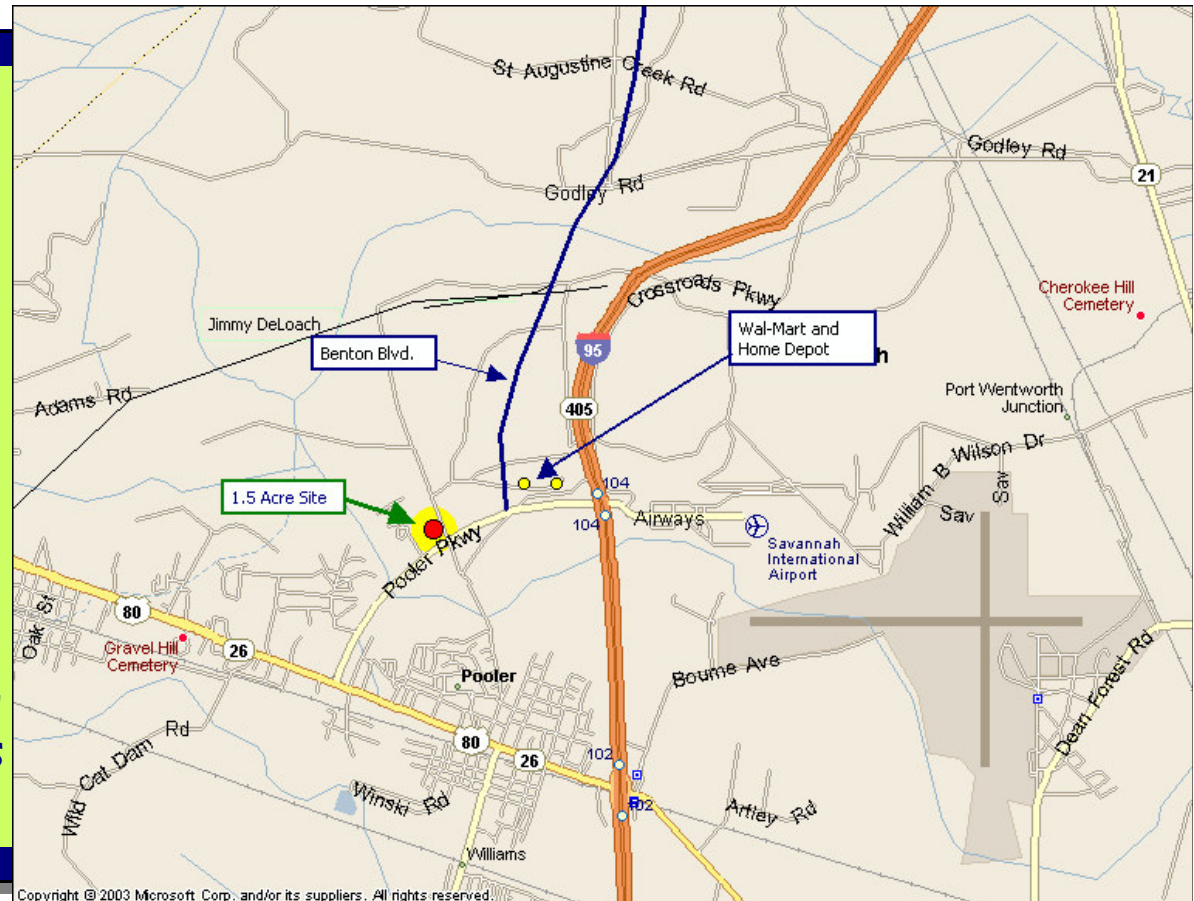


## 1.5 ACRE PRIME RETAIL OUTPARCEL AVAILABLE

***GODLEY STATION*** - S.W. CORNER OF GODLEY STATION BOULEVARD  
AND POOLER PARKWAY, POOLER, GEORGIA

- **Located at the entrance to the Villages of Godley Station**
- **343 feet of frontage on Godley Station Boulevard and 191 feet of frontage on Pooler Parkway**
- **Within 1/2 mile of Home Depot and Wal-Mart Super-Center and proposed Sam's Wholesale Club**



