

Sav/HH Int'l
Airport

GA Ports
Authority

Colonial Oil

Downtown

Pooler Pkwy



SITE
±10.42 Acres

Pine Barren Rd

**±10.42 ACRES | FOR SALE
FLEX DEVELOPMENT
OPPORTUNITY**

1485 PINE BARREN ROAD
POOLER, GA 31322

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1 PROPERTY INFORMATION

1485 Pine Barren Road
Pooler, GA 31322

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,615,000
Lot Size:	10.42 Acres
Price / Acre:	\$346,929
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	51023 01013

PROPERTY OVERVIEW

SVN is pleased to offer an opportunity to purchase ± 10.42 gross acres, of which ± 7.23 acres are considered upland and developable, located on Pine Barren Road in Pooler. Preliminary concept plans yield approximately $\pm 60,000$ square feet [400' wide by 150' deep] of flex warehouse space that will require on-site storm water detention. The site will be delivered in as-is condition with infrastructure near the site, including water and sewer, a jurisdictional determination from the USACE verifying wetlands, and a Phase I environmental assessment. Present zoning is C-2, which allows for a variety of commercial uses.

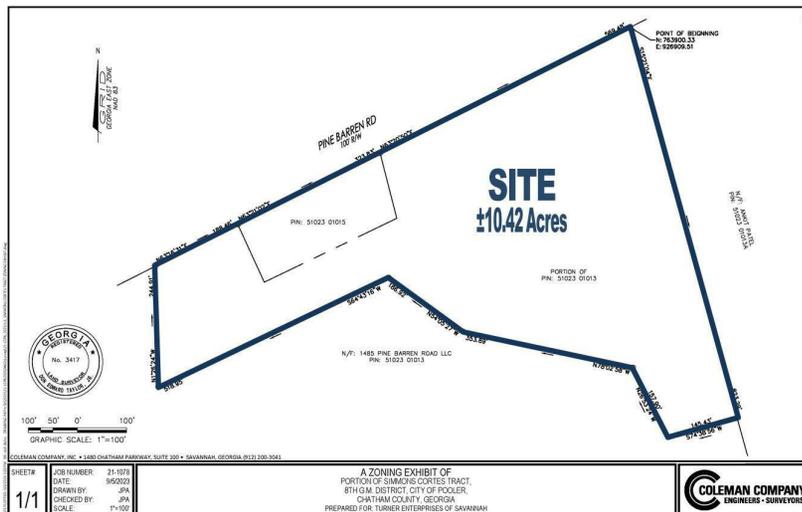
LOCATION OVERVIEW

The site is located on Pine Barren Road, approximately 1.5 miles west of Pooler Parkway and less than 2 miles east of Jimmy Deloach Parkway, which connects I-16 directly to the Georgia Ports Authority. The site is only 3 miles from the I-16 and Jimmy Deloach Parkway interchange at exit 152. Additionally, the site is less than 5 miles to the I-16 and I-95 interchange at exit 157, which provides direct access in all directions. The site is surrounded by dense warehouse development stemming from the needed infrastructure that is in place to support truck traffic as well as additional amenities for employees such as retailers and restaurants.

