

EASTHAVEN COMMERCIAL AT SAVANNAH QUARTERS®

POOLER PARKWAY
POOLER, GA 31322

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SITE
±2.68 Acres

Pooler Pkwy/Quacco Rd





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- Adam Bryant, CCIM, SIOR

SITE
±2.68 Acres



1 PROPERTY INFORMATION

Pooler Parkway
Pooler, GA 31322

Property Summary



Sale Price

\$2,150,000

OFFERING SUMMARY

Lot Size:	2.68 Acres
Zoning:	C-2
Market:	Savannah
Submarket:	Pooler
APN:	5-1025-02-008

PROPERTY OVERVIEW

SVN is pleased to offer ± 2.68 acres for sale at the signalized southeast corner of Pooler Pkwy [Quacco Rd] and Easthaven Blvd within Savannah Quarters[®]. The site is presently ± 3.19 acres of which ± 0.51 acre will be deeded to the City of Pooler for the Quacco Rd right-of-way expansion to 4 lanes to Hwy 17 [Ogeechee Rd], which is presently in progress with an estimated 2026 completion date. The property has off-site improvements that include public utility lines to the boundary as well as access from Quacco Rd via Easthaven Blvd. The on-site improvements include wetland mitigation that consists of clearing, grading and fill work that was performed under a USACE 404 permit with no further wetlands work required. The site allows all commercial uses permitted under the C-2 zoning designation from the City of Pooler with some minor exceptions for noxious uses that are governed by the PUD documents.

LOCATION OVERVIEW

The property is located in the City of Pooler within the Savannah Quarters[®] PUD, which is a $\pm 2,588$ -acre master-planned development that was initially planned by Greg Norman's Medallist Developments and is currently being developed by Freehold Capital Management. It is near the I-16/Pooler Pkwy interchange, which is only 2 miles west of I-95 and 11 miles from Historic Downtown Savannah. Pooler, which is a suburb of Savannah, has evolved into a regional shopping and dining destination consistently attracting residents within a 45-minute drive time in all 4 directions. In the immediate vicinity, this site benefits from numerous master planned communities in various stages of development, which offer substantial population density.

