



# BENTON BOULEVARD BUSINESS PARK - LOT D

109 JIM BENTON COURT  
SAVANNAH, GA 31407

Adam Bryant, CCIM, SIOR

**SITE**







# DISCLAIMER

BENTON BOULEVARD BUSINESS PARK - LOT D | 1.24 ACRES | SAVANNAH, GA

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This Offering Brochure 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 Brochure 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.





**SITE**





# 1 PROPERTY INFORMATION

109 Jim Benton Court  
Savannah, GA 31407



# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$241,800

**LOT SIZE:** 1.24 Acres

**APN #:** 2-1016-02-072

**ZONING:** PUD-C

**MARKET:** Savannah

**SUB MARKET:** Pooler

**CROSS STREETS:** Jimmy DeLoach  
Parkway And Benton  
Boulevard

## PROPERTY DESCRIPTION

6 lots available within the Benton Boulevard Business Park, which is part of the master-planned Godley Station community. Lot sizes range from 1.18 to 2.28 acres. The park has direct access from Benton Boulevard with a paved interior road in place and utilities provided by the City of Savannah to each site. Present zoning is PUD-C, which allows for a variety of commercial uses.

## LOCATION OVERVIEW

Godley Station is a 5,800 acre master-planned development in Pooler, just West of Savannah, and has been the center of growth for 10+ years. Home to the Savannah/Hilton Head International Airport, it is centralized for convenient travel to anywhere within Savannah, with immediate access to I-95 and I-16 within minutes. Local amenities are supported with a population reaching 280,000 within a 30-minute drive time and high traffic counts from the interstates. Residential & commercial growth is attributed to a number of economic drivers including: the GA Ports Authority, which is the 2nd largest port on the East coast and 4th largest in the country; the tourism industry, with 7 million+ tourists annually; manufacturing, with employers such as Gulfstream, JCB, EFACEC, GA Pacific and Mitsubishi (constructing Phase II of their brand new facility at the I-95/I-16 megasite); and 2 military bases, which are Ft. Stewart and Hunter Army AF. The area has become a "live, work and play" community with 18,000 homes projected at build out.



