

THE VILLAGE



AT Savannah Quarters®



Contents

Introduction	3
Savannah Quarters® Master Plan	4
The Village Site Plan	5
Location	7
Access	10
Retail Market Area	11
Demographics	14
Contact Us.....	16



Savannah Quarters®



Discover one of the South's premier residential and commercial destinations.

Savannah Quarters®, a 2,588-acre master planned community offers a wide variety of homes including apartment, townhomes, single family and custom homes totaling over 4,400 residences. The Club at Savannah Quarters® offers swimming, tennis, fitness, golf and a 29,000 sq. ft. clubhouse with upscale casual dining. Easy access to I-95 and I-16 puts residents and visitors a short drive from downtown Savannah.

The Village at Savannah Quarters®, the community's commercial district is designed with pedestrian walkability and easy traffic access in mind. Anchored by a leading grocery chain, The Village will be a neighborhood shopping area for the surrounding community.





Savannah Quarters® Master Plan

MASTER PLAN

SITE PLAN

LOCATION

ACCESS

MARKET AREA

DEMOGRAPHICS

CONTACT



The Village at Savannah Quarters®

- Intersection of Pooler Parkway and Blue Moon Crossing, Exit 155
- Anchored by major grocery chain
- 6 major parcels available

Savannah Quarters® At a Glance

Total Land Area: 2,588 Acres

- The Village at Savannah Quarters® Commercial
- The Club at Savannah Quarters® Amenities
- Future Development

Total Residential Units: 4,400

- Multi-Family Units: 1,178
- Single Family Units: 3,222



The Village Site Plan



Available Parcels*

- Parcel I**
2.56 Acres - Retail/Office
- Parcel J**
2.77 Acres - Hotel/Office
- Parcel B**
1.97 Acres - Office