Aerial | Site



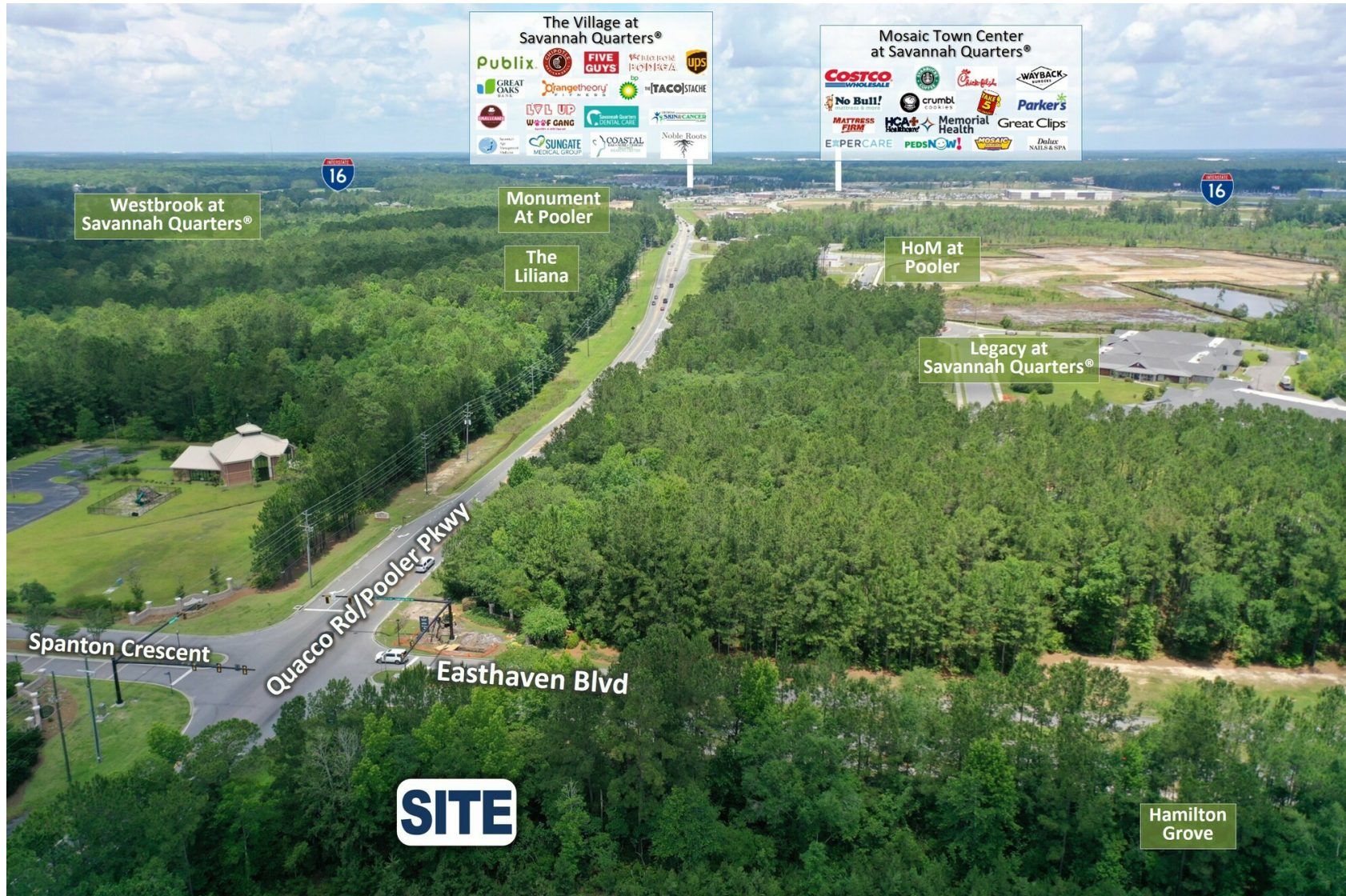
Aerial | Site



Property Plat



Aerial | North View From Site



Aerial | West View From Site





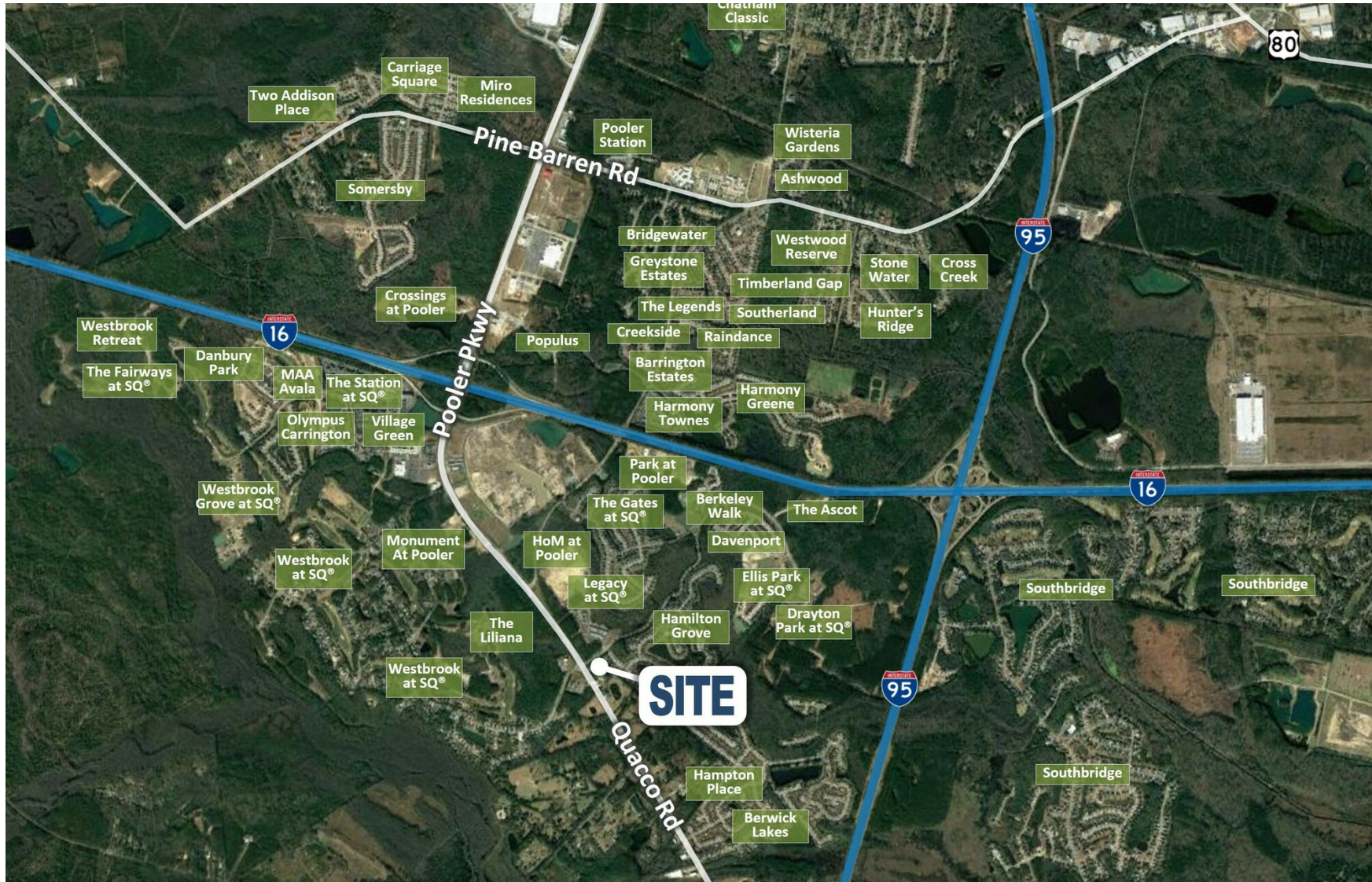
2 LOCATION INFORMATION

Pooler Parkway
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Master Plan - Village At Savannah Quarters®



