

OFFERING MEMORANDUM - BUSINESS + REAL ESTATE

BROUGHTON MARKET CHEVRON GAS STATION & CONVENIENT STORE

221 Tanger Outlets Blvd • Pooler (Savannah Metro), GA 31322 • Chatham County

● Chevron Branded - Broughton Market

● Premium Tanger Outparcel

● Restaurant Tenant In Place

● Fully Licensed — Alcohol + Ga Lottery

● Real Estate + Business

● Day One Cash Flow

6,000 SF C-Store + Restaurant Building	1.10 AC Outparcel	33,000 + Vehicles/Day - Pooler Pkwy 8,000-28,000+ Vehicles/Day - Tanger Outlet Blvd	\$3.1 B Annual Visitor Spending, Savannah	15M + Savannah Annual Tourist Visits	2,000+ Nearby Hotel Rooms in Pooler
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100% Bonus Depreciation

USTs, pumps, canopy & fixtures qualify for immediate write-off



Exclusively Listed By:

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OPPORTUNITY SUMMARY

Broughton Market in Pooler — A True Tanger Outparcel at the Outlet Entrance. 221 Tanger Outlets Blvd is not simply adjacent to Tanger Outlets Savannah — it sits on one of the designated outparcels at the literal entrance to the 400,000 SF, 90-store destination outlet mall. This means every tourist, every shopper, every hotel guest, and every I-95 traveler accessing the mall is funneled directly past this property. The location is not replicable. There is no closer, more captive fuel and convenience audience in the entire Pooler market.



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OPPORTUNITY SUMMARY

High-Visibility Signalized Corner | Interstate Proximity | Strong Retail Corridor
Real Estate + Well Established Business for Sale

- **Address: 221 Tanger Outlets Blvd, Pooler, GA 31405**
- **Offering Price: \$6,100,000.00**
- **Asset Type: Gas Station + Convenience Store**
- **Structure: Real Estate + Operating Business**
- **Building: ±6,000.00 SF**
- **Land: ±1.10 Acres**
- **Brand: Chevron (Fuel Supply terms available under NDA)**
- **Location: On Tanger Outlets Blvd, Near Pooler Pkwy & I-95 Corridor**



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TENANT TO VERIFY ALL CONDITIONS DURING SITE TOUR.