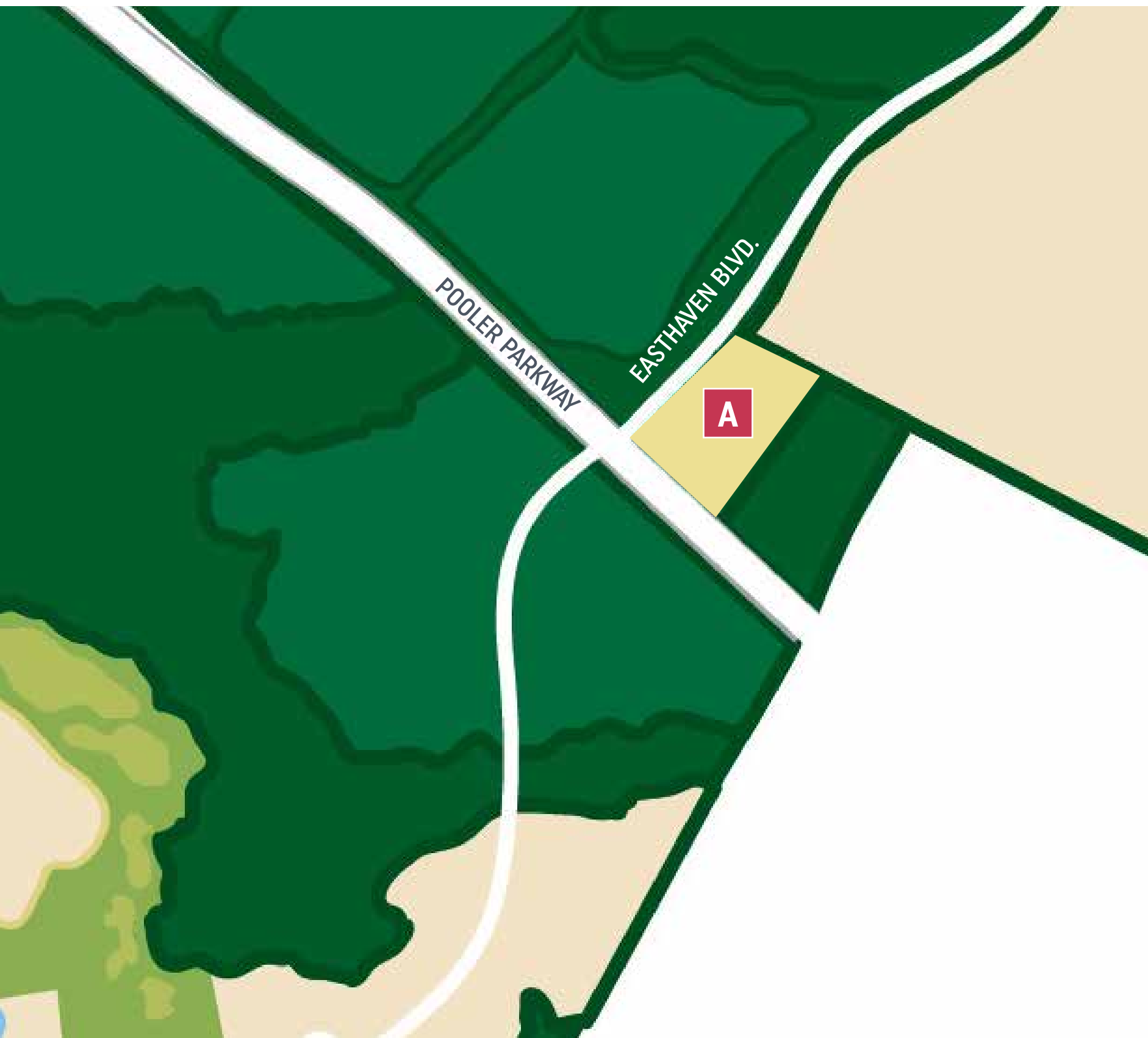
Existing/Sold Parcels

- Publix
- BP Gas Station
- Bank
- Offices
- Retail
 - Parcel F
 - Parcel E
 - Lot 3

*Parcel usage is subject to change.
This site plan is for illustrative purposes only and is not intended to be a complete accurate depiction.



Easthaven Parcel A



Available Parcels*

A

Parcel A

3.19 Acres - Retail, Office or Medical Office

*Parcel usage is subject to change.
This site plan is for illustrative purposes only and is not intended to be a complete accurate depiction.



Savannah, Georgia



Discover Savannah - a leading city in the Southeast.

Considered one of the most beautiful cities in the nation, Savannah attracts millions of tourists and new residents every year. It's cultural, artistic, athletic and recreational experiences give life an eclectic and energetic feel. Savannah boasts a diverse and strong economy that has enjoyed steady growth over the past decade. This blends with a high-quality, low cost of living and a stunning natural beauty to create a location that is truly unique in the nation.

KEY INDUSTRIES



TRAVEL & TOURISM

- 13.5 Million Annual Visitors
- \$2.5 Billion Annual Economic Impact
- 24,000 Tourism Related Jobs
- #3 Travel Destination in the U.S. and #9 in the World for 2016



AEROSPACE

- Gulfstream Aerospace - Area's Largest Employer
- Multiple Facilities
- 10,000+ Aerospace Related Jobs



SHIPPING

- Port of Savannah - Second Largest in Nation
- \$84 Billion Annual Economic Impact
- 32,200 Related Jobs



HEALTHCARE

- St. Josephs - 714 Beds
- Memorial University Medical Center - 654 Beds
- 24,000 Related Jobs



EDUCATION

- 18 Area Colleges - 60,000 Students
- Savannah College of Art & Design
- Savannah Technical College



MILITARY

- Largest Army Installation East of Mississippi
- 4,000 Annual Military Exits Supply Workforce
- \$4.9 Billion Annual Economic Impact



Pooler, Georgia



The fastest growing city in Chatham County.

The I-16 and Pooler Parkway location is destined to be the preferred area for shopping, medical services, entertainment and good living. Its proximity to downtown Savannah gives it the advantage of being close to a wealth of cultural and recreational opportunities with the safety and security of a suburban location. Young families, brought up in the rural areas want to get closer to Savannah. They are looking for reasonably priced new housing, good schools, good jobs, shopping, entertainment and security. Additionally the city officials have created an environment that welcomes responsible development.

