

±2.53 ACRES AT SIGNALIZED CORNER SAVANNAH QUARTERS® | FOR SALE

1765 QUACCO RD
POOLER, GA 31322

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

SITE
±2.53 Acres

Spanton
Crescent

Quacco Rd/Pooler Pkwy





Westbrook at
Savannah Quarters®

PROPERTY INFORMATION

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

LOCATION INFORMATION

Master Plan | Savannah Quarters®
Aerial | Pooler Residential
Aerial | I-16 Communities
Aerial | Pooler Retail
Aerial | Savannah Communities
Location Maps

DEMOGRAPHICS

Demographics Map & Report

ADVISOR BIO & CONTACT

Adam Bryant, CCIM, SIOR

1

2

SITE
±2.53 Acres

3

4

Ellabell

Bloomingdale



Westbrook at
Savannah Quarters®

Westbrook at
Savannah Quarters®

1 PROPERTY INFORMATION

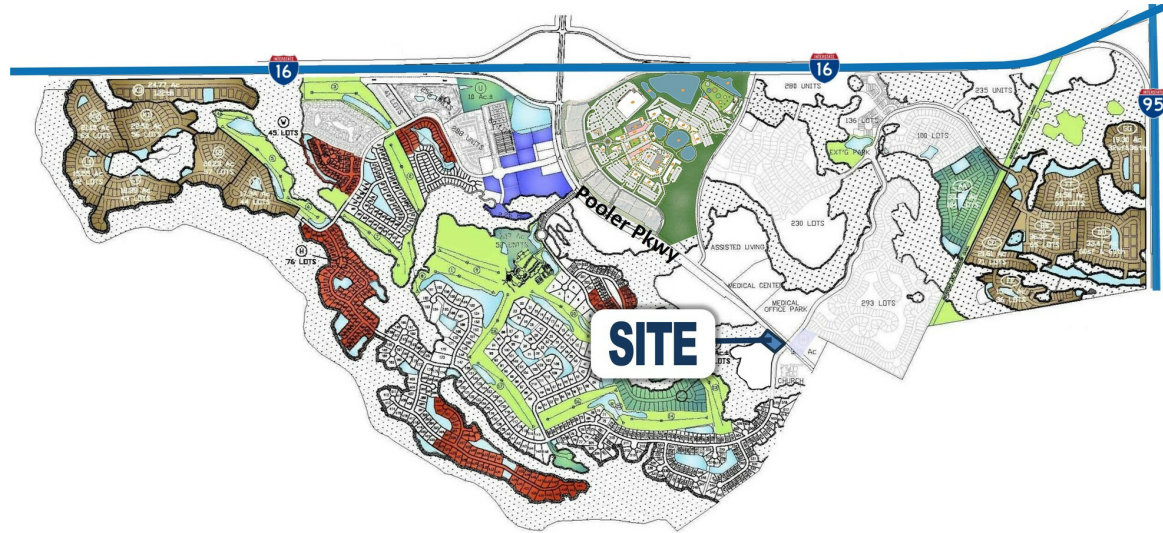
1765 Quacco Rd
Pooler, GA 31322

SITE
±2.53 Acres

Spanton
Crescent

Quacco Rd/Pooler Pkwy

Property Summary



Sale Price	\$1,250,000 / ACRE
------------	---------------------------

OFFERING SUMMARY

Lot Size:	2.53 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	51009 01037

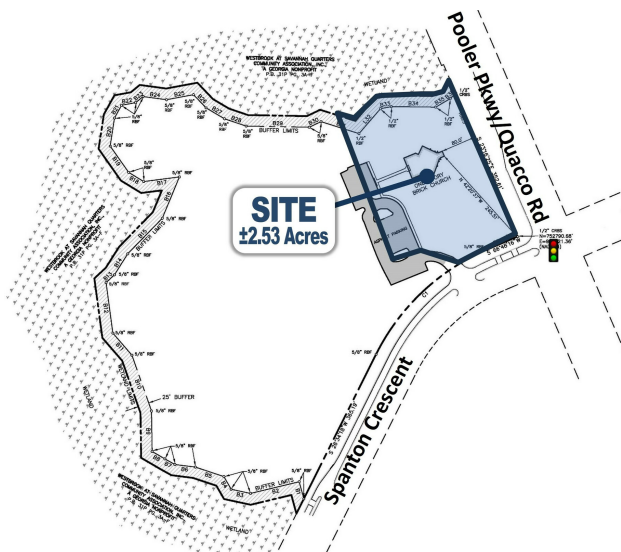
PROPERTY OVERVIEW

SVN is pleased to offer up to ± 2.53 commercial acres for sale at the signalized northwest corner of Pooler Parkway (Quacco Road) and Spanton Crescent within Savannah Quarters®. The site can be further subdivided into two parcels and represents a compelling redevelopment opportunity. The property benefits from existing off-site infrastructure, including public water and sewer within the property boundary lines, along with established access from Quacco Road via Spanton Crescent with completed curb cut and access improvements both on-site and off-site. On-site improvements include clearing and grading, a former church facility totaling 3,286 square feet, and an existing parking lot. The site is positioned to directly benefit from ongoing roadway improvements, as Pooler Parkway is currently being widened to four lanes extending to Highway 17 (Ogeechee Road), further enhancing visibility, access, and traffic flow. Zoning is C-2 under the City of Pooler, allowing a broad range of commercial uses. Convenience stores and certain noxious uses are excluded per the Savannah Quarters PUD documents, but the remaining permitted uses support a wide variety of retail, service, and commercial development concepts.

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.

Property Highlights



PROPERTY HIGHLIGHTS

- ±2.53 Acres at Signalized Corner | Savannah Quarters® | For Sale
- Excellent Redevelopment Opportunity | Will Subdivide to 2 Parcels
- Cleared & Graded | Site has ±3,285 SF Former Church Facility + Parking Lot
- Municipal Water & Sewer | Access via Curb Cut | City of Pooler C-2 Zoning
- Directly on Quacco Rd 4-Lane Widening Project | Within Savannah Quarters® PUD
- Near I-16/Pooler Pkwy Interchange; 2 Miles to I-95 | 11 Miles to Downtown

