

# DEVELOPMENT SITES FOR SALE

90 & 100 WILLIAM BLAKELY XING, POOLER, GA





# OFFERING SUMMARY

90 & 100 WILLIAM BLAKELY XING, POOLER, GA



## Property Description

Judge Realty is pleased to present this 4.782-acres of highly desirable developable area along Pooler Parkway in Pooler, GA, submarket cluster to Savannah, GA. Both parcels have been fully permitted and entitled for an approx. 14k square foot retail center, and a 93 room Avid IHG hotel. Both parcels are ready for site prep and vertical construction for the proposed plans that are readily available upon request.

Retail Center offers approx. 9, 1,500 square foot retail/office suites with beautiful brick facade, 95 private parking lot with several electric car charging stations, drive-thru lane for corner end cap space, and excellent road exposure on the corner of Liam Avenue, Pooler Parkway, and William Blakely Xing.

Avid by IHG Hotel concept provides a 4 story, 93 room hotel with welcoming lobby area, beverage and breakfast counter, work out facility, 96 private parking lot. and great road frontage exposure on Pooler Parkway.

## Offering Summary

- 4.782 combined acreage
- Zoning: PUD
- Approved & entitled for 14k SF retail center & 96 room IHG hotel
- Traffic Count: 18,300 per day
- Pooler Pkwy Frontage: Approx .670 Feet
- Location is ideally suited for retail/hospitality uses
- Close proximity to I:95

## For more information, please contact:



### Alex Hansbarger

Commercial Leasing and Sales  
cell: 912-509-2108  
office: 912-236-1000  
alex@judgerealty.com



### Lori Judge

Founder & CEO  
cell: 912-484-1514  
office: 912-236-1000  
Lori@judgerealty.com



# RETAILER MAP

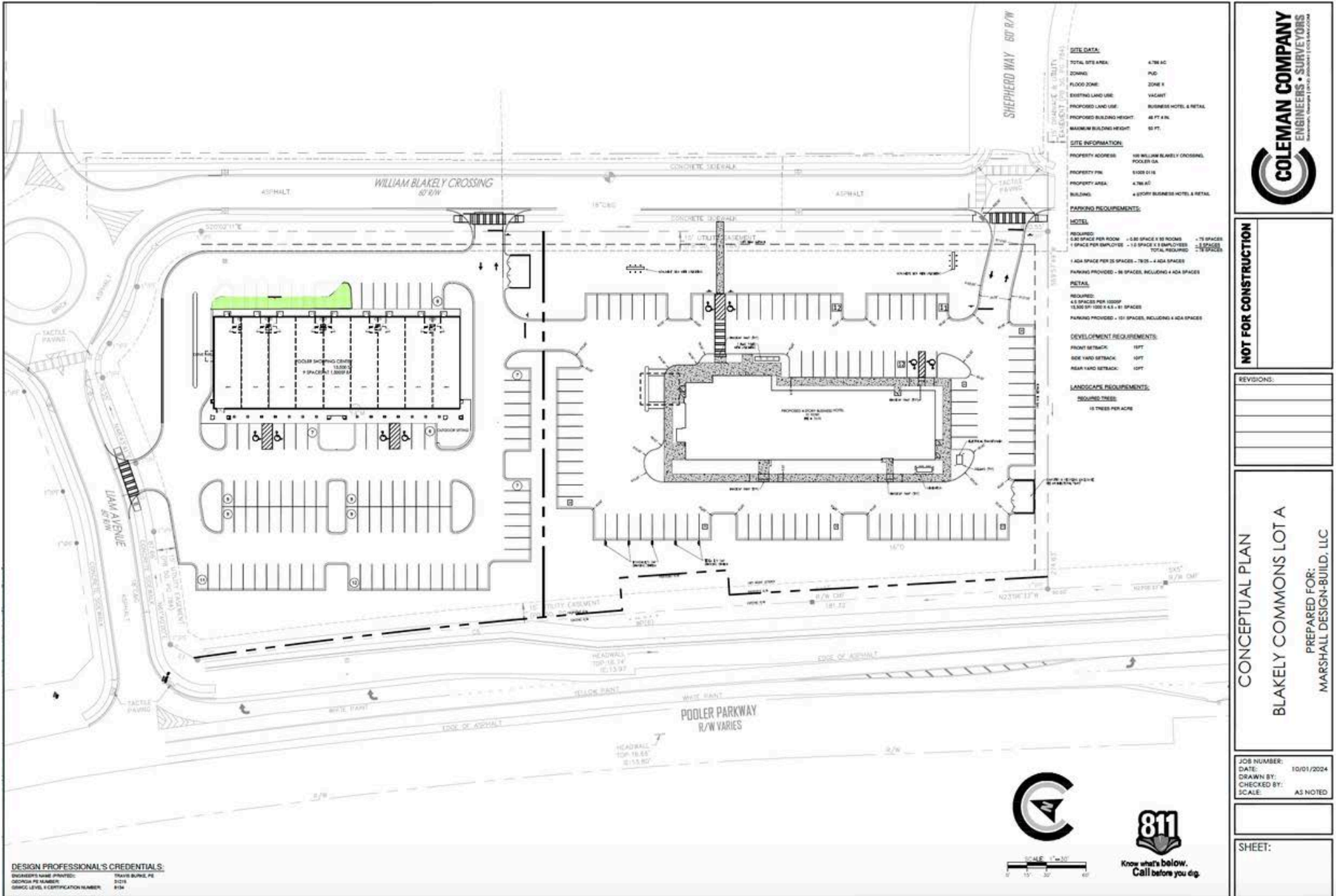
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# PROPOSED SITE PLAN