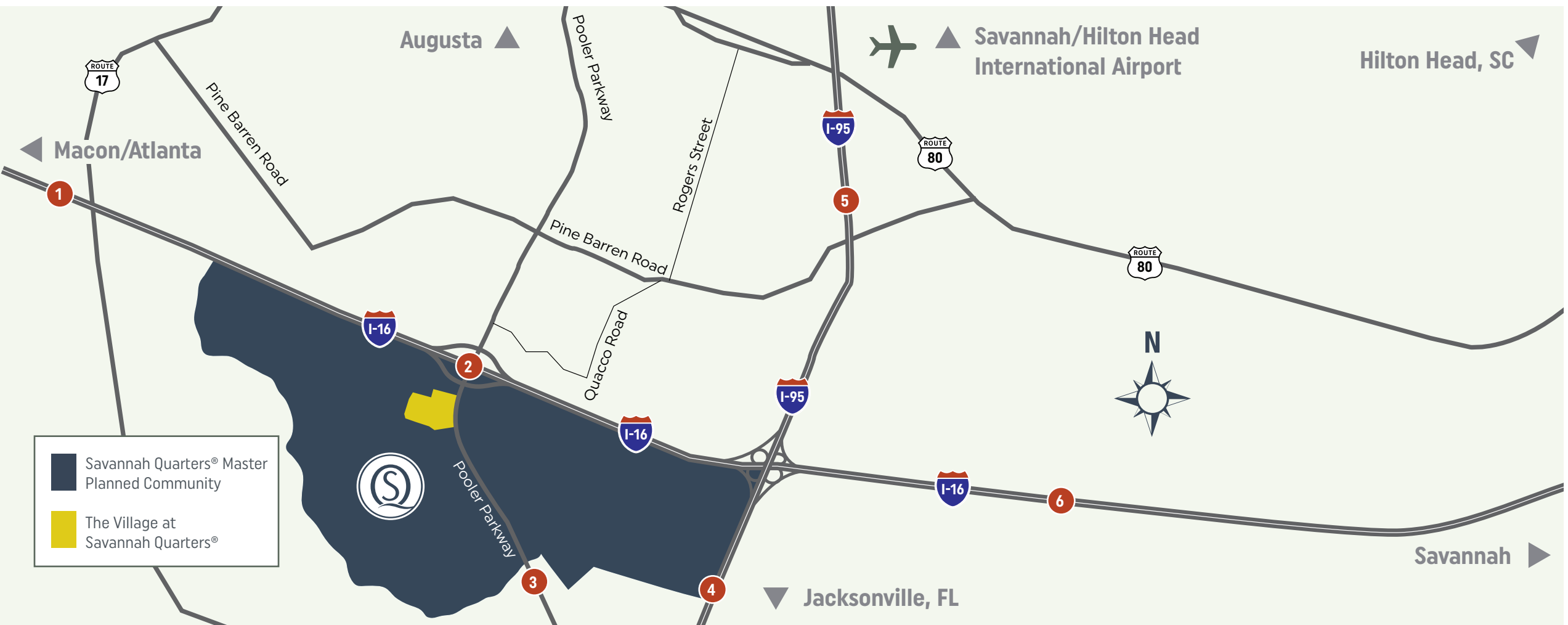
Pooler Parkway is the beltway of Pooler. It connects I-95 at the international airport to I-16 and Savannah Quarters®. Within three to four miles is the Port of Savannah, Gulfstream Aerospace Corporation (10,000 employees), JCB North America (construction equipment manufacturer) and Mitsubishi Power Systems (turbine manufacturing)—just a few of the job opportunities in west Chatham County.

Pooler's growth is now moving to the south end of Pooler Parkway. The city encourages commercial development at the I-16 interchange, as does the entire area who are looking for goods and services to be provided in a quality environment. A recent "rooftop" count of the immediate market area showed 8,060 units with a projected three year growth to 12,000.





Perfect Location



Driving Distances

Savannah, GA	8 Miles	Hilton Head, SC	42 Miles
Richmond Hill, GA	10 Miles	Charleston, SC	112 Miles
Rincon, GA	15 Miles	Augusta, GA	120 Miles
Springfield, GA	20 Miles	Jacksonville, FL	132 Miles
Hinesville, GA	25 Miles	Atlanta, GA	240 Miles
Statesboro, GA	40 Miles	Savannah/HH Airport	8 Miles

Traffic Counts (VPD)

1 I-16 (W)	40,900
2 I-16 at Pooler Pkwy	31,120
3 Pooler Pkwy	10,400
4 I-95 (S)	73,500
5 I-95 (N)	80,500
6 I-16 (E)	57,400



