
KELLER

By Roberts Properties, Inc.

May 1, 2024

Creating Communities for Superior Lifestyles

VISION AND INTENT OF KELLER

The vision for Keller was inspired by the unique characteristics and qualities of life that are found in communities such as Palmetto Bluff, South Carolina, Freshfields Village in Kiawah Island, South Carolina, Downtown Alpharetta, Georgia, Downtown Milton, Georgia, Downtown Peachtree Corners, Georgia, Highlands, North Carolina and Woodstock, Vermont. All of these places have evolved into true mixed-use communities connecting their residential neighborhoods with retail shopping and public amenities; while creating economic growth and enhancing the surrounding areas. We carefully studied each of these mixed-use communities and have incorporated many of their distinctive characteristics and qualities into our Keller vision in order to replicate the quality of life and charm of these thriving and successful mixed-use communities into a low country setting.

Each of these inspirational communities is anchored by a retail village serving residents and guests alike. These communities are always alive with activity because people are drawn to the energetic lifestyle that they offer. Keller's vast amount of open greenspace, natural beauty and amenities will create an exhilarating atmosphere and venue for a wide array of community events, shops, restaurants and retail establishments for its residents and the surrounding neighborhoods.

Keller will provide residents and guests with the ability to walk or bike to all that it has to offer, including its 100-acres of nature area and additional 64 acres of salt marsh on the banks of the Little Ogeechee River. This abundance of natural open space will make Keller truly unforgettable.

Keller will deliver small-town style with big-time fun in a walkable, seamlessly connected, mixed-use community featuring an extensive selection of shopping, dining, entertainment and living choices, along with a 2-acre Town Green for community gatherings. The pedestrian and bicycle-friendly connectivity of Keller's amenities with its residents, neighbors and guests will energize the entire area and contribute to the success and quality of life in the surrounding community.

Our new community will generate economic development within the City of Savannah by providing retail space for businesses and housing for its citizens. Keller will also foster community engagement through the use of its expansive Town Green which will be accessible to the public for concerts, movie nights, holiday gatherings, and other special events. All of these features, qualities and characteristics combine to ensure Keller upholds Roberts Properties' Company Mission Statement and development history of "Creating Communities for Superior Lifestyles".

SITE OVERVIEW

Keller consists of 275 acres that fronts Highway 17, Little Neck Road, and the Little Ogeechee River, in Savannah, Georgia.