Aerial | Site



±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 6

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

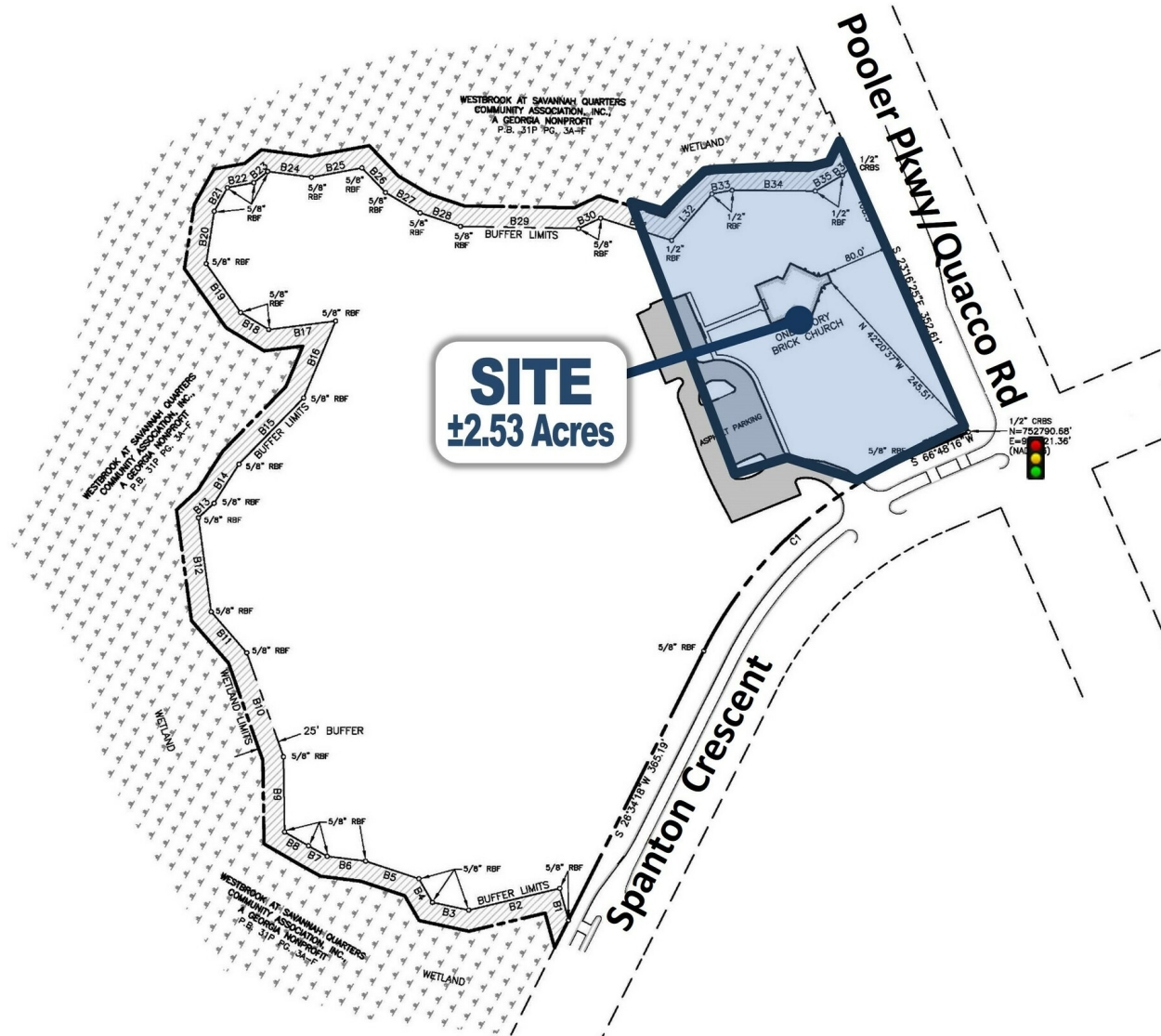


±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

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.