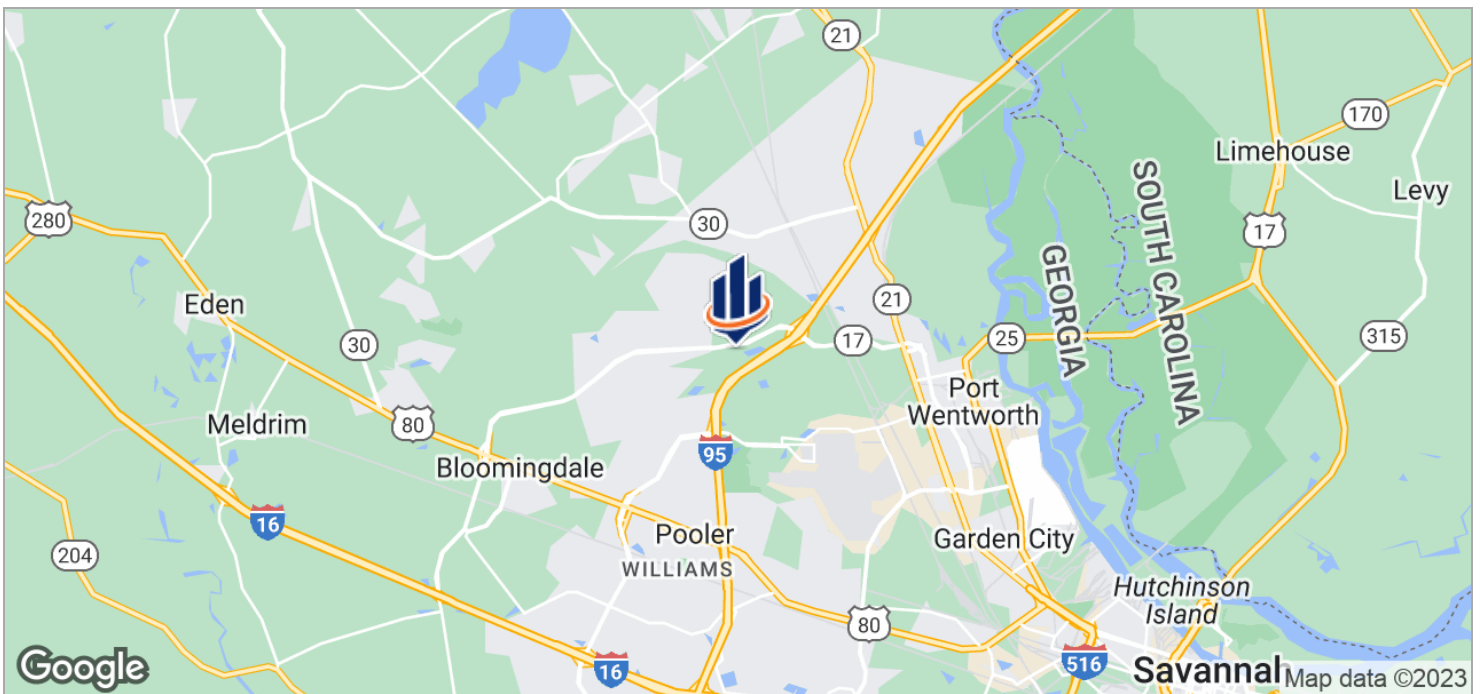
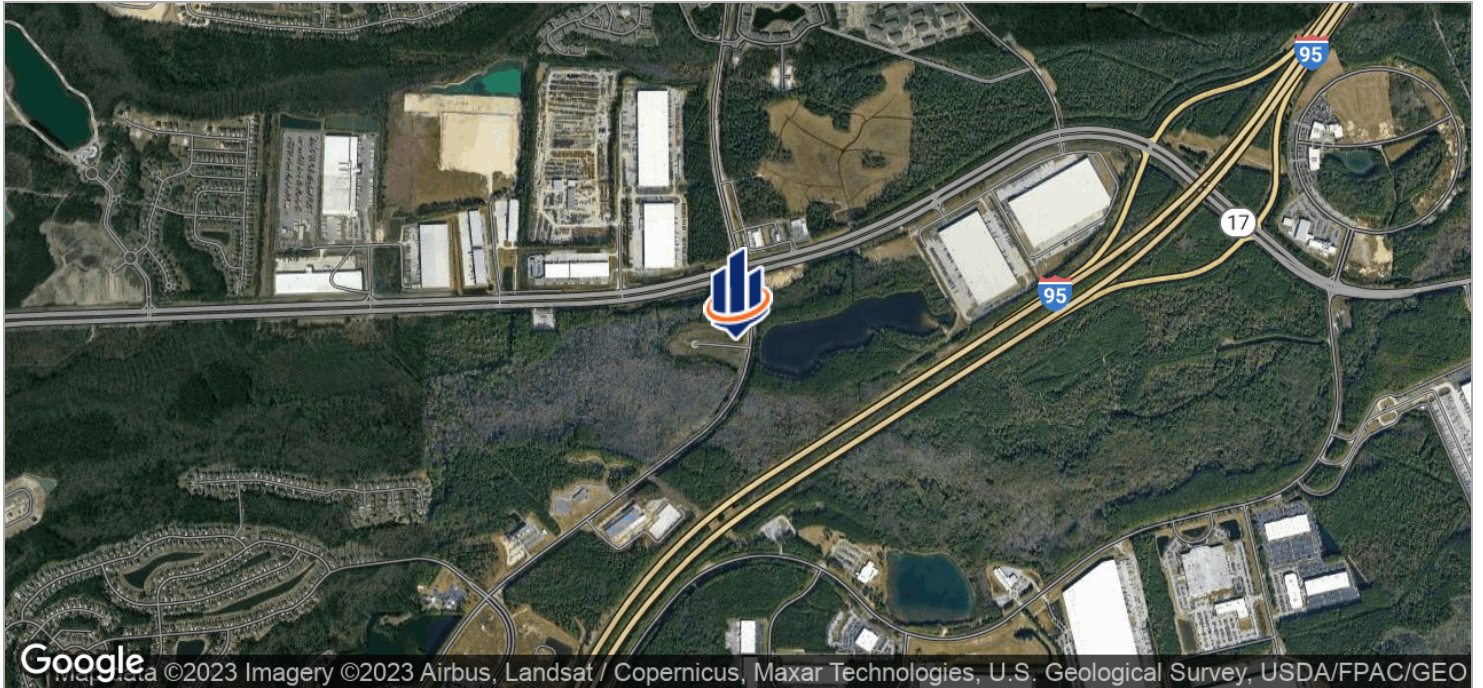