Easy Access

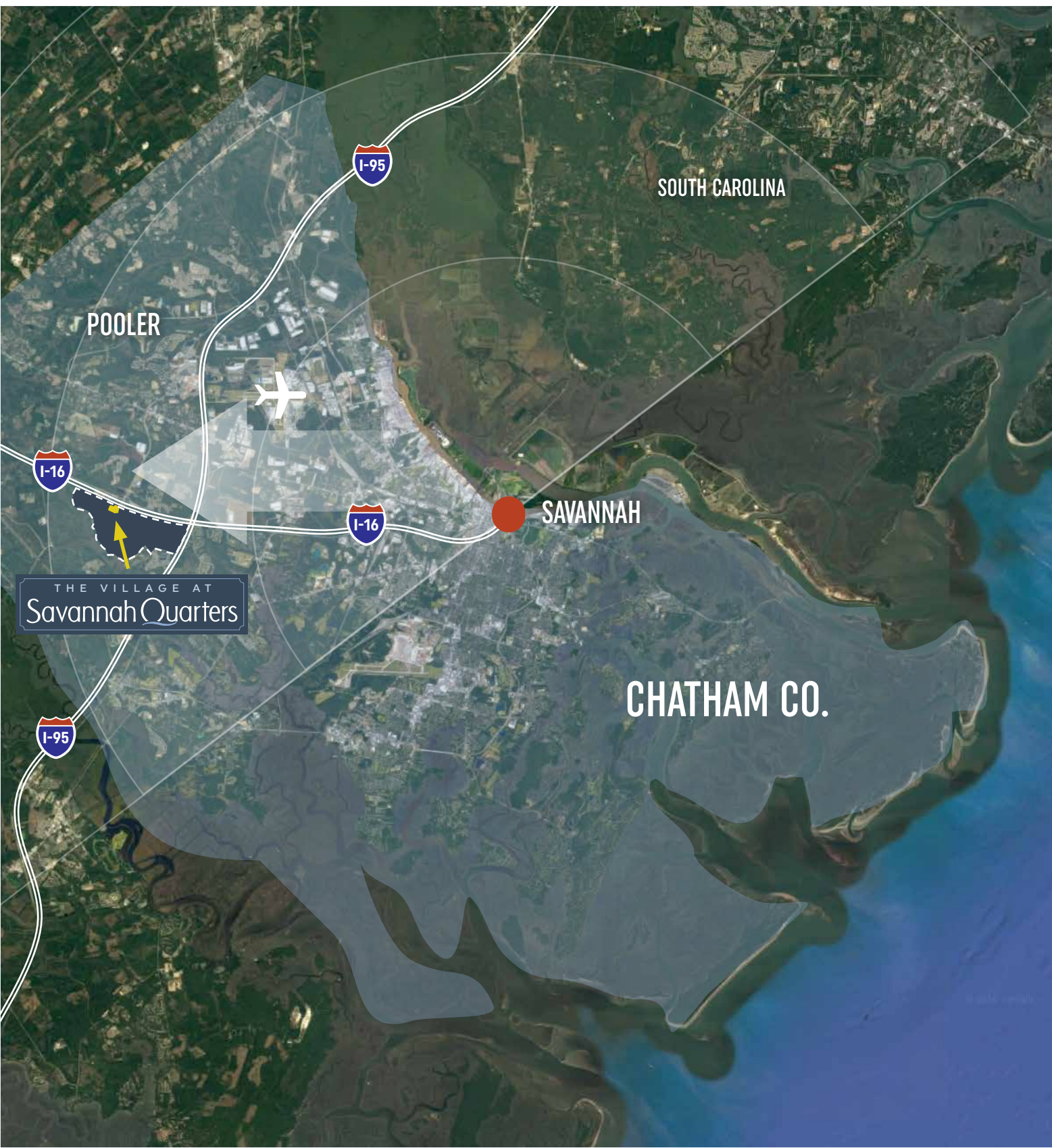


Easy Access to I-16 and I-95

Savannah Quarters® enjoys easy access to exit 155 of Interstate 16. With over 40,000 units of traffic passing every day, access to commercial areas from the interstate is only one or two intersections away. Interstate 95 is only one interchange from exit 155 giving additional traffic nearby. Add to this the proximity of thousands of residences in Savannah Quarters® as well as other nearby residential developments. Additionally, as part of the larger Pooler Parkway commercial corridor, The Village will attract additional consumers traveling south from the airport.



Retail Market Area



The marketing scope for all of the Savannah area is reduced somewhat by the geographic intrusion of the Atlantic Ocean. Instead of a 360 degree market, it is a **180 degree market**.

