

# 10-Acre Water Park For Sale | POOLER, GA

130 TOWNE CENTER DRIVE, POOLER, GA 31322



Located in **One of the Fastest Growing Cities in Georgia!**

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# Property Profile

## PROPERTY HIGHLIGHTS

Type >	Entertainment Amusement Water Park
Land Size >	±10.83 Acres
Building Size >	±4,400 SF
Year Built >	2015
Parking >	380 parking spaces
Zoning >	PUD, Planned Unit Development, City of Pooler
Parcel No. >	5-0017C-02-020

DEMOGRAPHICS (COSTAR 2016)	1 Mile	3 Miles	5 Miles
Population Estimate 2017	5,815	20,463	40,620
High Growth 2010-2017	32.63%	27.17%	25.96%
Average Household Income	\$91,989	\$83,910	\$83,225
Total No. of Employees	5,784	14,445	22,317
Total No. of Businesses	528	1,228	1,808

## TRAFFIC COUNTS (GDOT 2016)

±31,100 Vehicles Per Day Pooler Parkway

## PRICING

For Sale > **\$4,900,000**



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# Property Highlights

## ADVANTAGES

- **Located in one of the fastest growing cities in Georgia**
- **Surrounded by rapid residential and retail growth**
- **Expandable** to include a wave pool, additional slides and other water features; arcade, go-karts, mini-golf and similar amusement may be options
- **Excellent traffic counts** on nearby Pooler Parkway - ±31,100 vehicles per day
- Excellent location and demographics

## FEATURED ATTRACTIONS

- An 800-foot-long adventure river complete with waterfalls, zero-entry beaches, bridges and lagoons
- Tube slides for single or double riders; combination of enclosed and open flumes
- Body slides for single riders; combination of enclosed and open flumes
- A zero-depth play area with combination water features for young children to play and cool down
- A double FlowRider surf simulator that will challenge any guest with an experience like no other
- Full-service restaurant
- Locker room with electronic lockers
- Full retail shop
- Restrooms with showers and changing areas
- Family restrooms



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# Map of Attractions & Amenities

- 1 S.O.S (SURF ON SLIDES)**  
Four, 4-story-high slides for your enjoyment; 2 enclosed and 2 open. Grab a tube or hang ten on your back
- 2 LAYBACK LAGOON**  
Grab a tube and some friends and relax upon the winding river, an oasis that will transport you to your groove zone
- 3 SHOREBREAK BEACH**  
Catch some rays, take a swim and enjoy some freestyle
- 4 SHORTBOARDERS**  
A kid-friendly water playground perfect for the wee-est of your waver riders
- 5 GNARLY GRILL**  
A full-service concession stand to refresh your palate. Grab a burger, hot dog, pizza, chicken, fries, ice cream and a quick drink before hitting the waves
- 6 SURFER'S SWELL SHOP**  
Souvenirs, surf gear, sunscreen, quick snacks and more
- 7 PRIVATE CABANAS**  
Two locations
- 8 RESTROOMS/CHANGING AREA**
- 9 ADMISSIONS/TICKETS**
- 10 FIRST AID**
- 11 LOCKERS**



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# Map of the Surrounding Area



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# Growth in Pooler

## EXTENSIVE RETAIL GROWTH

**Tanger Outlets** More than 95 name brand stores including H&M, Forever 21, Nike Factory Store, Banana Republic, American Eagle Outfitters, Coach Factory, and more.

**Pooler Parkway Retail Corridor** 2.5 miles of shopping and entertainment; extends from I-95 to Highway 80.

## RECENT RESIDENTIAL DEVELOPMENTS

**Highlands** More than 1,200 acres, and will have approximately 5,700 single and multifamily units at completion.

**Godley Station** Godley Station is a 5,800-acre, master-planned development in the center of real estate growth in Pooler.

**Forest Lake** Upscale gated community within the 5,800 acre, master-planned development of Godley Station.

## POSITIONED FOR EXPANSIVE GROWTH

Pooler, a sprawling new suburb of Savannah, GA, is one of the fastest growing cities in Georgia and has seen recent explosive growth. The Port of Savannah is fueling this continued growth. The Port continues to see record numbers, and is undergoing major expansions to accommodate even more traffic. As a result, industrial activity in the area has grown significantly. Savannah's overall industrial market now has more than 55.3 million square feet of space, and has more than doubled in size since 1998. Several road projects have been completed to facilitate container traffic and industrial expansion including the extension of Jimmy DeLoach Parkway from Highway 21 to Bourne Ave and a new diamond interchange at the Highway 21 exit off I-95. Construction will begin on an extension of Benton Blvd to Highway 21 and an extension of Jimmy DeLoach Parkway to I-16.



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