

COMMERCIAL / RETAIL SITE AVAILABLE—93.7 ACRES

TOWNE CENTER - WEST SIDE OF BENTON BOULEVARD, JUST
NORTH OF POOLER PARKWAY, POOLER, GEORGIA

- **93.7 ACRES LOCATED WITHIN THE CENTER OF GODLEY STATION IN WEST CHATHAM COUNTY, GEORGIA**
- **EXTENSIVE FRONTAGE ON BENTON BOULEVARD AND TOWNE CENTER BOULEVARD**
- **LOCATED AT THE EPICENTER OF THE SIX COUNTY METROPOLITAN SAVANNAH REGION COMPRISED OF 500,000 RESIDENTS**
- **ADJACENT TO HOME DEPOT AND WAL-MART SUPERCENTER AND PROPOSED SAM'S WHOLESALE CLUB**

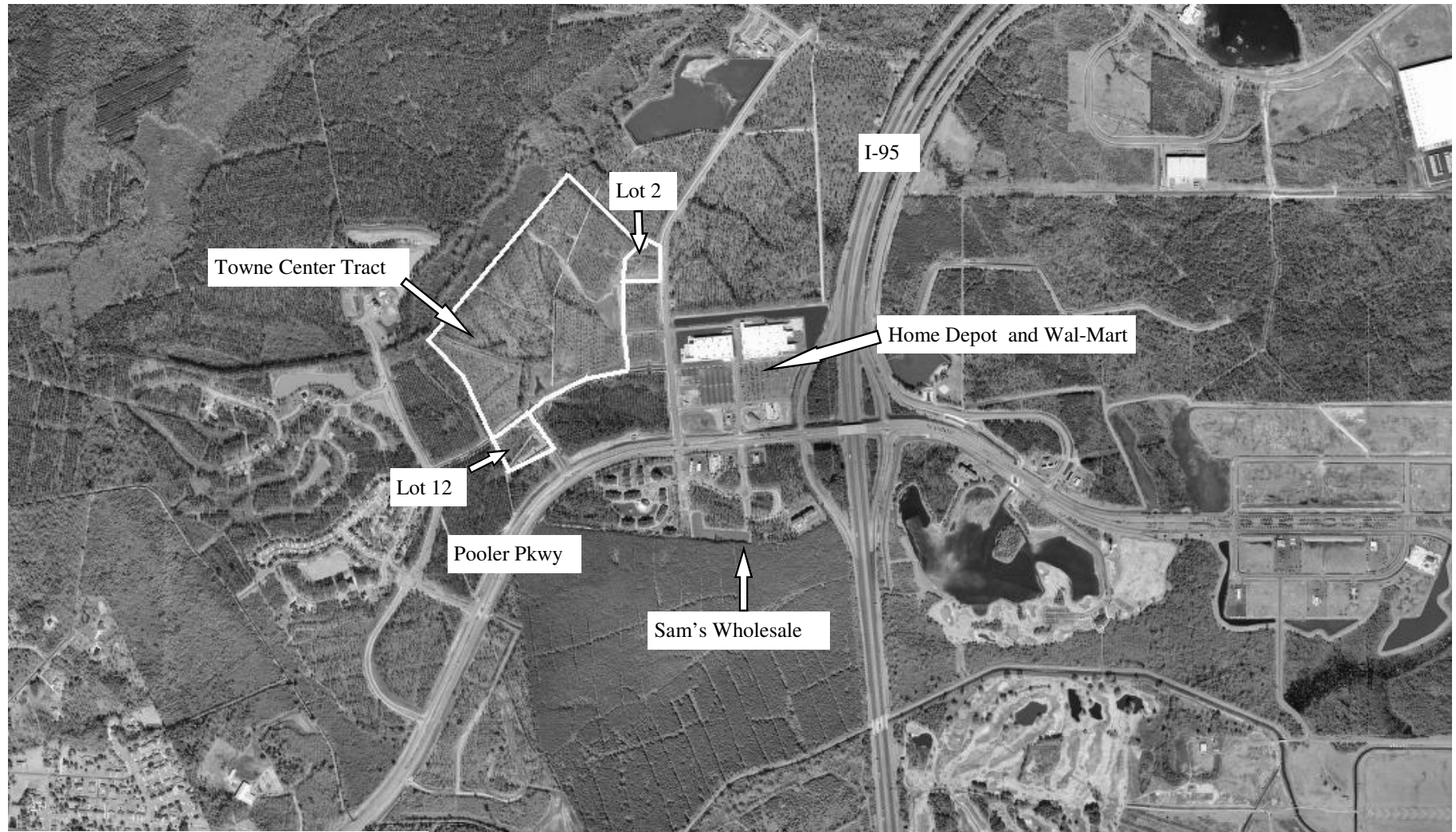


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 **GILBERT REALTY
COMPANY, LLC.**

