

OFFERING MEMORANDUM

COMMERCE CT: OFFICE DEVELOPMENT OPPORTUNITY

110 COMMERCE CT

Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

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GA #279255





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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.

SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



SALE PRICE	\$475,000
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OFFERING SUMMARY

LOT SIZE:	0.23 Acres
ZONING:	C - P
MARKET:	Savannah
SUBMARKET:	Pooler
TRAFFIC COUNT:	26,600
APN:	51010B 01138

PROPERTY OVERVIEW

SVN is pleased to present an opportunity to purchase the last remaining office pad site within the Commerce Court Business Park. Lot 3 is ±0.23 acre and ready for vertical construction. The site has many improvements that include on- and off-site work such as the common access from Pine Barren Road, the shared parking lot, utilities within the boundary lines and common detention. Present zoning is C-P [Commercial-Professional] under the City of Pooler Zoning Ordinance. C-P zoning allows for the development of professional offices along with retail sale of goods and services in a manner which will meet the needs of the community without adversely affecting nearby residential uses.

LOCATION OVERVIEW

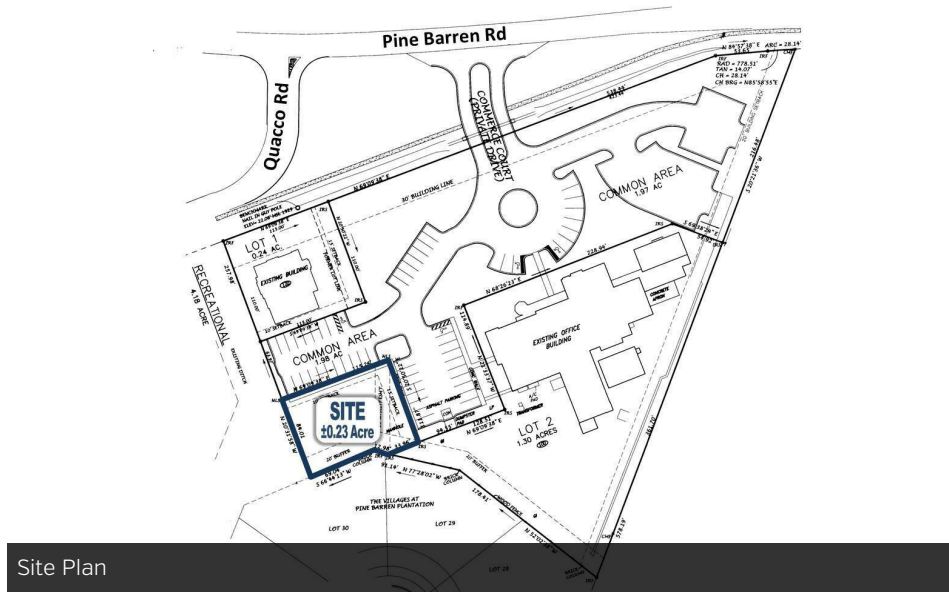
The site is located on Pine Barren Rd where Quacco Rd and S. Rogers St convene directly in front of the West Chatham Elementary and Middle Schools. The business park is surrounded by dense residential developments stemming from the growing population of Pooler and its amenities. Pooler Parkway is only 1 mile from the site, which experiences 26,600 vehicles per day and connects to I-16 to the South and I-95 to the North. With 4 master-planned communities nearby, the population is anticipated to reach 850,000 within a 30-mile radius, while still providing easy access to all areas of Savannah, including the GA Ports Authority, Downtown and the beaches.