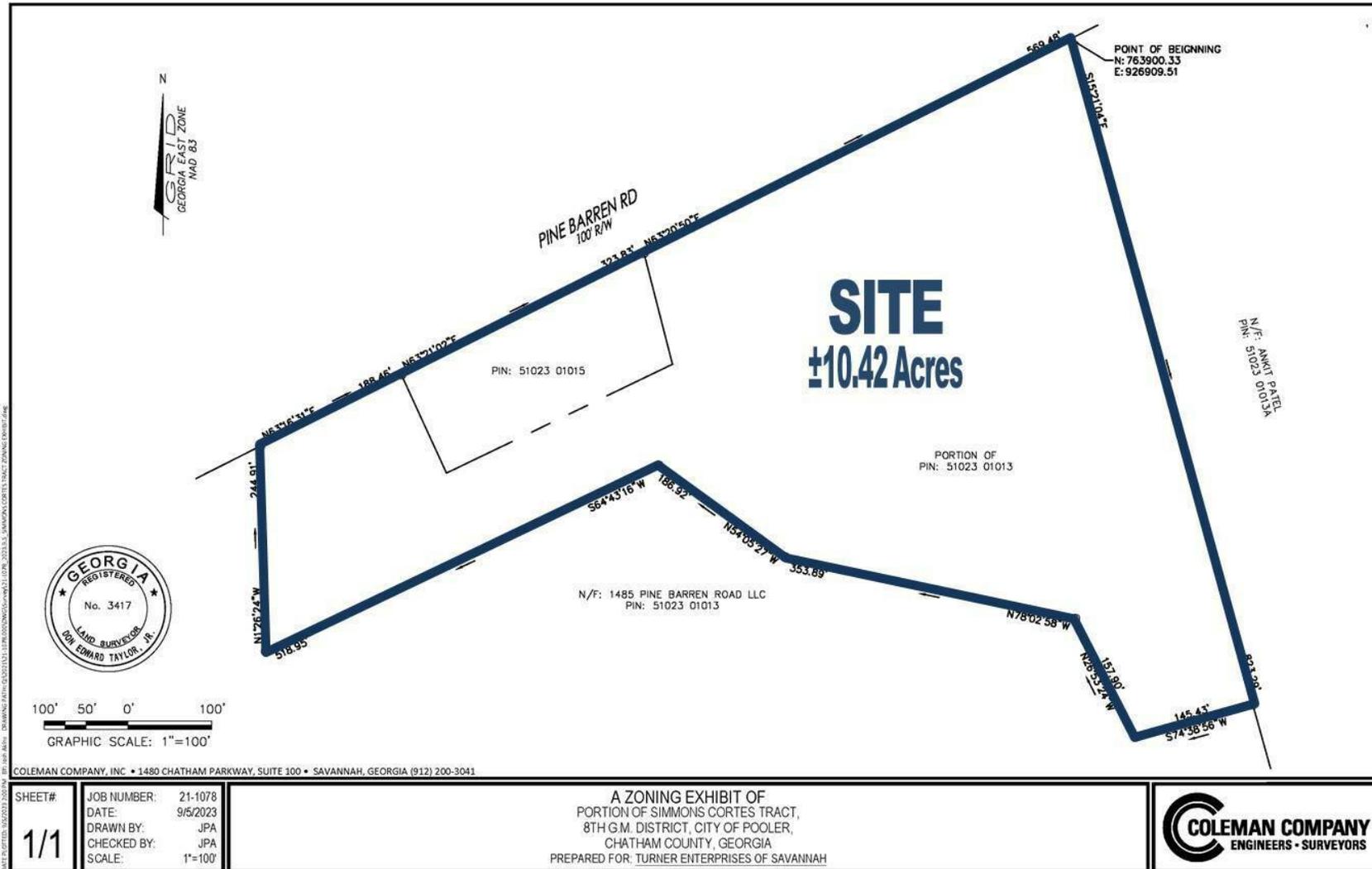


PROPERTY HIGHLIGHTS

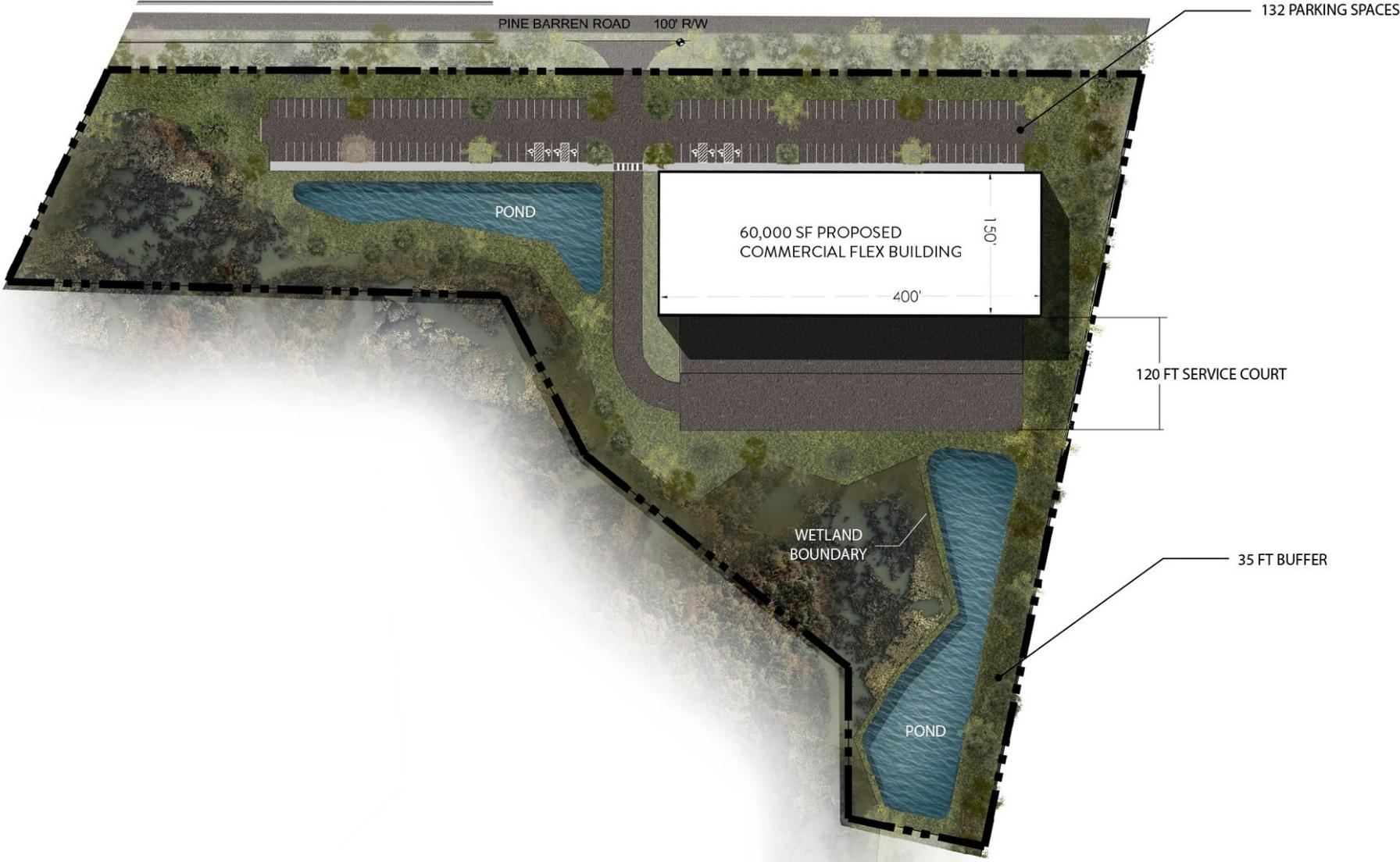
- ±10.42 Gross Acres | Sale | Flex Development Opportunity
- ±7.23 Upland/Developable Acres; Concept Plans Yield ±60,000 SF Flex Building
- Site Delivered in as-is Condition with Infrastructure Near Site Including Water & Sewer
- JD from USACE and Phase I Environmental Assessment Completed
- 1082' Pine Barren Road Frontage; C-2 Zoning Allows for a Variety of Commercial Uses
- Located in Pooler w/Quick Access to Jimmy Deloach Pkwy; I-16, I-95, Airport