**For Additional Information Contact:**

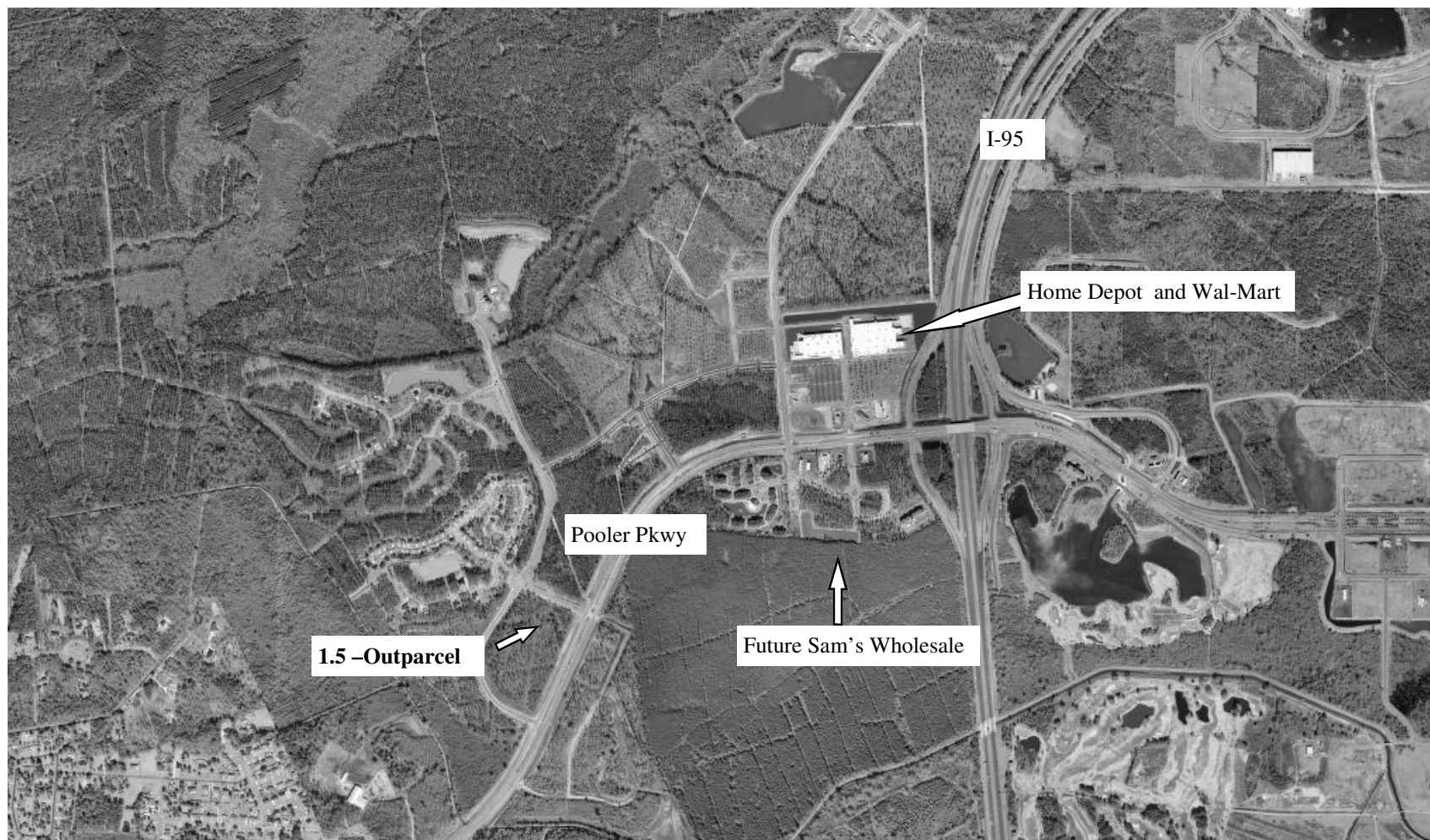


[www.gilbertrealtyco.com](http://www.gilbertrealtyco.com)