Aerial | Pooler Residential



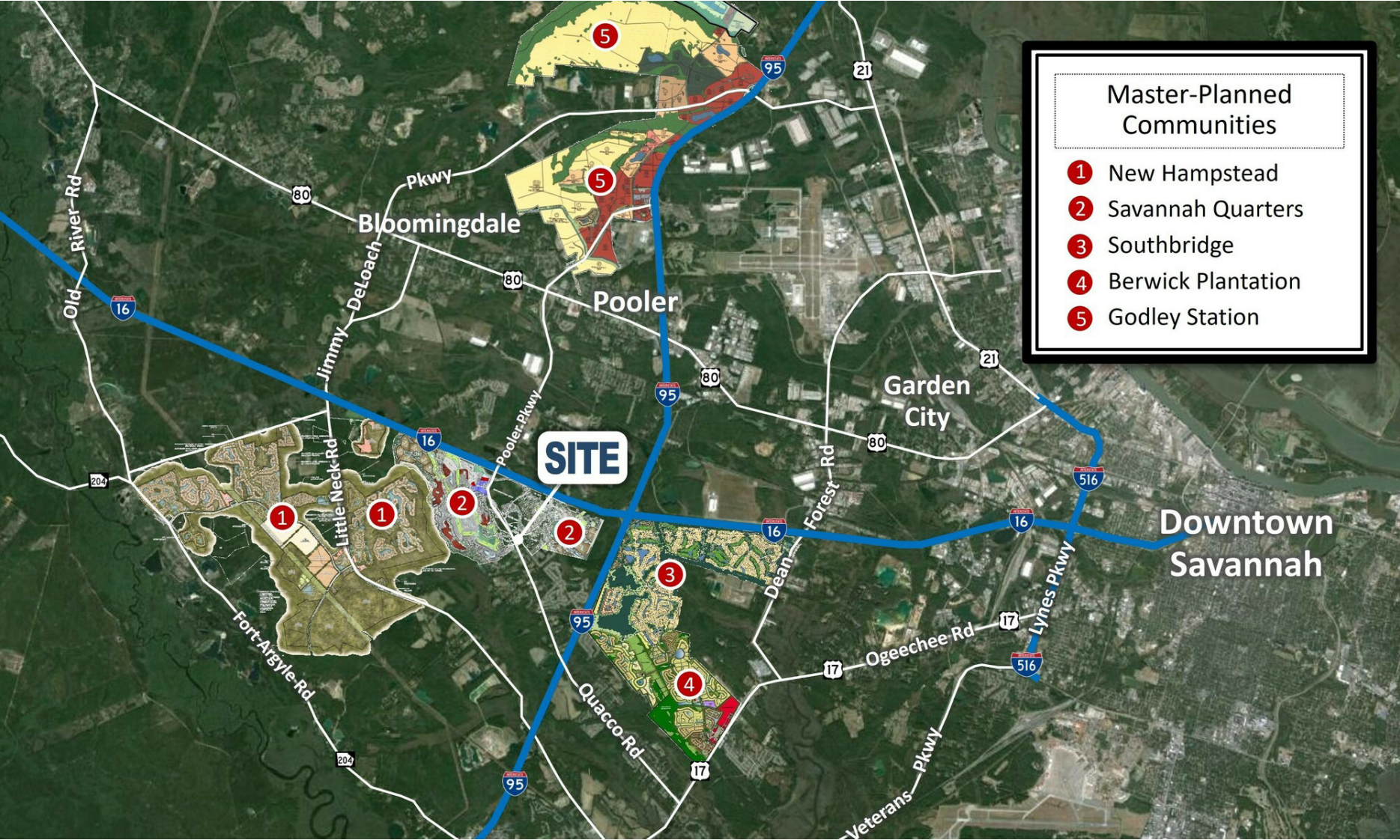
Aerial | Pooler Communities