SITE PHOTO



OPEN SPACE



OPEN SPACE



OPEN SPACE



OPEN SPACE

Total Property Area – 275 Acres

SALT MARSH

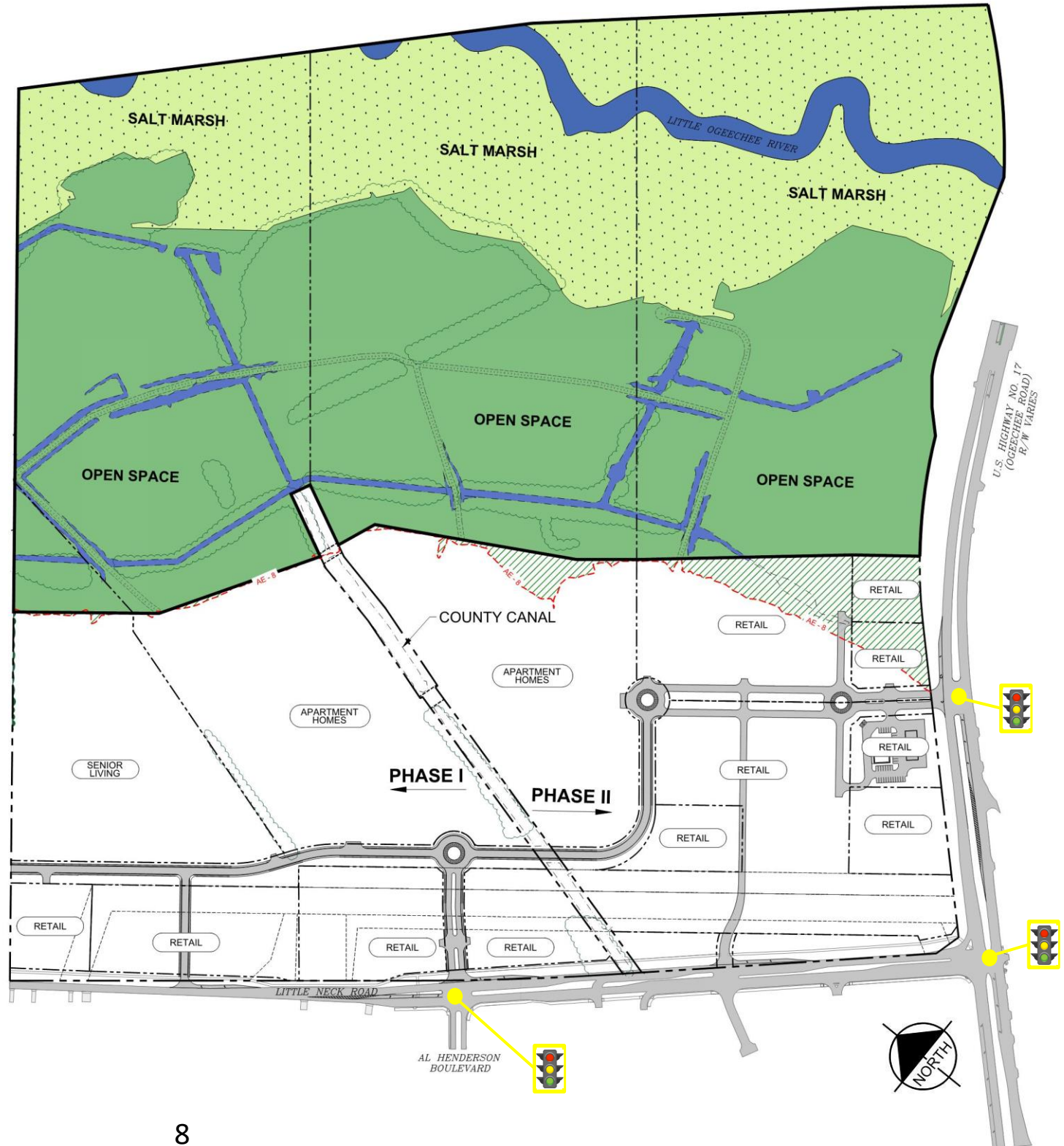
- 64 Acres
- 24%

OPEN SPACE

- 97 Acres
- 36%

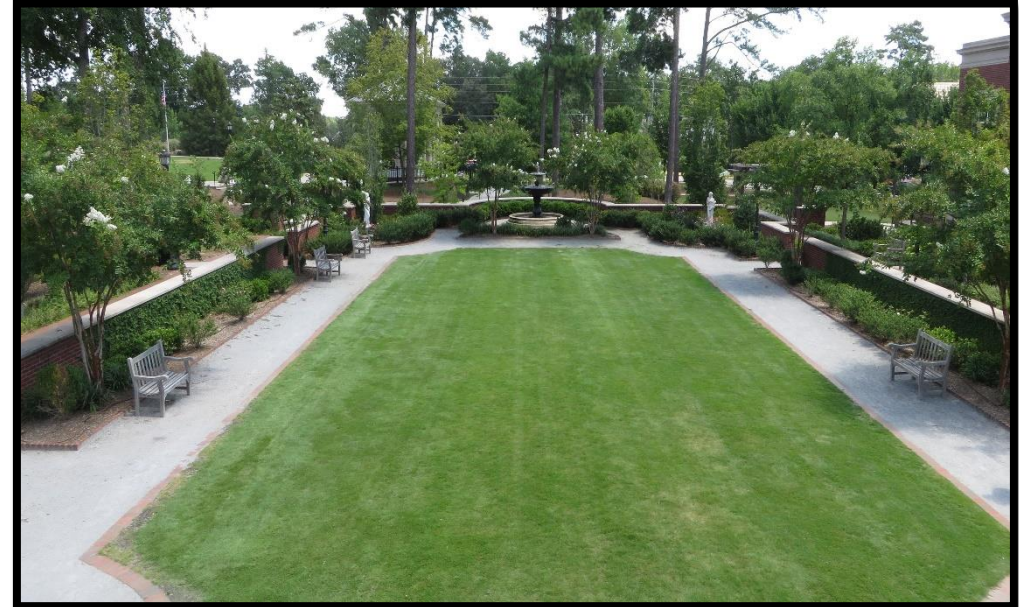
TOTAL

- 161 Acres
- 60%



OPEN SPACE

- Keller preserves approximately 60% of the property with its walkable and fully connected mixed-use design
- Keller's 100-acres of nature area and 64-acres of salt marsh offer guests and residents countless opportunities for both adventure and relaxation
- Guests and residents can enjoy the picturesque views and immerse themselves in the natural beauty that gives Keller its distinctive spirit



AMENITIES

- Trails for walking and jogging will connect residential areas with the 100-acres of nature area and the Town Green offering residents plenty of opportunity to unwind and recharge
- Outdoor lawn games, such as, bocce ball, volleyball, cornhole, or croquet, will offer a plethora of active outdoor recreational entertainment for both guests and residents



TOWN GREEN

- Town Greens bring communities together by offering unique and flexible gathering spaces and venues for concerts, movie nights, birthday parties, farmers' markets, local nonprofit activities, and much more
- Town Greens establish a strong “sense of place” for existing communities and serve as a primary destination for shopping, dining and entertainment
- Keller’s 2-acre Town Green will be a placemaker by hosting a variety of special events that will engage with and be enjoyed by the entire West Chatham Community