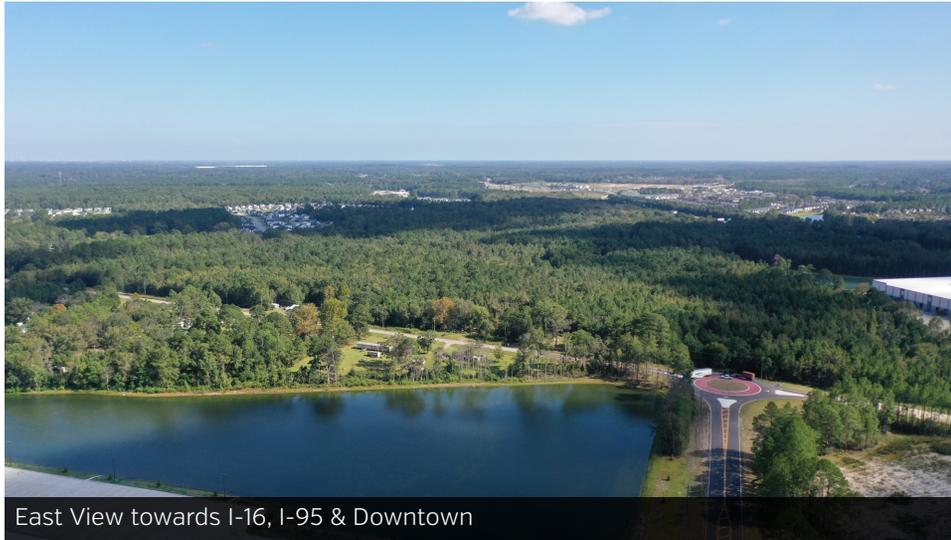
Property Plat



Site Concept Plan



Directional Views





2 LOCATION INFORMATION

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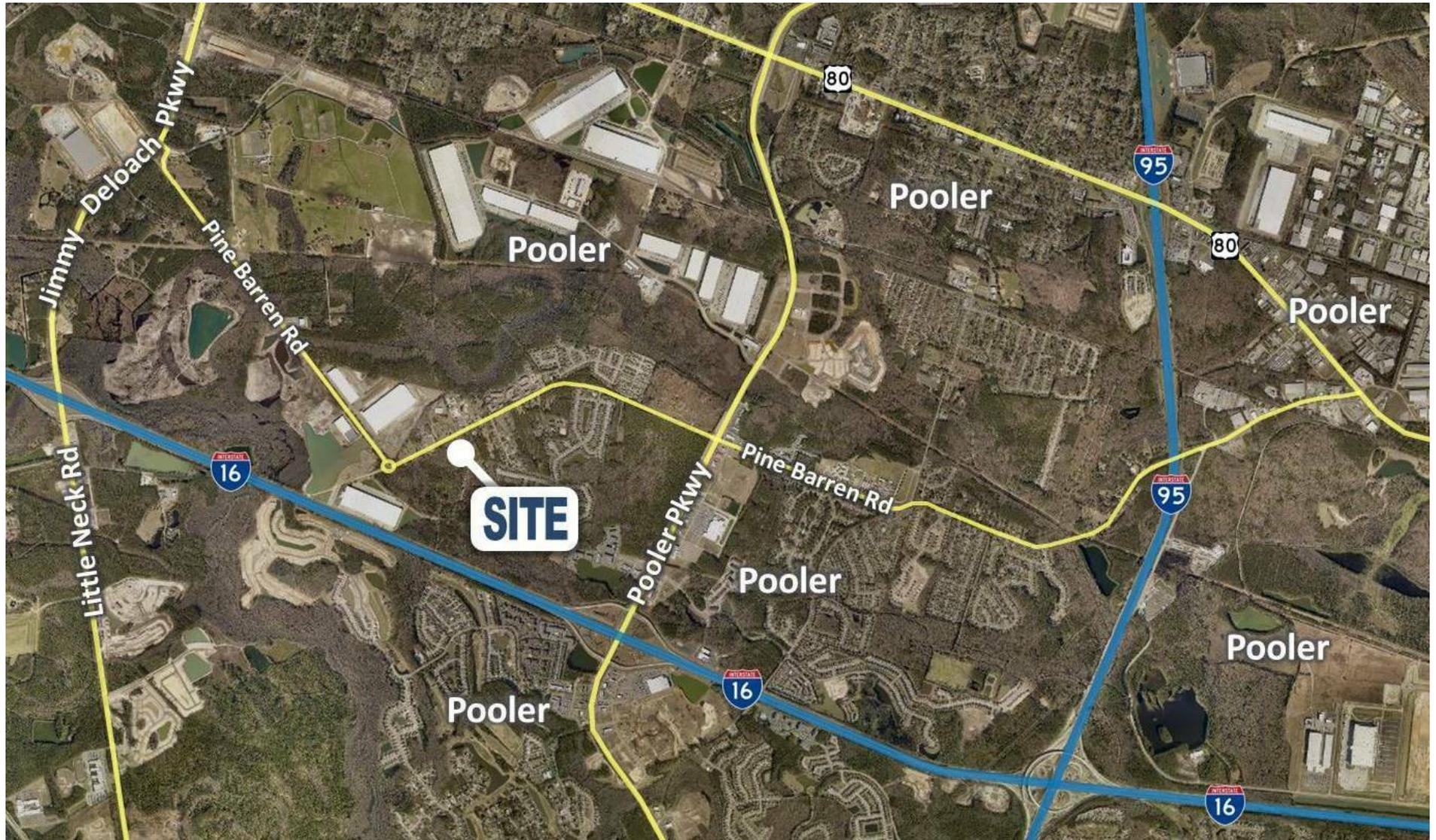
Aerial | Site With Concept Plan



