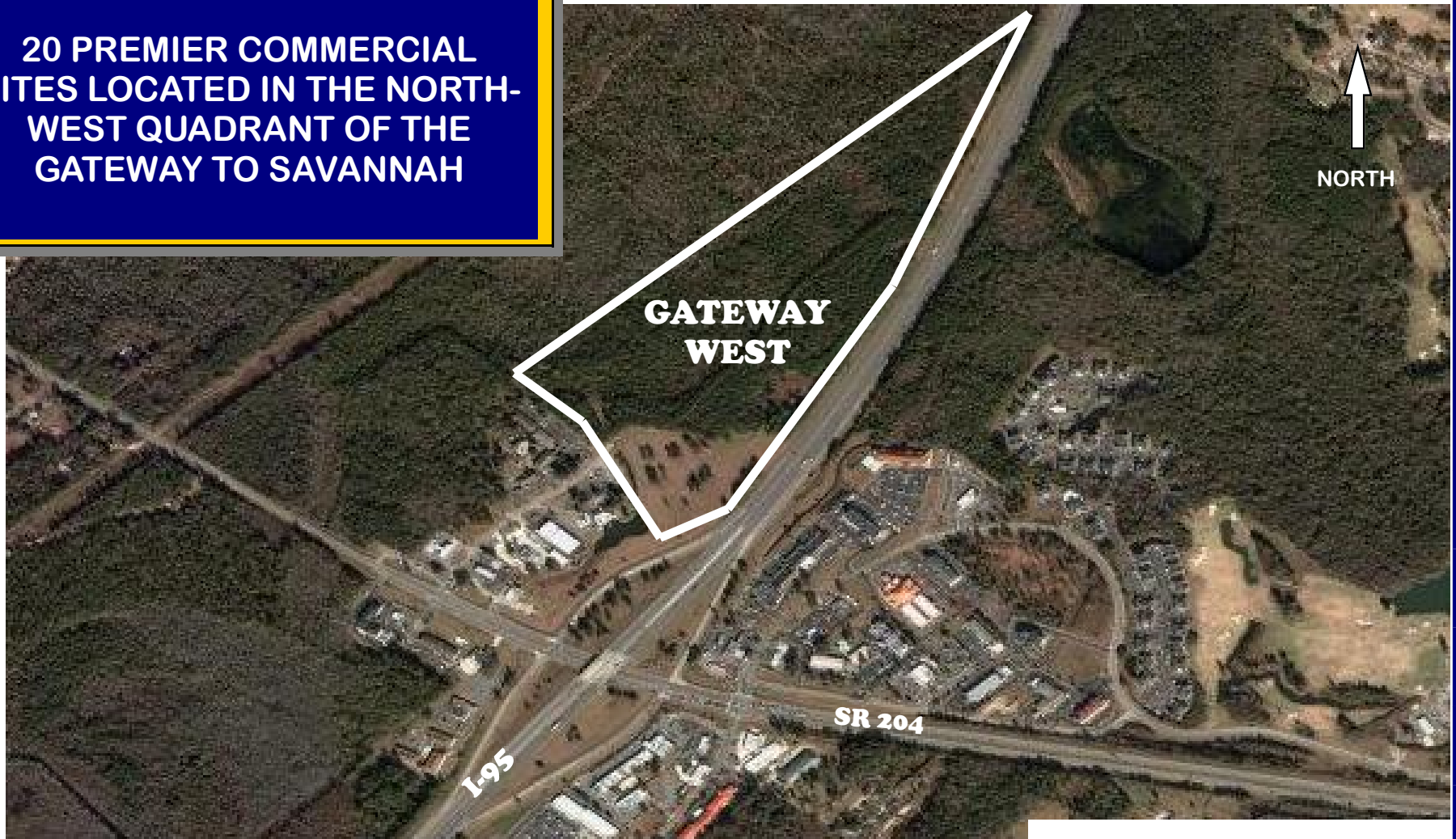


Commercial / Retail Sites Available

GATEWAY WEST - I-95 and Highway 204

**SAVANNAH,
GEORGIA**

**20 PREMIER COMMERCIAL
SITES LOCATED IN THE NORTH-
WEST QUADRANT OF THE
GATEWAY TO SAVANNAH**



NEELY DALES, LLC

commercial & industrial real estate

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**GILBERT REALTY
COMPANY, LLC.**

