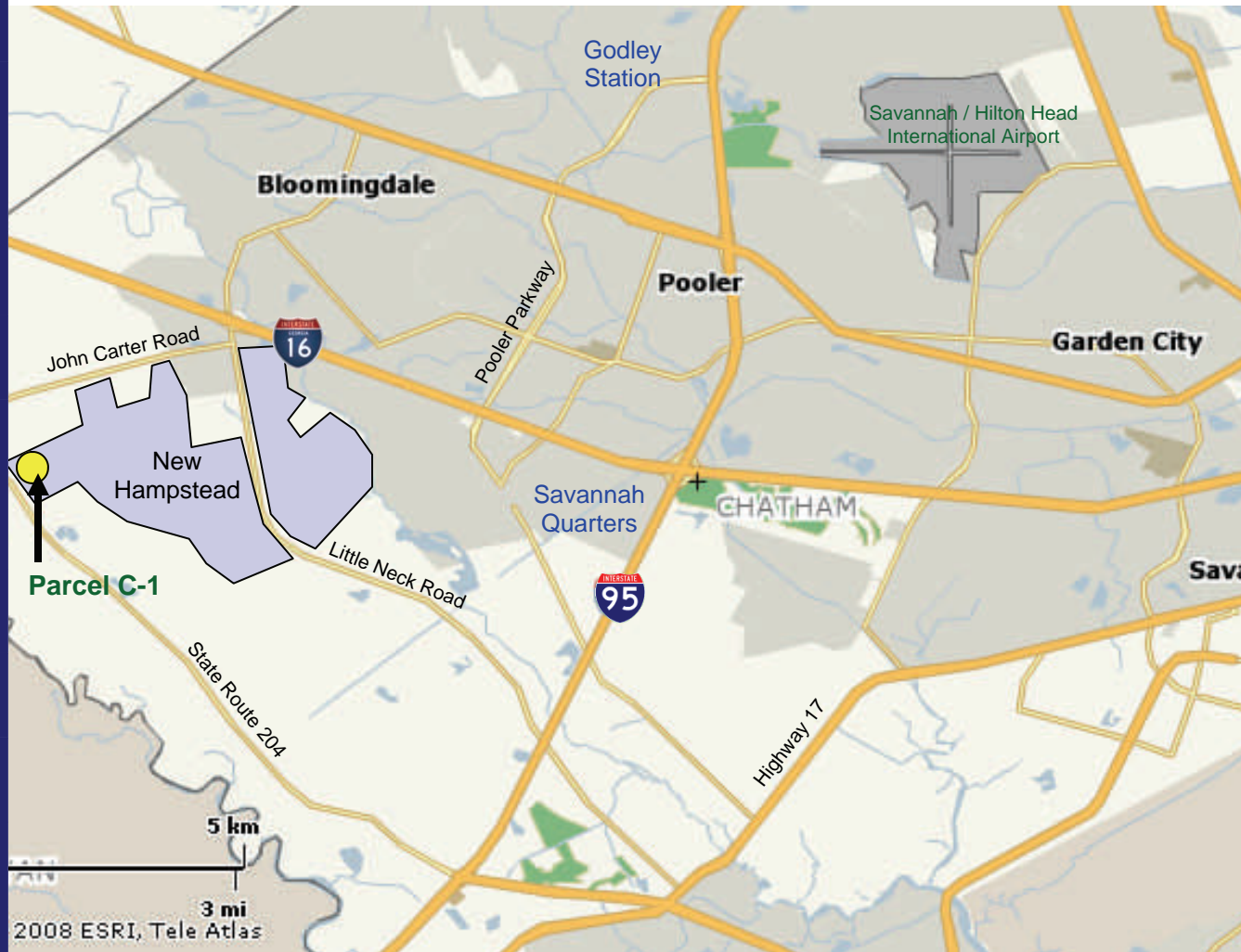


# FOR SALE - Commercial Outparcels at Entrance to New Hampstead

*9.5-Acre Commercial Parcel Available as a Whole or in Parcels*



- Located at the entrance to New Hampstead: International Paper's Newest Planned Unit Development in West Chatham County - 4,500 acres permitted for 10,500 residential units
- Excellent access and visibility strategically located at the northwest corner of Highway 204 and Highgate Boulevard
- Extensive frontage on SR 204 and Highgate Boulevard with established curb-cuts
- Zoned: PUD-C
- Phase I - Environmental Assessment complete
- **AVAILABLE AS A WHOLE OR IN PARCELS**

Excellent Opportunity for Commercial Developer or End-Users to Include Banks, Convenience Store Operators, etc.