## 2 LOCATION INFORMATION

109 Jim Benton Court  
Savannah, GA 31407



# Location Maps







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# DEMOGRAPHICS

109 Jim Benton Court  
Savannah, GA 31407



# Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	241	7,468	33,648
Total 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

	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

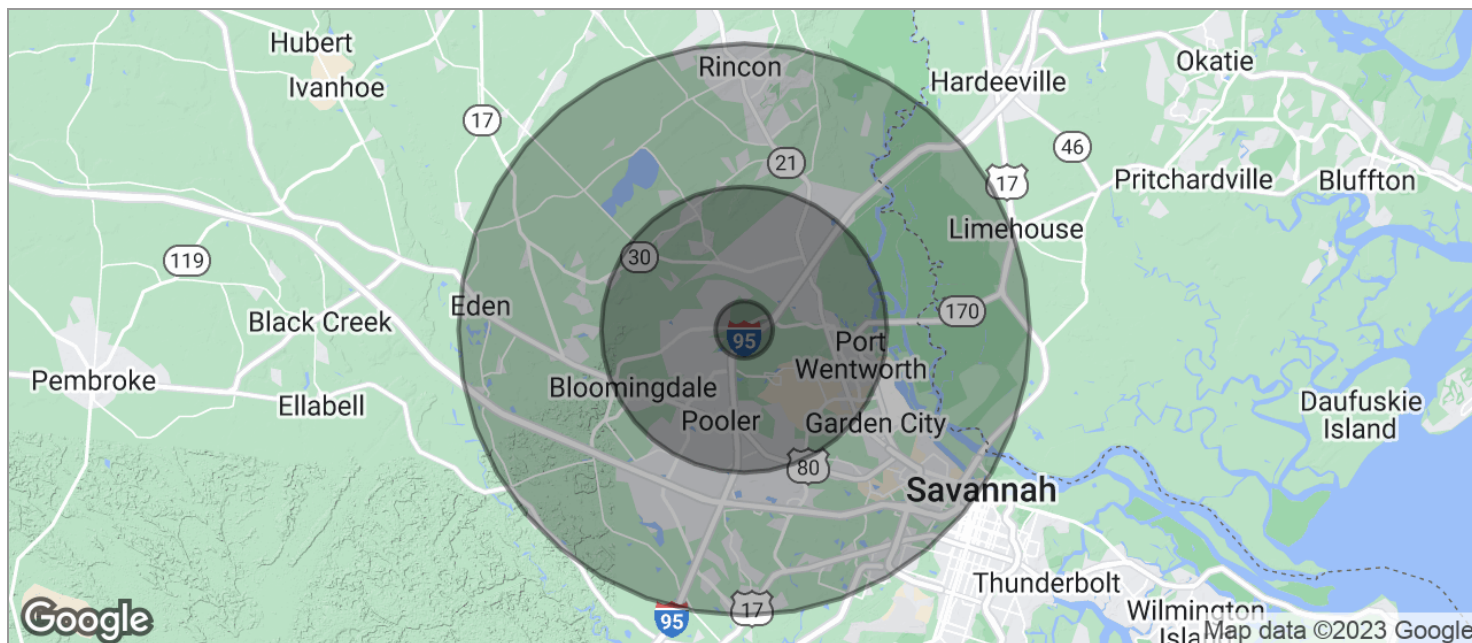
	1 MILE	5 MILES	10 MILES
Total population - White	421	14,357	58,195
% White	62.2%	68.1%	61.3%
Total population - Black	202	5,534	31,255
% Black	29.8%	26.2%	32.9%
Total population - Asian	30	606	2,100
% Asian	4.4%	2.9%	2.2%
Total population - Hawaiian	0	1	32
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	0	11	173
% Indian	0.0%	0.1%	0.2%
Total population - Other	15	333	2,129
% Other	2.2%	1.6%	2.2%