COMPLETE HIGHLIGHTS

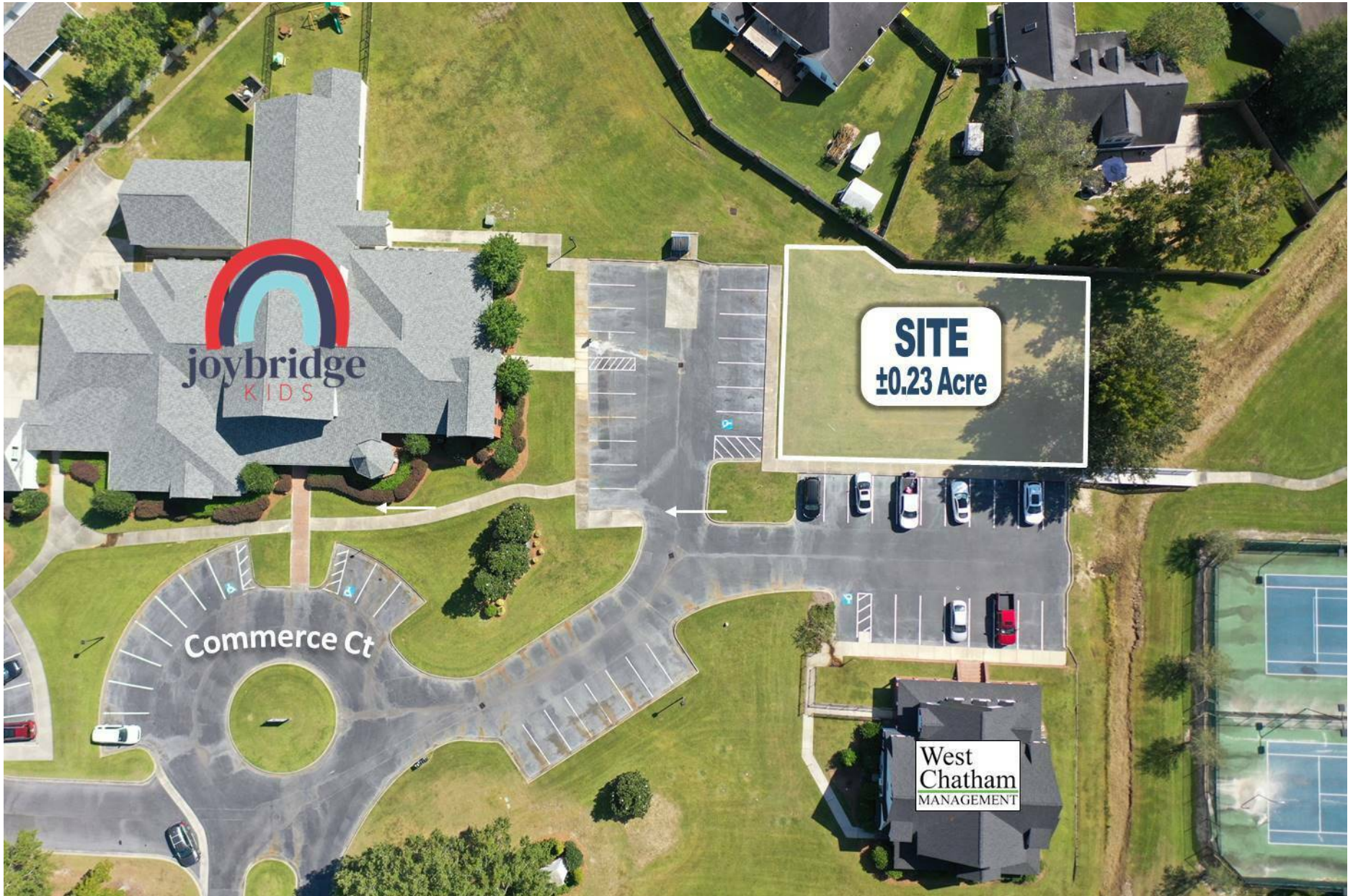


PROPERTY HIGHLIGHTS

- Commerce Court: Office Development Opportunity
- ±0.23-Acre Site; Ready for Vertical Construction
- Site Work: Common Access, Shared Parking Lot, Utilities, Detention
- Zoned C-P [Commercial-Professional] Under City of Pooler Ordinance
- Heart of Pooler 1 Mile from Pooler Parkway
- Quick Access to I-16 & I-95, GA Ports & Downtown



