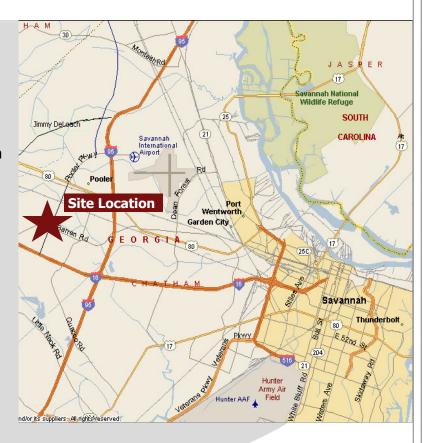
## **AVAILABLE**—PRIME 152.15 ACRE LIGHT INDUSTRIAL/DISTRIBUTION SITE

## Portion of 1,300 Acre Mixed-Use Planned Unit Development

## **The Morgan Tract**

- Strategically Located along Pooler Parkway between Pine Barren Road and US Hwy 80, one mile North of I-16 Interchange, Chatham County, Georgia
- Proximate to Savannah International Airport, GPA container port,
  Interstate 95 and Chatham County Economic Development Site at I-95 and I-16
- Contiguous to Pooler Elementary and Middle Schools
- Governed by Development Guidelines
- Part of Well-balanced Master Plan
- Available for Immediate Development



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Harvey J. Gilbert - (912) 236-8992



104 West State Street, Ste 220 Savannah, GA 31401 www.gilbertrealtyco.com

## **MASTER PLAN ANNEXATION EXHIBIT** CITY OF BLOOMING ALE MAIN ST. 02 AUG 04 **LEGEND NORTH** S.F. 1 - SINGLE FAMILY ONE AS TRUSTED S.F. 2 - SINGLE FAMILY TWO DITAMA REAL ESTATE DEVELOPMENT -WILDCAT DAM RD. S.F. 3 - SINGLE FAMILY THREE COMMERCIAL S.F. 4 - SINGLE FAMILY FOUR **24.71 ACRES** MULTI-FAMILY CITY OF POOLER COMMERCIAL LIGHT INDUSTRIAL RE LIGHT INDUSTRIAL POOLER TO REAL ESTATE DEVELOPMENT WETLAND BLOOMINGDALE **219.59 Acres** 29.90 ACRES LAGOON UPLAND WETLAND GEORGIA CENTRAL WETLAND FILL UPLAND BUFFER WETLAND ENHANCEMENT AREA WETLAND PRESERVATION AREA ET SOUNDS WETLAND BANKING AREA AVAILABLE NOW 11.54 ACRES **MULTI-FAMILY 52.15 Acres** NOT P.U.D. WETLAND UNDER CONTRACT COMMERCIAL 5.58 ACRE. BLOOMINGDALE TO POOLER **29.90 ACRES**