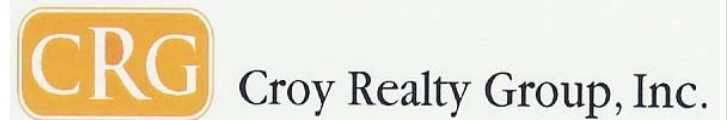
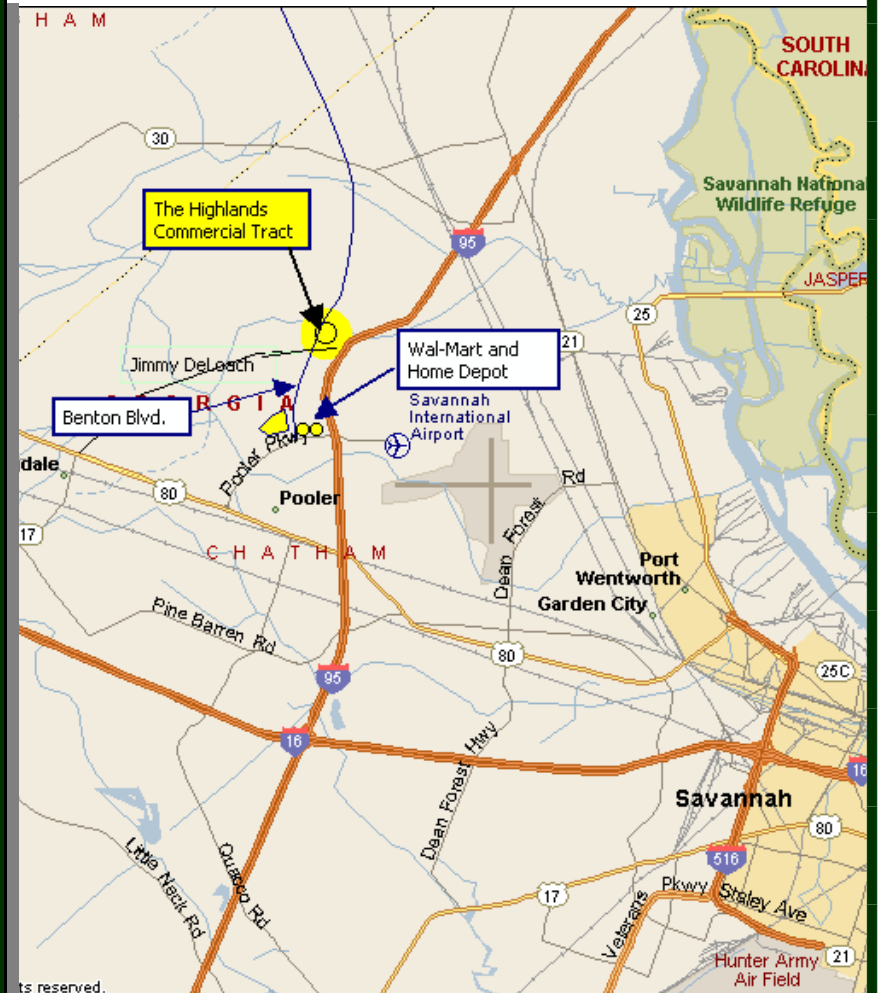


COMMERCIAL / RETAIL SITE AVAILABLE— 95 ACRES

HIGHLANDS COMMERCIAL—NORTHEAST QUADRANT OF BENTON BOULEVARD
AND JIMMY DELOACH PARKWAY, SAVANNAH, GEORGIA

- **95 ACRES LOCATED WITHIN THE CENTER OF NORTH GODLEY STATION IN WEST CHATHAM COUNTY, GEORGIA— HIGHLANDS AREA**
- **EXTENSIVE FRONTAGE ON BENTON BOULEVARD AND JIMMY DELOACH PARKWAY**
- **LOCATED AT THE EPICENTER OF THE SIX COUNTY METROPOLITAN SAVANNAH REGION COMPRISED OF 500,000 RESIDENTS**
- **POSITIONED AT THE ENTRANCE TO 4,600 SINGLE FAMILY HOMESITES AND 1,184 APARTMENTS WITHIN THE HIGHLANDS PLANNED UNIT DEVELOPMENT**