SITE AERIAL



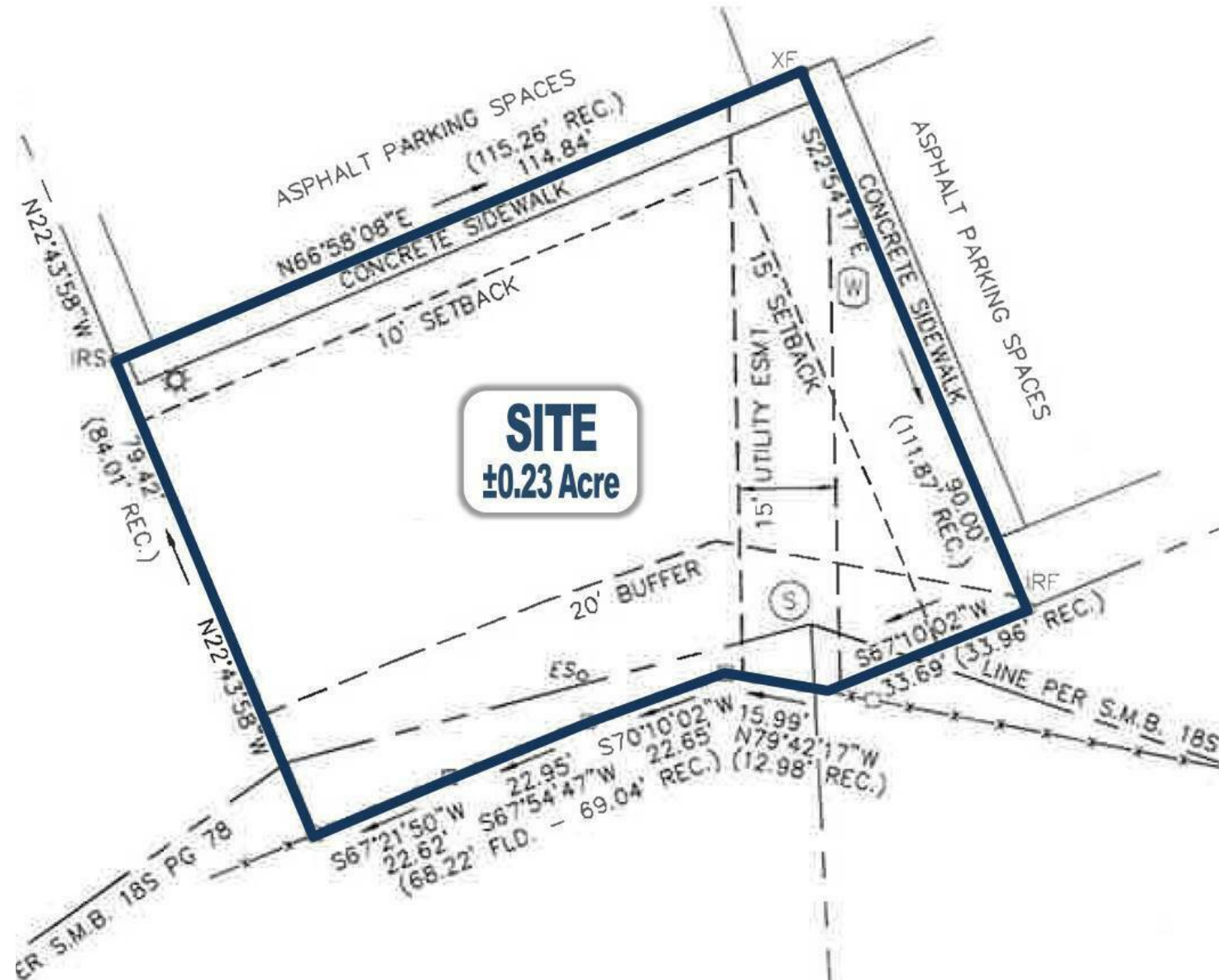
SITE AERIAL



VIEW SOUTH FROM SITE



PROPERTY PLAT