MASTER DEVELOPMENT PLAN

Total Property Area – 275 Acres

FUTURE PUBLIC RIGHT-OF-WAY & POWERLINE EASEMENT

- 23 Acres

OPEN SPACE + SALT MARSH

- 161 Acres

RETAIL VILLAGE

- 37 Acres

APARTMENT HOMES

- 39 Acres

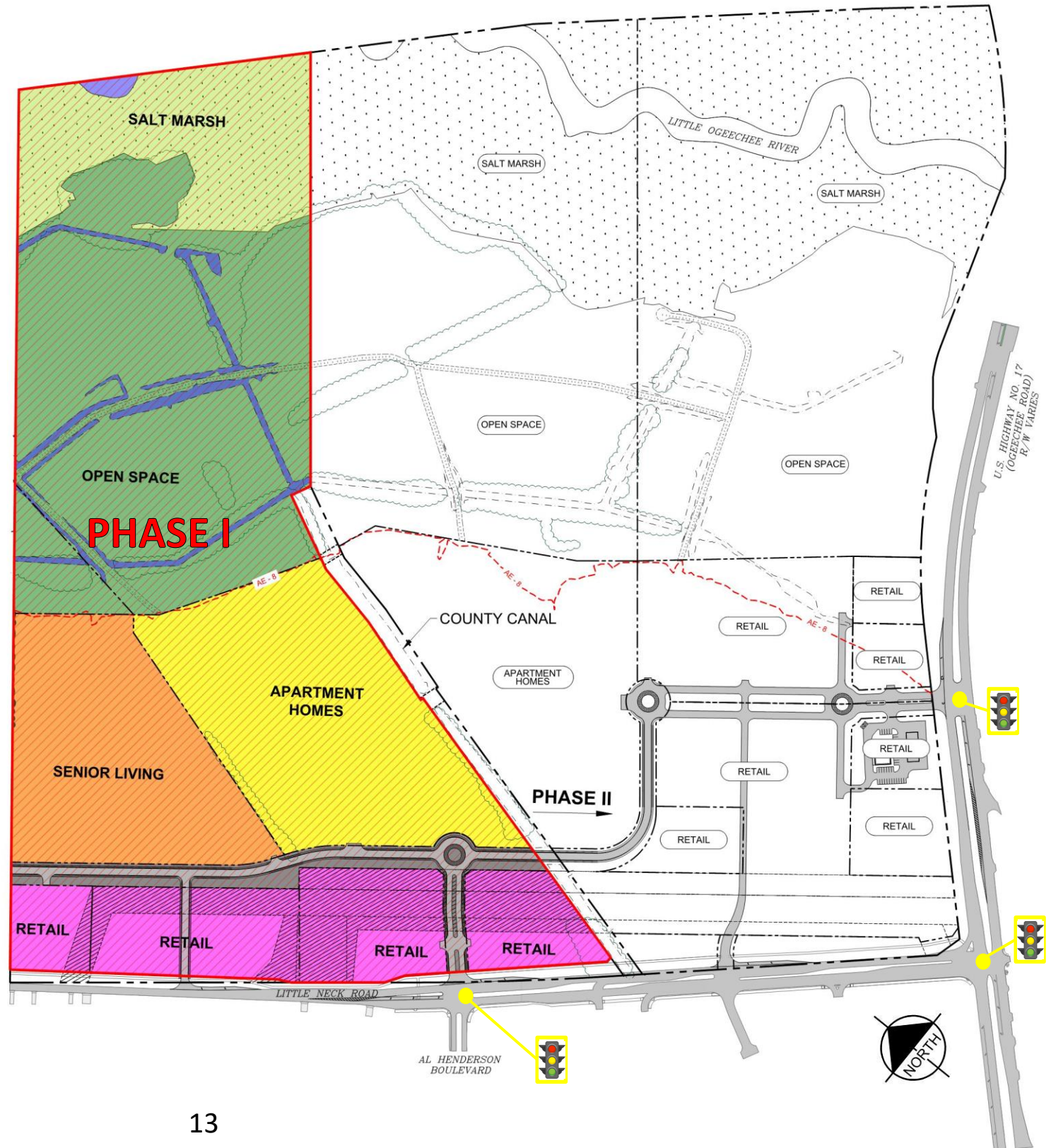
SENIOR LIVING

- 15 Acres



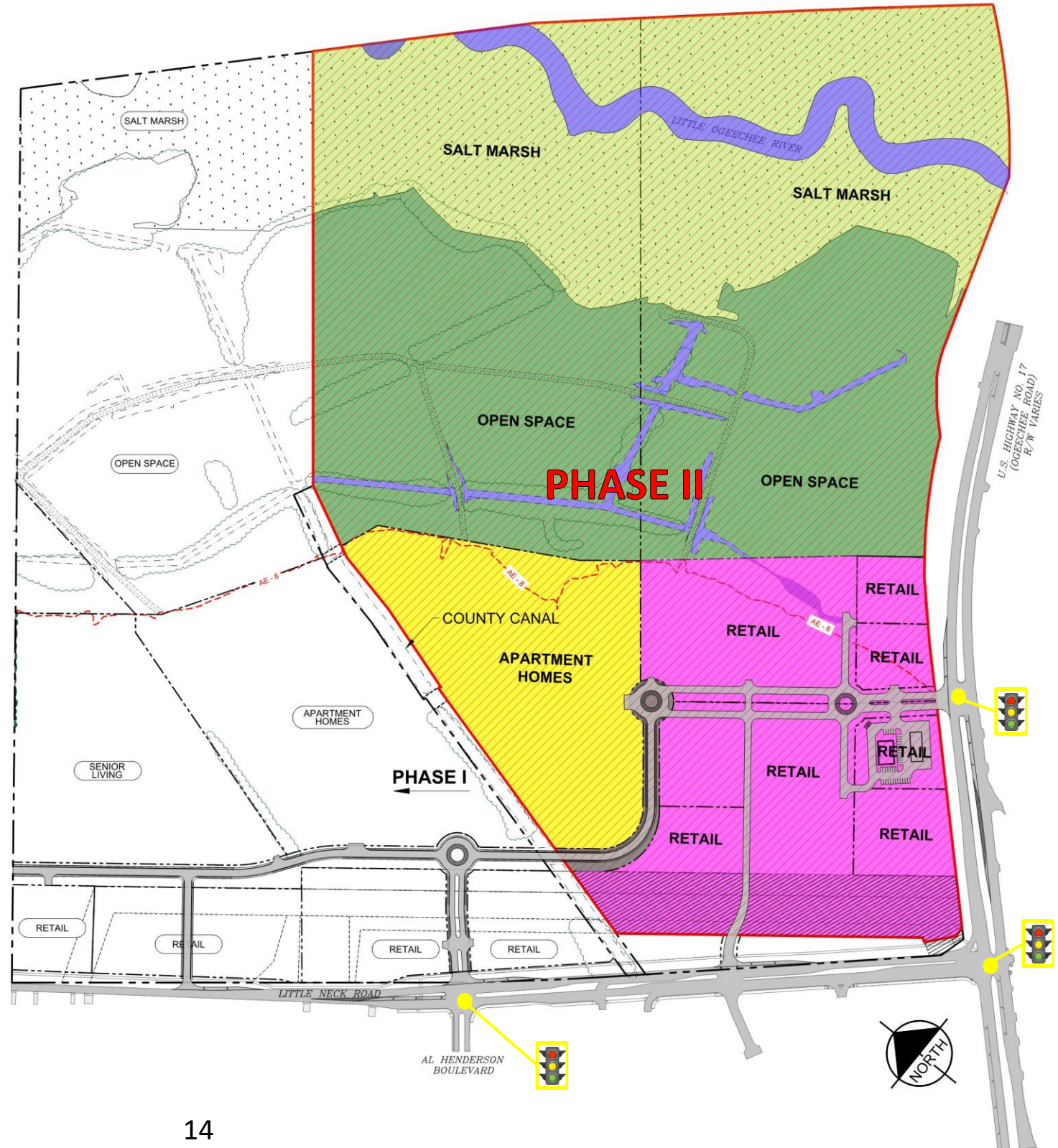
DEVELOPMENT PHASING

Phase I will consist of approximately 106.5 acres, including Apartment Homes, Senior Living, and Retail Village uses located Northwest of the County Canal, as outlined and cross hatched in red.



DEVELOPMENT PHASING

Phase II will consist of approximately 168.5 acres, including Apartment Homes and Retail Village uses located Southeast of the County Canal, as outlined and cross hatched in red.



