

# 10.4-Acre Retail Parcel

Entrance to The Highlands Residential PUD

For Sale RETAIL PARCEL



**PARCEL:** 10.4-Acres

**ZONING:** PUD-BN: Neighborhood Commercial/Retail Uses

**ACCESS:** Excellent via Benton Boulevard and Jimmy Deloach Parkway

**LOCATION:** Excellent central location at the entrance to the Highlands Residential Development in Godley Station / West Chatham County

**VISIBILITY:** Highly visible parcel at the entrance to 4,639 single family residences and 1,184 multi-family units at build-out of the Highlands Planned-Unit-Development

## NOTABLE FEATURES:

- Prime location for neighborhood shopping center with convenience store or bank on corner outparcels
- Located within one-quarter mile of future elementary and middle schools
- Ready for immediate development with zoning, water and sewer lines and access roads in place

For more information and inspection please contact:

### HARVEY J. GILBERT

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

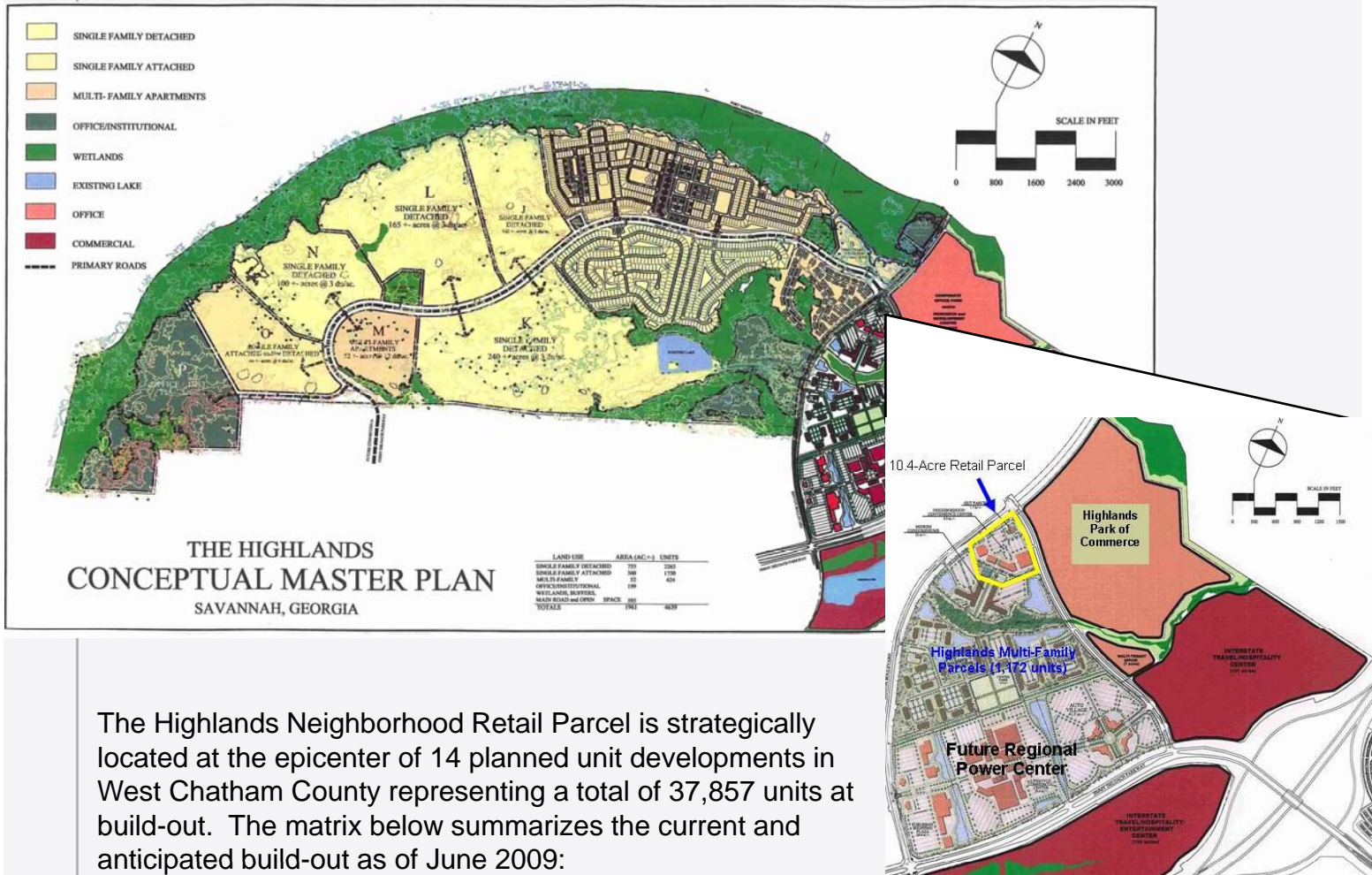
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC