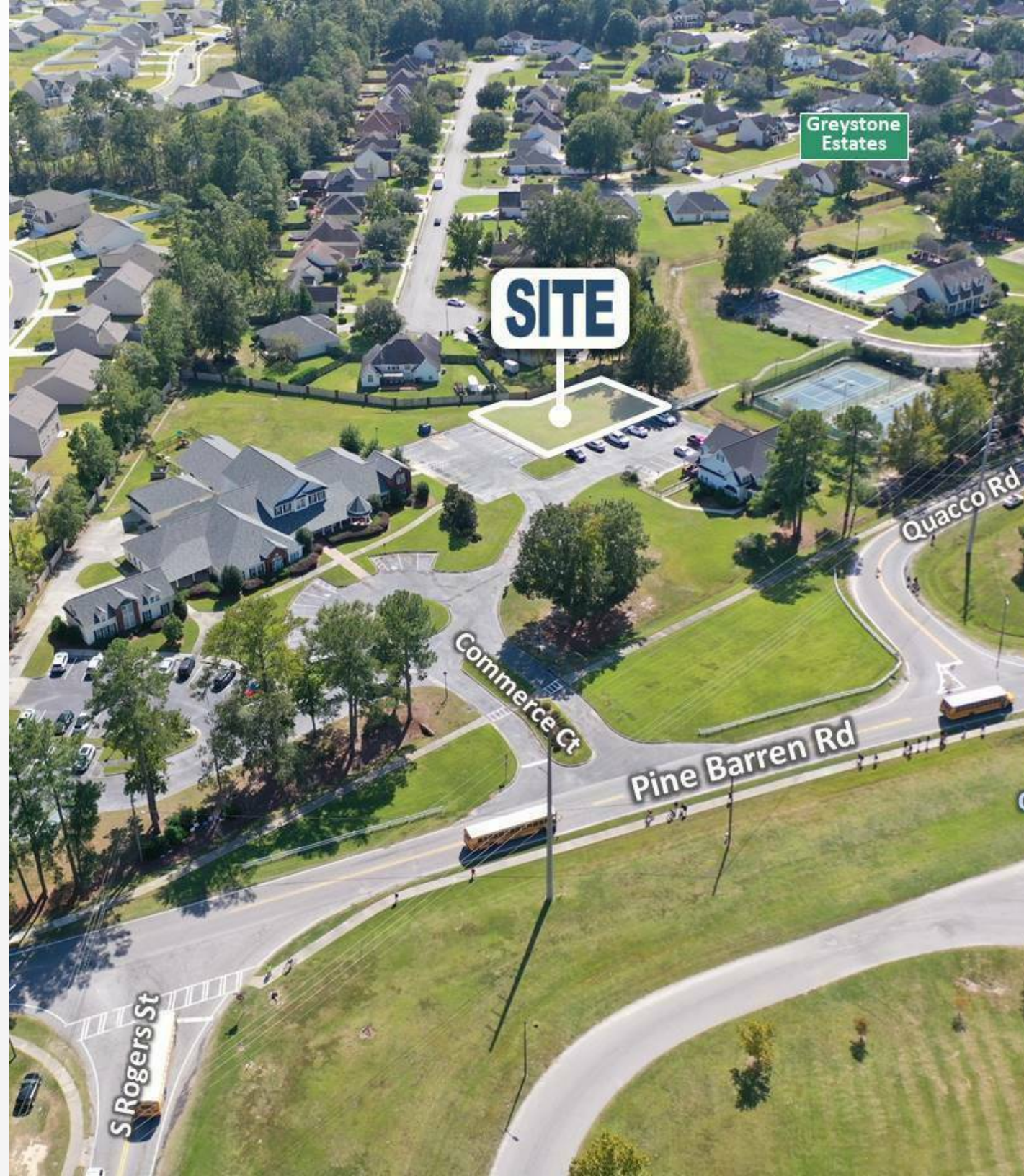


SITE PLAN



SECTION 2

LOCATION INFORMATION