Property Plat



Aerial | North View From Site

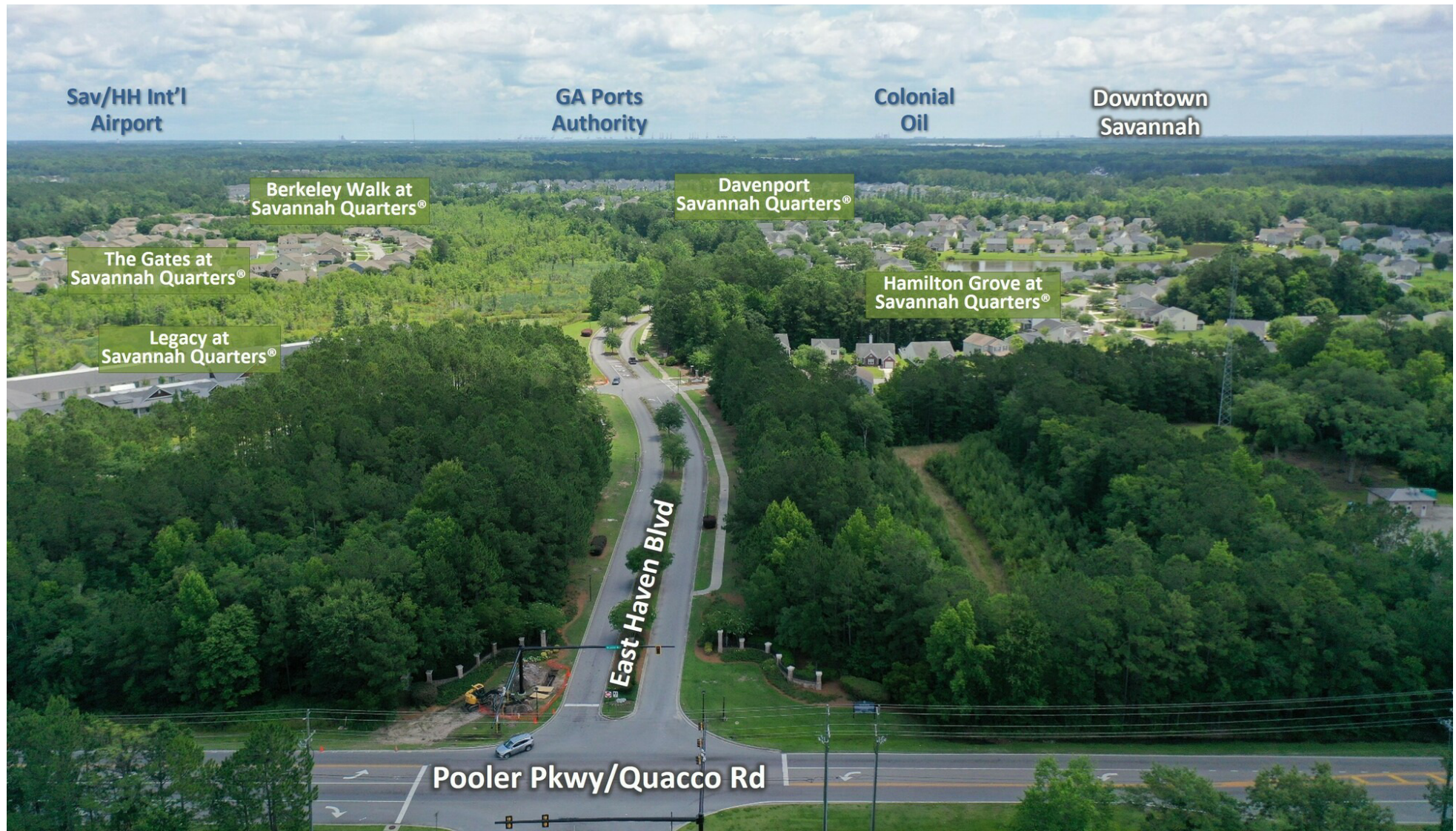


±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 9

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 | East View From Site



±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 10

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.