A DEVELOPMENT OF GATEWAY SAVANNAH, LLC

WELL BALANCED LAND PLAN

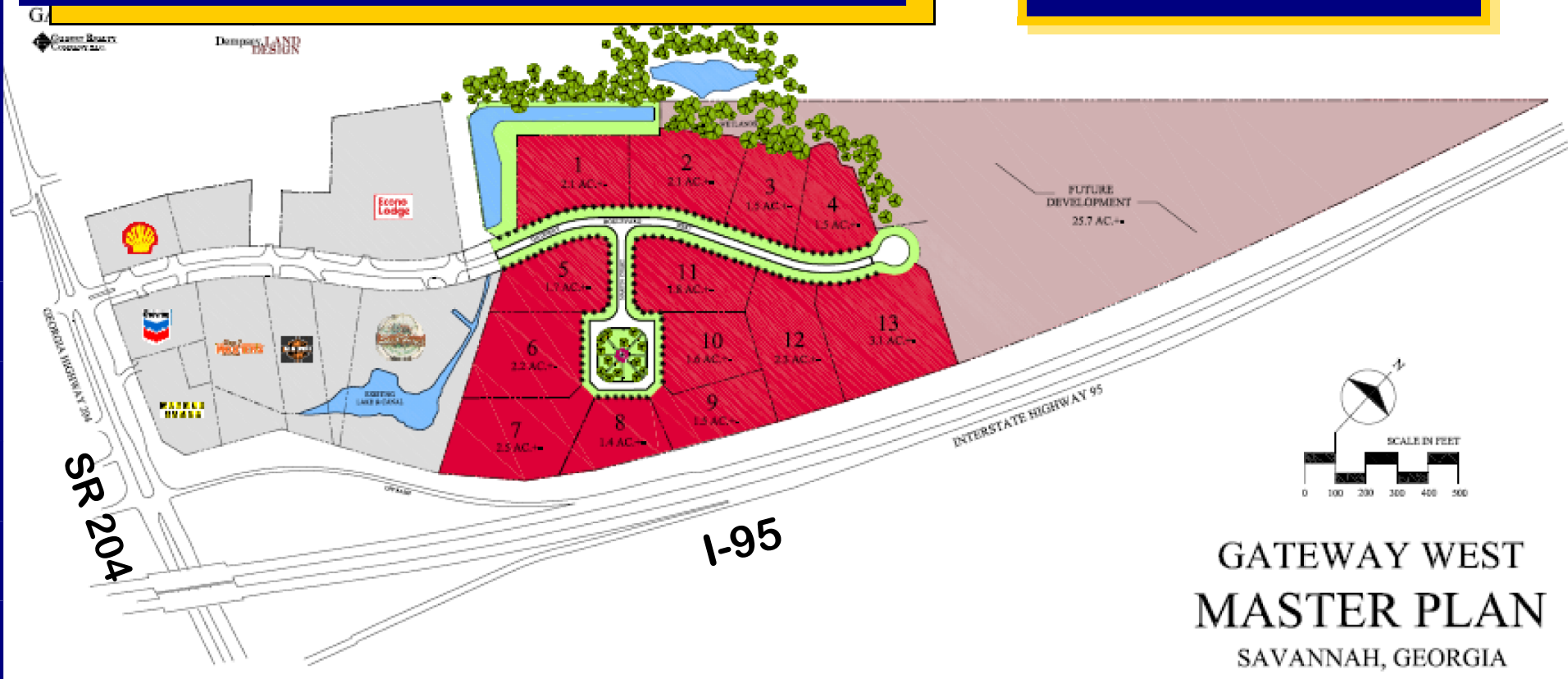
***GATEWAY WEST* - I-95 and Highway 204**

- Aesthetic road and streetscape layout will set Gateway West apart from the other surrounding quadrants
- Uniform signage and the establishment of a POA will ensure that Gateway West remains the most desirable of the four quadrants at Highway 204

<u>SITE #</u>	<u>ACRES</u>	<u>SITE #</u>	<u>ACRES</u>
1	2.1	11	1.8
2	2.1	12	2.3
3	1.5	13	3.2
4	1.5		
5	1.7		
6	2.2		
7	2.5		
8	1.4		
9	1.5		
10	1.6		