RETAIL VILLAGE

PHASE I

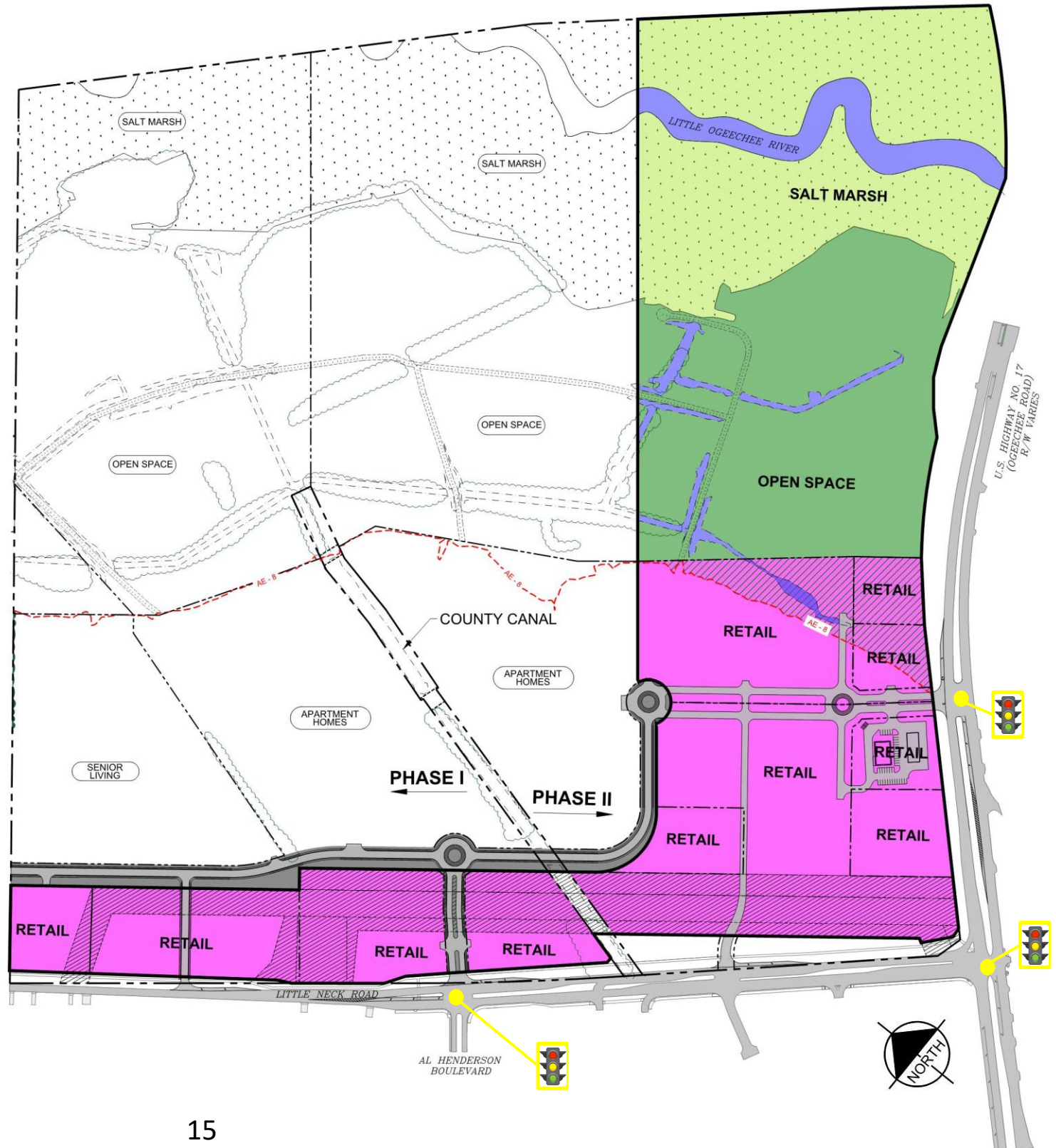
- 49,020 SF
- 8.2 Acres
- 6,000 SF per AC

PHASE II

- 142,785 SF
- 105,000 SF (Self-Storage)
- 27.01 Acres
- 2.10 Acres (Self-Storage)
- 5,286 SF per AC
- 50,000 SF per AC (Self-Storage)

TOTAL

- 296,805 SF
- 37.3 Acres
- 7,955 SF per AC



RETAIL VILLAGE

- Retail Villages provide small-town style and big-time fun in a pedestrian-friendly atmosphere
- Residents and guests are enticed to visit, shop, dine, and enjoy events on the Town Green
- The low country architecture and charm of the Retail Village and Town Green will create a remarkable destination and central gathering place for the surrounding community to use and enjoy for many years into the future



