



Summary Of Offering

This package includes information regarding two separate listings both being offered by Don Wright & Associates. The properties, which adjoin each other, are being offered for sale separately and together.

For purposes of this package the properties are designated number 1 and number 2.

Property #1:

This property consists of 6.17 acres. It is zoned PDS (Planned Development Shopping) pursuant to a property rezoning in 1982 that included Glynn Place Mall and related commercial development. Most all commercial uses are allowed under PDS. Property is located at 246 Commerce Drive, Brunswick, Ga. 31525

The property consists of 5 separate tax parcels. One parcel (1.89 acres +/-) is all wetlands (see attached map). A 50' drainage easement runs along the north and easterly boundaries of the property.

The price is \$1,495,000.

Public sewer and water are at the property.

Property 2:

This property consists of 8.62 acres and is zoned Medium Residential which allows 16 multifamily units per acre. Property is located at 102 Peppertree Crossing Ave., Brunswick 31525

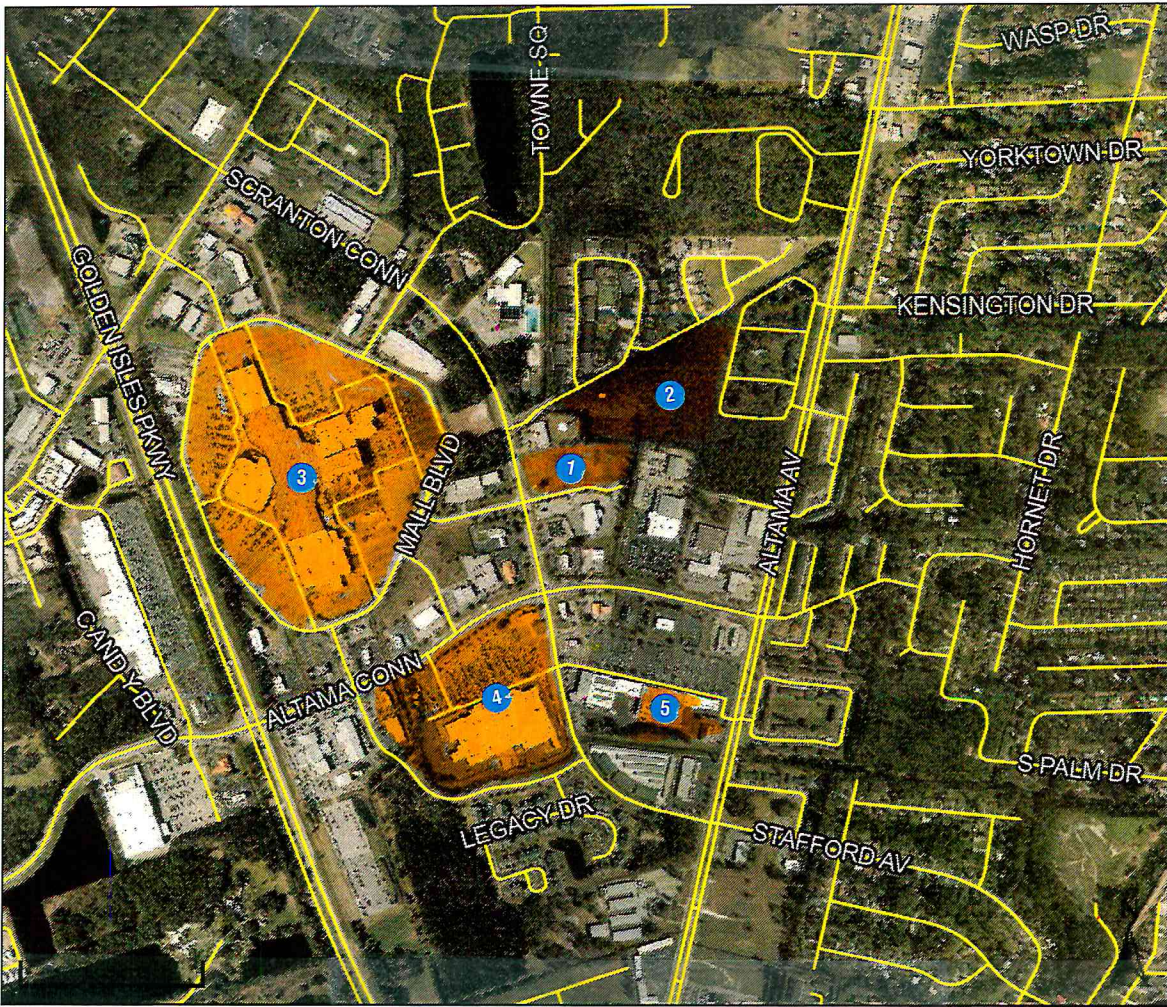
The price is \$646,500.

