

# CASE STUDY

## BENTON GROVE

96 ACRE MIXED USE DEVELOPMENT



### CONTACT



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### DETAILS

**LOCATION**  
Pooler, GA

**PROPERTY FEATURES**

- » Easy access to I-16, I-95 and Downtown Savannah
- » Current Wetland JD Issued by USACE
- » Will be accessed via a new road and bridge that connects to Park Place/Benton Boulevard
- » Rezoned to allow for 391 apartments, 373 townhomes
- » Pooler known for strong retail and industrial jobs base
- » Close proximity to Savannah Hilton Head International Airport
- » Directly adjacent to 60-Acre Tanger Outlet Mall
- » Incredible Demographics

### RESPONSIBILITIES

» Macallan coordinated every aspect of this development, including acquisition of the land, rezoning the property, land planning, design of all master infrastructure, permitting with local, state and federal agencies, disposition of the parcels and construction oversight.

**SERVED AS LIAISON FOR GOVERNMENT ENTITIES INCLUDING:**

- » City of Pooler
- » US Army Corps of Engineers
- » FEMA
- » State of Georgia EPD
- » Savannah Economic Development Authority

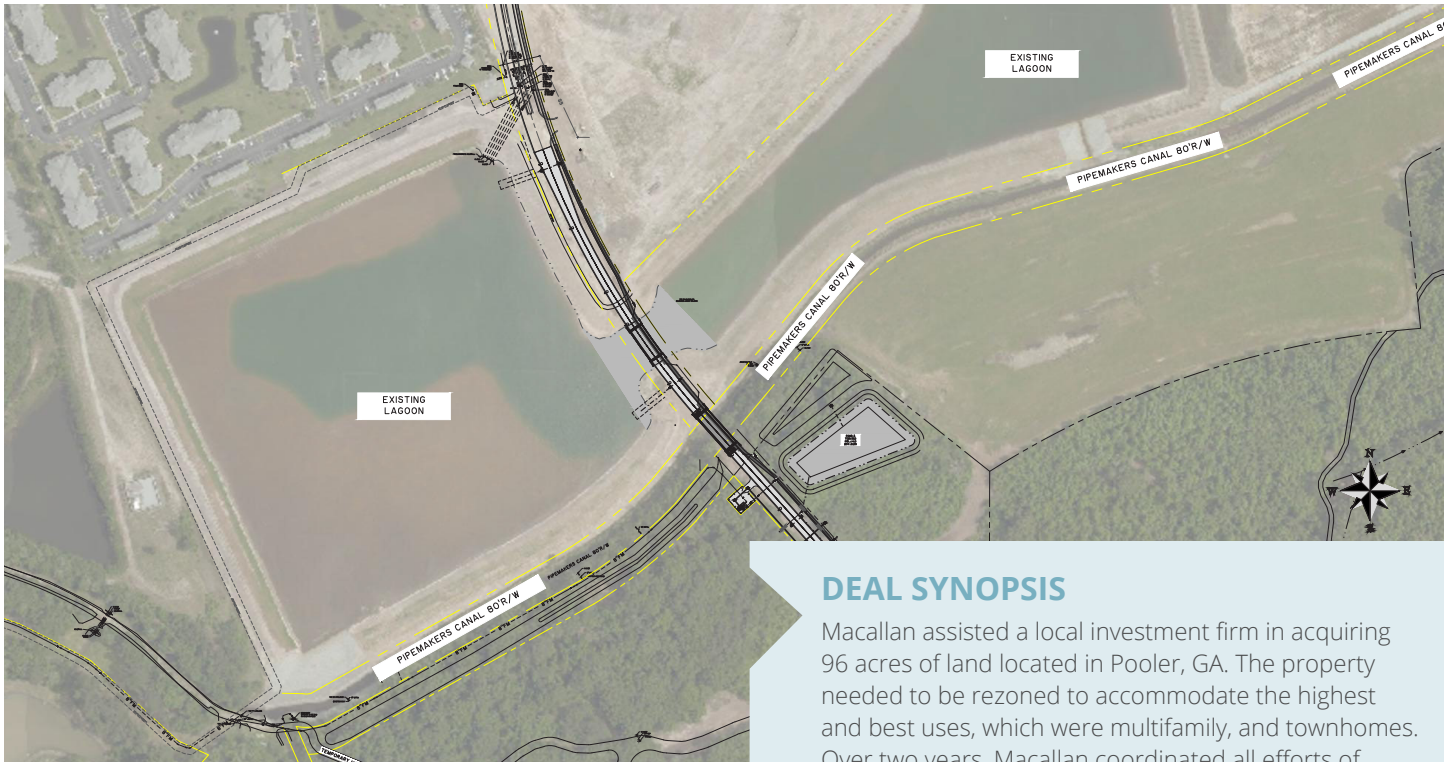
**COORDINATED EXTENSIVE DUE DILIGENCE ON SITE, INCLUDING:**

- » Wetland Delineation
- » Geotechnical Exploration
- » Bridge Design
- » FEMA Waterway Map Amendment
- » Phase I Environmental Assessment
- » Threat to Endangered Species
- » Traffic studies
- » Confirming clear Title
- » Survey and topography studies
- » Availability of Utilities on site
- » Study of local demographics

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### DEAL SYNOPSIS

Macallan assisted a local investment firm in acquiring 96 acres of land located in Pooler, GA. The property needed to be rezoned to accommodate the highest and best uses, which were multifamily, and townhomes. Over two years, Macallan coordinated all efforts of rezoning, entitlement and design. The first phase of 391 apartments closed July of 2019. In 2021, MRE brokered the sale of the remaining 373 townhome units to a national homebuilder. Construction of two bridges, an entry roadway, lift station, force main and all other master infrastructure were completed in 2021.