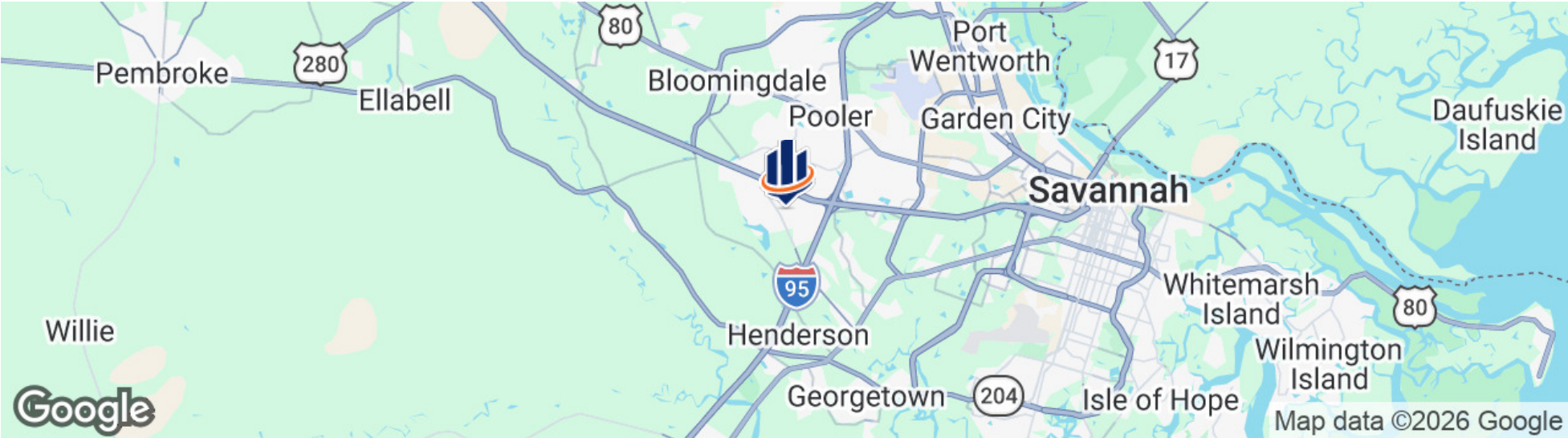
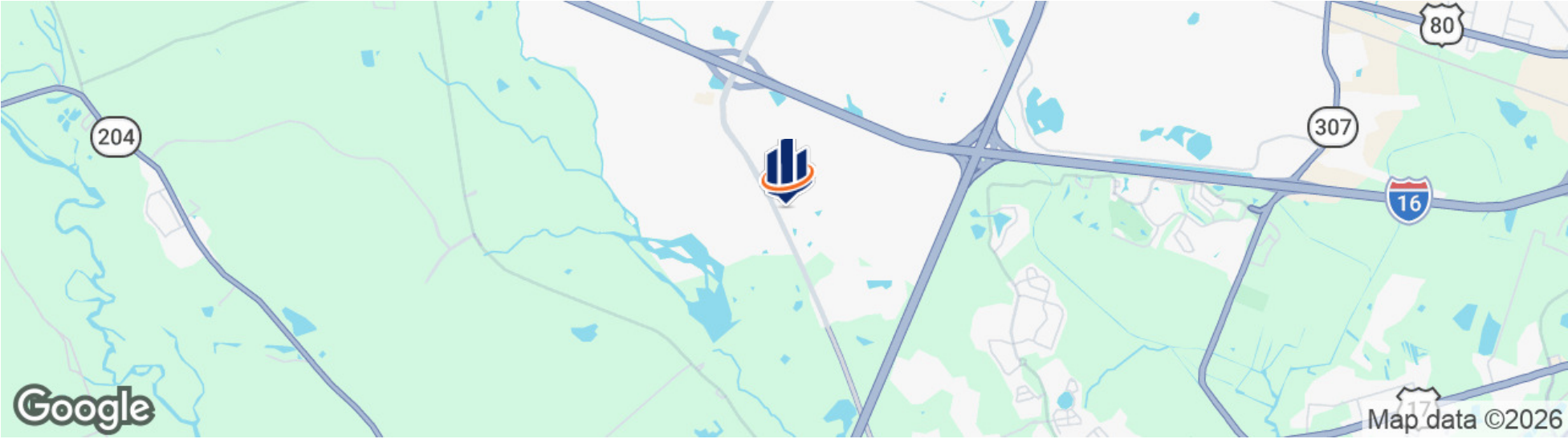
Aerial | Pooler Retail