2 LOCATION INFORMATION

1765 Quacco Rd
Pooler, GA 31322

Master Plan | Savannah Quarters®

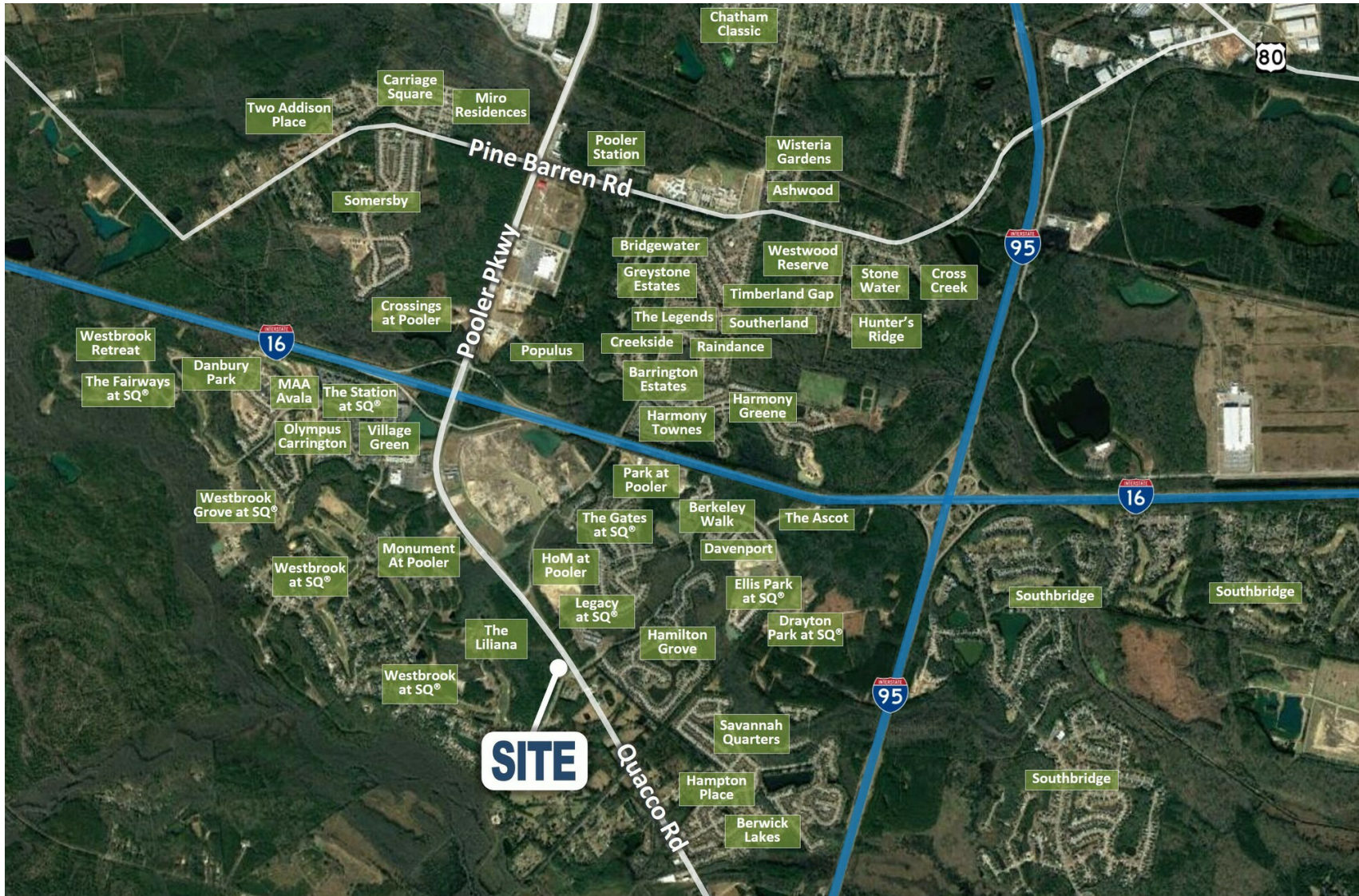


±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 12