The area is primarily **Chatham County**, and is made up of several suburbs. It expands to include neighboring counties as well. It boasts a strong economic base, in addition to attracting 12 million tourists in 2012.

Pooler, the second largest city in the county, has benefited most from this good fortune. The city experienced a 201% increase in population over the past 10 years, and it is still growing at a rapid rate.

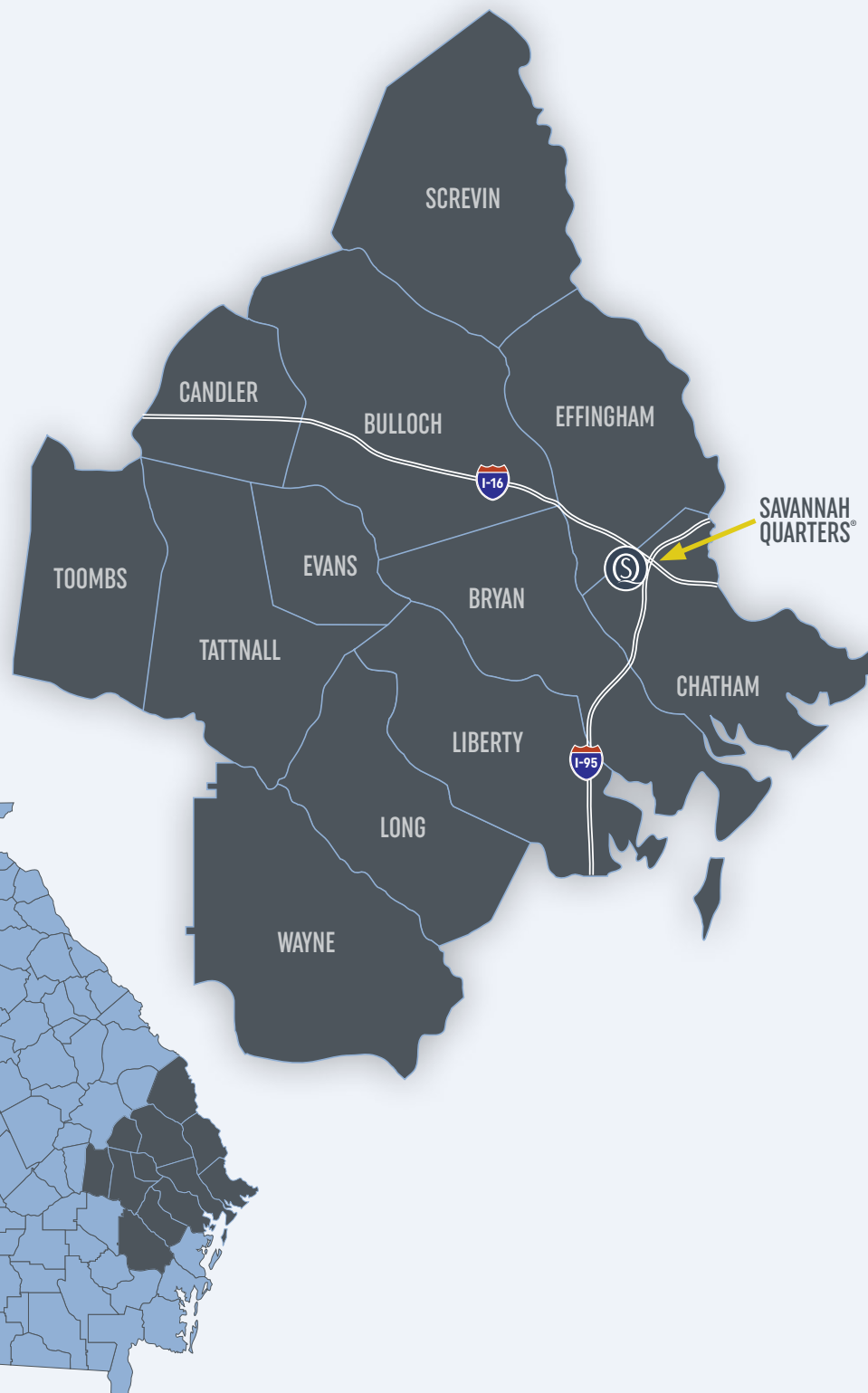
Savannah and Chatham County **can only grow to the west**. Pooler has been the preferred choice for families moving from rural areas to get closer to jobs, shopping and schools.

