

# CALL FOR OFFERS: BENTON BOULEVARD BUSINESS PARK (INDUSTRIAL ZONING)

105 - 110 JIM BENTON COURT  
SAVANNAH, GA 31407

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# 1 PROPERTY INFORMATION

105 - 110 Jim Benton Court  
Savannah, GA 31407



## OFFERING SUMMARY

Sale Price: Call for Offers  
by August 5, 2022

Lot Size: 4.868 Acres

Zoning: Light Industrial

Market: Savannah

Submarket: Pooler

## PROPERTY OVERVIEW

SVN is pleased to offer for sale  $\pm 4.868$  usable acres within the Benton Boulevard Business Park at the Southwest quadrant of the Jimmy DeLoach Parkway and Benton Boulevard. The property has been planned and developed to include such off-site improvements as: a traffic deceleration lane with direct access from Benton Boulevard; an interior 60' paved road (a portion of which is included with the sale); and public utilities provided by the City of Savannah stubbed to each site for future development. Present zoning is Light Industrial, which allows for a variety of commercial uses. Call for offers are due on or before August 5, 2022.

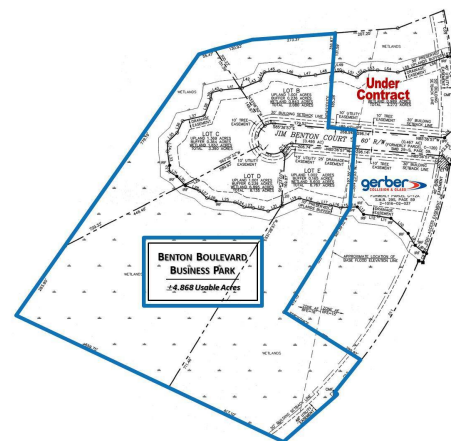
## LOCATION OVERVIEW

The site is located in Godley Station, a 5,800-acre master-planned development just west of Savannah. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, Colonial Oil, JCB, International Paper, GA Pacific, the Air National Guard, Amazon, Mitsubishi; and the Fort Stewart and Hunter Army Airfield military bases. This area is home to the Savannah/HH International Airport and logistically centralized for convenient travel to all of the Savannah MSA, with quick access to both I-95 and I-16.

# Complete Highlights

## SALE HIGHLIGHTS

- CALL FOR OFFERS DUE on or before August 5, 2022
- ±4.868 Usable Acres | Zoned Light Industrial | For Sale
- Within Developed Benton Boulevard Business Park
- Portion of Interior 60' Paved Road included with Sale; Public Utilities Stubbed
- At SW Quadrant of Jimmy Deloach Pkwy & Benton Blvd
- Located in Godley Station; Quick Access to Sav/HH Airport, I-95 and I-16