RETAIL VILLAGE



APARTMENT HOMES

PHASE I

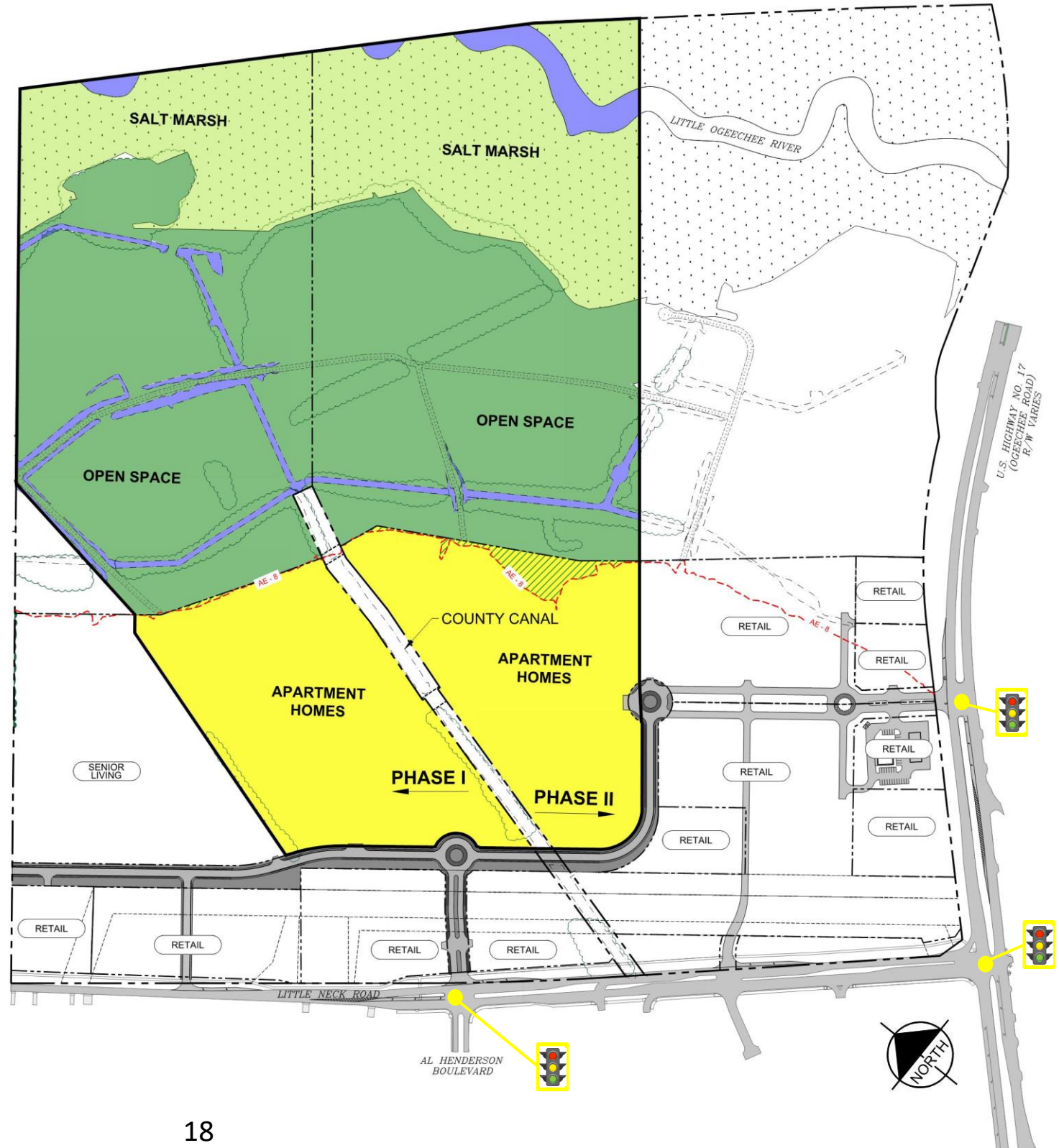
- 240 Apartment Homes
- 20 Acres
- 12 Apartment Homes per AC