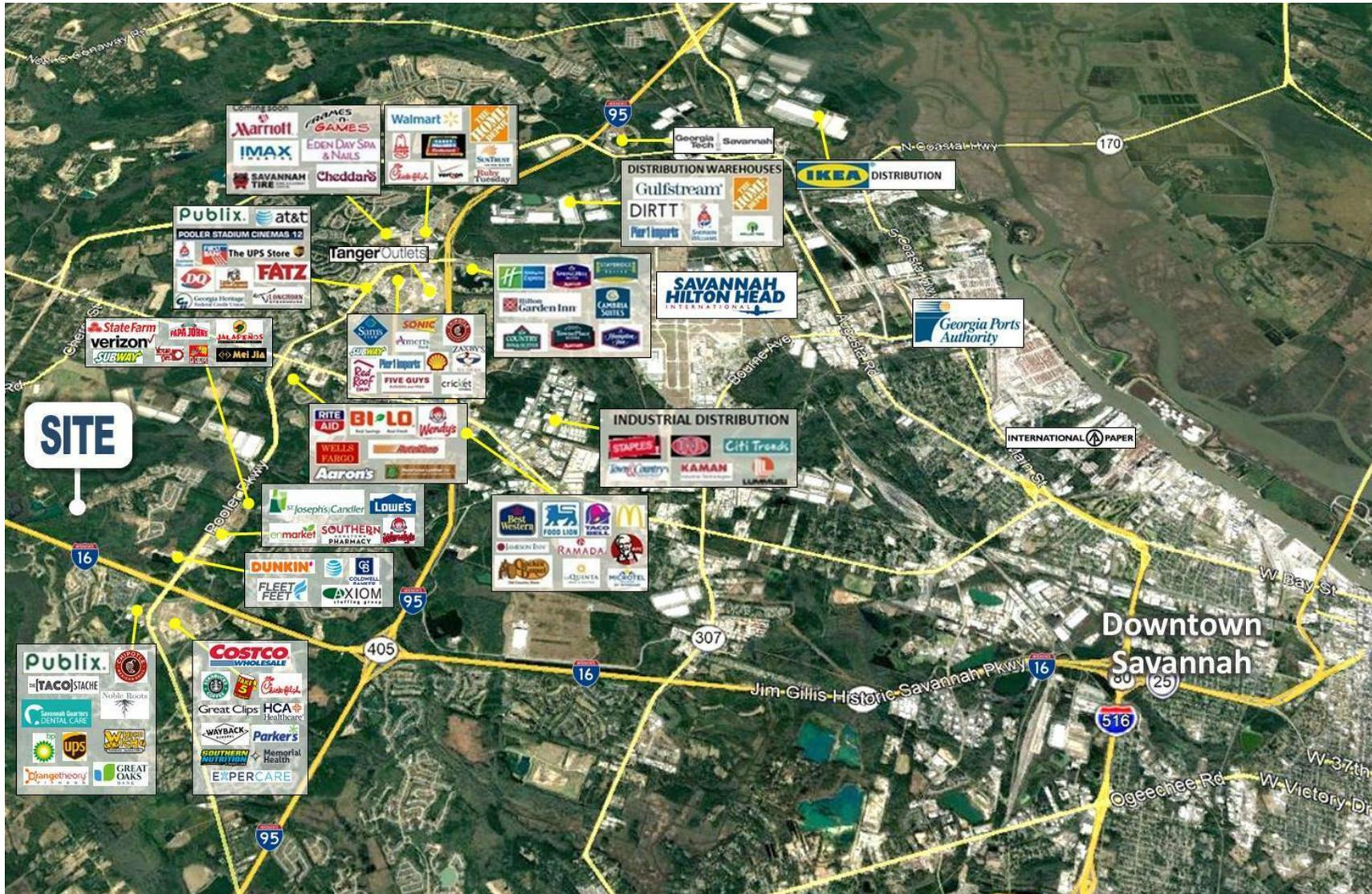
Aerial | I-16 & Pooler Pkwy



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