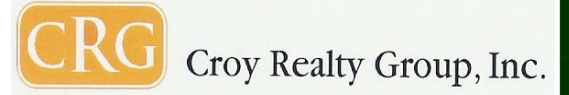
COMMERCIAL / RETAIL SITE AVAILABLE— 95 ACRES

HIGHLANDS COMMERCIAL—NORTHEAST QUADRANT OF BENTON BOULEVARD
AND JIMMY DELOACH PARKWAY, SAVANNAH, GEORGIA

- **UNIQUELY POSITIONED FOR REGIONAL RETAIL AND INTER-STATE ORIENTED COMMERCIAL USES**
- **LOCATED ACROSS I-95 FROM GEORGIA TECH CAMPUS AND CROSSROADS BUSINESS CENTER**
- **JIMMY DELOACH PARKWAY IS SAVANNAH'S "OUTER LOOP" CONNECTING I-95 TO I-16**



AERIAL LOCATION MAP
HIGHLANDS COMMERCIAL

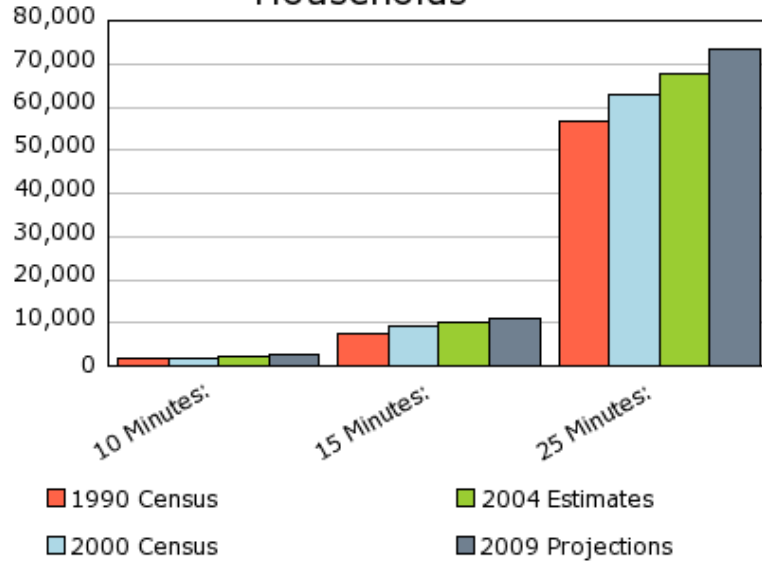


Aerial Flown on 2/18/2005

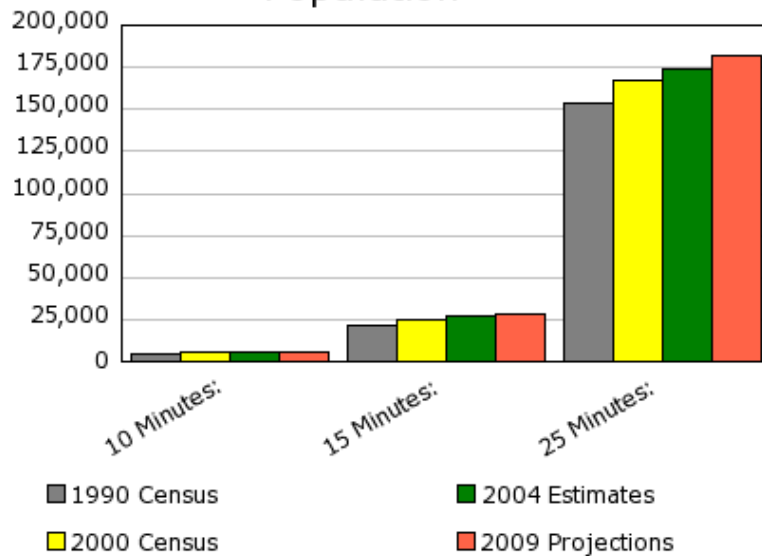
DEMOGRAPHIC DATA

HIGHLANDS COMMERCIAL

Households



Population



HIGHLANDS COMMERCIAL TRACT

Drive Time Analysis

	10 Minutes:	15 Minutes:	25 Minutes:
Population:			
Total Population	7,416	26,781	184,053
Male Population	51.70%	51.60%	48.70%
Female Population	48.30%	48.50%	51.30%
Median Age	34.6	33.9	32.7
Population Density (per sq. mi.)	285.1	320.5	468.4
Employees	9,230	21,391	114,639
Establishments	427	1,265	9,664
Income:			
Median HH Income	\$50,138	\$47,347	\$36,670
Per Capita Income	\$18,310	\$19,313	\$18,142