Savannah's retail and residential has expanded south **to the limit**. Then I-95 and I-16 began to give families and consumers choices.

- I-95 has become the tourist highway, moving people and goods between the north and Florida.
- The I-95 corridor is home to many large corporate employers, and the Savannah/Hilton Head International Airport.
- I-16 has become the working man's highway, made up of consumers going to and from home and work. The kind who stop and shop regularly.



Retail Market Area



Retail Market Area for West Chatham

Location/County	2012	2000
Bryan	32,214	23,417
Bulloch	72,694	55,983
Candler	11,117	9,577
Chatham	276,434	232,048
Effingham	53,293	52,250
Evans	10,689	10,495
Liberty	65,471	61,610
Long	16,046	10,304
Tattall	25,384	22,305
Toombs	27,315	26,067
Wayne	30,306	26,591
TOTAL COUNTIES	620,963	520,343

City of Pooler*	19,140	6,339
Garden City (Industrial Area)	8,913	10,784
Port Wentworth	6,096	3,276
Richmond Hill	10,452	6,959

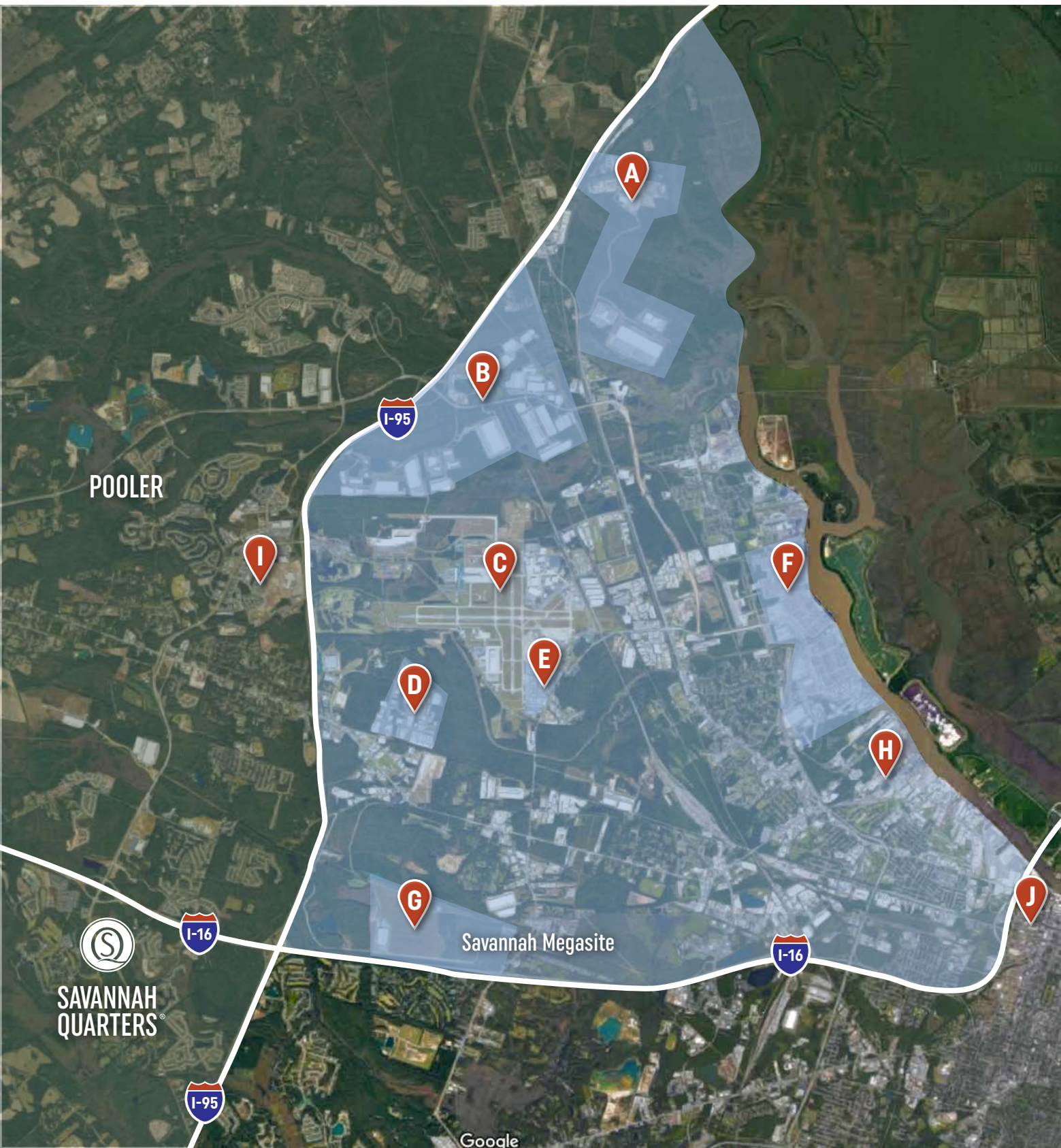
These counties were chosen because of their access to I-16, which is the only major highway serving the area northwest of West Chatham County. All customers coming to Savannah from this area must use I-16 and pass the intersection at Pooler Parkway.