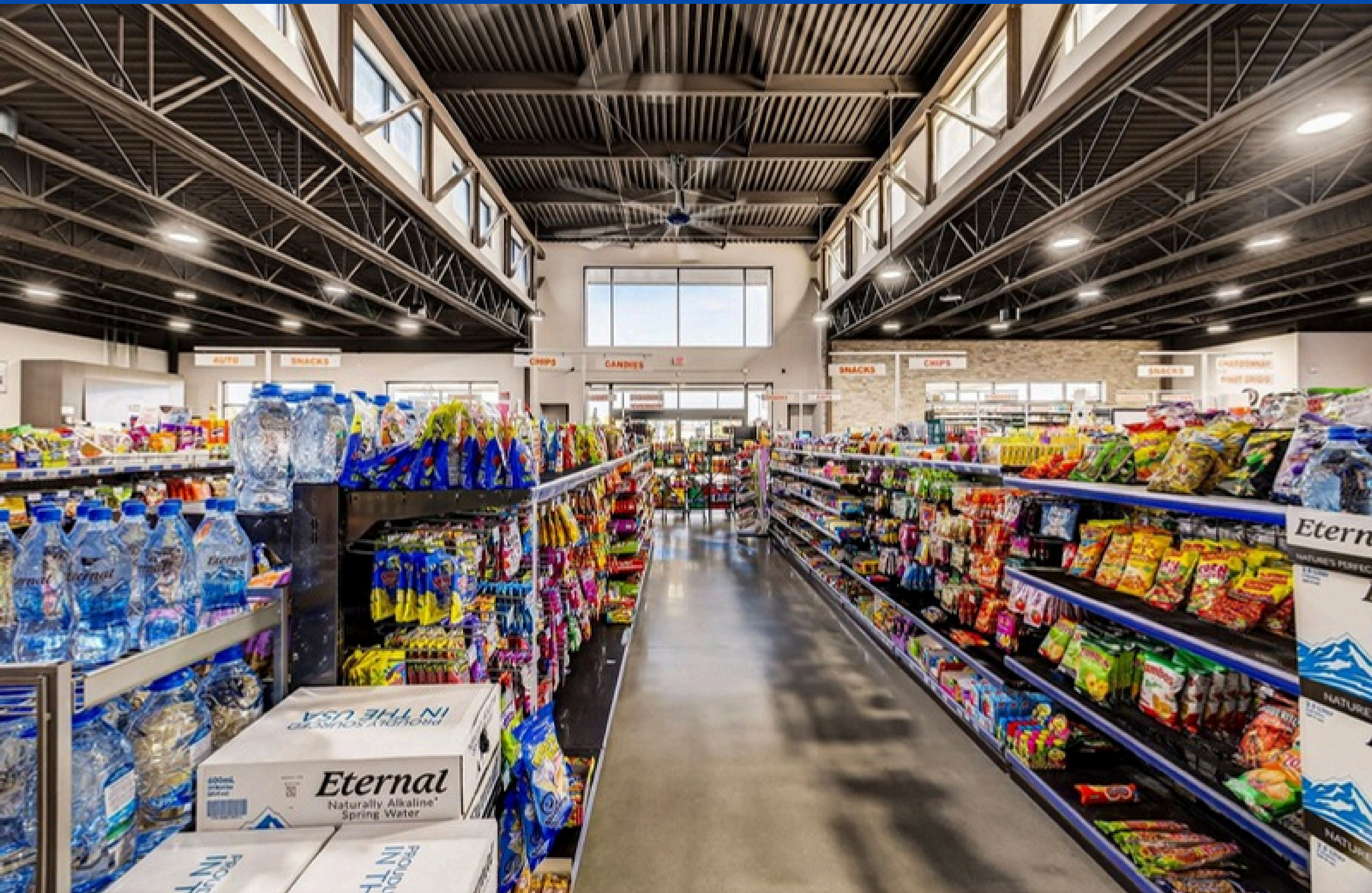
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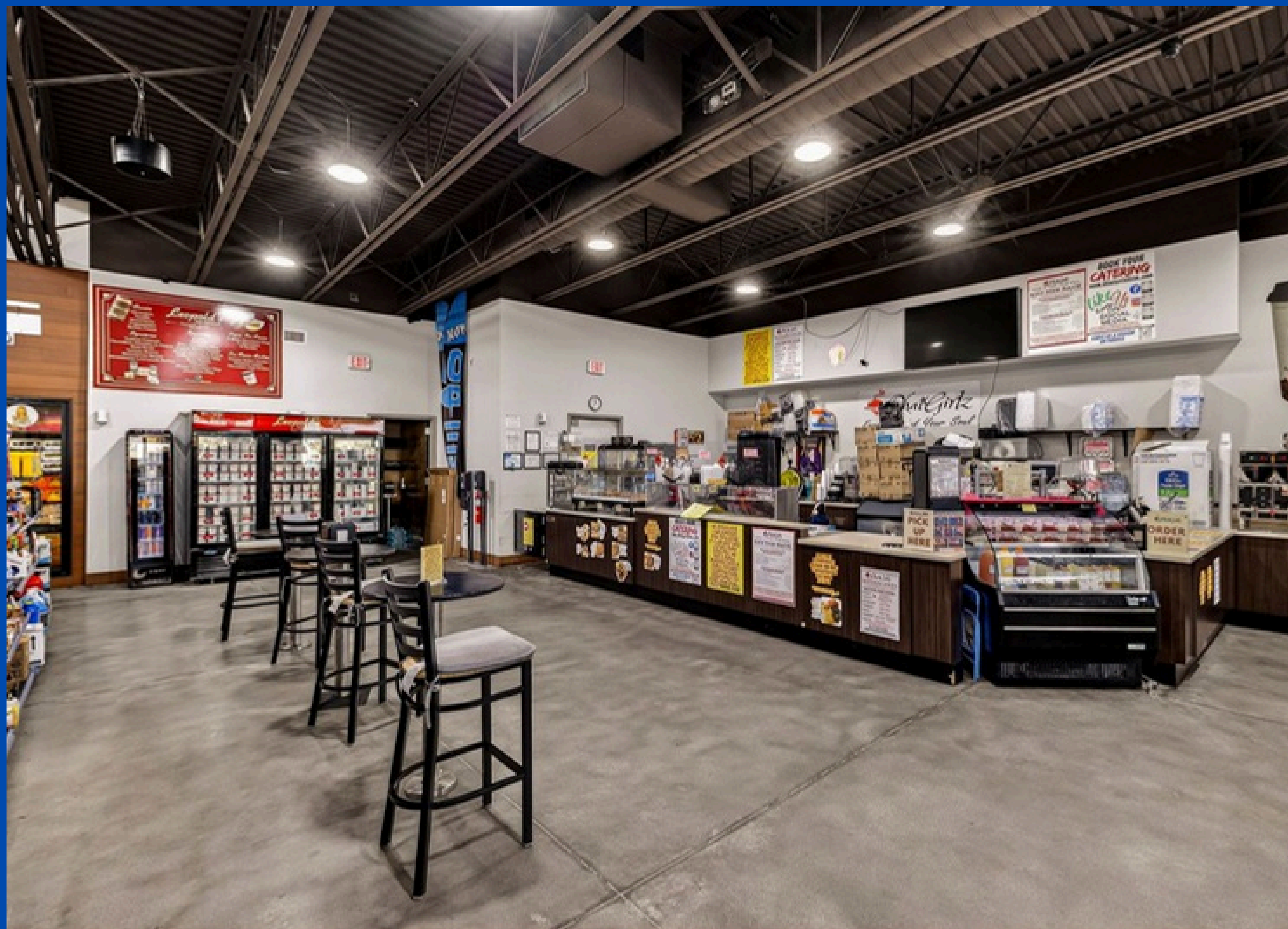
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AREA OVERVIEW