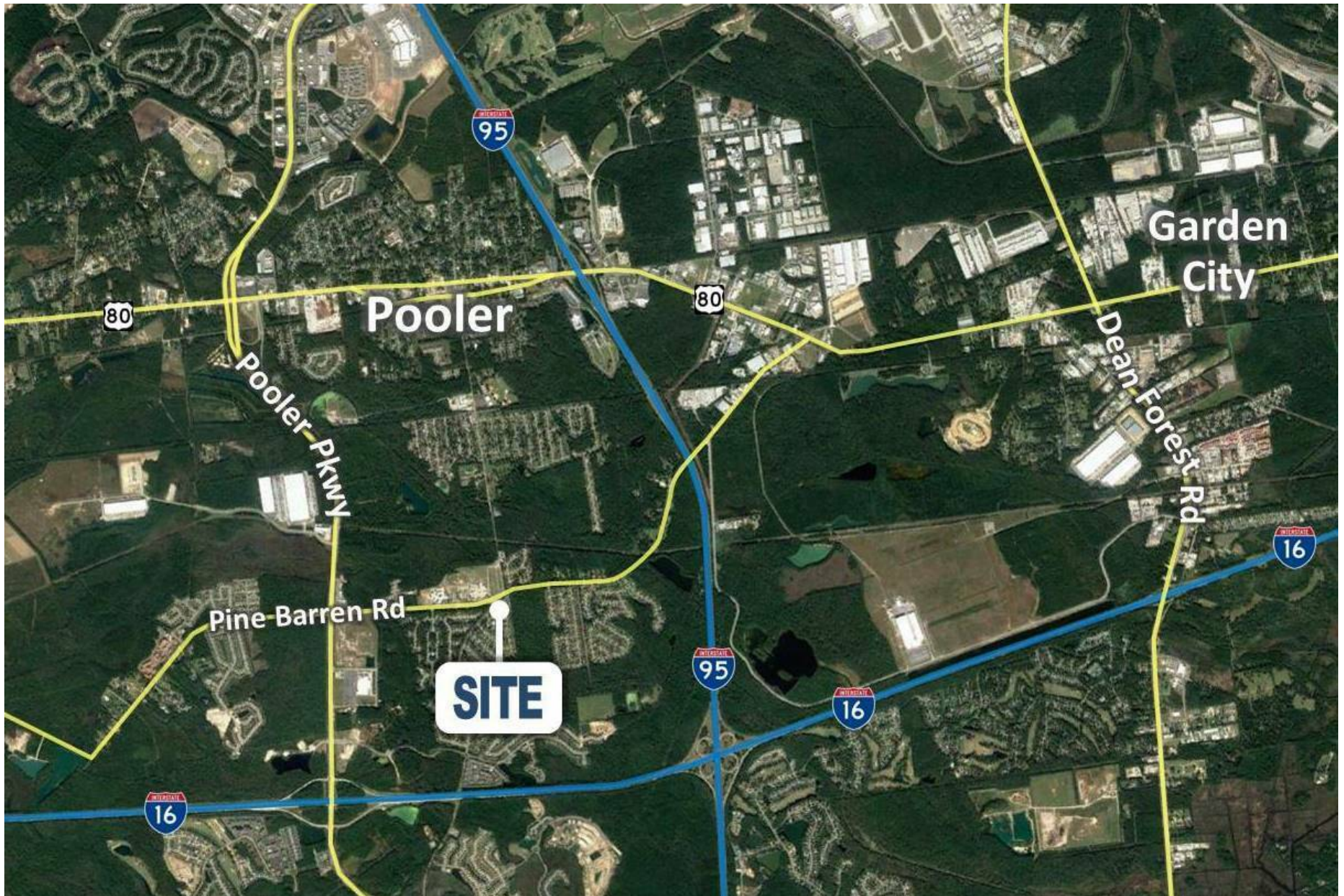


AERIAL | LOCAL COMMUNITIES

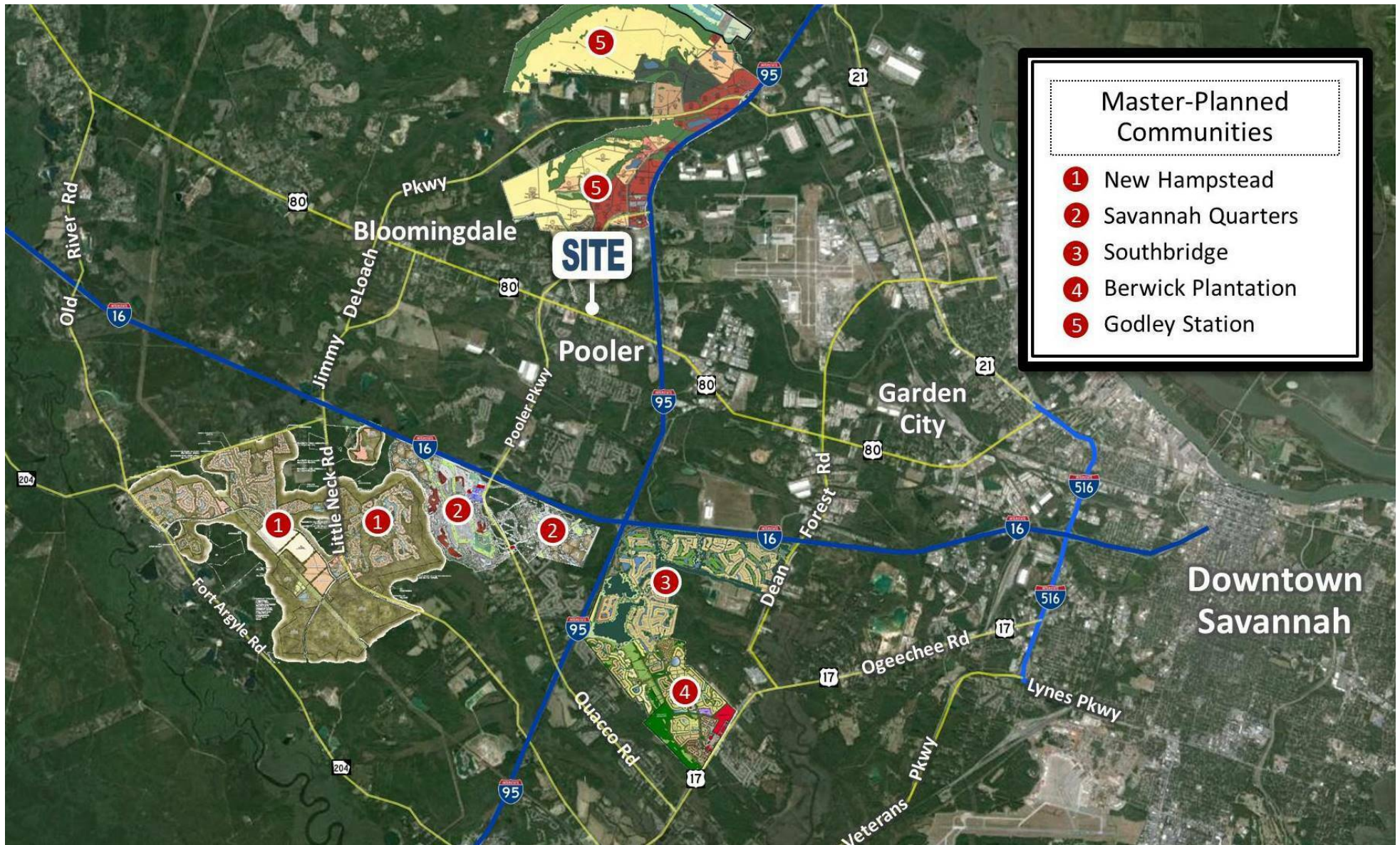