Average HH Income	\$49,186	\$51,094	\$46,568
Households:			
Total Households	2,635	9,389	68,236
Average Household Size	2.56	2.66	2.57
Household Growth 1990 - 2000	19.20%	21.90%	10.90%
Housing:			
Owner Occupied Housing Units	73.70%	65.30%	50.00%
Renter Occupied Housing Units	17.70%	23.80%	37.10%
Vacant Housing Units	8.50%	11.00%	12.90%
Race:			
White	80.80%	76.30%	51.70%
Black	15.00%	19.30%	44.30%
American Indian, Eskimo, Aleut	0.20%	0.30%	0.30%
Asian	1.90%	1.60%	1.40%
Hawaiian or Pacific Islander	0.00%	0.00%	0.10%
Other	0.40%	0.90%	1.00%
Multirace	1.70%	1.60%	1.30%

COMMERCIAL / RETAIL SITE AVAILABLE— 95 ACRES

HIGHLANDS COMMERCIAL—NORTHEAST QUADRANT OF BENTON BOULEVARD
AND JIMMY DELOACH PARKWAY, SAVANNAH, GEORGIA

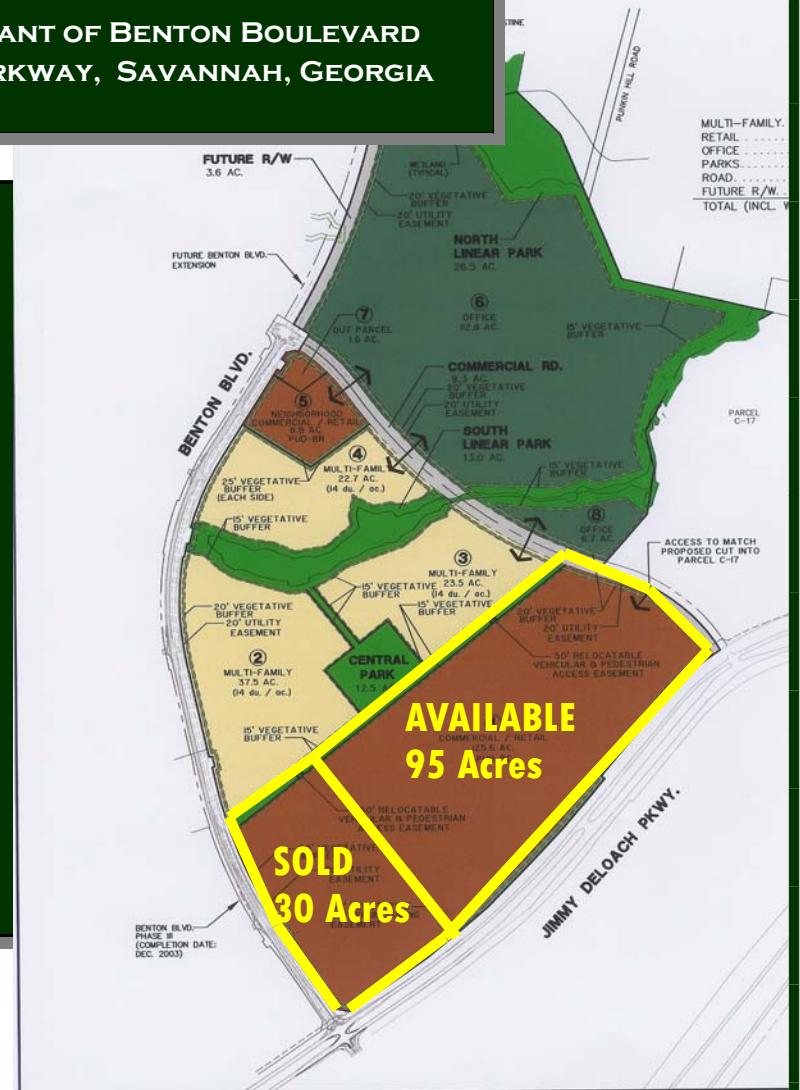
- SITE IS POSITIONED FOR IMMEDIATE DEVELOPMENT WITH P-U-D ZONING IN PLACE, MULTIPLE ROAD ACCESS AND WATER AND SEWER LINES TO THE SITE
- IDEAL TRACT FOR POWER CENTER DEVELOPMENT
- LOCATED TWO MILES NORTH OF EXISTING WAL-MART SUPERCENTER, HOME DEPOT STORE AND PROPOSED SAM'S CLUB

LIST PRICE: \$14,500,000

FOR ADDITIONAL INFORMATION CONTACT:



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