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



±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 13

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 | I-16 Communities

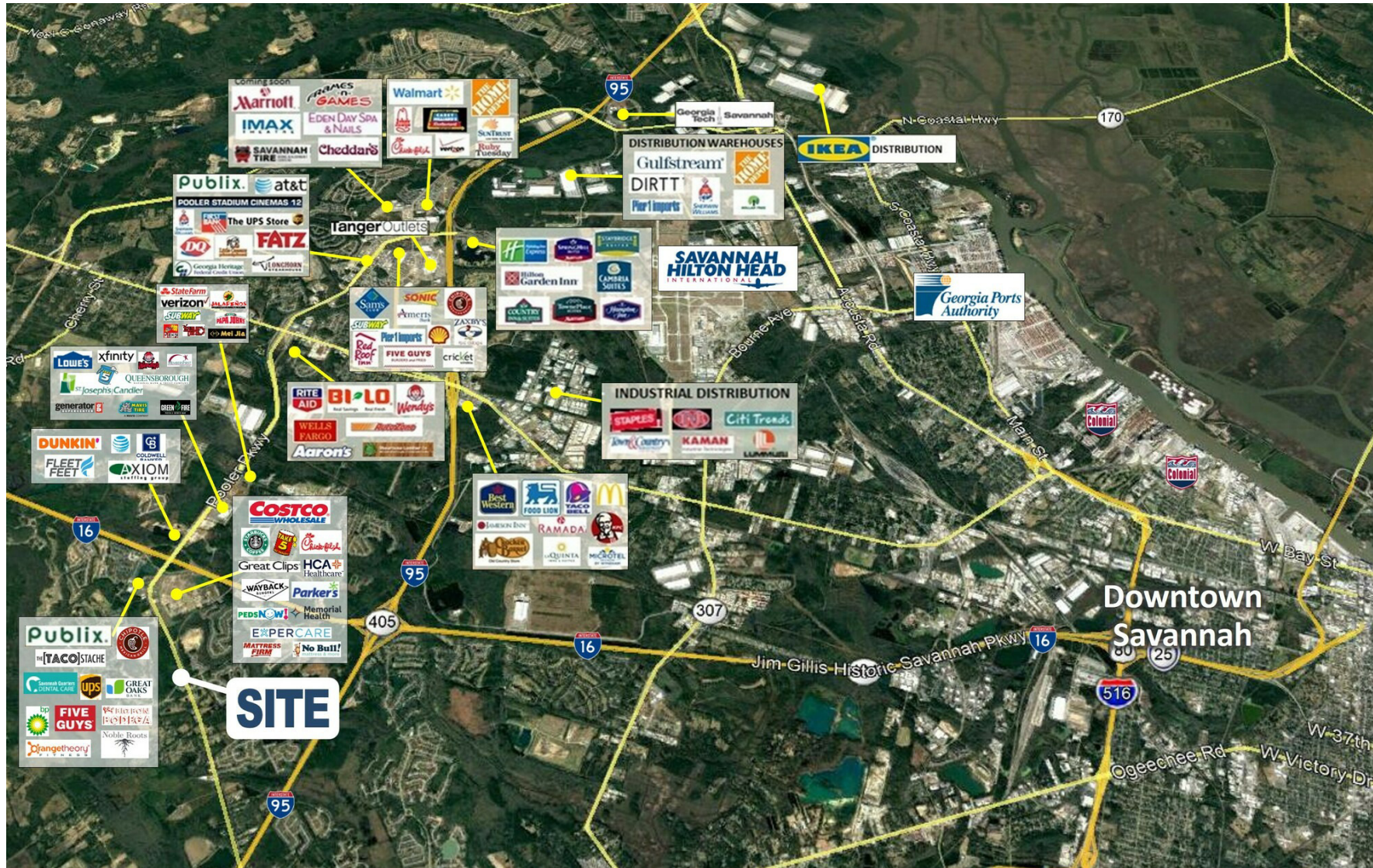


