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## Morgan Tract Infrastructure Almost Complete, Some Commercial Tenants Under Contract

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Development on the 1,400-acre Morgan tract on Pine Barren Road in Pooler is underway, with the installation of water and sewer lines nearly complete and the sale of three residential parcels, as well as a multi-family tract and a 150-acre light industrial tract under contract, says commercial real estate broker Harvey Gilbert of Gilbert Realty Co.

"The project is approaching critical mass," Gilbert said. "The Morgan tract is experiencing phenomenal demand as a result of its strategic location and well-balanced master plan."

Gilbert declined to name the tenants, but he has said previously that warehouse distribution facilities would be likely tenants in the light-industrial area.

The master plan for the tract includes 105.24 acres of single-family development, 16.28 acres of multi-family, 203.38 acres of commercial, 533 acres of light-

industrial, 445 acres of preserved wetlands and 6.92 acres of preserved uplands. Wetlands will buffer commercial and residential development from the light-industrial.

The commercial- and mixed-use zoned land fronts Pine Barren Road to the south; Pooler Parkway runs through it to the east; and the Georgia Central Railroad cuts through the northern portion set aside for light-industrial.

Activity also has begun on Morgan's Corner, where Sheffield and Shore LLC is developing 9.3 acres at the northeast corner of Pine Barren Road and Pooler Parkway. While Gilbert declined to discuss specific tenants, the plan for the neighborhood retail center calls for restaurants, a bank and a pharmacy. Many buildings will include three floors with retail on the first floor, offices above and multi-family residential on top.

And Konter Homes has begun development on a 121-lot single-family residential

development. Konter Homes is building 222 homes on 60 acres called Morgan Pines. That project includes 96 town-home units ranging from \$140,000-\$160,000, 36 homes from \$180,000-\$250,000 and 23 custom homes for \$300,000 and up.

A shopping district called Pooler Town Center is also planned for 46 acres within the tract. Metro Developers Inc is developing the shopping complex. The plans call for a supermarket, a bank, shops, offices and multi-family residences on a tree-lined Main Street broken up by a trio of public squares.

Metro Developers Inc. President Andrew Feiler said work on the shopping complex cannot begin until the residential development begins to fill up.

"We simply need more rooftops out there, and we're monitoring that carefully," Feiler said. "But we don't have a timetable on that." ■