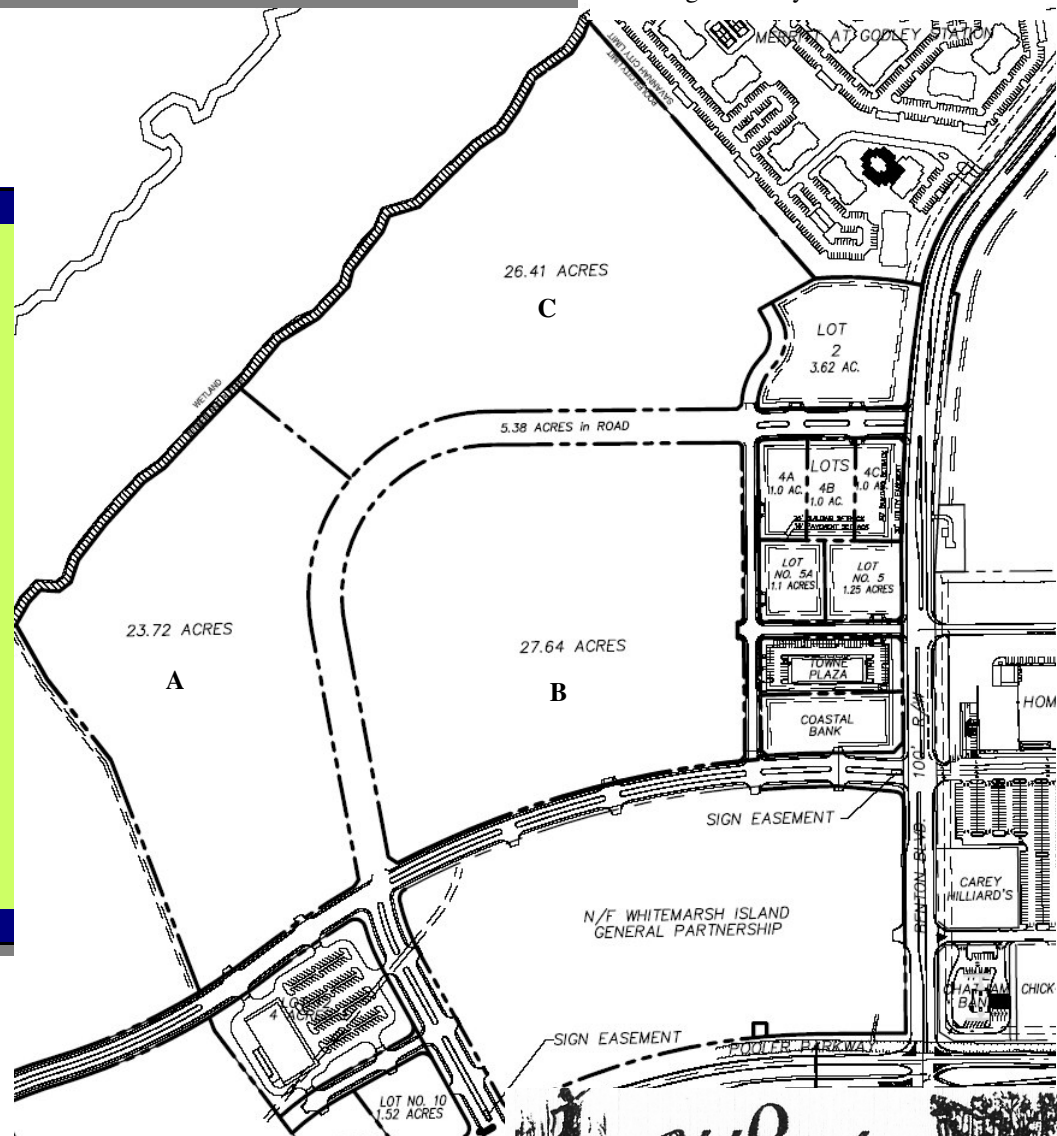
 **Old South
LAND COMPANY, INC.**

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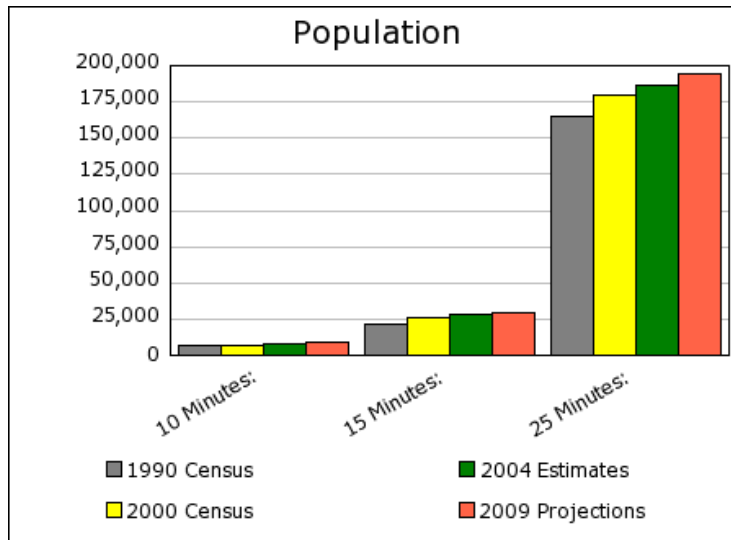
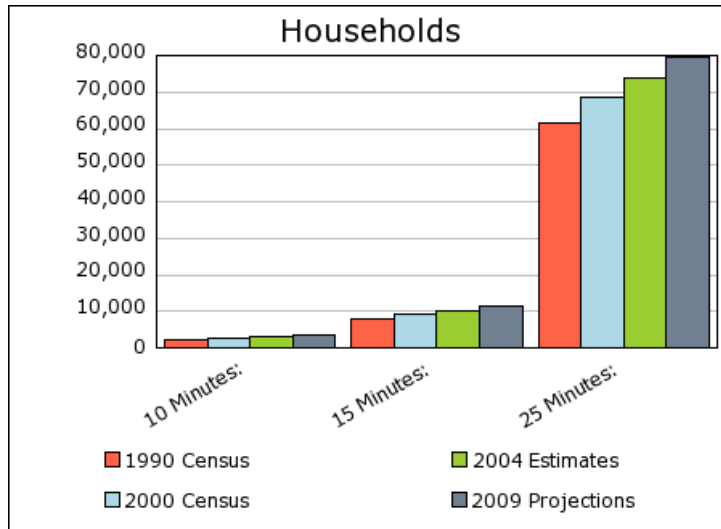
PARCEL	ACRES
A	23.72
B	27.64
C	26.41
Lot 2	3.62
Lot 12	4.0
Road Right of Way	5.38

- 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
- SITE COULD BE SUBDIVIDED INTO MULTIPLE MIXED-USE SITES WITH MULTIPLE OUTPARCELS



DEMOGRAPHIC DATA

TOWNE CENTER



TOWNE CENTER PARCEL

10 Minutes: 15 Minutes: 25 Minutes:

Population:

Total Population	8,036	27,776	186,507
Male Population	51.50%	51.40%	48.70%
Female Population	48.50%	48.60%	51.30%
Median Age	35	34.1	33.1
Population Density (per sq. mi.)	285	290.2	452.7
Employees	7,105	20,515	128,205
Establishments	414	1,376	10,003

Income:

Median HH Income	\$48,922	\$45,662	\$35,837
Per Capita Income	\$20,222	\$20,203	\$19,542
Average HH Income	\$53,747	\$52,753	\$48,787

Households:

Total Households	3,042	10,294	73,651
Average Household Size	2.45	2.54	2.42
Household Growth 1990 - 2000	18.30%	20.50%	11.00%