Property 1 and 2 together:

An assembly of these two properties would result in a total of 14.79 acres. If property 1 was rezoned to MR the two properties might yield 144 units (see attached proposed site plan). The price of both properties is \$2,141,000.

For further information please contact Fred Freyer, Associate Broker, Don Wright & Associates at 912-230-0539 (cell) or fred@fredfreyer.com

The information contained herein was obtained from sources deemed reliable but is not guaranteed by Don Wright & Associates.



1. 6.17 Acres

2. 8.30 Acres

3. Glynn Place Mall

4. Publix



U.S. Fish and Wildlife Service National Wetlands Inventory

Wetlands

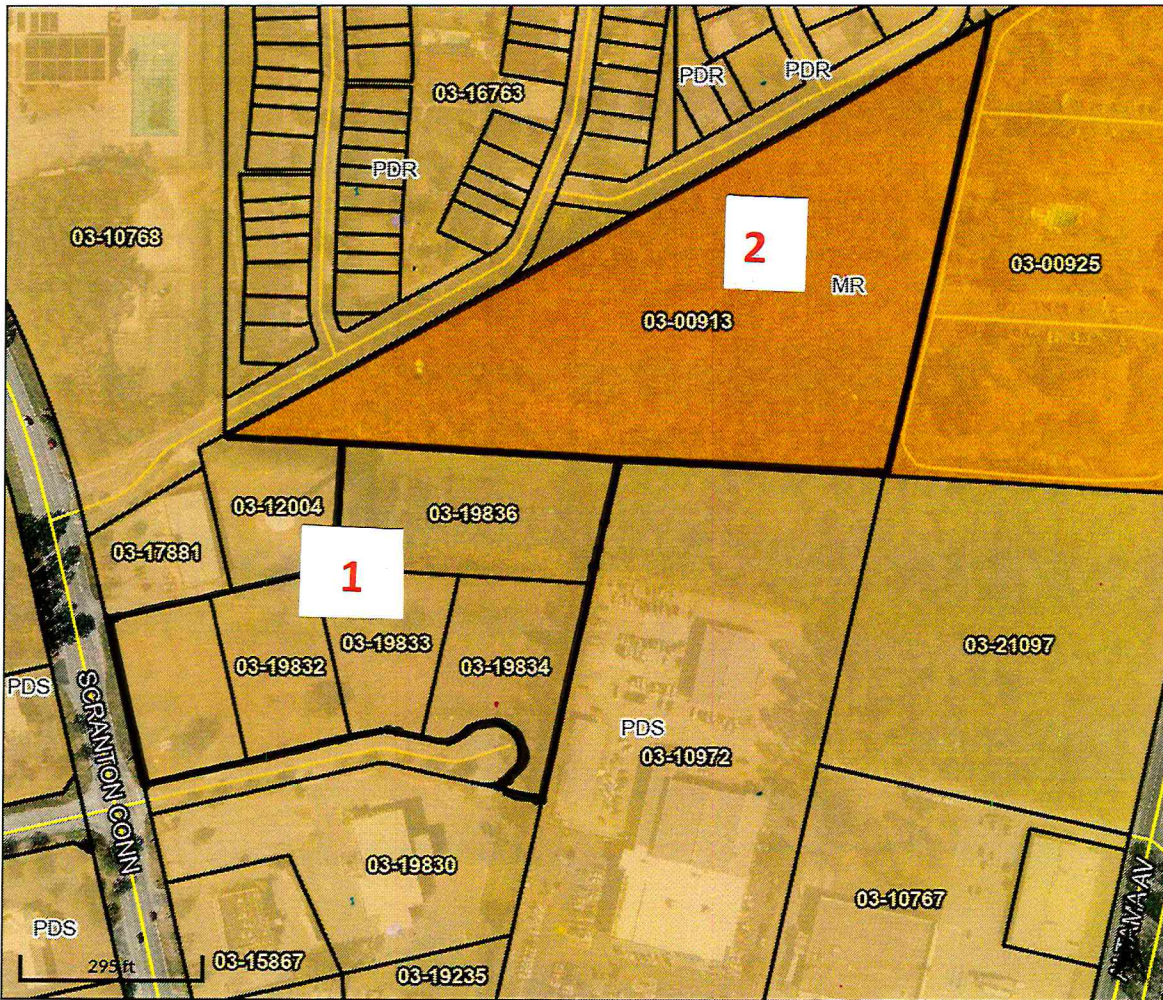


June 30, 2023

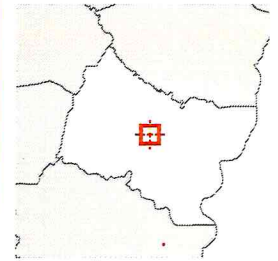
Wetlands_Alaska

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Overview



Legend

- Parcels
- Parcel Numbers
- Zoning**
- R6 - One-Family Residential
- R9 - One-Family Residential
- R12 - One-Family Residential
- R20 - One-Family Residential
- M6 - One-Family Residential
- M9 - One-Family Residential
- M12 - One-Family Residential
- M20 - One-Family Residential
- RE - One-Family Residential Estates
- GR - General Residential
- MR - Medium Residential
- HR - High Residential
- MH - Mobile Home Park
- MH6 - One-Family Residential
- MH9 - One-Family Residential
- MH12 - One-Family Residential
- MH20 - One-Family Residential
- RR - Resort Residential
- VR - Village Residential