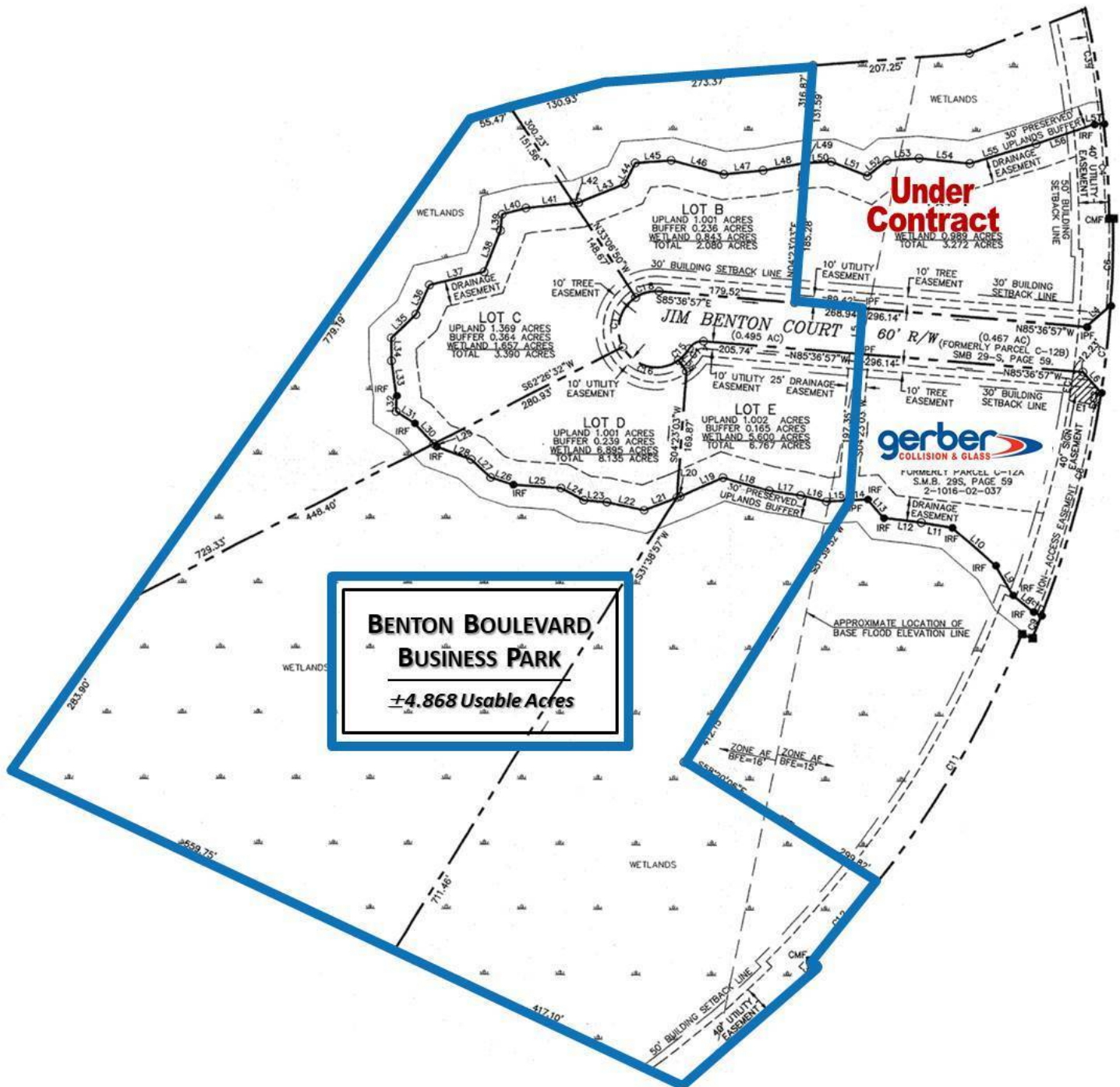




# Additional Photos



# Site Plan



## 2 LOCATION INFORMATION

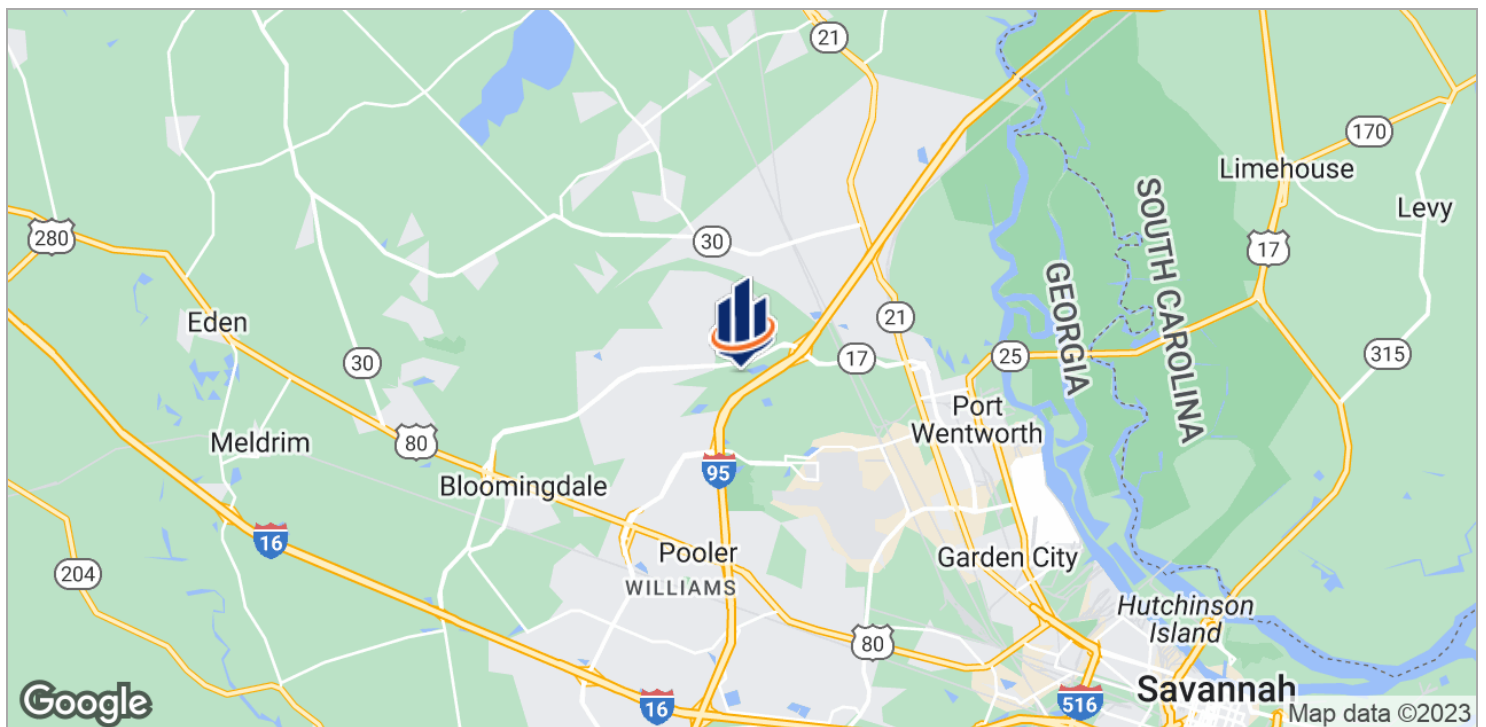