\* Pricing subject to change without notice

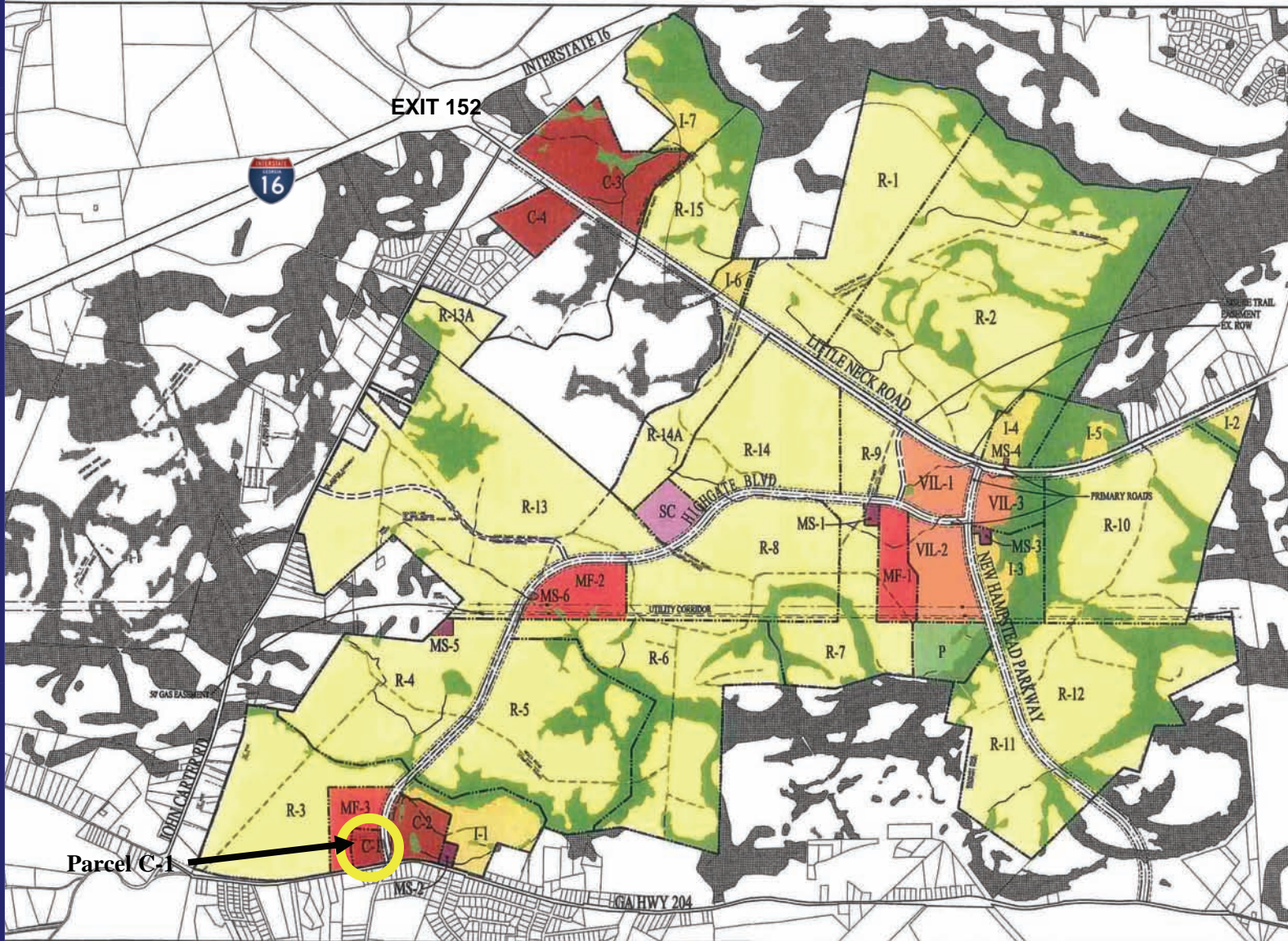
[www.glcre.com](http://www.glcre.com)

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

An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

# FOR SALE - Commercial Outparcels at Entrance to New Hampstead

## 9.5-Acre Commercial Parcel Available as a Whole or in Parcels



CONCEPTUAL PROJECT PLAN  
For:  
**NEW HAMPSTEAD**  
PLANNED UNIT DEVELOPMENT

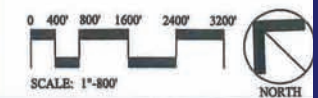
Prepared For:  
**INTERNATIONAL PAPER  
REALTY CORPORATION**  
Prepared By:  
**Wood+Partners, Inc.**  
Landscape Architects/Land Planners  
Hilton Head Island, South Carolina