90 & 100 WILLIAM BLAKELY XING, POOLER, GA

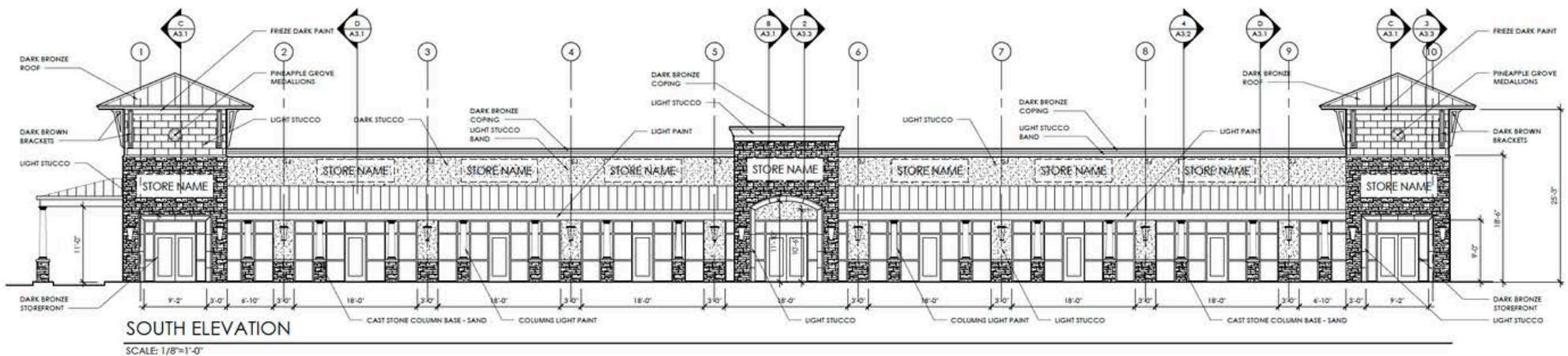


# CONCEPTUALS - RETAIL

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- Gross Area: 13,487 Square Feet
- 95 Space Parking Lot (4 ADA Spaces)
- Up to Approx. 9, 1,500 SF Retail Space
- Drive-Thru Lane On End Cap Suite
- Corner of Pooler Parkway & Liam Avenue
- Fully Permitted & Entitled
- 2.24-Acre Site