AERIAL | I-16 MASTER-PLANNED COMMUNITIES

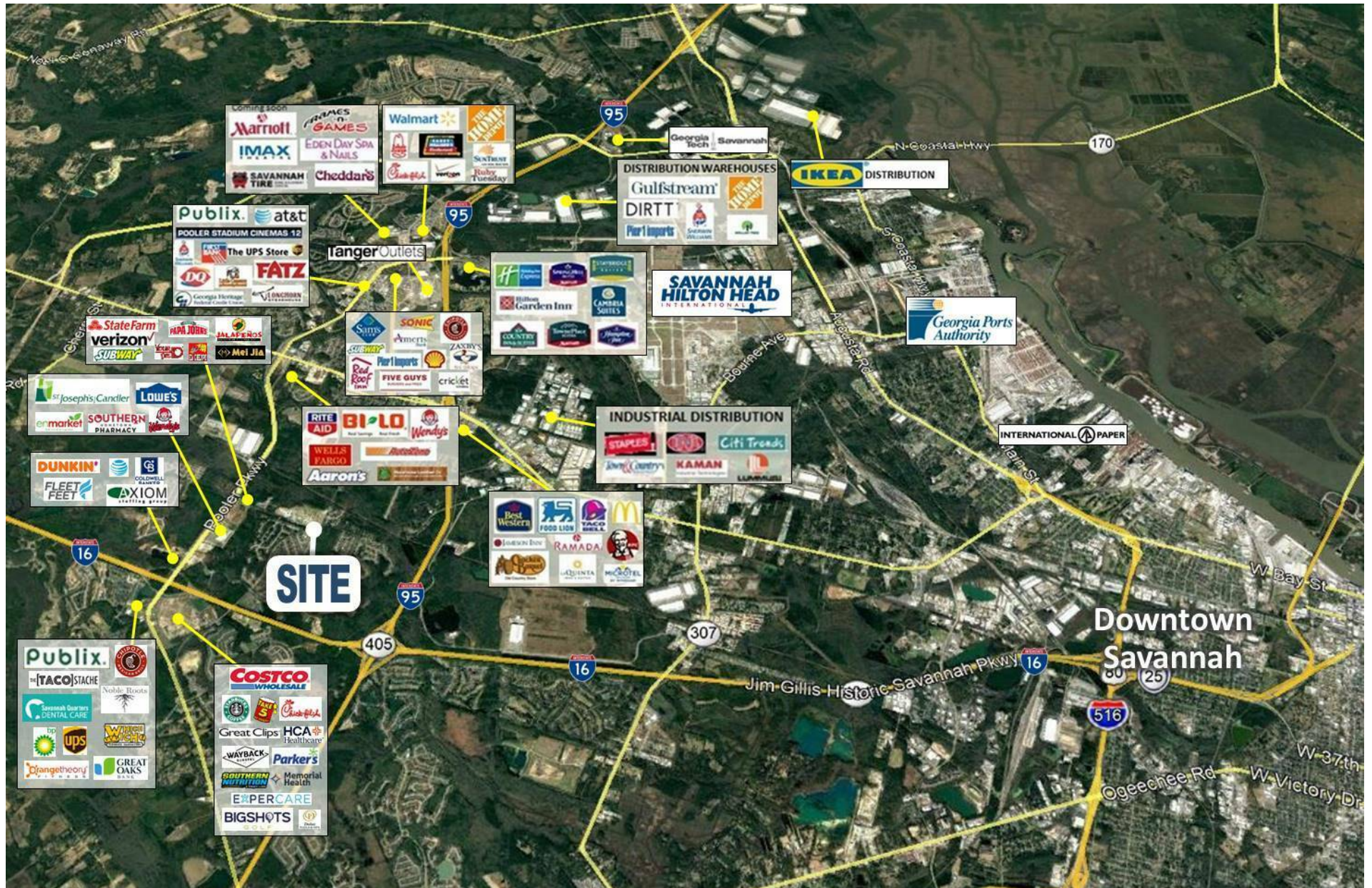




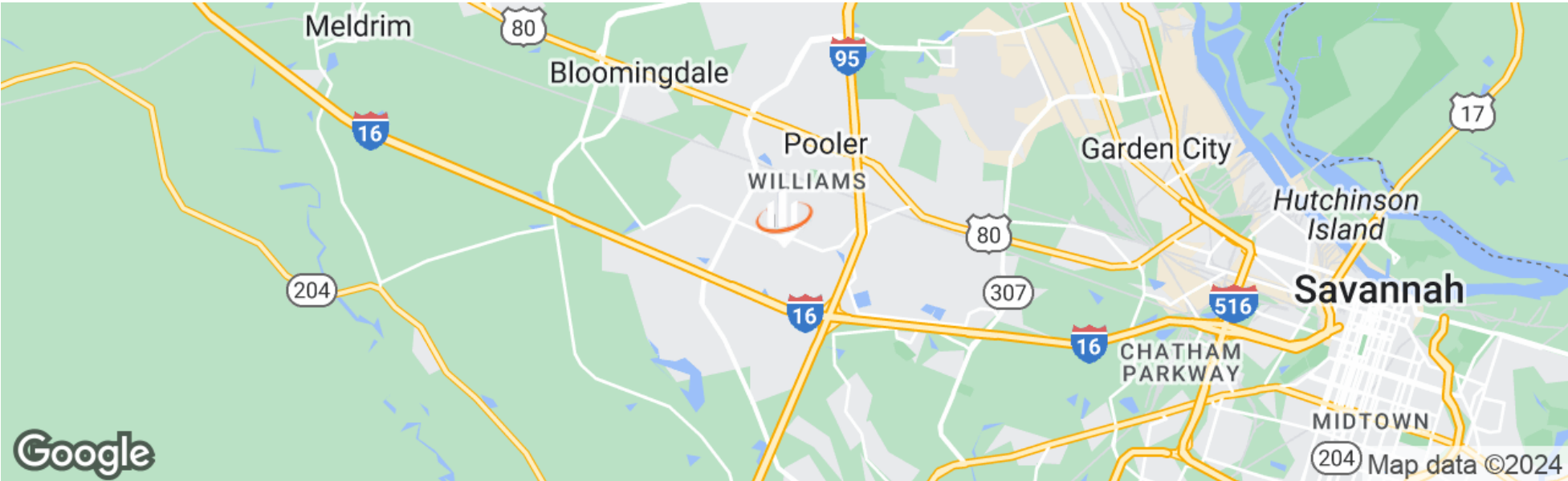