	1 MILE	5 MILES	10 MILES
Total population - Hispanic	24	649	5,653
% Hispanic	3.5%	3.1%	6.0%

\* Demographic data derived from 2020 ACS - US Census



# 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
RACE	1 MILE	5 MILES	10 MILES
% WHITE	62.2%	68.1%	61.3%
% BLACK	29.8%	26.2%	32.9%
% ASIAN	4.4%	2.9%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	2.2%	1.6%	2.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.5%	3.1%	6.0%

\* Demographic data derived from 2020 ACS - US Census





## 4 ADDITIONAL INFORMATION

109 Jim Benton Court  
Savannah, GA 31407



# Aerial

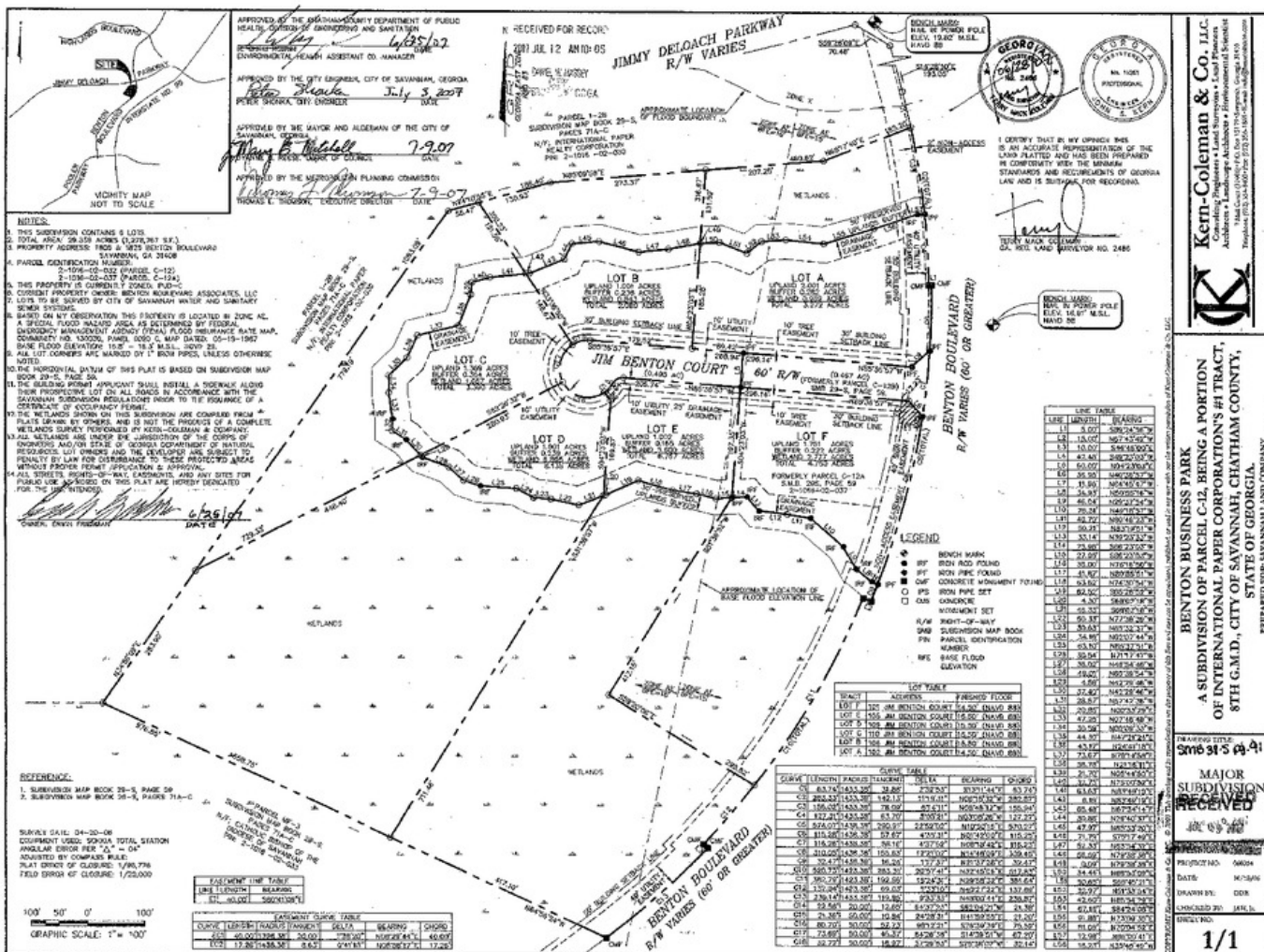




# Additional Photos







**Kern-Coleman & Co., LLC**  
Consulting Engineers & Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientists  
Head Office (Living): 140 Old Hwy 174, Marietta, Georgia 30060  
Telephone: (770) 394-6667 Fax: (770) 394-1801 • [www.kc-engineers.com](http://www.kc-engineers.com)

**BENTON BUSINESS PARK**  
A SUBDIVISION OF PARCEL C-12, BEING A PORTION  
OF INTERNATIONAL PAPER CORPORATION'S #1 TRACT,  
8TH G.M.D., CITY OF SAVANNAH, CHATHAM COUNTY,  
STATE OF GEORGIA.

