

FOR SALE • COVERED LAND OPPORTUNITY

8.3 Acres at I-95 Interchange in Pooler, GA



MORE INFORMATION:

JOHN GILBERT, CCIM
MANAGING BROKER
+1 912 547 4464
jgilbert@gilbertezelle.com



PROPERTY OVERVIEW

Listing Price: \$7,250,000

OFFERING FEATURES

- Rare opportunity to acquire large, covered site with commercial zoning at Interstate 95 interchange in Pooler, Savannah's largest and fastest growing submarket.
- Extensive frontage along Highway 80 with appx. 24,300 vehicles passing daily and just off of Interstate 95 with over 90,000 VPD.
- Surrounded by industry including JCB, Gulfstream, Savannah/Hilton Head International Airport, and many other significant employers.
- 8.3-acre site with extensive frontage on Highway 80, 2 structures totaling appx. 18,000 SF, and approximately 140 parking spaces.
- C-2 Zoning allows wide array of commercial uses.
- **Current operating business continues to occupy building and plans to relocate. Any tours must be scheduled in advance with Listing Broker and please do not discuss property sale with employees.**

Property Summary

Parcel Size	8.303 Acres
Tax ID	5-0985-050-15
Zoning	C-2: Heavy Commercial
Improvements	Mostly covered site including extensive parking and paved area, stormwater detention, and access from Highway 80 and Coleman Blvd. via an access easement.
Structures	Main building of 9,600 SF is fully conditioned and houses an arcade, kitchen, and breakout rooms for private parties. Secondary building of 6,500 SF is an open shop building with appx. 16 roll-up doors that currently serves as storage and maintenance for Go Kart operation.



Primary Structure



Secondary Structure



Aerial

SURVEY



LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IRP IRON PIPE FOUND
- IPS IRON PIPE SET
- CWF CONCRETE MONUMENT FOUND
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- DB DEED BOOK
- PM PARCEL IDENTIFICATION NUMBER
- PCR POINT OF REFERENCE

NOTES

1. THIS SUBDIVISION CREATES THREE LOTS.
2. TOTAL AREA: 14.138 ACRES; 815,879 SQUARE FEET.
3. LOTS ARE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
4. THESE PROPERTIES ARE CURRENTLY ZONED C-2.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON PLAT RECORD BOOK 34-P, PAGE 92.
6. BASED ON MY OBSERVATION THESE PROPERTIES ARE LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1305H021250, EFFECTIVE DATE: AUGUST 5, 2013.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: PRINCELOTH RAY
AUTHORIZED ATTORNEY: DAVID MICHAEL CONNER

SURVEY DATE: 8/30/2013
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 01"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/220,700+
FIELD ERROR OF CLOSURE: 1/175,000+

REFERENCE

1. PLAT RECORD BOOK 34-P, PAGE 92.
2. SUBDIVISION MAP BOOK 185, PAGE 28.
3. SUBDIVISION MAP BOOK 135, PAGE 87.
4. DEED BOOK 1821, PAGE 659.

LINE	LENGTH	BEARING
L1	2.14	S47°11'16"W
L2	24.10	N42°46'30"W
L3	10.00	N47°18'21"W
L4	40.00	N42°46'30"W
L5	10.00	S47°11'16"W
L6	70.13	N47°40'18"W
L7	58.47	N42°46'30"W
L8	59.77	N48°09'02"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	37.44	5089.47	48.72	0°58'31"	N43°00'00"W	97.43
C2	190.07	5892.67	75.07	1°27'31"	S44°21'16"E	190.07

APPROVED BY THE MAYOR OF THE CITY OF POOLER

Michael F. Smith 11-4-13
MAYOR
Morgan Smith 11-4-13
CITY CLERK

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67, AUTHORITY O.C.G.A. SECTIONS 15-8-67, 43-15-4, 43-15-6, 43-15-12, AND 43-15-22.

TERRY MAX COLEMAN
C.A. REG. LAND SURVEYOR NO. 2488



GRAPHIC SCALE: 1"=100'

COLEMAN COMPANY, INC.
Engineers and Surveyors
101 West of Commerce, Suite 200 / Savannah, GA 31405
(912) 333-2881 • Fax (912) 333-2885

REVISIONS

A RECOMBINATION & MINOR SUBDIVISION OF 5.10 ACRES OF LANDS OF JAMES EDWIN JONES AND 9.04 ACRES OF THE LANIER TRACT, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: PRINCELOTH RAY

DATE: 8/3/2013
SCALE: 1"=400'
JOB #: 13-178
DRAWN BY: JPA
CHECKED BY: JBT

SHEET
1/1



2024 Demographics	5 Mile	10 Miles	15 Miles
Population	57,982	155,614	348,961
Median Age	36.9	35.9	35.9
Households	22,635	59,657	137,411
Average Household Income	\$117,796	\$100,934	\$95,765

Source: ESRI, December 2024



FOR MORE INFORMATION, CONTACT:

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Cushman & Wakefield | Gilbert & Ezelle
820 Abercorn Street
Savannah, GA 31401
www.gilbertezelle.com