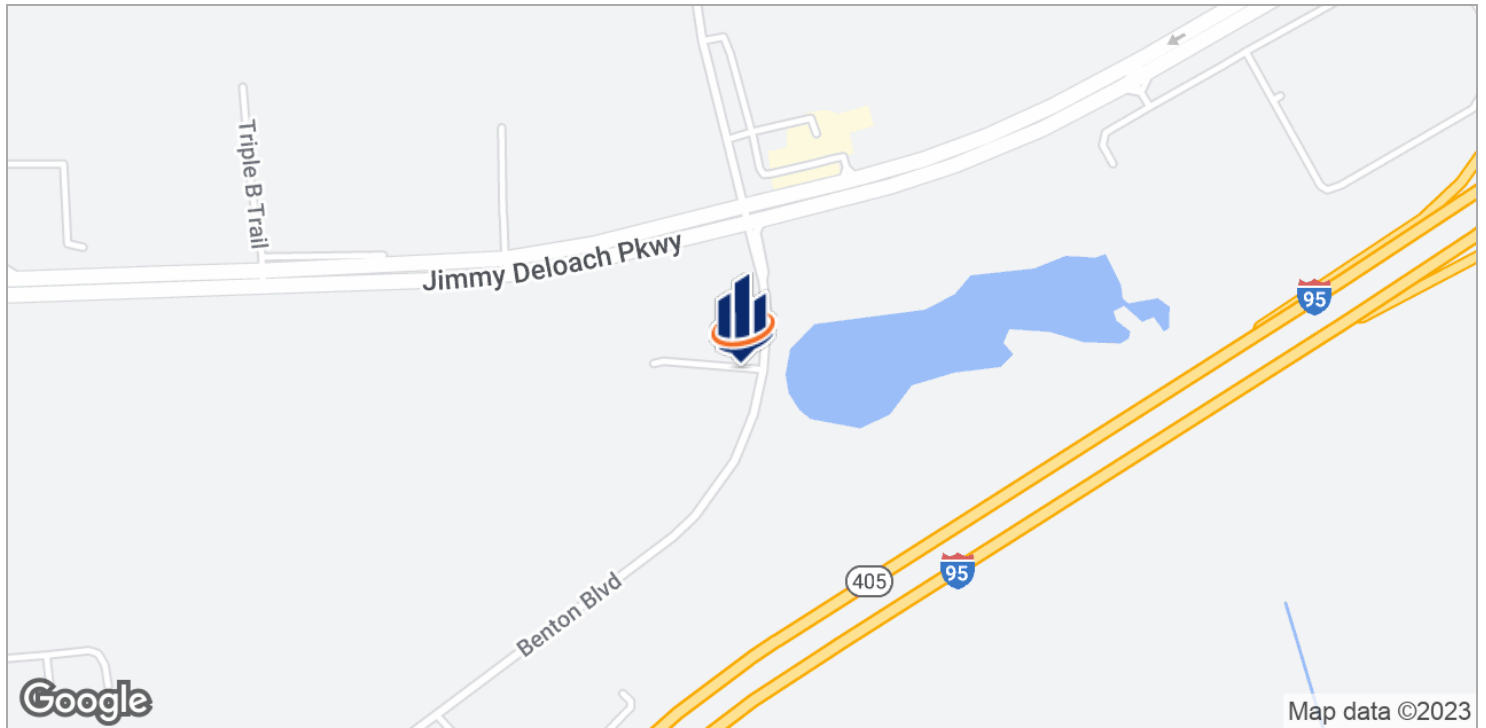
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# Aerial Map