ZONING

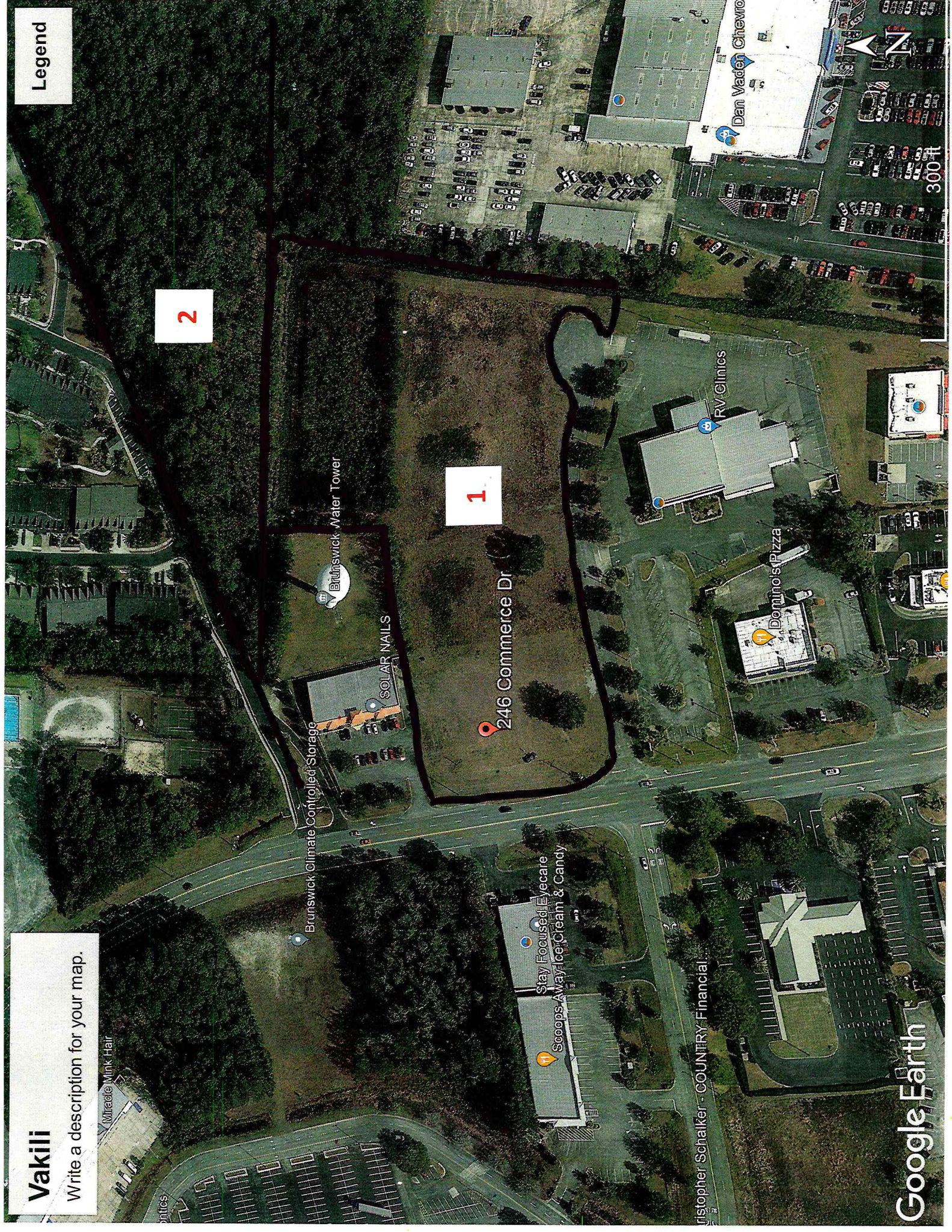
Vakili

Write a description for your map.

Legend

2

1



Christopher Schalkner - COUNTRY Financial

Google Earth

CONCEPTUAL SITE PLAN

FRED FREYER
 DON WRIGHT AND ASSOCIATES
 119 MARINA DRIVE
 ST. SIMONS ISLAND, GA 31522
 (912) 230-0539

SITE STATEMENT:
 THIS SITE IS 4.148 ACRES AND IS CURRENTLY VACANT.
 THE PROPOSED USE IS AN APARTMENT BUILDING PROJECT
 TO INCLUDE 18 EIGHT UNIT BUILDINGS AND AN AMENITY CENTER.

CURRENT ZONING:
 MEDIUM RESIDENTIAL - MH & PD-5

PARKING SUMMARY:

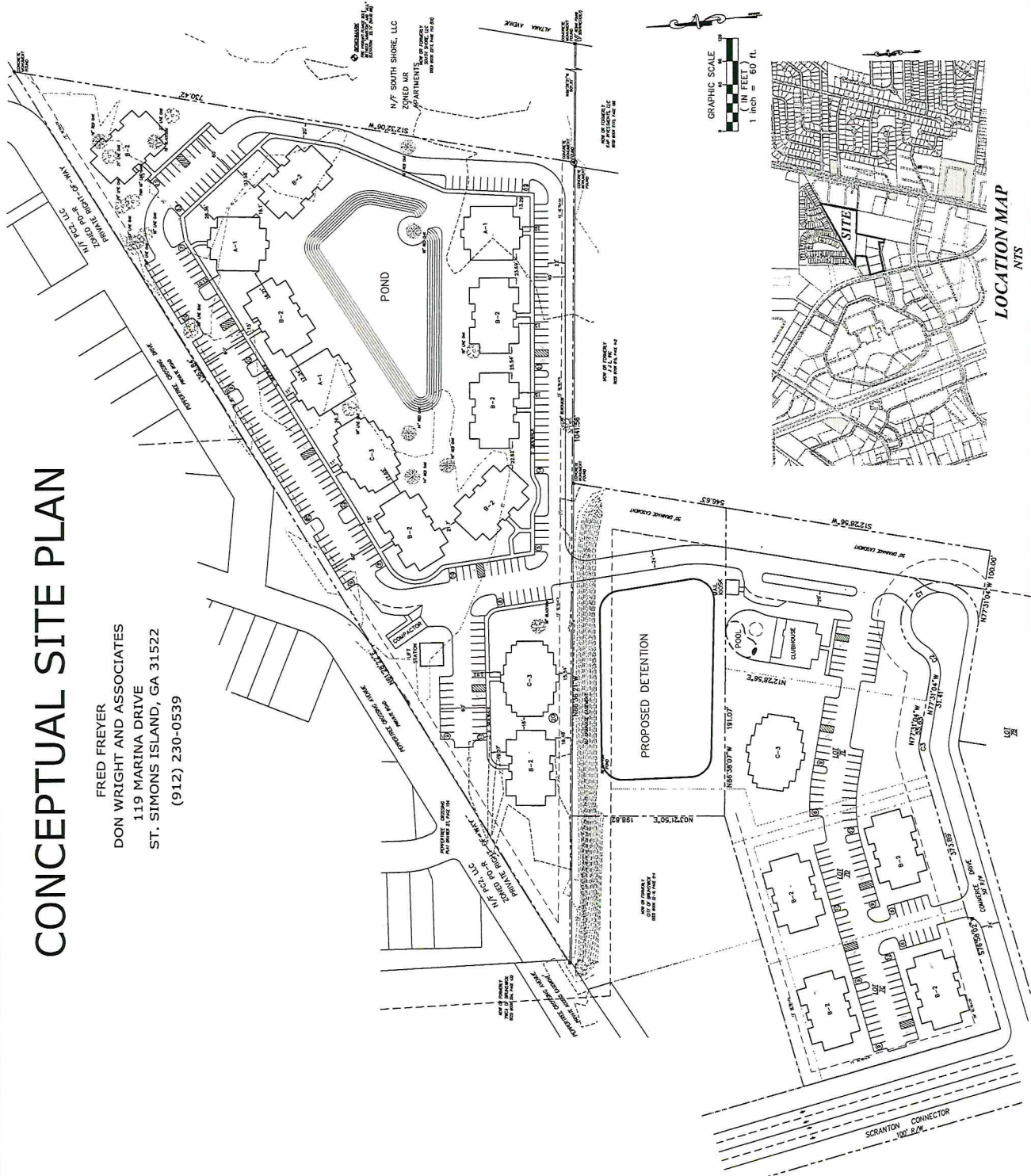
REQUIRED PARKING:
 2 SPACES PER UNIT
 144 UNITS X 2 SPACES=288 SPACES
 PARKING PROVIDED:
 305 SPACES
 INCLUDING 20 HC SPACES

SETBACKS:

FRONT YARD: 30'
 SIDE YARD: 15'
 REAR YARD: 15'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	15.50'	31.54'	283.20°W	27.52°E
C2	30.00'	13.50'	25.98'	283.20°W	27.52°E
C3	30.00'	13.50'	25.98'	58.43°E	25.98°W



LOCATION MAP
 NTS

200 PLANTATION CHASE
TIDEWATER ENGINEERING, INC.
 ST. SIMONS ISLAND, GEORGIA 31522
 PHONE (912) 268-2164 email: info@tidewatereng.com

REV. DATE: _____
 DESCRIPTION: _____
 BY: _____

APARTMENTS
 COMMERCE CENTER DRIVE
 BRUNSWICK, GLYNN COUNTY, GA

DRAWN: PHS
 APPROVED: PHS
 DATE: 7/14/23
 PROJ#: 23-048
 SCALE: AS SHOWN

SHEET
 1 OF 1