±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

SVN | GASC | Page 14

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 Retail

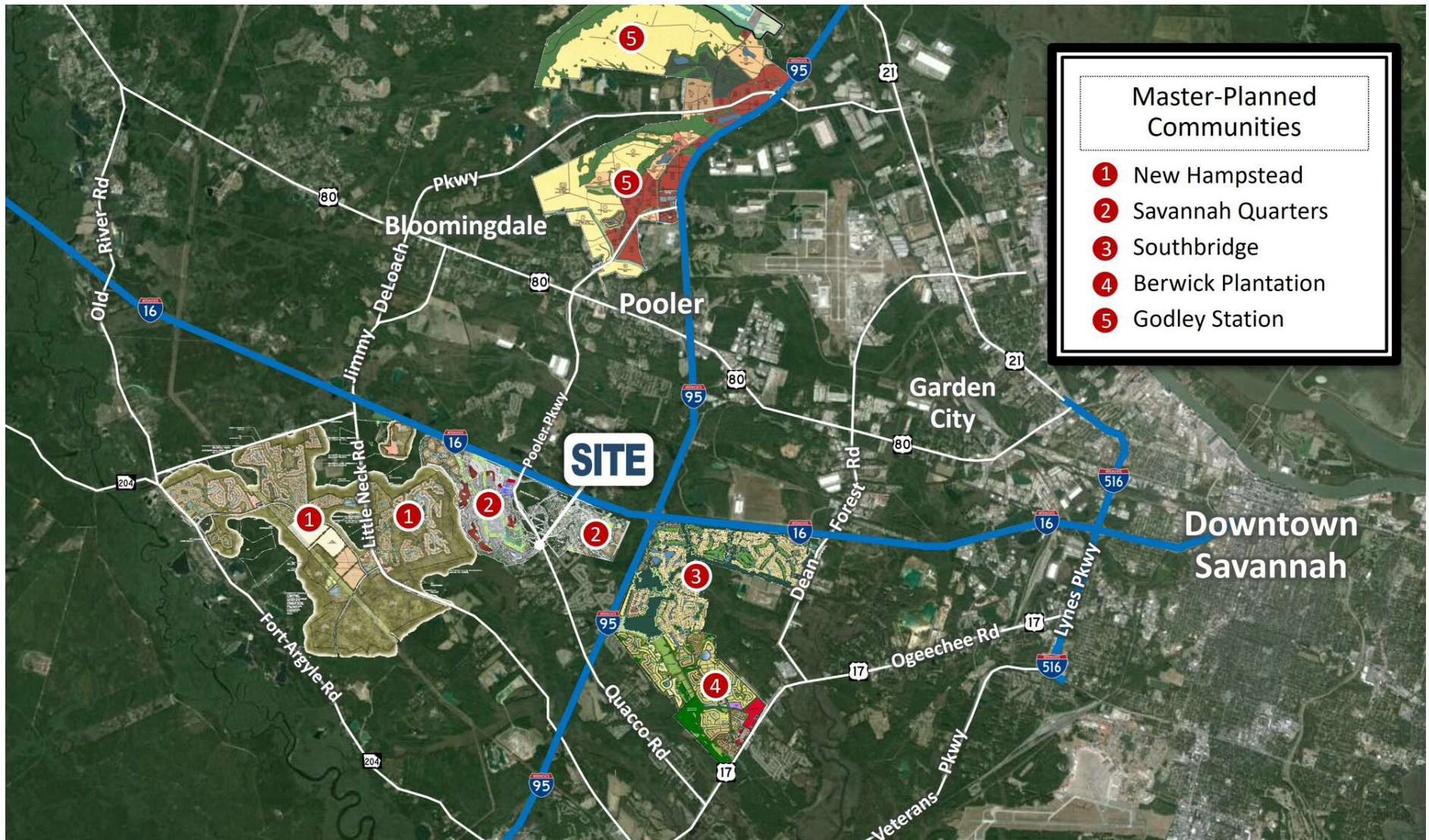


±2.53 ACRES AT SIGNALIZED CORNER | SAVANNAH QUARTERS® | 