Housing:

Owner Occupied Housing Units	77.50%	68.00%	52.70%
Renter Occupied Housing Units	17.20%	24.20%	37.60%
Vacant Housing Units	5.30%	7.80%	9.70%

Race:

White	81.50%	74.00%	51.10%
Black	14.50%	21.50%	44.80%
American Indian, Eskimo, Aleut	0.30%	0.40%	0.30%
Asian	1.70%	1.40%	1.30%
Hawaiian or Pacific Islander	0.00%	0.00%	0.10%
Other	0.40%	1.10%	1.10%
Multirace	1.60%	1.60%	1.30%

Ethnicity:

Hispanic	1.20%	2.40%	2.50%
Non-Hispanic	98.80%	97.60%	97.50%

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

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Summary of Towne Center Listing Prices			
Parcel	Upland Acres	Offering Price per Acre	Offering Price
A	23.72	\$175,000	\$4,151,000
B	27.64	\$185,000	\$5,113,400
C	26.41	\$175,000	\$4,621,750
Right of Way	8.35	\$175,000	\$1,461,250
Lot 2	3.62	\$11/ Sq. Ft.	\$1,734,559
Lot 12	4	\$11/ Sq. Ft.	\$1,916,640
TOTALS	93.74		\$18,998,599

* Prices subject to change without notice

FOR ADDITIONAL INFORMATION CONTACT:



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