**List Price: \$975,000**

## 1.5 ACRE PRIME RETAIL OUTPARCEL AVAILABLE

***GODLEY STATION*** - S.W. CORNER OF GODLEY STATION BOULEVARD  
AND POOLER PARKWAY, POOLER, GEORGIA



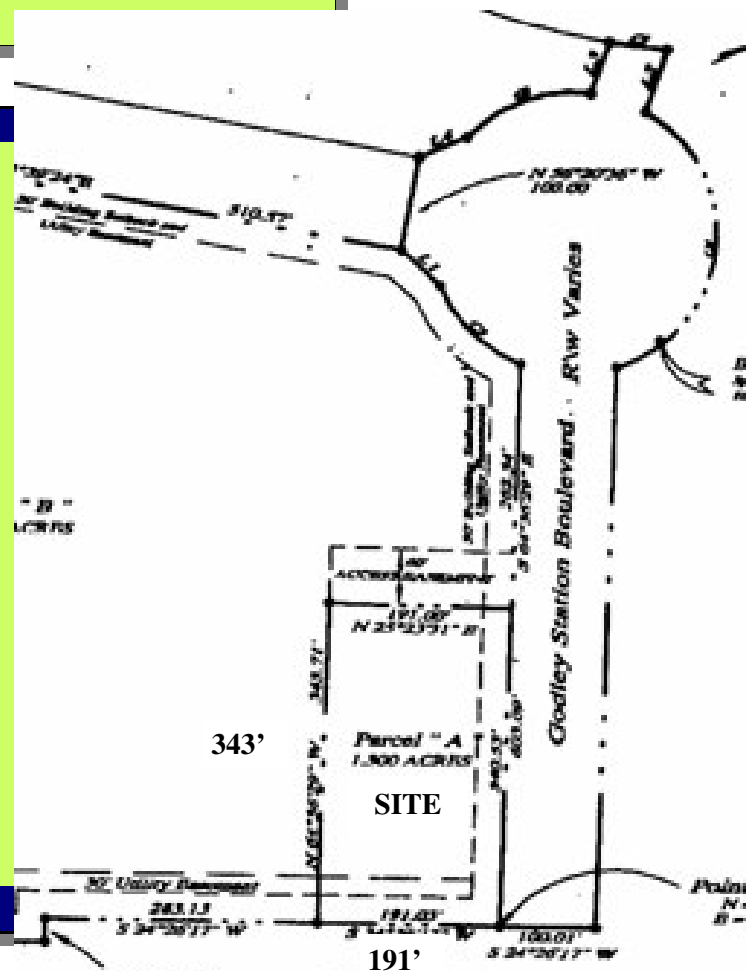
 **GILBERT REALTY**  
COMPANY, LLC.

**List Price: \$975,000**

## 1.5 ACRE PRIME RETAIL OUTPARCEL AVAILABLE

***GODLEY STATION*** - S.W. CORNER OF GODLEY STATION BOULEVARD  
AND POOLER PARKWAY,

- **Outparcel positioned for immediate development with P-U-D zoning and all roads and utilities in place**
- **Outparcel is ideally suited for bank, restaurant or co-brand convenience store uses**
- **Intersection is slated for future stop light**



For Additional Information Contact:



**GILBERT REALTY  
COMPANY, LLC.**  
Harvey J. Gilbert  
104 West State Street, Suite 220  
Savannah, Georgia 31401  
(912) 236-8992  
www.gilbertrealtyco.com

- GENERAL NOTES:**
1. All lots to have a minimum building setback of 5'.
  2. Lots will have easements as shown.
  3. All corners shown to include concrete markers.
  4. All elevations based on Mean Sea Level Datum.
  5. Sanitary sewerage water to be connected to said Pooler system.
  6. All easements shown are intended to be used for utilities by City Of Pooler, Savannah Electric & Power Company.

**List Price: \$975,000**