* Note — **201% Increase**

City of Pooler: 2003 = 11,203
2013 = 21,1221



Area Employment



Major Employers Within 15 Miles

Map	Employer	Distance	Jobs
A	Northpoint Industrial Park (Gulfstream, Target, Ikea)	11.5 m	800+
B	Crossroads Industrial Park	7.5 m	3,000+
C	Savannah International Airport	6.4 m	400+
D	SPA Industrial Park (Gulfstream, FedEx, Coca-Cola, Staples)	5.0 m	2,000+
E	Gulfstream (Airport Locations)	6.4 m	6,000+
F	Port of Savannah	10.2 m	1,100+
G	Mitsubishi Power Systems	5.8 m	320
H	International Paper	10.5 m	660
I	Tanger Outlets	4.7 m	900
J	Savannah College of Art and Design	12.0 m	1,600
K	Interstate Center	15.0 m	500+

Savannah was ranked in the 2015 Top 50 Places For Business and Careers by Forbes



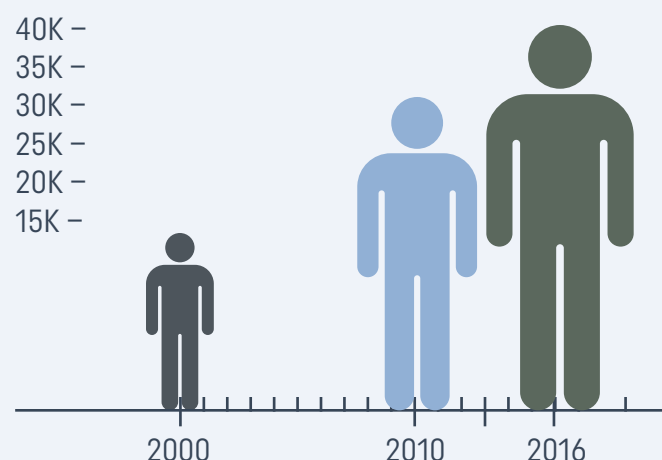
The majority of employment in Savannah lies within the triangle between the port, I-95 & I-16. However, this area has no residential options other than low-income housing. Pooler, to the west of I-95, is the only livable area for affluent professionals with proximity to employment.

The Savannah Megasite, a 1,550 acre tract acquired by the State of Georgia, is regarded as one of the top undeveloped tracts of industrial land in the southeast. Mitsubishi Hitachi Power Systems, which currently employs 320 people, anchors the site. Economic development officials are scouting for another manufacturing facility with the potential to bring 1,000 – 3,000 new jobs to the area.

