

FOR SALE

CLEAR LAKE RESERVE

MASTER-PLANNED MIXED-
USE DEVELOPMENT | LAND
OPPORTUNITIES

Pooler Parkway & Clear Lake Way
Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Please Inquire
LOT SIZES:	1.3-33.11 Acres 12.9 Maximum Contiguous Acres (Will Subdivide)
ZONING:	PUD (Commercial) and C-2 (Heavy Commercial)
MARKET:	Savannah
SUBMARKET:	Pooler

PROPERTY OVERVIEW

SVN is pleased to present Clear Lake Reserve, which is a master planned, mixed-use development consisting of Commercial, Retail and Office land opportunities located along Pooler Parkway. The master infrastructure work within the development has been completed, which includes: [3] access points from Pooler Parkway, of which [2] will be signalized in the future; interior roads; utilities within the property boundaries; and master detention. In addition, Parcels 6A-9B have been cleared and rough graded. Some parcels are available for further subdivision. Please call for pricing.

LOCATION OVERVIEW

Clear Lake Reserve is located within the City of Pooler, a strong suburban market in the Savannah, Georgia MSA. The site is situated along Pooler Parkway between the I-16 interchange (Exit 155) and U.S. Highway 80, providing excellent regional access. The property is approximately 3 miles to I-95 (Exit 104) at South Godley Station and the Savannah/Hilton Head International Airport. Area retail and commercial uses are supported by high traffic volumes generated by two interstate corridors and a regional population exceeding 850,000 within a 30-mile radius.

PROPERTY HIGHLIGHTS



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- Clear Lake Reserve | Master-Planned Mixed-Use Development | Land Opportunities
- Commercial, Retail, Office; Outparcels; Will Subdivide
- Master Infrastructure Work Completed: Interior Roads, Utilities, Detention
- Phase I: Parcels 6A-9B Cleared and Rough Graded
- 2,500'+ of Frontage and 3 Access Points [2 Signalized] on Pooler Parkway
- High Traffic Counts; Located between I-16 and US Hwy 80 and 3 Miles from I-95



LAND LOTS | # OF LOTS REMAINING: 11 | 1.3 - 12.9 UPLAND ACRES



Available Lots:

2B	±5.2 Acres	C-2
2C	±7.5 Acres	C-2
4B	±1.91 Acres	C-2
6A	±3.0 Acres	C-2
7A	±1.3 Acres	C-2
7B	±1.3 Acres	C-2
8A	±4.3 Acres	C-2
8B	±1.4 Acres	C-2
8C	±2.4 Acres	C-2
9A	±2.7 Acres	C-PUD
9B	±2.1 Acres	C-PUD

Active/Coming Soon:

1A 1B 1C 1D 1E 1F 1G



6B RETAIL CENTER



LAND LOTS | # OF LOTS REMAINING: 11 | 1.3 - 12.9 UPLAND ACRES

STATUS	LOT #	SIZE	ZONING
Sold	1A-G [C-2 Heavy Commercial]	12.709 Acres	PUD Commercial
Sold	2A [C-2 Heavy Commercial]	5 Acres	PUD Commercial
Available	2B [C-2 Heavy Commercial]	5.2 Acres	PUD Commercial
Available	2C [C-2 Heavy Commercial]	7.5 Acres	PUD Commercial
Sold	4A [C-2 Heavy Commercial]	2.19 Acres	PUD Commercial
Available	4B [C-2 Heavy Commercial]	1.91 Acres	PUD Commercial
Sold	5A 5B [Multifamily]	14.9 Acres	PUD
Available	6A [C-2 Heavy Commercial]	3 Acres	PUD Commercial
Available	7A [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	7B [C-2 Heavy Commercial]	1.3 Acres	PUD Commercial
Available	8A [C-2 Heavy Commercial]	4.3 Acres	PUD Commercial
Available	8B [C-2 Heavy Commercial]	1.4 Acres	PUD Commercial
Available	8C [C-2 Heavy Commercial]	2.4 Acres	PUD Commercial
Available	9A [Commercial PUD]	2.7 Acres	PUD Commercial
Available	9B [Commercial PUD]	2.1 Acres	PUD Commercial
Sold	10 [C-2 Heavy Commercial]	9.683 Acres	PUD Commercial
Sold	12A 12B [R-3-C Multifamily Residential]	70.773 Acres	R-3-C

