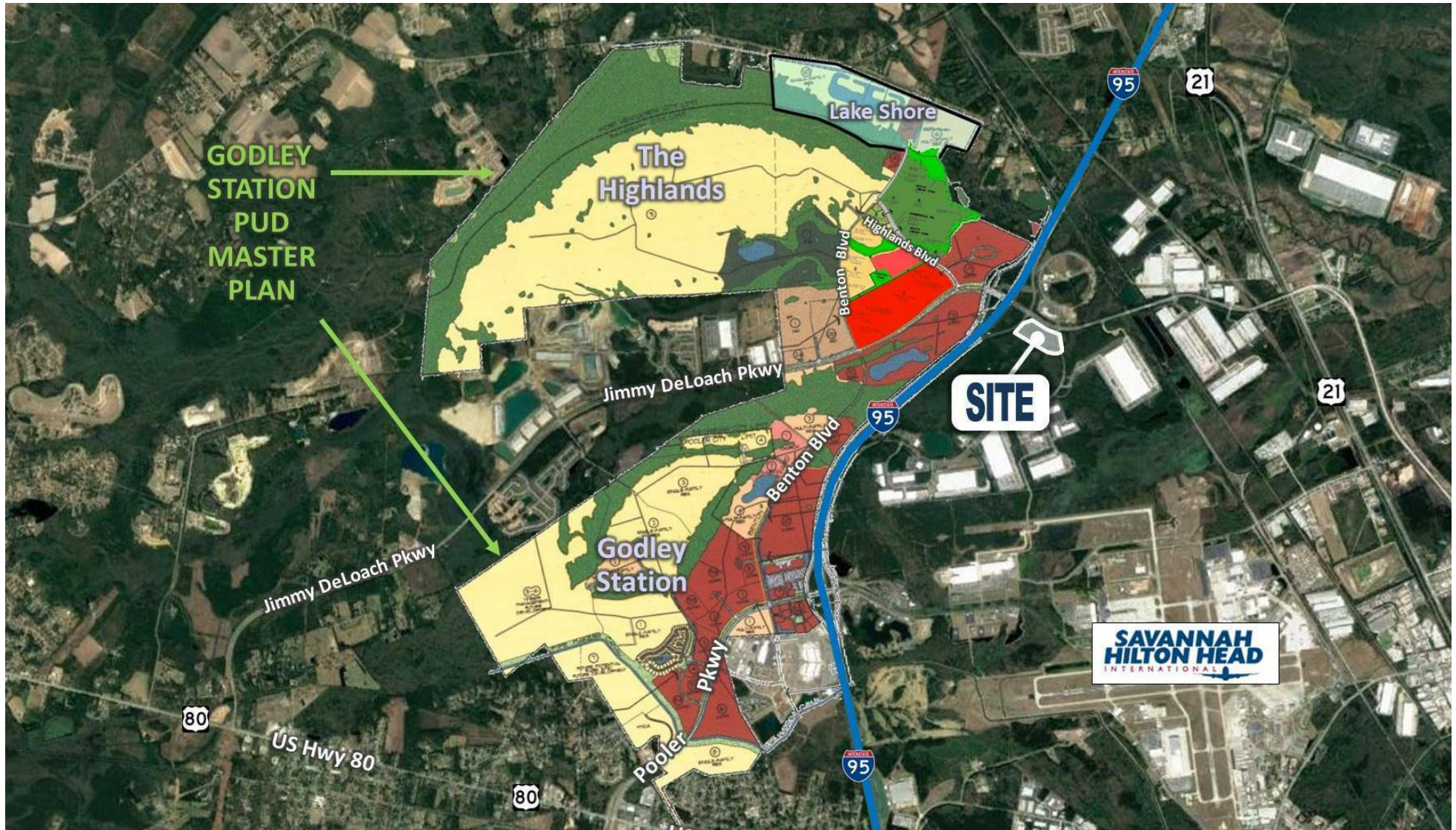
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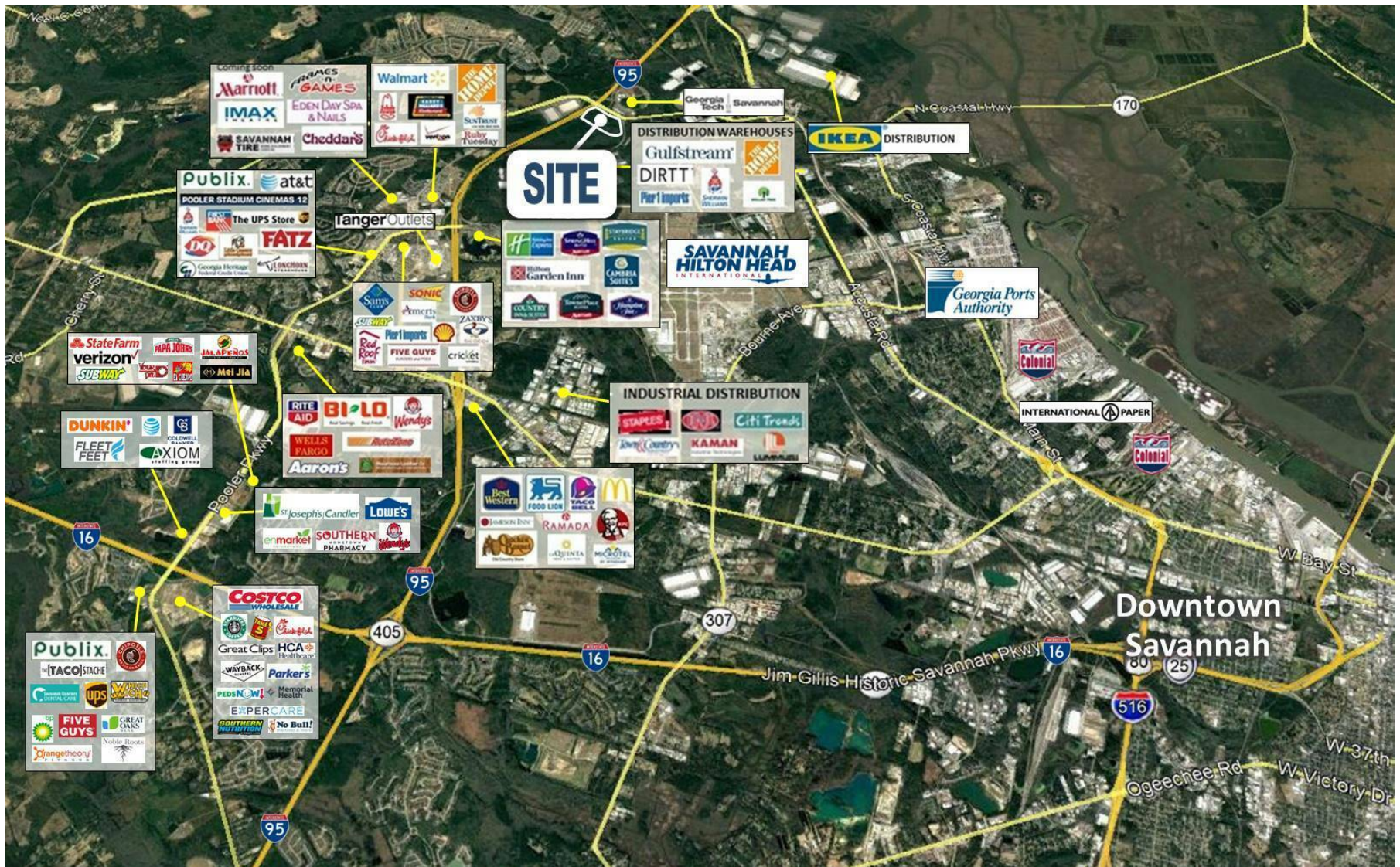
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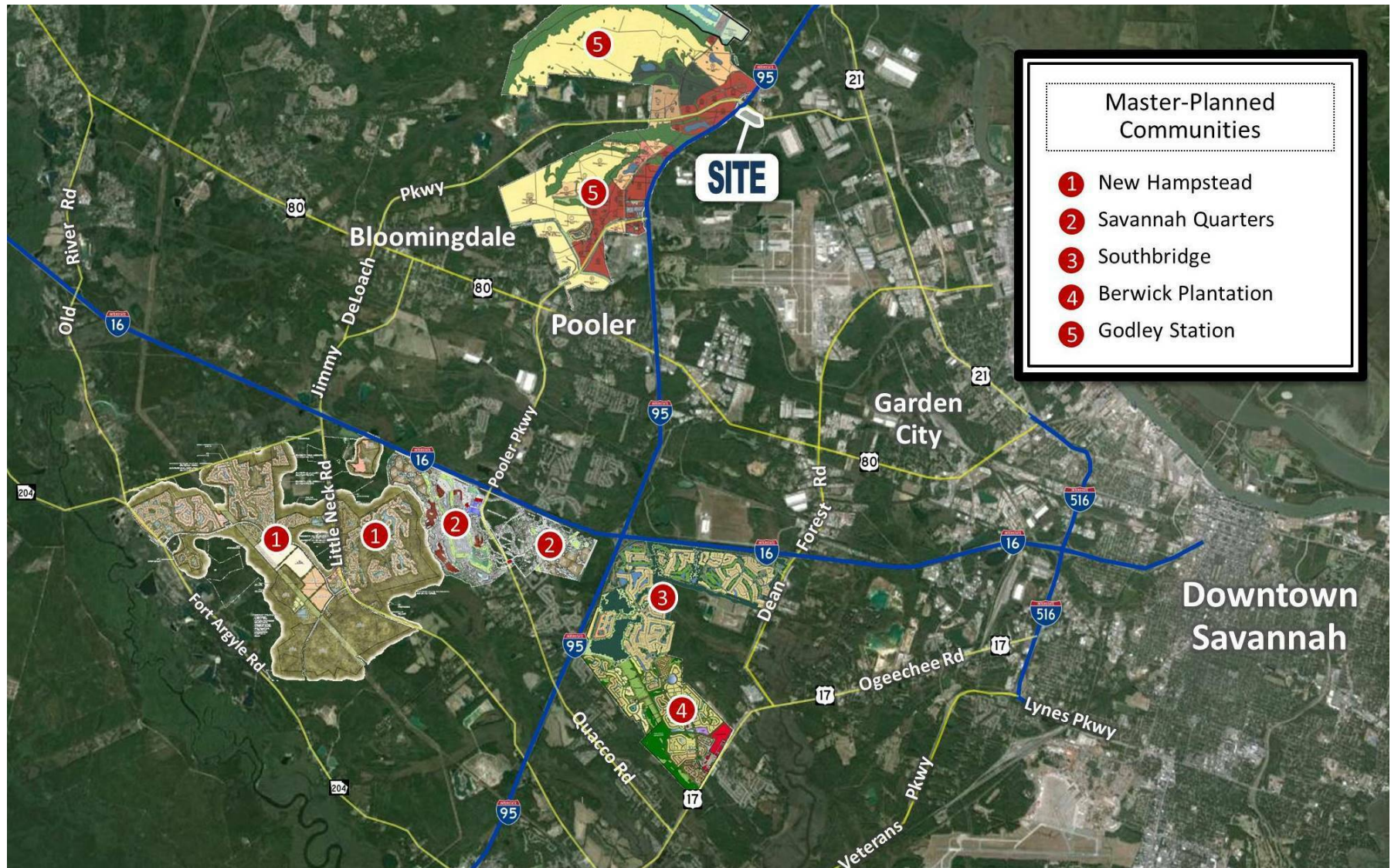