1765 QUACCO RD POOLER, GA 31322

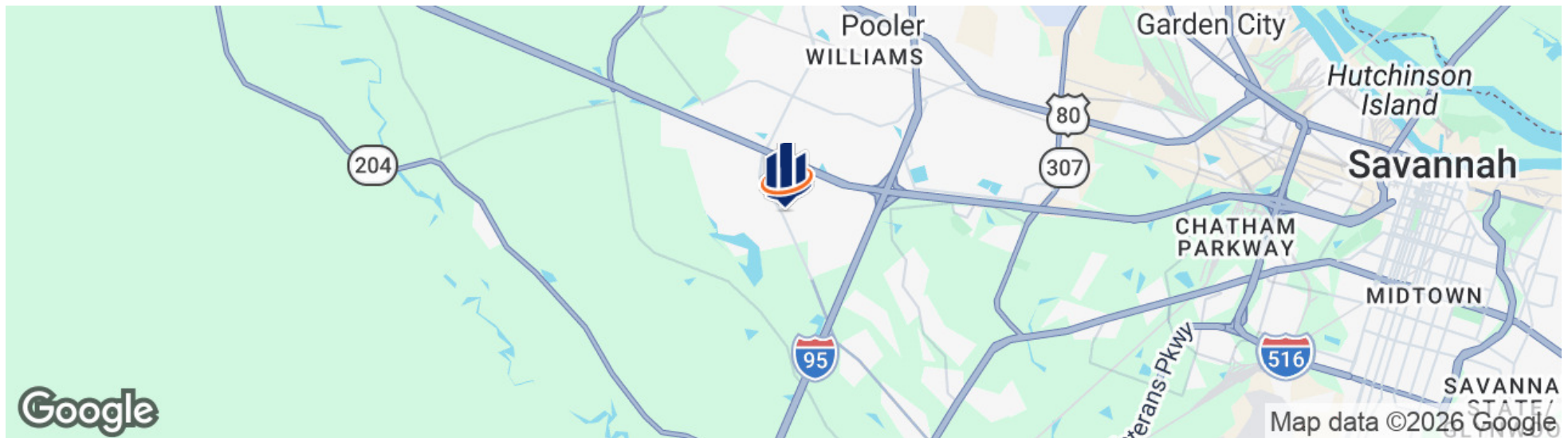
SVN | GASC | Page 15

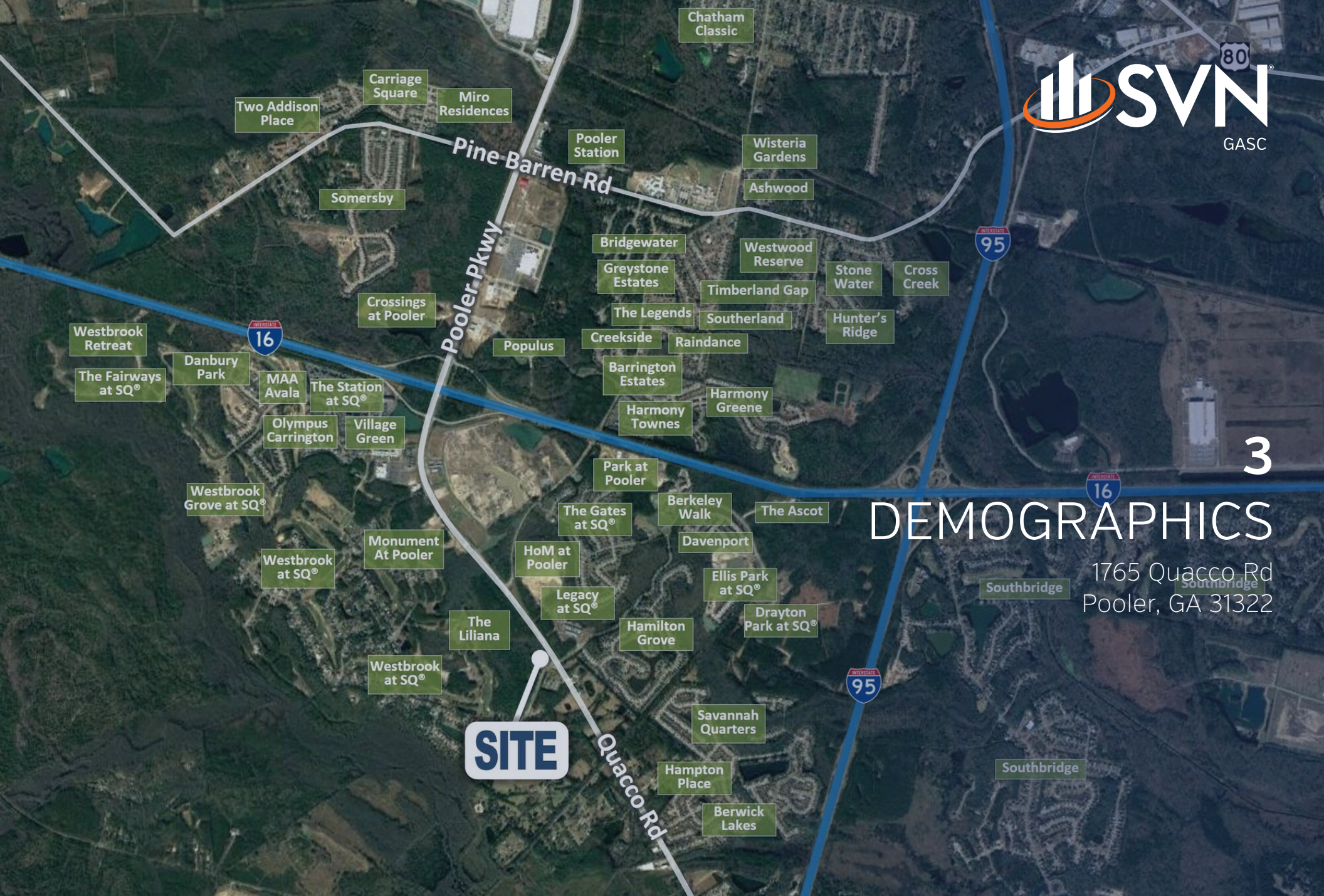
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial | Savannah Communities