VIEW SOUTHEAST



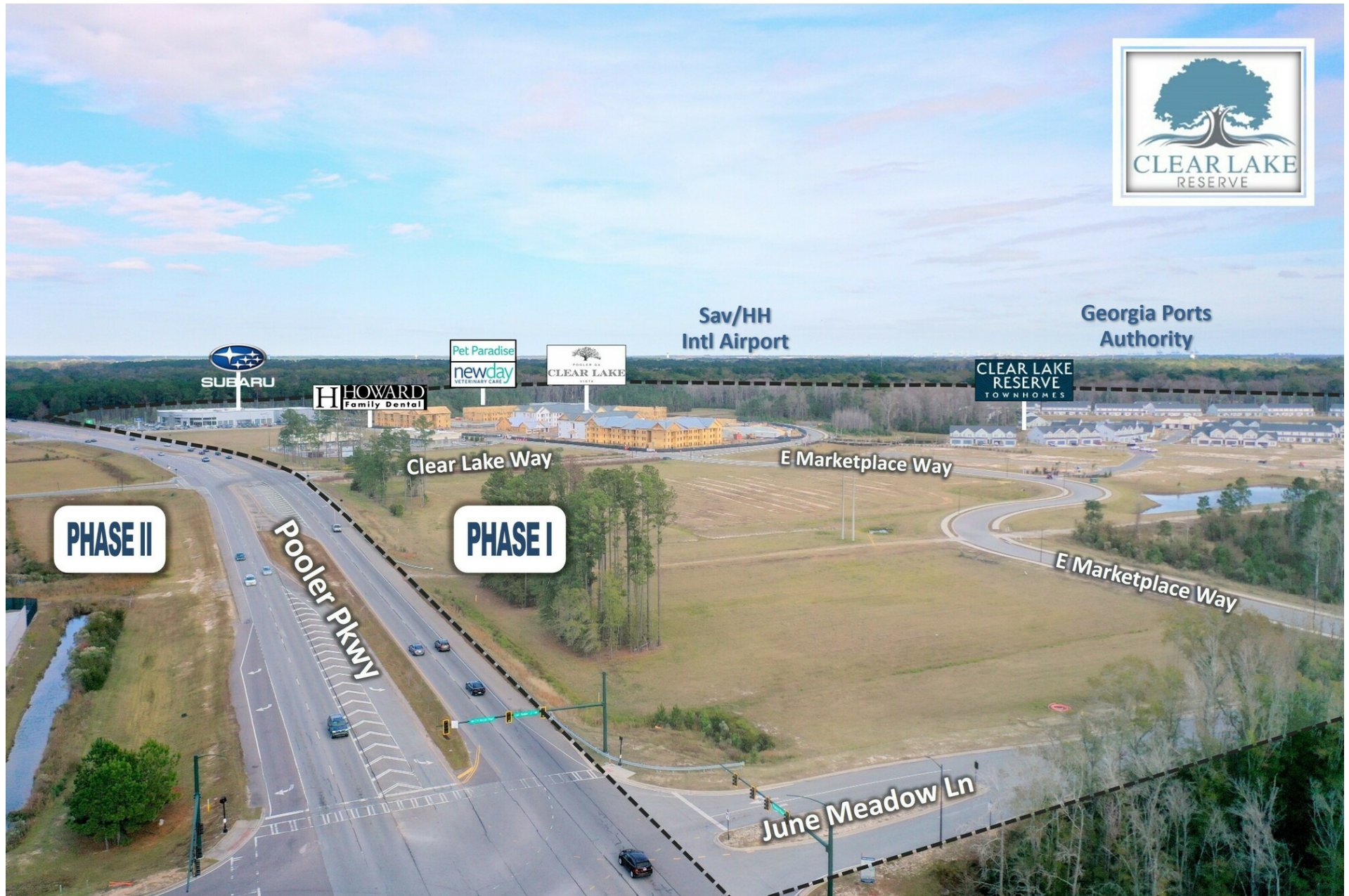
VIEW SOUTH



VIEW SOUTHWEST



VIEW NORTHEAST



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MASTER PLAN - DETAIL