Phase II
Future Development
26 Acres

- Daily Traffic Counts -
: SR 204 at I-95: 22,000
: I-95 at SR 204: 65,400

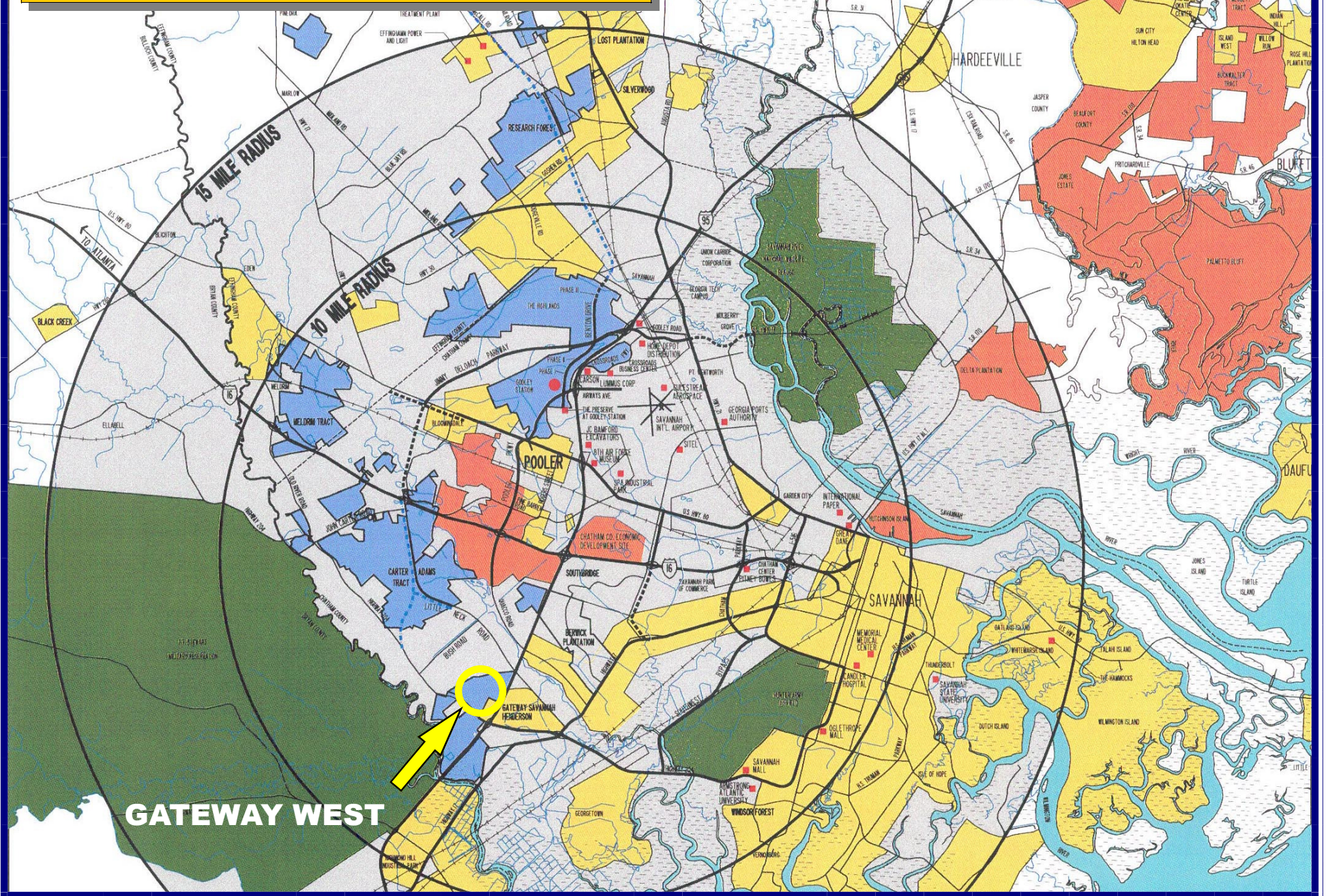


**GATEWAY WEST
MASTER PLAN
SAVANNAH, GEORGIA**

REGIONAL LOCATION MAP

GATEWAY WEST - I-95 and Highway 204

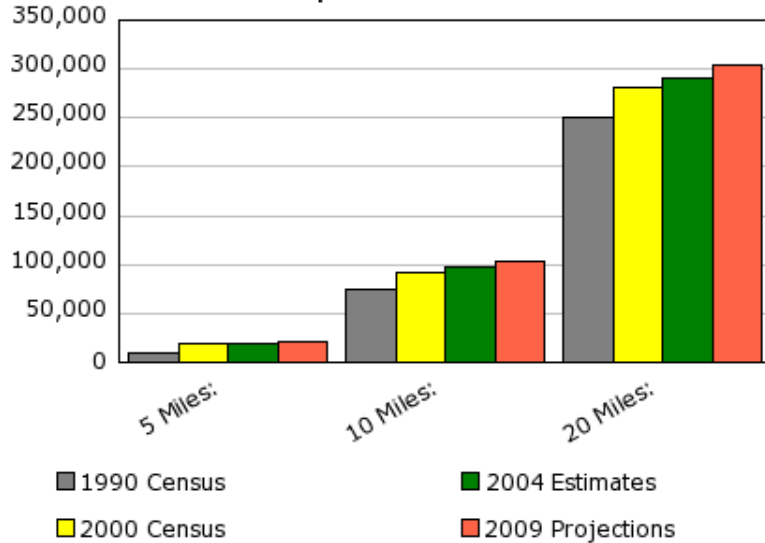
3,500 FEET OF FRONTAGE ON I-95



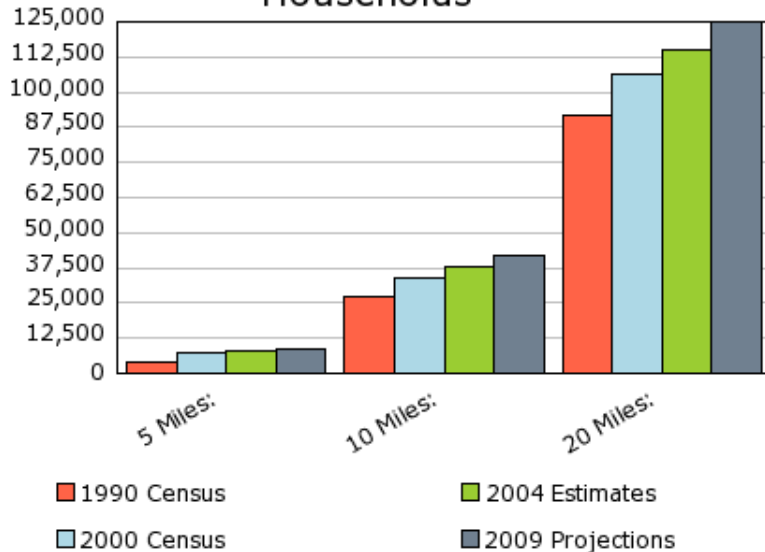
DEMOGRAPHICS & RELATED STATISTICS

GATEWAY WEST - I-95 and Highway 204

Population



Households



GATEWAY WEST

5 Miles: 10 Miles: 20 Miles:

Population:

Total Population	19,485	97,671	291,235
Male Population	49.90%	49.40%	48.80%
Female Population	50.10%	50.60%	51.30%
Median Age	30.8	32.1	34.5
Population Density (per sq. mi.)	248.1	310.9	231.8
Employees	4,851	46,886	147,872
Establishments	492	3,758	12,006

Income:

Median HH Income	\$49,688	\$44,120	\$42,045
Per Capita Income	\$22,494	\$20,373	\$22,857
Average HH Income	\$55,986	\$51,760	\$57,121

Households:

Total Households	7,690	37,628	114,954
Average Household Size	2.53	2.48	2.44
Household Growth 1990 - 2000	84.60%	25.70%	16.00%

Housing:

Owner Occupied Housing Units	58.10%	57.40%	58.30%
Renter Occupied Housing Units	34.90%	35.30%	32.80%
Vacant Housing Units	7.00%	7.40%	8.90%

Race:

White	71.90%	62.30%	59.00%
Black	21.80%	32.20%	36.80%
American Indian, Eskimo, Aleut	0.40%	0.40%	0.30%
Asian	2.40%	1.90%	1.50%
Hawaiian or Pacific Islander	0.10%	0.10%	0.10%
Other	1.40%	1.50%	1.00%
