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Development Projects Driven by Pooler Parkway

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The Pooler Parkway has proven to be a catalyst for growth, leading to an abundance of new residential communities and commercial complexes. A group of local investors recently opened a new 27,000-square-foot shopping area located adjacent to Pine Barren Road.

Morgan's Corner spent more than a year in development and construction and is now home to 15 tenants located in three separate stucco and brick buildings. Morgan's Corner Group, LLC is comprised of 15 investors in addition to principals Jim Sheffield and Carey Shore. The buildings were constructed by Shore Blanton Construction, with colors and distinctive awnings selected by exterior designer Cullen Murphy.

"We're in the heart of the west Chatham County growth area," said Shore. "The Pooler Parkway has already become a major connector road. When the Savannah International Airport Road crosses I-95, it becomes Pooler Parkway, and then when it crosses over I-16, it becomes Quacco Road, which extends all the way to Highway 17."

Shore said that the development group realized the growth potential after intensive population studies were completed. "There are more than 75,000 people living within a 15-minute drive of the Pooler Parkway," he said.

Just a stone's throw away on Pine Barren Road, construction is ongoing at Oglethorpe Square, a community of two- and three-bedroom condominiums, and other communities including Bridgewater, Somersby and Harmony Homes, all located near West Chatham Elementary School and Middle School. All this is positive news for Morgan's Corner, which should experience booming business from these neighboring communities.

"Morgan's Corner was originally developed into six commercial lots, and we sold three of them," said Shore. "We wanted to create a neighborhood shopping area for the residents of west Chatham and Effingham County," he said.

Sheffield and Shore have collaborated on several commercial projects, and Sheffield also owns 10 convenience stores in the area. His commercial interests include not only rental properties, but sites within the Tybee Island community as well.

As a longtime supporter of small business, Sheffield's experience includes service with the Small Business Assistance Corporation, so he has stepped in as property manager of Morgan's Corner.

"Our first tenant opened in the complex 60 days ago," said Shore. "We have some great local companies coming into the area."

The tenants in Morgan's Corner include Lo Cost Pharmacy's third location, Jalapeno's, Papa John's Pizza, Pat Parker's State Farm Insurance Agency, Merle Norman, Party Makers, Distinctive Marble and Tile, Ozzy's Grill, White Dry Cleaners, Savannah Joe's Coffee Shop, Shore Blanton Construction, Dollars and More, Maid Pro, Mei Jia Chinese Restaurant and Parkway Salon.

"At this time, we only have one space available for lease in the complex," Shore said.

In addition to Pooler, Shore said that their focus is to also serve the residents of Southbridge, Rincon, Port Wentworth and Berwick Plantation. Savannah Quarters, a 2600-plus acre community featuring single-family homes, villas and townhomes located a short distance north on the Parkway from Morgan's Corner, also has future development plans for that sector. The Village at Savannah Quarters will offer shops, restaurants and offices, a planned Westbrook BP gas station, and a new site for Atlantic Southern Bank.

Land has been cleared and prepared for construction of Lowe's and a Wal-Mart adjacent to Morgan's Corner, and on the northwest corner of the intersection, plans are under way for development of Pooler Town Center. The 400,000-square-foot shopping complex featuring traditional village architecture will include three town squares housing retail stores and restaurants. "We are in the early stages of development, and will begin construction based upon tenant demand," said Andrew Feiler of Metro

Properties. "It's a positive sign for the area that Lowe's and Wal-Mart are coming."

As for Morgan's Corner, both Shore and Sheffield are eyeing expansion plans already. "Plans are in the works for another professional center to be built next to Morgan's Corner," said Sheffield. "This would be a smaller site, with approximately 10,000 square feet of commercial space."