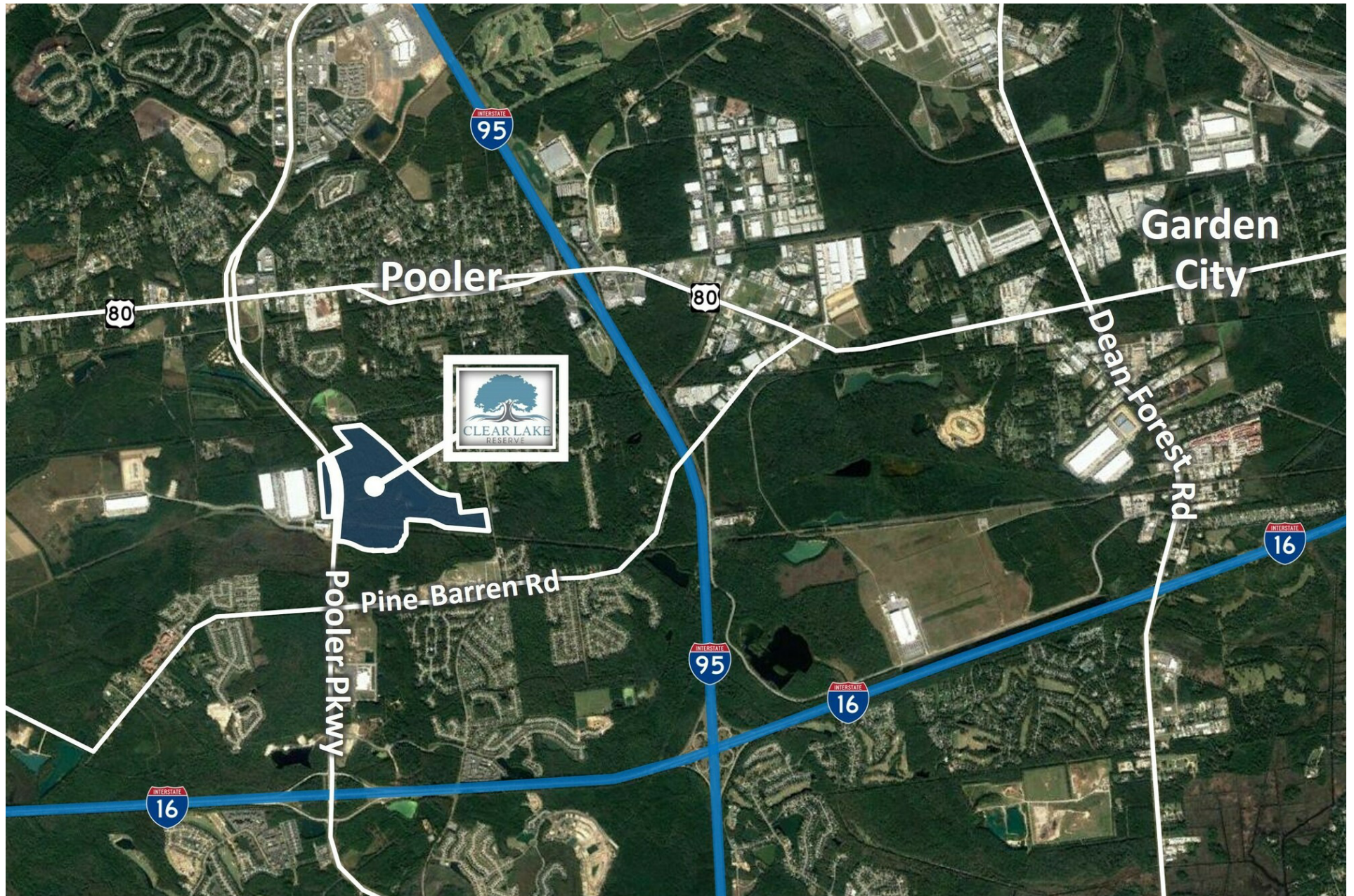


SITE PLAN

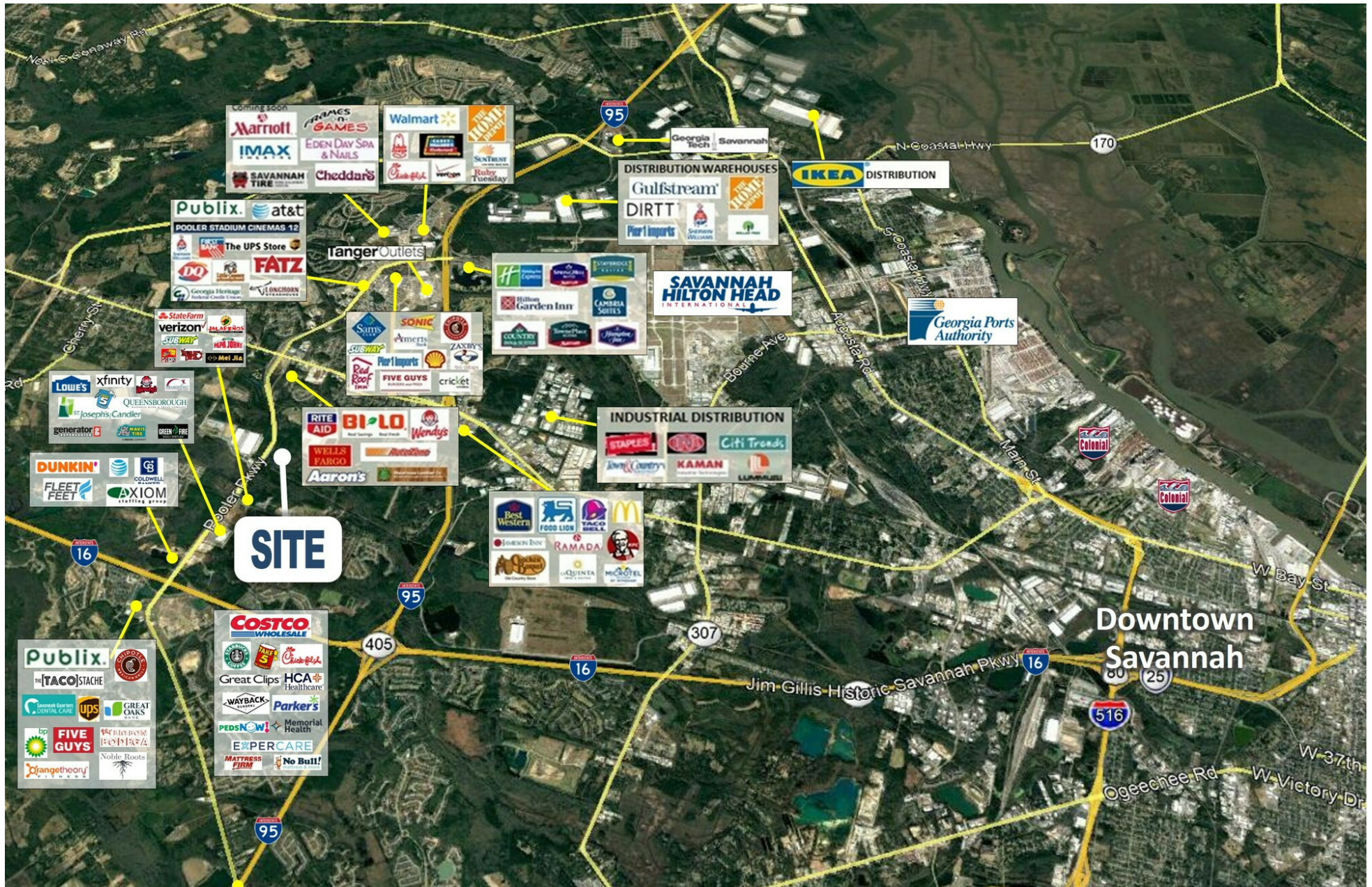


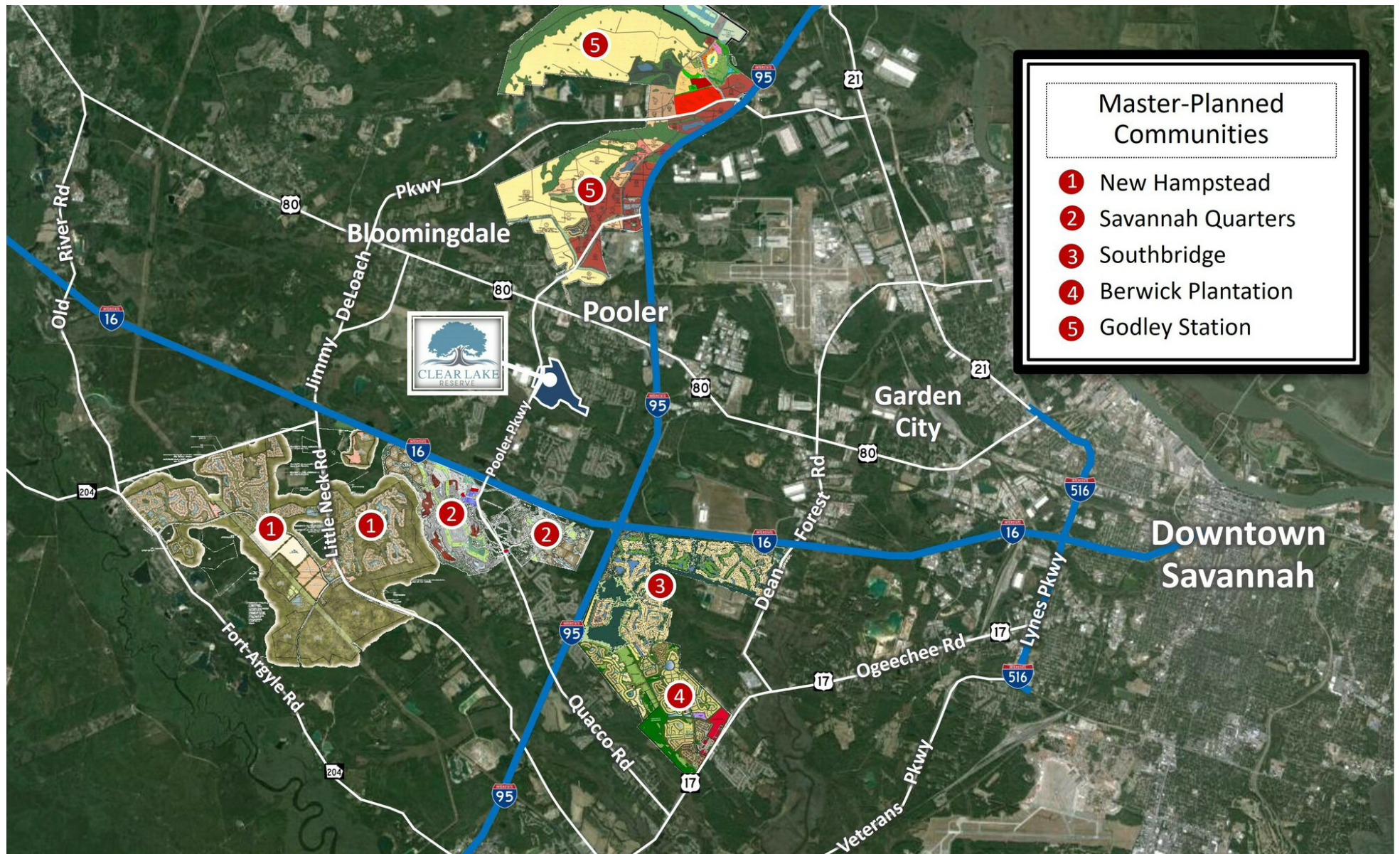
AERIAL | POOLER RESIDENTIAL





AERIAL | SAVANNAH MSA

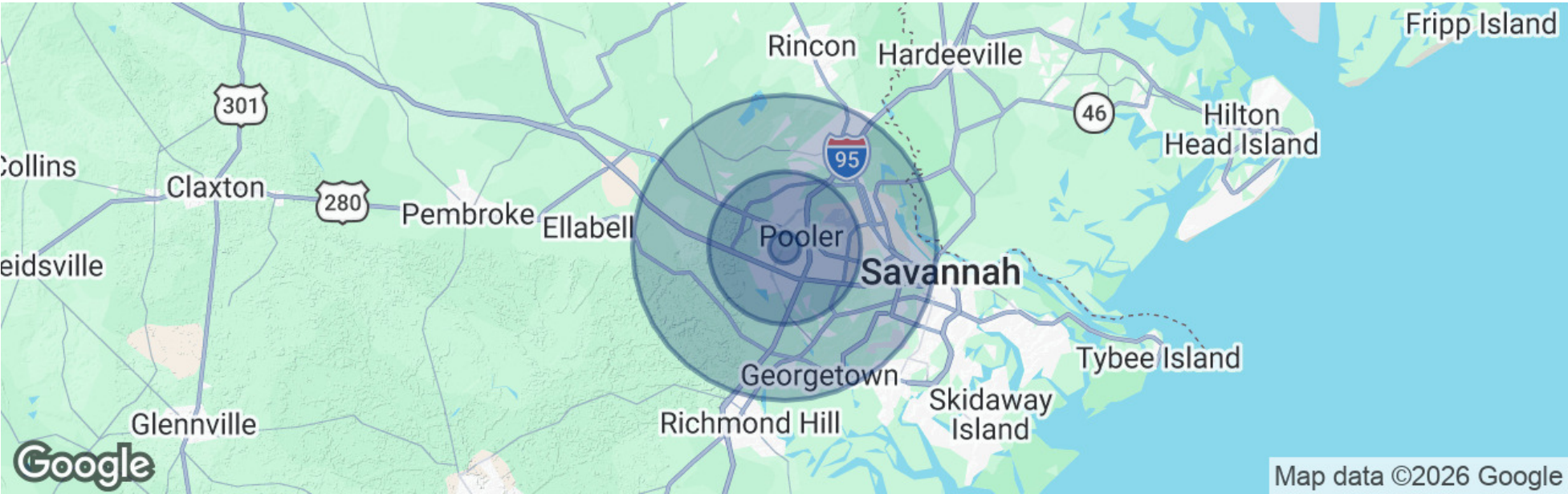




LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,039	45,799	160,298
AVERAGE AGE	48.0	39.7	35.6
AVERAGE AGE (MALE)	45.1	38.2	34.0
AVERAGE AGE (FEMALE)	54.7	42.2	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	748	18,136	58,696
# OF PERSONS PER HH	2.7	2.5	2.7
AVERAGE HH INCOME	\$83,385	\$109,036	\$89,594
AVERAGE HOUSE VALUE	\$238,399	\$301,676	\$252,840

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

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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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