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ALLIANCE

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The Highlands Neighborhood Retail Parcel is strategically located at the epicenter of 14 planned unit developments in West Chatham County representing a total of 37,857 units at build-out. The matrix below summarizes the current and anticipated build-out as of June 2009:

West Chatham County Planned Unit Development Population Summary					
Second Quarter 2009					
	Total No. of Units at Build-out	No. of Units Built or Under Construction to Date	% Increase in No. of Units Since 2007	Total Number of Current Residents	Total No. of Residents at Build-out
Single -Family Residential	32,637	6,694	52.7%	17,404	84,856
Multi-Family Residential	6,458	3,608	30.1%	6,855	12,270
<b>Totals</b>	<b>39,095</b>	<b>10,302</b>		<b>24,259</b>	<b>97,126</b>

Note: The preceding estimates are based on a market study conducted in June 2009. Actual results can be expected to vary based on typical changes in market conditions, development plans, etc.

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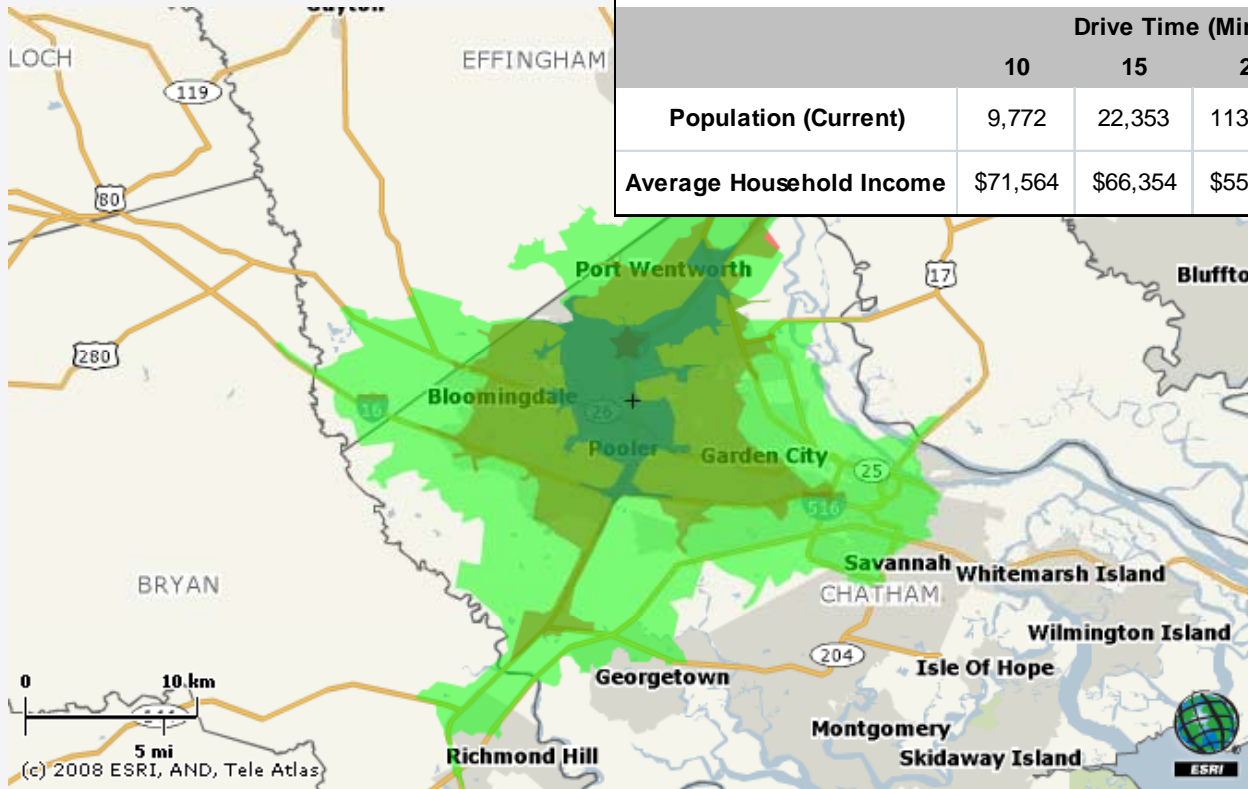
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## Retail Drive Time Analysis



## MARKET FEATURES:

- Captive retail market consisting of 14,300 residents at build-out of Highlands Planned-Unit-Development
- Located within 10 minutes of Savannah / Hilton Head International Airport, Crossroads Business Center, Georgia Tech Regional Campus and Gulfstream, JCB and many more major employers
- Parcel is ideally suited to development of retail strip anchored by a gourmet grocery store and strategic outparcels

## LIST PRICE:

**\$2,000,000**  
Or  
**\$192,308 per Upland Acre**

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