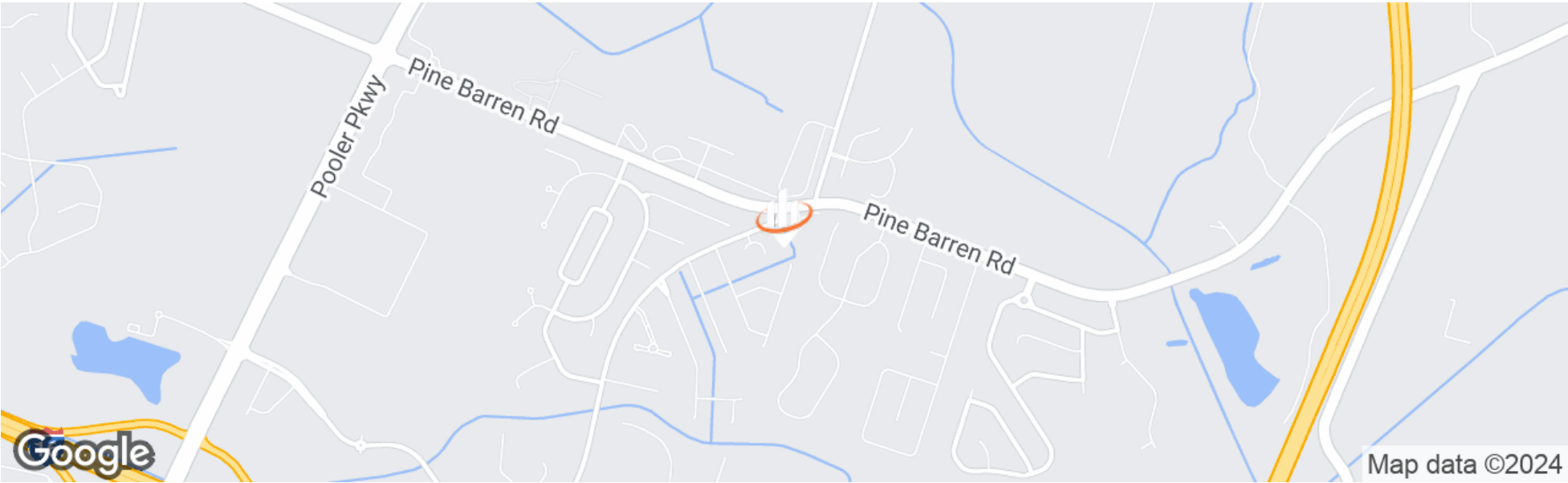
AERIAL | I-16 & I-95 MASTER-PLANNED COMMUNITIES



