

# Pooler Park of Commerce - Lot 11

📍 139 Canal St, Pooler, GA 31322, USA



## Property Overview

Price/Rent PSF	\$825,000.00
Asset Type	Land
Trade Type	Sale
SQ. FT. Available	1.61
Date Available	11/08/2018
Additional URL	<a href="https://svnsavhh.com/find-properties/?propertyId=ppoc-lot11">https://svnsavhh.com/find-properties/?propertyId=ppoc-lot11</a>

## Contact



Adam  
Bryant  
Individual

✉ [adam.bryant@svn.com](mailto:adam.bryant@svn.com)

☎ 19126672740

🌐 [www.svnsavhh.com](http://www.svnsavhh.com)

## Description

### Location

Located off of Canal Street on Pooler Parkway within the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800 acre master-planned development in Pooler, just West of Savannah, and has been the center of growth for 10+ years. Home to the Savannah/Hilton Head International Airport, it is centralized for convenient travel to anywhere within Savannah, with access to I-95 and I-16 within minutes. Local amenities are supported with a population reaching 500,000 within a 30 mile radius, and high traffic counts from the interstates. Residential & commercial growth is attributed to a number of economic drivers including: the GA Ports Authority, which is the 2nd largest port on the East coast and 4th largest in the country; the tourism industry, with 12 million+ tourists annually; manufacturing, with employers such as Gulfstream, JCB, EFAGEC, GA Pacific and Mitsubishi; and 2 military bases, which are Ft. Stewart and Hunter Army AF. The area has become a "live, work and play" community with 18,000 homes projected at build out.

### Sale

Sperry Van Ness is pleased to offer Lot 11 within Pooler Park of Commerce, which is +/-1.61 acres in size for sale. Pooler Park of Commerce offers common detention that will allow for more usable acres, a paved interior road and infrastructure in place including city water and sewer at the site. The site is accessed via Canal Street, but offers Pooler Parkway frontage. Present zoning is Planned Unit Development (PUD), which allows for a variety of commercial uses.

## Location