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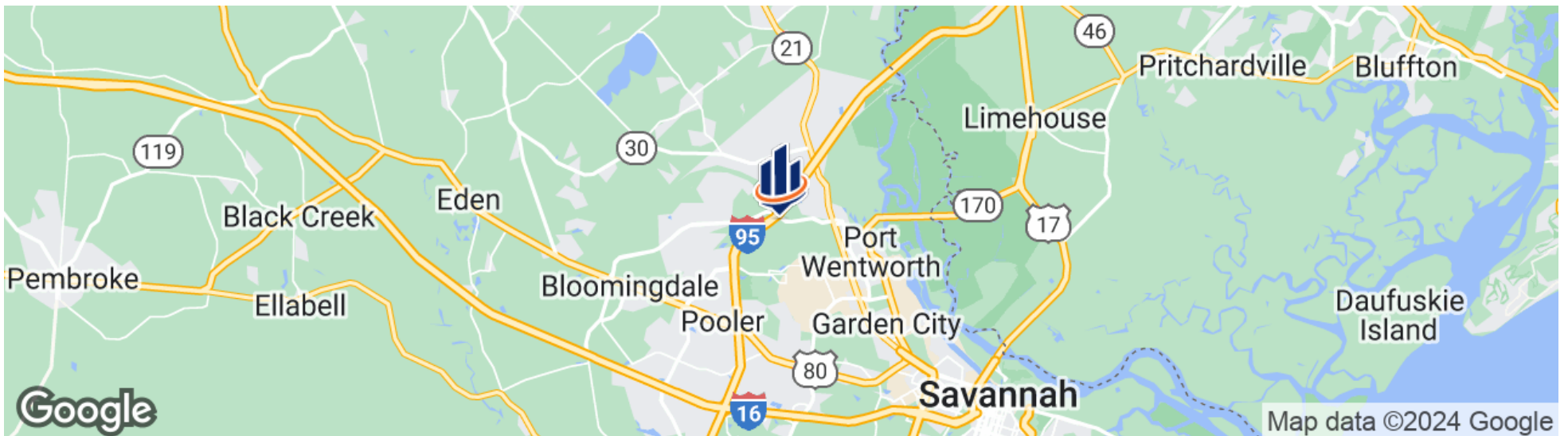
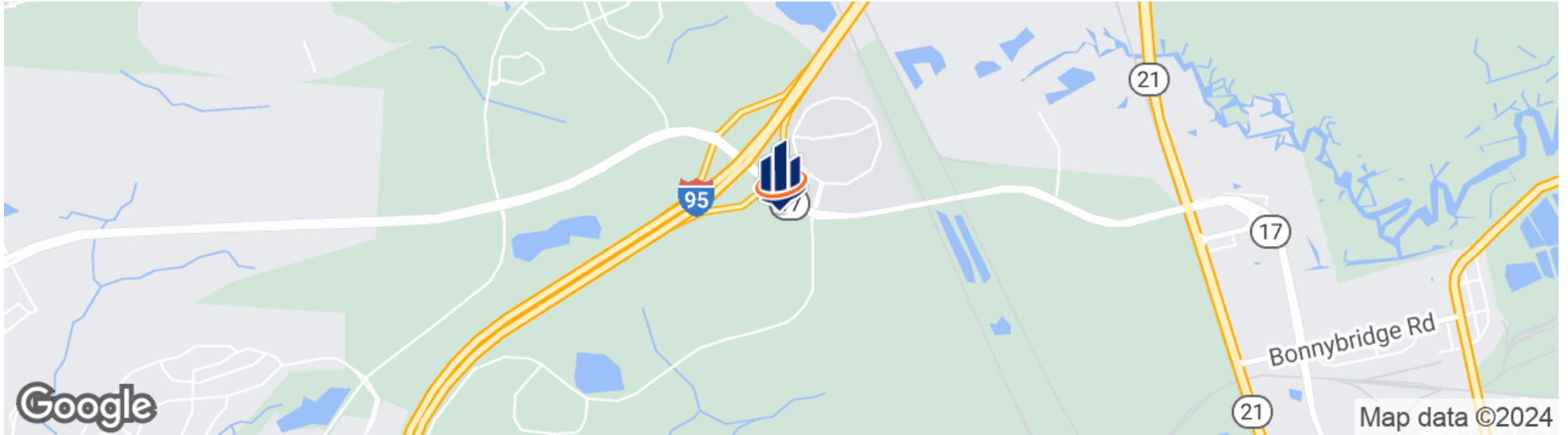
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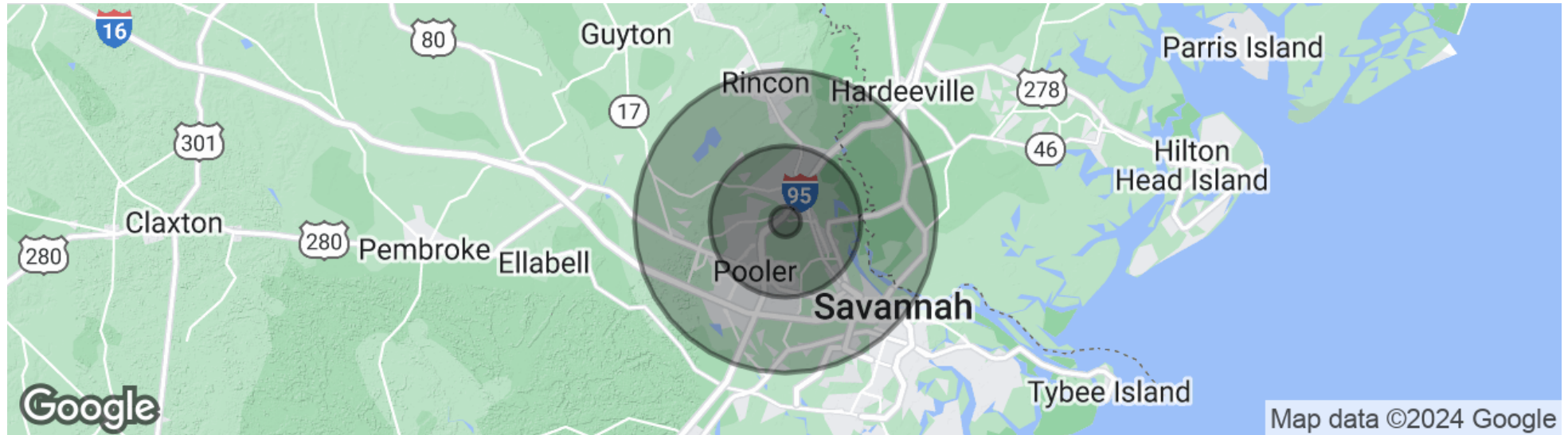
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DEMOGRAPHICS

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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	639	47,100	183,364
Average Age	33	37	38
Average Age (Male)	32	36	37
Average Age (Female)	34	38	38

HOUSEHOLDS & INCOME

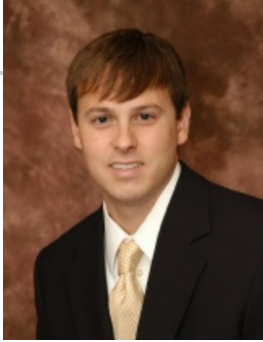
	1 MILE	5 MILES	10 MILES
Total Households	292	17,541	70,740
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$108,476	\$104,143	\$95,057
Average House Value	\$313,545	\$283,397	\$345,572

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

110 Crossroads Parkway
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]

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