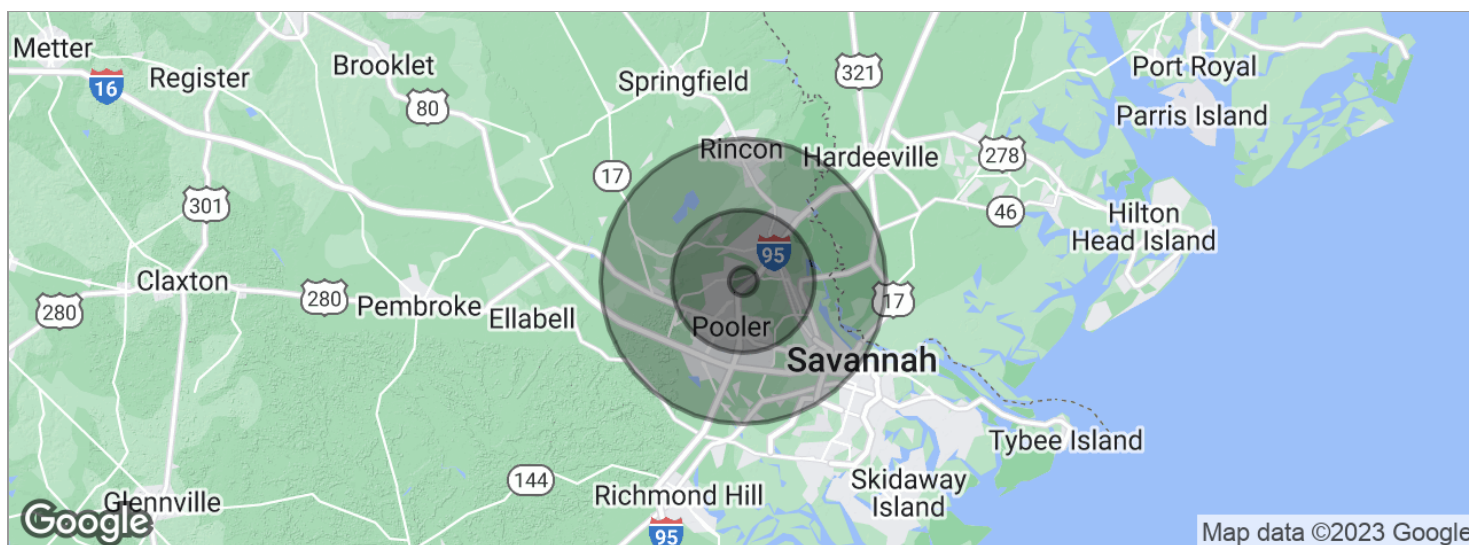


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# DEMOGRAPHICS

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# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	677	21,082	94,865
Median age	31.7	32.9	33.7
Median age [Male]	32.6	33.0	33.8
Median age [Female]	29.5	32.4	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	241	7,468	33,648
# of persons per HH	2.8	2.8	2.8
Average HH income	\$70,625	\$72,021	\$64,153
Average house value	\$214,887	\$196,592	\$173,597

\* Demographic data derived from 2020 ACS - US Census

# 4 ADVISOR BIO & CONTACT

105 - 110 Jim Benton Court  
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## ADAM BRYANT, CCIM, SIOR

Partner



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## 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 & AFFILIATIONS

Certified Commercial Investment Member [CCIM]  
Society of Industrial and Office Realtors [SIOR]