Aerial | Savannah Communities



Location Maps



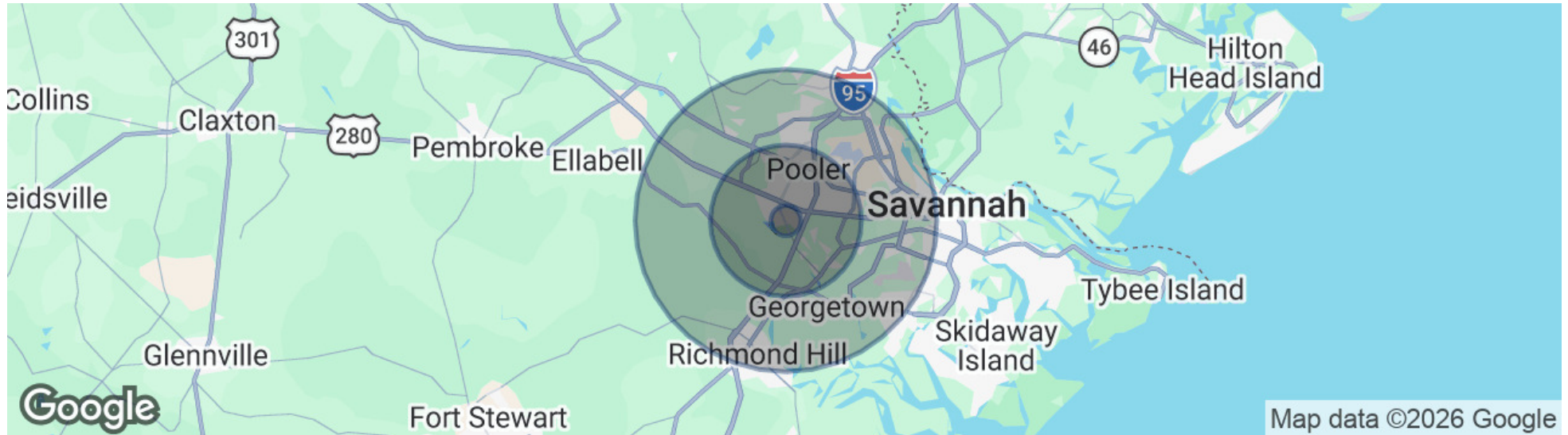


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DEMOGRAPHICS

Pooler Parkway
Pooler, GA 31322

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,804	48,924	212,500
Average age	37	39	37
Average age (Male)	36	38	36
Average age (Female)	38	40	38

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,753	19,428	82,683
# of persons per HH	2.7	2.5	2.6
Average HH income	\$111,199	\$102,334	\$91,022
Average house value	\$376,197	\$306,235	\$332,706

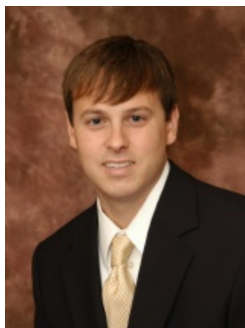
* Demographic data derived from 2020 ACS - US Census



4 ADVISOR BIO & CONTACT

Pooler Parkway
Pooler, GA 31322

Adam Bryant, CCIM, SIOR



ADAM BRYANT, CCIM, SIOR

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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]

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