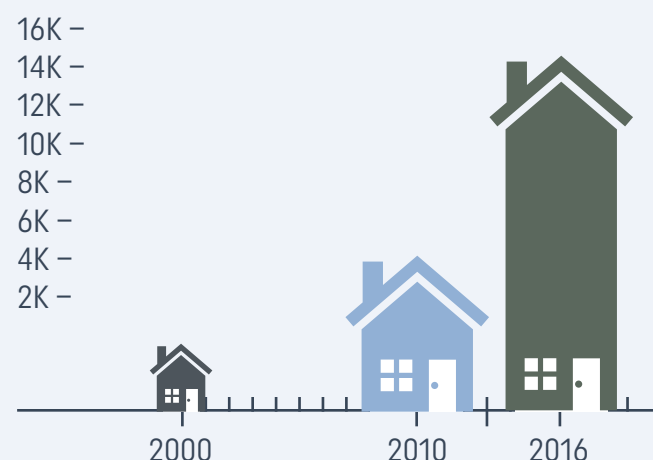


Area Demographics

Population Growth - 5 Mile Radius



Household Growth - 5 Mile Radius



Rent vs. Own - 5 Mile Radius



POPULATION - SIZE*	1 MILE	3 MILES	5 MILES
POPULATION			
2000 Population	428	8,269	14,328
2010 Population	1,042	13,701	31,789
2016 Est. Population	1,785	18,668	42,094
Growth 2010 - 2016	90%	21.6%	19.7%
HOUSEHOLDS			
2010 Census	593	4,801	12,691
2016 Estimated	NA	5,831	14,203
Growth 2000 - 2010	860.5%	NA	NA
2015 Average Household Size	2.77	2.76	2.66
2016 Average Household Income	\$78,708	\$81,488	\$80,274
Median Owner Occupied Housing Value	\$177,647	\$172,354	\$181,971
2010 TENURE OF OCCUPIED HOUSING UNITS			
Owner Occupied	347 58.5%	3,652 76.1%	8,888 70%
Renter Occupied	246 41.5%	1,149 23.9%	3,803 30%

* Source: alteryx

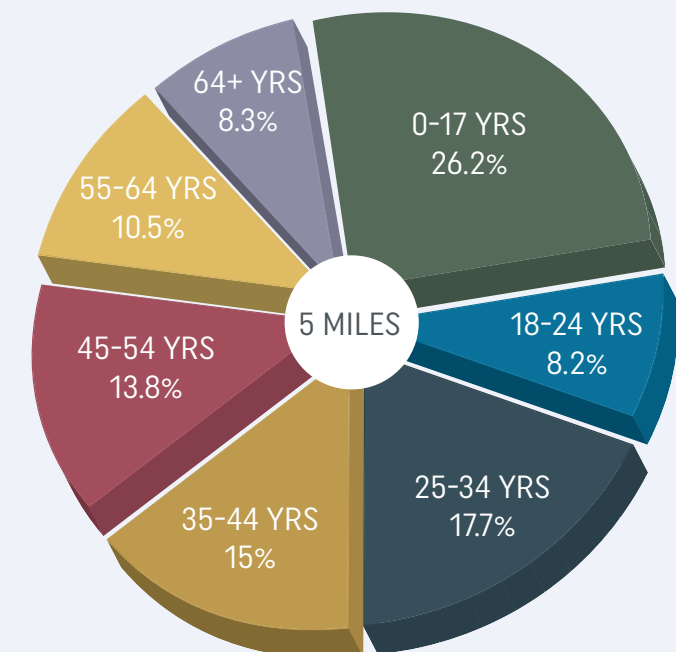


Area Demographics



POPULATION - AGE*	1 MILE	3 MILES	5 MILES
2010 Population	1,042	13,701	31,789
2010 Population by Age	Percent (%)	Percent (%)	Percent (%)
0-17 Years	29.9%	28.6%	26.2%
18-24 Years	7.3%	7.5%	8.2%
25-34 Years	20.7%	18.8%	17.7%
35-44 Years	16.4%	15.8%	15%
45-54 Years	11.6%	13.2%	13.8%
55-64 Years	8.2%	8.9%	10.5%
64+ Years	5.8%	7.1%	8.3%
2010 Median Age	31.32%	32.75%	34.59%

* Source: alteryx





Contact Us

**For information on
The Village, contact:**



Adam Bryant
Partner
(912) 667-2740
adam.bryant@svn.com

Tom DeMint
Partner
(843) 816-7191
tdemint@svn.com

SVN | GASC
6001 Chatham Center Drive
Suite 120
Savannah, GA 31405
(912) 353-4101 office

MASTER PLAN

SITE PLAN

LOCATION

ACCESS

MARKET AREA

DEMOGRAPHICS

CONTACT



MASTER PLAN

SITE PLAN

LOCATION

ACCESS

MARKET AREA

DEMOGRAPHICS

CONTACT



Savannah Quarters®

© 2020 All rights reserved. Materials are protected by copyright, trademark, and other intellectual property laws. All rights in these materials are reserved. All products and company names marked as trademarked (™) or registered (®) are trademarks of their respective holders. Copying, reproduction and distribution of materials without prior written consent of Freehold Communities is strictly prohibited. All information, plans, and pricing are subject to change without notice. This information does not represent a specific offer of sale or solicitation to purchase property within Savannah Quarters®. Models do not reflect racial preference. 