

OPTION B - SITE PLAN OF
OLD AUGUSTA - BAKER TRACT
EFFINGHAM COUNTY, GA

DECEMBER 1, 2025

PROPERTY OWNER: R B BAKER PROPERTIES, LLC

CO-DEVELOPER: NORTHPOINT INDUSTRIAL, LLC
CONTACT: WRENN BLALOCK



CO-DEVELOPER: JIT WAREHOUSING AND LOGISTICS
CONTACT: BEN GOLDBERG



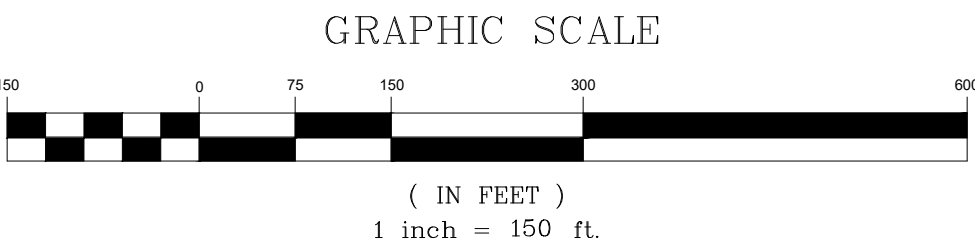
ACREAGE SUMMARY:

PHASE I:		
PARCEL A:	TOTAL UPLAND:	23.66 AC
PARCEL B:	TOTAL UPLAND:	10.21 AC
ROADWAY:	PH I - CURRENT:	1.71 AC
	PH II - FUTURE:	2.48 AC
	TOTAL:	4.19 AC
PHASE I UPLAND:		38.06 AC
PHASE I TOTAL:		38.06 AC
PHASE II:		
PARCEL C:	TOTAL UPLAND:	20.53 AC
	WETLAND:	5.66 AC
TOTAL:		26.19 AC
PARCEL D:		
	TOTAL UPLAND:	32.05 AC
	WETLAND:	16.88 AC
	WETLAND IMPACT:	0.38 AC
TOTAL:		49.31 AC
ROADWAY:	DEVELOPABLE:	1.19 AC
	WETLAND IMPACT:	0.05 AC
TOTAL:		1.24 AC
PHASE II UPLAND:		53.77 AC
PHASE II WETLAND IMPACTS:		0.43 AC
PHASE II TOTAL:		76.74 AC

NW WETLAND PERMIT

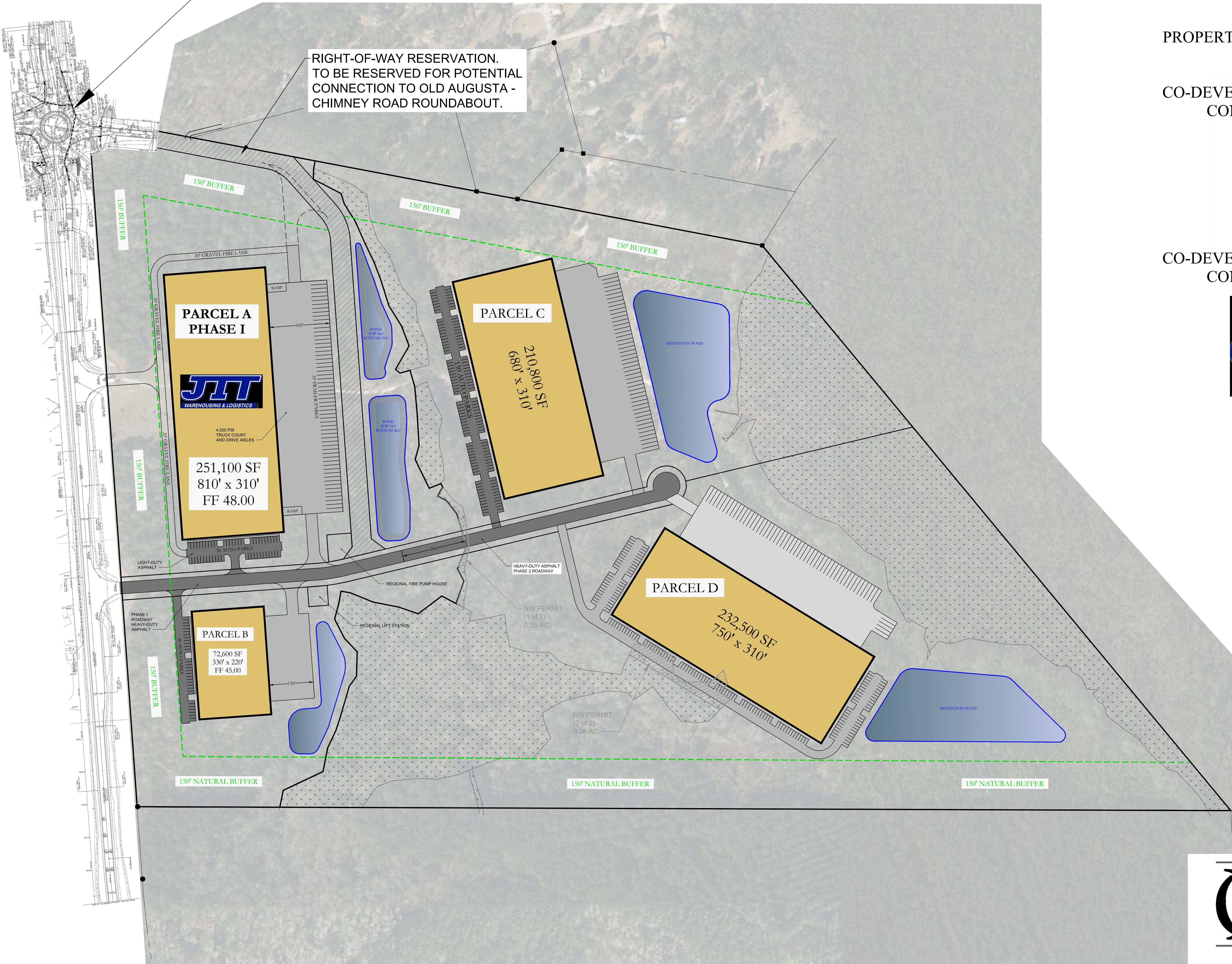
1 OF 2 - 0.05 AC
2 OF 2 - 0.38 AC

TOTAL PERMIT ACREAGE 0.43 AC



PROPOSED EFFINGHAM COUNTY
OLD AUGUSTA - CHIMNEY ROAD
ROUNDBOUT PROJECT.

RIGHT-OF-WAY RESERVATION.
TO BE RESERVED FOR POTENTIAL
CONNECTION TO OLD AUGUSTA -
CHIMNEY ROAD ROUNDBOUT.



Kern & Co., LLC
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