PHASE II

- 260 Apartment Homes
- 19 Acres
- 14 Apartment Homes per AC

TOTAL

- 500 Apartment Homes
- 39 Acres
- 12.8 Apartment Homes per AC



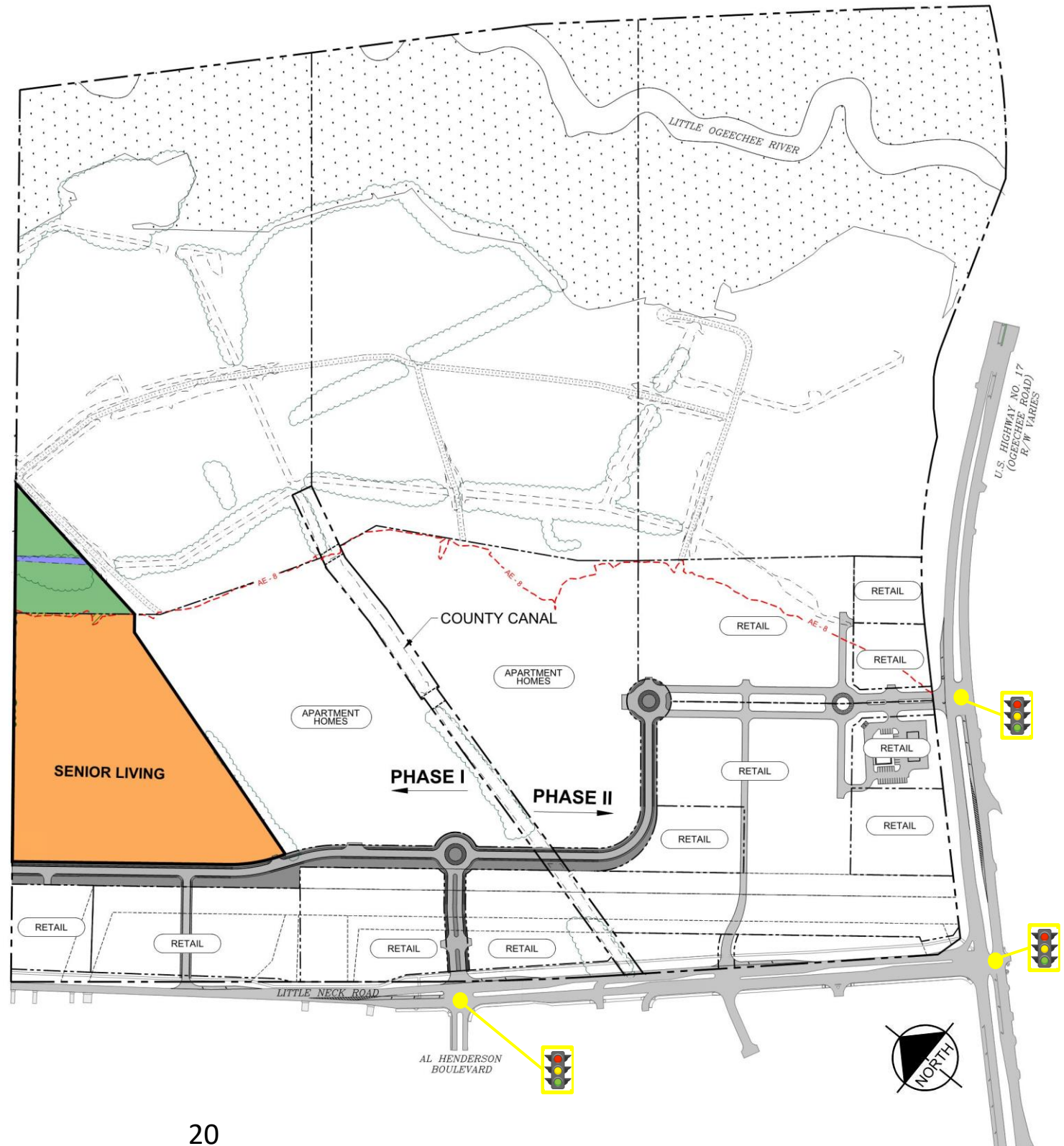
APARTMENT HOMES



SENIOR LIVING

PHASE I

- 309 Senior Living Homes
- 15.5 Acres
- 20 Senior Living Homes per Acre



SENIOR LIVING

