

Golden Isles Development Opportunity

7168 Golden Isles Parkway
Brunswick, Georgia 31525



Subject Site

**BERKSHIRE
HATHAWAY**
HOMESERVICES

HODNETT COOPER
REAL ESTATE

11.96 +/- Acres
Commercial/Retail
(Parcel 03-19492)

County: Glynn
\$3,500,000



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM

Property Information

7168 Golden Isles Parkway
Brunswick, Georgia 31525



Property Highlights:

- **PRICE: \$3,500,000.00**
- **+/- 11.96 Acres**
- **Zoning: PDG-HC**
- **Permitted Uses To Include**
 - Convenience Store
 - Grocery Store
 - Car Wash
 - Animal Hospital
 - Childcare Facility
 - Office/Retail
 - Restaurant



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM

Located on the main intersection of the Golden Isles Gateway Project in Brunswick, Georgia, this +/- 11.96 acre site presents an opportunity to be a part of the upward trajectory of Coastal Georgia. The Highway 99 corridor has experienced rapid growth and is positioned for more with Multifamily, Single Family, Commercial, Education, and Industrial plans all within 3 miles of the subject site. Site plan to include two curb cuts, one on Highway 99 and one on Golden Isles Parkway, tying into existing grade with required deceleration lanes.

Property Overview

7168 Golden Isles Parkway, Brunswick
GA

Glynn County

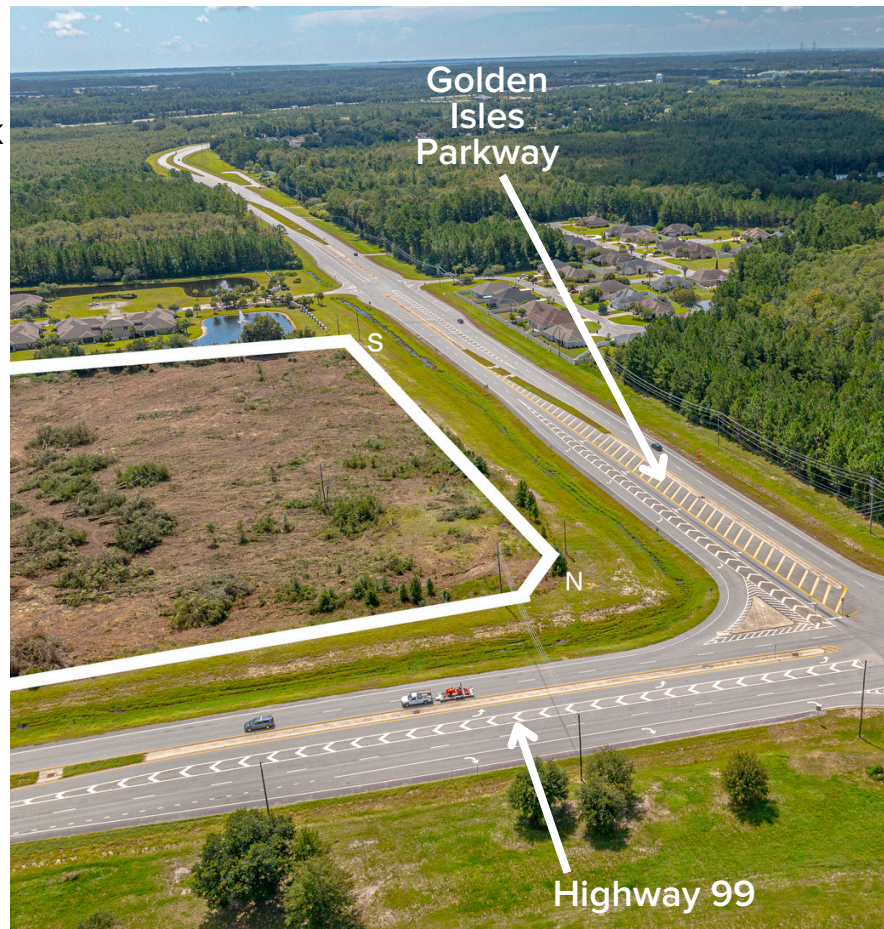
+/- 11.96 Acres

03-19492

PDG-HC

Commercial/Retail

+/- 1490' Highway Frontage at Major
Intersection



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM

Property Map

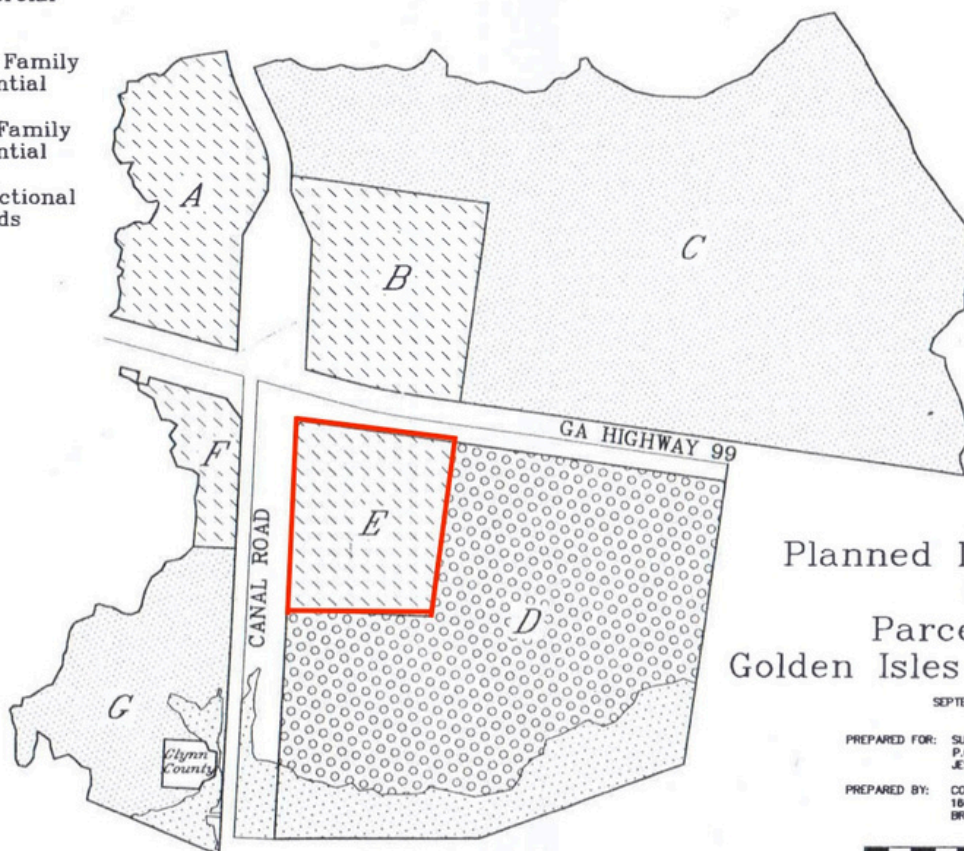
7168 Golden Isles Parkway
Brunswick, Georgia 31525



Drive Times

- Atlanta, GA
 - 264.2 miles, 5 hours
- Savannah, GA