Location Maps



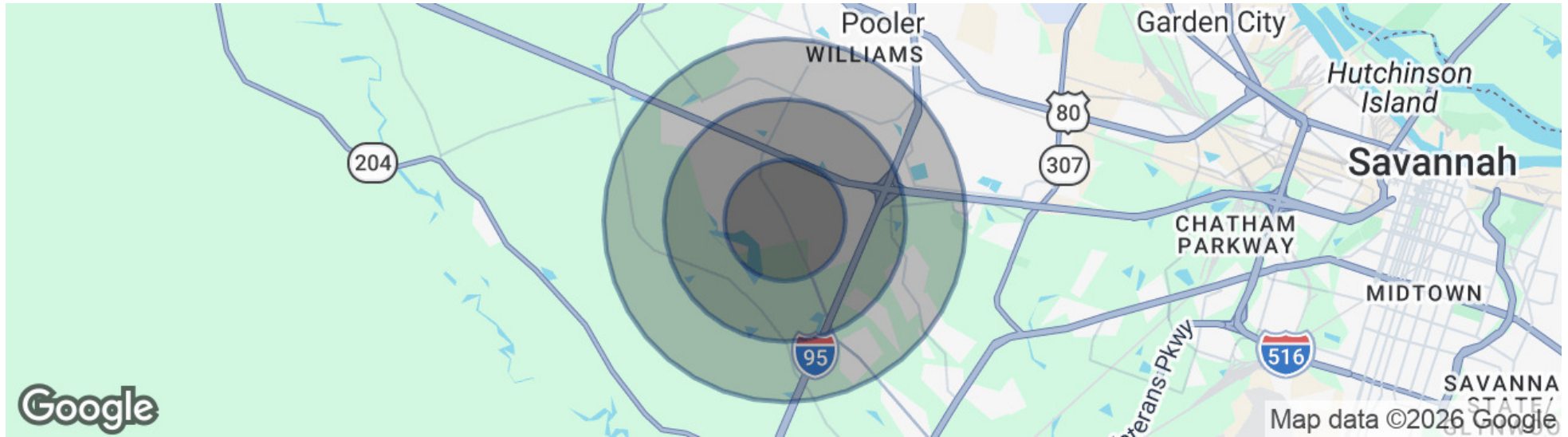


3

DEMOGRAPHICS

1765 Quacco Rd
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,568	14,360	23,661
Average age	38	38	39
Average age [Male]	37	37	38
Average age [Female]	39	39	40

HOUSEHOLDS & INCOME

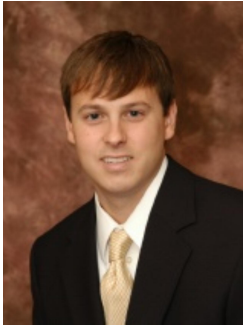
	1 MILE	2 MILES	3 MILES
Total households	1,676	5,701	9,210
# of persons per HH	2.7	2.5	2.6
Average HH income	\$113,670	\$116,978	\$116,419
Average house value	\$389,394	\$359,535	\$341,937

* 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, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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)

SVN | GASC
svnsavhh.com