AERIAL | SAVANNAH MSA

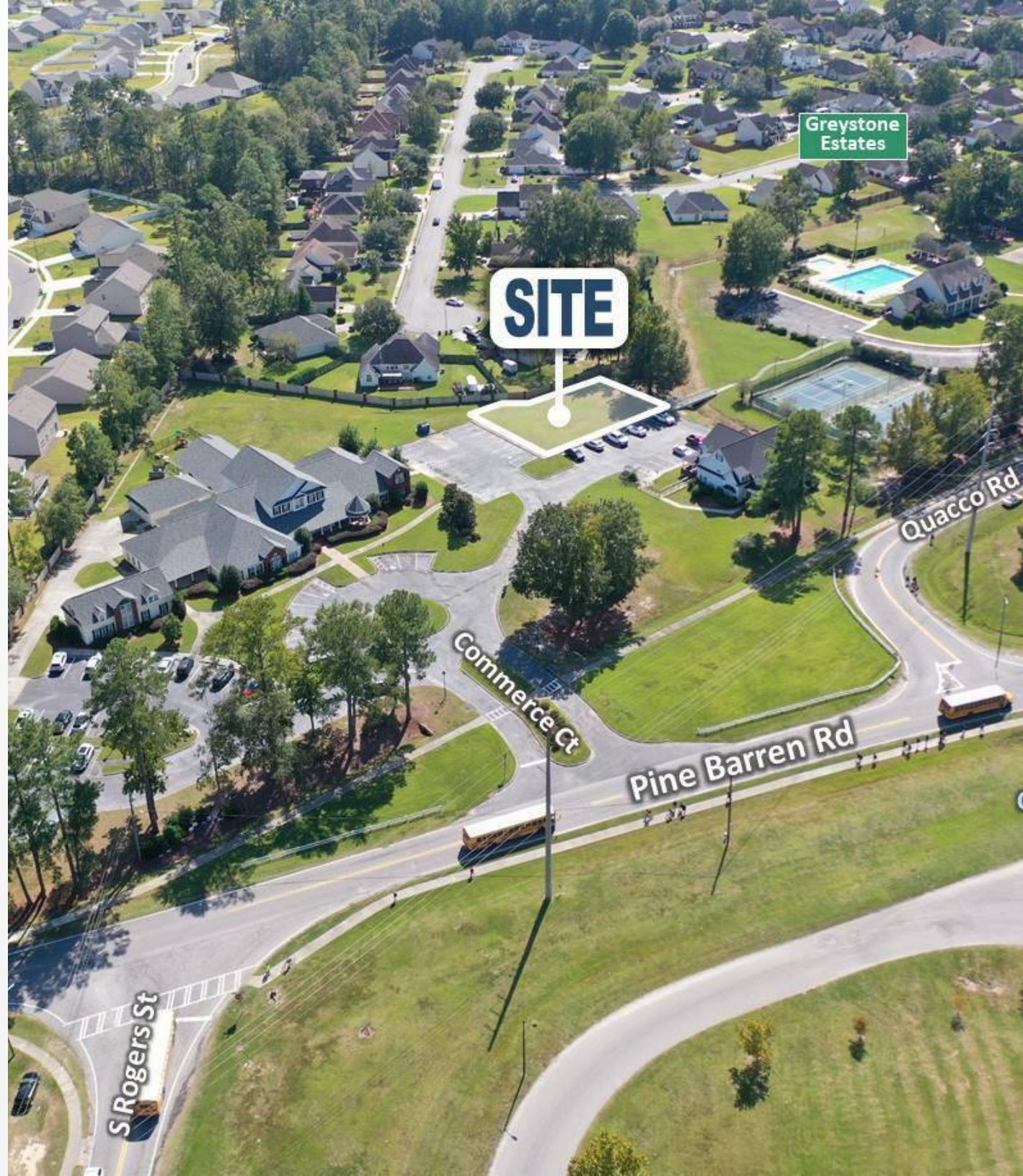


LOCATION MAPS

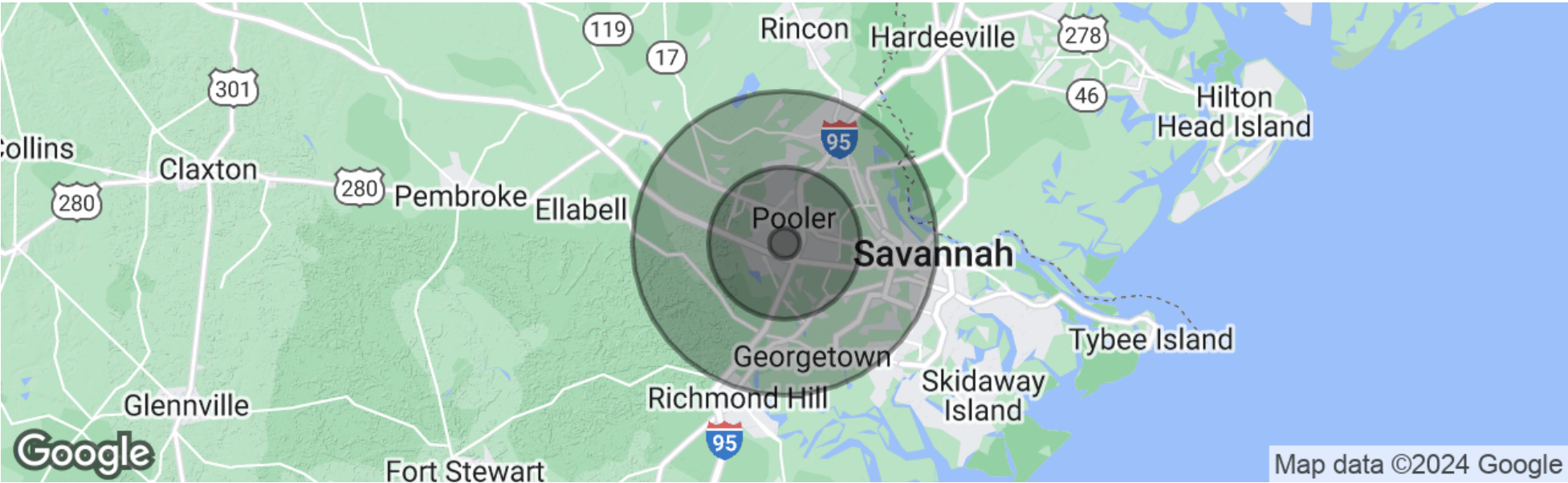


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,462	41,558	170,960
AVERAGE AGE	35.9	38.9	35.4
AVERAGE AGE (MALE)	27.8	36.7	33.4
AVERAGE AGE (FEMALE)	38.0	40.8	36.8

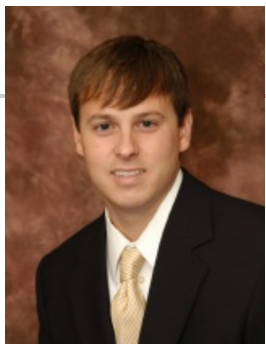
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,176	17,495	70,715
# OF PERSONS PER HH	2.9	2.4	2.4
AVERAGE HH INCOME	\$79,073	\$88,557	\$67,305
AVERAGE HOUSE VALUE	\$145,912	\$189,041	\$180,883

SECTION 4

ADVISOR BIO & CONTACT



ADVISOR BIO & CONTACT



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

Certified Commercial Investment Member [CCIM]

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