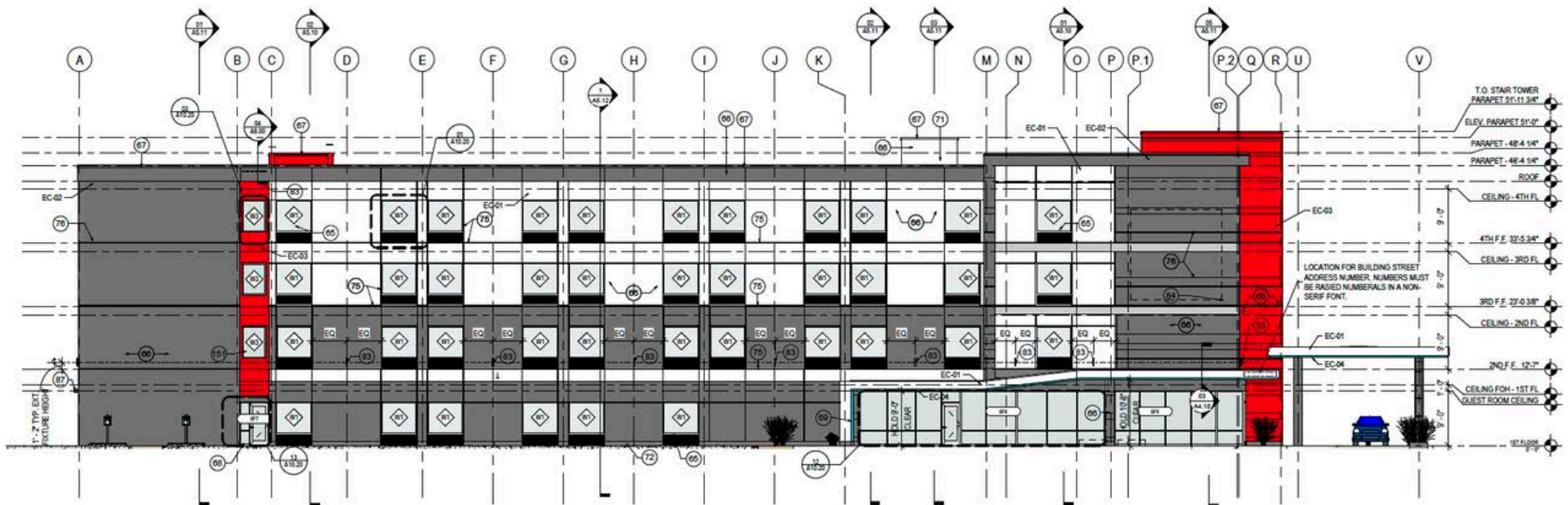


# CONCEPTUALS - HOTEL

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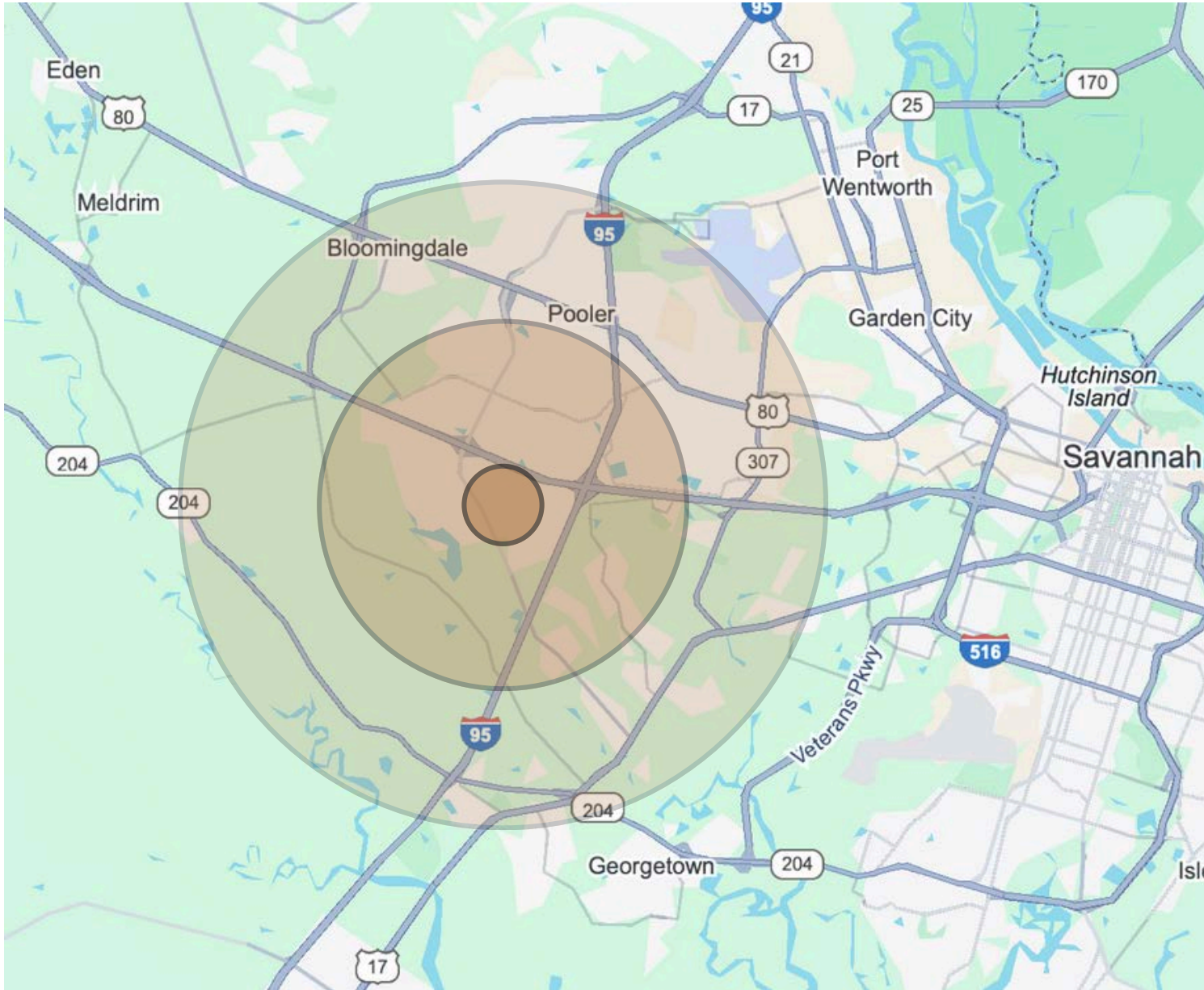


- Gross Building Area: 41,654 Square Feet
- 4 Floors
- 93 Rooms
- 96 Parking Space Parking Lot (4 ADA Spaces)
- Zoning: PUD
- Fully Permitted and Entitled
- Assignable IHG Flag
- 2.54-Acre Site



# AREA DEMOGRAPHICS

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## Population

1 Mile: 4,150  
3 Miles: 22,503  
5 Miles: 49,898

## Households

1 Mile: 1,549  
3 Miles: 8,608  
5 Miles: 19,698

## Average HH Income

1 Mile: \$104,856  
3 Miles: \$108,257  
5 Miles: \$93,961

## Median Age

1 Mile: 38.6  
3 Miles: 39.4  
5 Miles: 38.7



# AERIAL PHOTO

90 & 100 WILLIAM BLAKELY XING POOLER, GA





## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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COMMERCIAL


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RESIDENTIAL

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PROPERTY MANAGEMENT

 Savannah, GA 31401

 912-236-1000

 [info@judgerealty.com](mailto:info@judgerealty.com)

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