 - 72.1 miles, 1 hour, 9 minutes
- Jacksonville, FL
 - 70.4 miles, 1 hour

- Commercial Retail
- Single Family Residential
- Multi-Family Residential
- Jurisdictional Wetlands



| Acreage Summary | | | |
|--------------------|-------------|--------------|------------|
| TRACT | UPLAND AREA | WETLAND AREA | TOTAL AREA |
| A | 14.435 | 0.000 | 14.435 |
| B | 14.545 | 0.000 | 14.545 |
| C | 81.088 | 2.958 | 84.044 |
| D | 44.199 | 10.949 | 55.148 |
| E | 11.963 | 0.000 | 11.963 |
| F | 3.976 | 0.000 | 3.976 |
| G | 14.857 | 2.071 | 16.928 |
| TOTAL AREA (ACRES) | | | 202.039 |

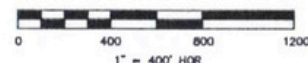
| Residential Summary | |
|-------------------------|--------------|
| TRACT | NUMBER UNITS |
| C - SINGLE FAMILY | 336 |
| D - MULTI-FAMILY | 174 |
| G - SINGLE FAMILY | 59 |
| TOTAL RESIDENTIAL UNITS | 569 |

Planned Development Of Parcel CR9 Golden Isles Gateway Tract

SEPTEMBER 2004

PREPARED FOR: SUNDOWN PROPERTIES, INC.
P.O. BOX 363
JESUP, GEORGIA 31598

PREPARED BY: COASTAL ENGINEERING CONSULTANTS, INC.
180 EH DRIVE
BRUNSWICK, GEORGIA 31520



NOTE:
This drawing illustrates a general plan of the development only and does not limit



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM

Site Plan

7168 Golden Isles Parkway
Brunswick, Georgia 31525



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM



A) Buc-ees Travel Center

B) Altama Planned Development

C) Glynnedale Elementary Site

D) Tates Landing Subdivision

E) Woodland Cove Subdivision

F) Walker Pointe Subdivision



Michael Giery, REALTOR®

michaelgiery@hcrega.com
912-638-5450 (office)
912-230-1115 (cell)
520 Ocean Boulevard
St. Simons Island, GA 31522



COMMERCIAL DIVISIONSM