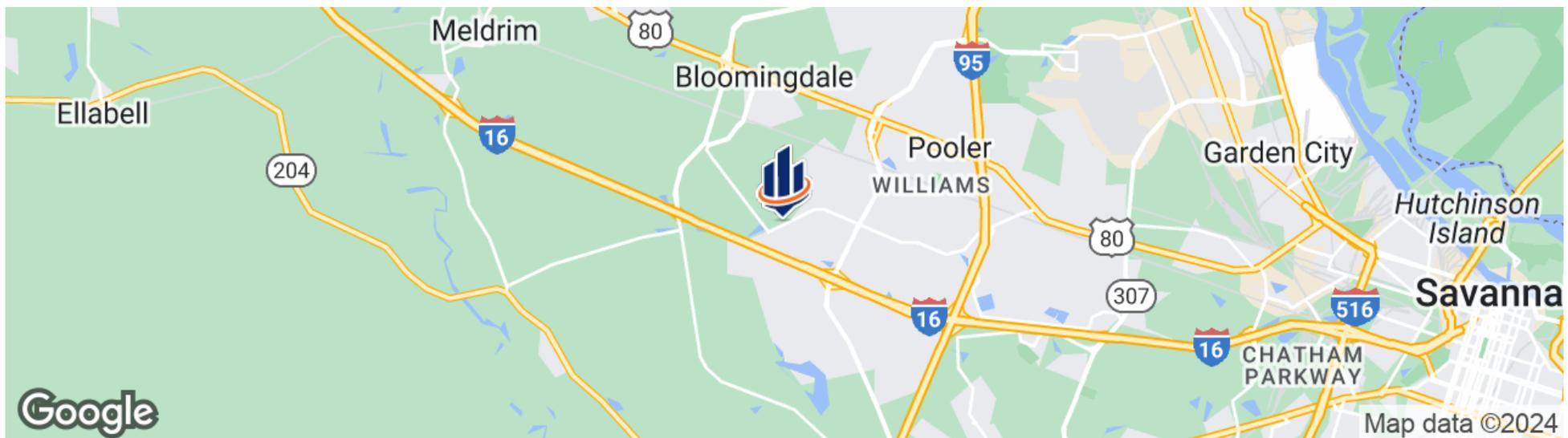
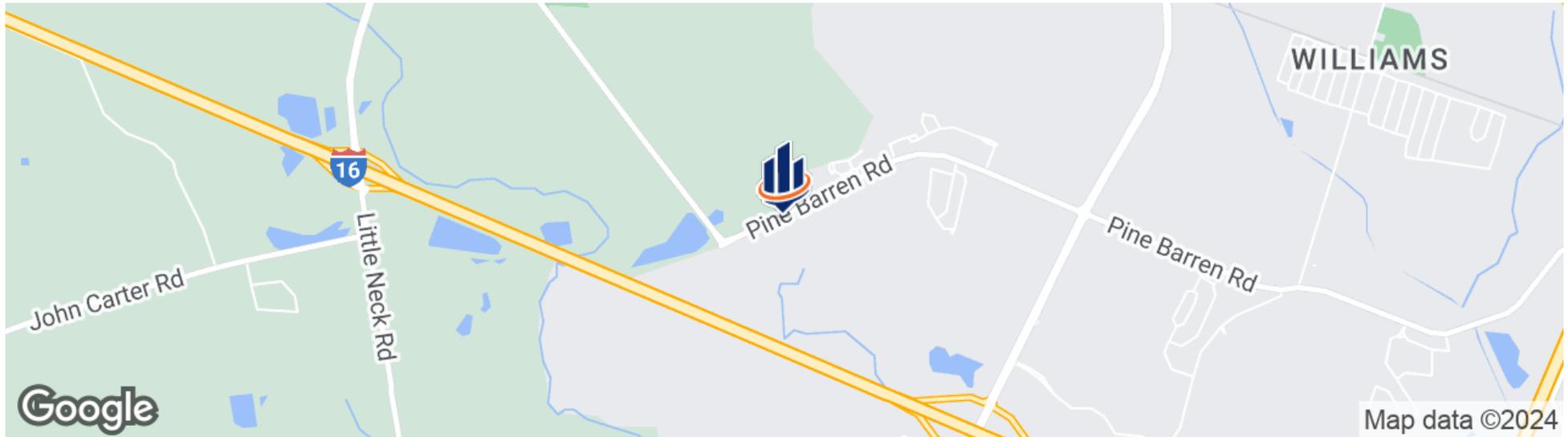
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Location Maps