Multirace	1.90%	1.70%	1.30%

Ethnicity:

Hispanic	3.40%	3.00%	2.00%
Non-Hispanic	96.60%	97.00%	98.00%

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

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Crime data © 2004 by Experian/Applied Geographic Solutions. Traffic Count data © 2004 by GDT.

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Commercial / Retail Sites Available

GATEWAY WEST - I-95 and Highway 204

**SAVANNAH,
GEORGIA**

- Gateway West offers a unique set of 20 Commercial/Retail parcels ready for immediate development
- Premier Hospitality / Restaurant / Entertainment Interchange Quadrant along I-95 in Georgia
- Parcels benefit from exceptional visibility from the northbound and southbound lanes on I-95
- The central location of Gateway West makes this exit a preferred overnight destination for travelers in route to Florida from the Northeast

Parcel Pricing			
as of March, 2006			
Site #	Size (Acres)	List Price per Square Foot	List Price
1	2.09	\$6.50	\$592,000
2	2.10	\$6.50	\$595,000
3	1.50	\$6.50	\$425,000
4	1.50	\$6.00	\$392,000
5	1.70	\$8.50	\$630,000
6	2.19	\$8.50	\$811,000
7	2.47	\$9.25	\$995,000
8	1.35	\$9.25	\$544,000
9	1.53	\$9.25	\$616,000
10	1.58	\$8.50	\$585,000
11	1.82	\$8.50	\$674,000
12	2.34	\$8.50	\$866,000
13	3.15	\$8.50	\$1,166,000

*Prices subject to change without notice

For Additional Information Please Contact:



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