Approved by the City of Savannah on September 1, 2005  
Revised January 15, 2006 (MS1, MS3)  
Revised July 18, 2006 (MS4-MS6, R14A, C2, C4)

- R** SINGLE FAMILY
- MF** MULTIFAMILY
- C** COMMERCIAL
- MS** MUNICIPAL SERVICE
- VIL** VILLAGE COMMERCIAL
- I** INSTITUTIONAL
- SC** SCHOOL
- P** PARK
- JURISDICTIONAL DETICH**
- CONNECTOR ROAD**  
(ALIGNMENT TO BE DETERMINED)
- OFF SITE WETLANDS**
- WETLANDS**

**ACREAGE SUMMARY**

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
RESIDENTIAL TRACTS 304	4730 AC	4730 AC	0 AC
COMMERCIAL TRACTS	188 AC	142 AC	46 AC
NEIGHBORHOOD VILLAGE	153 AC	154 AC	0 AC
TRACTS MULTIFAMILY TRACTS	104 AC	103 AC	1 AC
INSTITUTIONAL TRACTS	139 AC	107 AC	32 AC
SCHOOL TRACT	104 AC	104 AC	0 AC
PUBLIC PARK TRACT	143 AC	130 AC	13 AC
PUBLIC SAFETY TRACT	18 AC	18 AC	0 AC
RIGHT OF WAY	180 AC	186 AC	6 AC
UTILITY CORRIDOR	10 AC	10 AC	0 AC
<b>TOTAL</b>	<b>4809 AC</b>	<b>4908 AC</b>	<b>101 AC</b>



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# FOR SALE - Commercial Outparcels at Entrance to New Hampstead

## 9.5-Acre Commercial Parcel Available as a Whole or in Parcels

### List Price Summary

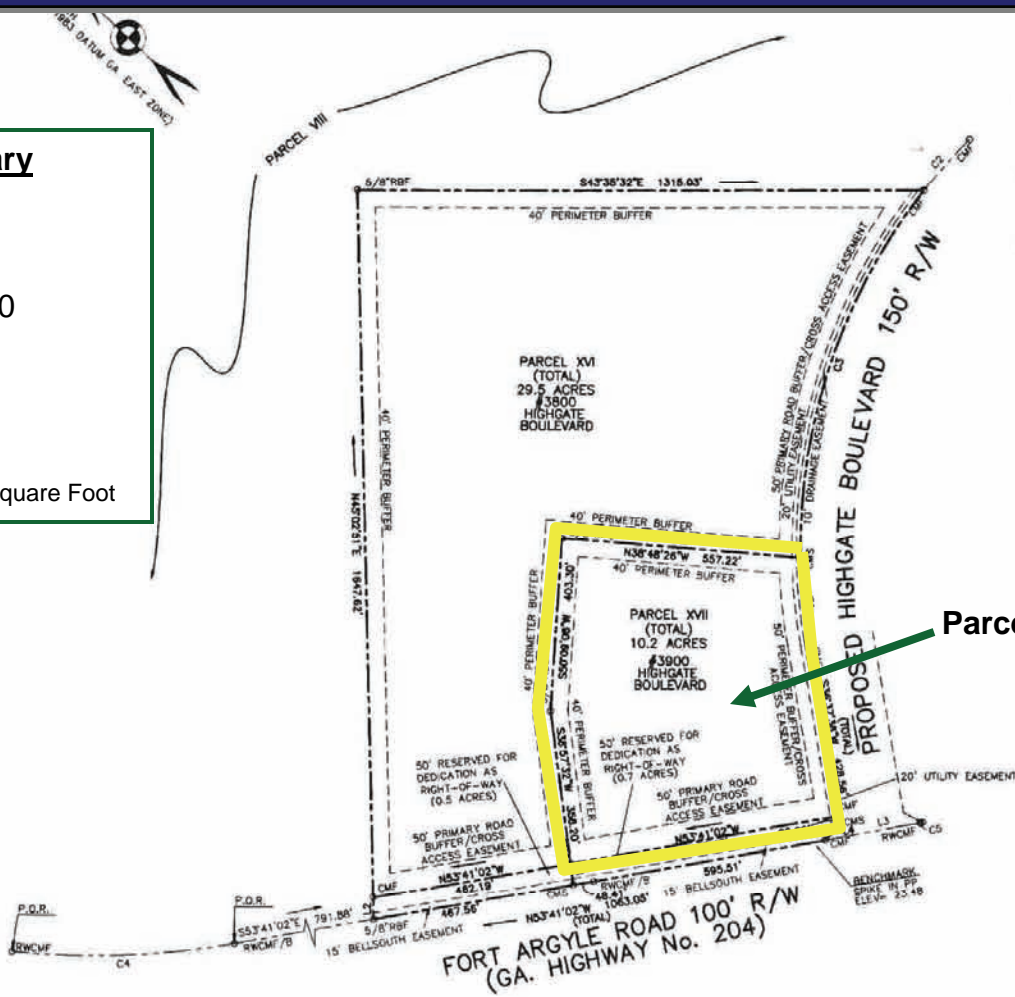
#### Property as a Whole:

9.5-Acre Parcel: \$700,000

#### As Smaller Parcels:

1.0 - 2.0 Acre  
Outparcels: \$6.50 / Square Foot

- NOTES:**
1. BASED ON GRAPHIC DETERMINATION, THIS PROPERTY IS NOT WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 130030-0075C DATED: 5/19/1987
  2. THE CURRENT PIN IS 1-1047-03-002
  3. THIS PLAT IS A MINOR SUBDIVISION OF THREE PARCELS.
  4. THE TOTAL PLAT AREA IS 1141 ACRES.
  5. THIS PLAT IS SUBJECT TO ALL RECORDED DEEDS & EASEMENTS.
  6. COORDINATES SHOWN ARE BASED ON NAD 83 GEORGIA EAST ZONE.
  7. THIS PROPERTY CONTAINS WETLANDS UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY OF LAW.
  8. LOTS ARE TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER.
  9. # INDICATES STREET ADDRESS OF LOTS.
  10. A MINIMUM DEVELOPMENT SETBACK OF 20 FEET SHALL BE PROVIDED ADJACENT TO WETLANDS. A LARGER SETBACK SHALL BE PROVIDED IF REQUIRED BY AGENCIES REGULATING WETLANDS.
  11. A 50' PRIMARY ROAD BUFFER/CROSS ACCESS EASEMENT SHALL ACCOMMODATE A MEANDERING, PAVED PEDESTRIAN TRAIL A MINIMUM OF 6 FEET IN WIDTH. THE TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER OF THE TRACT DURING THE INITIAL PHASE OF CONSTRUCTION.
  12. A 50-FOOT WIDE PRIMARY ROAD BUFFER/CROSS ACCESS EASEMENT IS REQUIRED ALONG THE FRONTAGE OF HIGHGATE BOULEVARD. AT ALL OTHER PERIMETER BUFFER/CROSS ACCESS EASEMENTS, A 50-FOOT PERIMETER BUFFER SHALL BE PROVIDED. WHERE ADJACENT TRACTS ARE COUSHER, THE PERIMETER BUFFER WILL APPLY TO THE BOUNDARY OF THE COMBINED TRACTS.
  13. THERE SHALL BE NO DEVELOPMENT UNTIL SUCH TIME AS A MASTER PLAN IS APPROVED FOR THE LOT ON WHICH THE DEVELOPMENT IS TO OCCUR.



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DATE: \_\_\_\_\_ M.P.C. FILE NO. \_\_\_\_\_

CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

*R. Rustin*  
R. CHRIS RUSTIN, COUNTY ENVIRONMENTAL HEALTH MANAGER 11-22-06 DATE

2. APPROVED BY CITY OF SAVANNAH ENGINEER:  
*Peter Shonka*  
PETER SHONKA, CITY ENGINEER 12-12-06 DATE

3. APPROVED BY THE CITY MANAGER OF SAVANNAH:  
*Michael B. Brown*  
MICHAEL B. BROWN, CITY MANAGER 12-12-06 DATE

4. APPROVED BY THE METROPOLITAN PLANNING COMMISSION:  
*Thomas L. Thomson*  
THOMAS L. THOMSON, EXECUTIVE DIRECTOR 12-13-06 DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

*W.L. Burgstiner*  
INTERNATIONAL PAPER, L.L.C. CORPORATION  
W.L. BURGSTINER, GEORGIA LAND SALES MANAGER 11/20/06 DATE

Parcel C-1: 9.5 Acres

375-578

**MINOR SUBDIVISION**  
PARCEL XVI & PARCEL XVII  
BEING A PORTION OF PARCEL B-1 OF THE NEW HAMPSTEAD DEVELOPMENT AREA, PUD MF-3 AND C-1, LANDS OF INTERNATIONAL PAPER REALTY CORPORATION, BTH, GA.

For Additional Information Please Contact:

Stephen D. Ezelle, CCIM Harvey J. Gilbert  
Gilbert & Lattimore Commercial Real Estate, LLC  
104 West State Street, Suite 220  
Savannah, Georgia 31401  
(912) 236-8992  
www.glcre.com

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