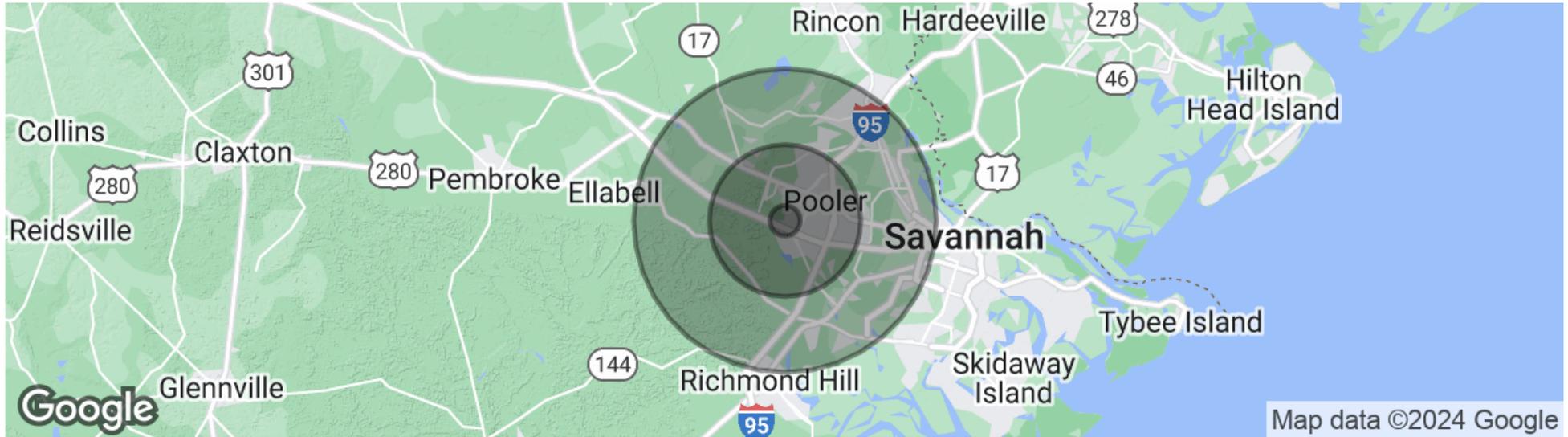
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DEMOGRAPHICS

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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,671	35,501	121,647
Average Age	35.4	38.3	36.2
Average Age (Male)	39.7	35.0	34.1
Average Age (Female)	33.7	41.2	38.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	821	14,895	49,064
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$82,925	\$85,449	\$75,379
Average House Value	\$103,319	\$191,707	\$167,073

* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

1485 Pine Barren Road
Pooler, GA 31322



ADAM BRYANT, CCIM, SIOR

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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]

Society of Industrial and Office Realtors [SIOR]