Savannah International Airport



Investment Highlights: Why This Opportunity Stands Out

- **Immediate cash flow:** The business is operational today — fuel throughput, inside sales, lottery, alcohol, and revenue from leased restaurant are generating income that transfers with the sale from Day 1.
- **Real estate upside:** The 1.10-acre parcel on Tanger Outlets Blvd represents a premium land position in a supply-constrained tourist/retail corridor.
- **Owner-operator premium:** An active owner-operator capturing efficiencies in staffing, inventory, and jobber margins can significantly expand EBITDA above current performance.
- **Additional upside includes tax advantages** through cost segregation and bonus depreciation, along with strong nearby retail synergy from surrounding developments.

RESIDENTIAL EXPLOSION — A COMPOUNDING PERMANENT CUSTOMER BASE

Surging Apartment Development Surrounding the Site — Thousands of New Rooftops = Daily Fuel & C-Store Customers

- ▶ Courtney Station Apartments — walking distance to Tanger Outlets, luxury community
- ▶ The Crossings at Pooler — new luxury 1-, 2-, 3-bed homes near Tanger
- ▶ Greystar Communities — Populous Pooler + Pooler Station active
- ▶ 3,577 apartment units listed near Tanger Outlets (Apartments.com, 2026)
- ▶ Botanic Luxury Apartments — 391 units, acquired by Venterra Realty Aug 2024
- ▶ The Liliana (Thompson Thrift) — 23-acre luxury community off Pooler Pkwy
- ▶ 300 new homes approved off Pooler Pkwy (city council, Jan 2024)
- ▶ Pooler population +331% since 2000, growing 4.2%+ annually — no slowdown



World-Class Economic Anchors Driving Sustained Demand. Hyundai Motor Group Metaplant America (8,500+ jobs, 12 mi west on I-16) • Gulfstream Aerospace (10,000+ employees, <5 mi) • Port of Savannah — largest single US container terminal • Memorial Health Campus Pooler (new, 2025) • JCB North American HQ (Pooler) • SAV Airport (1.6M+ passengers) • 3,900+ hotel rooms within close vicinity at 83.7% average occupancy • Avg. household income \$105,363 within trade area.



Why This Is a Once-in-a-Market Acquisition. The intersection of a Tanger outparcel address, 33,000 daily vehicles on Pooler Pkwy, I-95 proximity, airport proximity, a booming residential pipeline, and a fully operational six-revenue-stream business with a restaurant tenant in place is an alignment of fundamentals that simply does not repeat itself. This is not a commodity gas station. This is the best-positioned fuel and convenience retail asset in the Savannah metro — offered as a complete, day-one income-producing, business-plus-real estate acquisition.



WHY SAVANNAH?

OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



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WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



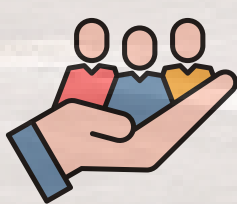
Infrastructure of the Future: Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.



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Indemnification. To the fullest extent permitted by law, the recipient agrees to indemnify, defend, and hold harmless the Parties from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorney’s fees) arising out of or related to the recipient’s use of this OM or reliance upon any information contained herein.



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