MAJOR  
SUBDIVISION  
RECEIVED



<b>Lot Numbers</b>	<b>Address</b>	<b>Usable Acreage</b>	<b>SQFT</b>	<b>Price per acre</b>	<b>Price per foot</b>	<b>Total Price</b>	<b>Status</b>
<b><u>Lot A (frontage)</u></b>	102 Jim Benton Ct.	2.283	99,447	\$ 375,000.00	\$ 8.61	\$ 856,125.00	Available
<b><u>Lot B</u></b>	106 Jim Benton Ct.	1.237	53,884	\$ 195,000.00	\$ 4.48	\$ 241,215.00	Available
<b><u>Lot C</u></b>	110 Jim Benton Ct.	1.753	76,361	\$ 195,000.00	\$ 4.48	\$ 341,835.00	Available
<b><u>Lot D</u></b>	109 Jim Benton Ct.	1.24	54,014	\$ 195,000.00	\$ 4.48	\$ 241,800.00	Available
<b><u>Lot E</u></b>	105 Jim Benton Ct.	1.187	51,706	\$ 195,000.00	\$ 4.48	\$ 231,465.00	Available
<b><u>Lot F (frontage)</u></b>	101 Jim Benton Ct.	1.973	85,944	\$ 375,000.00	\$ 8.61	\$ 739,875.00	Available





## 5 ADVISOR BIOS

109 Jim Benton Court  
Savannah, GA 31407



# Advisor Bio & Contact



## Adam Bryant, CCIM, SIOR

Partner  
SVN | GASC

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.

### Memberships & Affiliations

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)

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