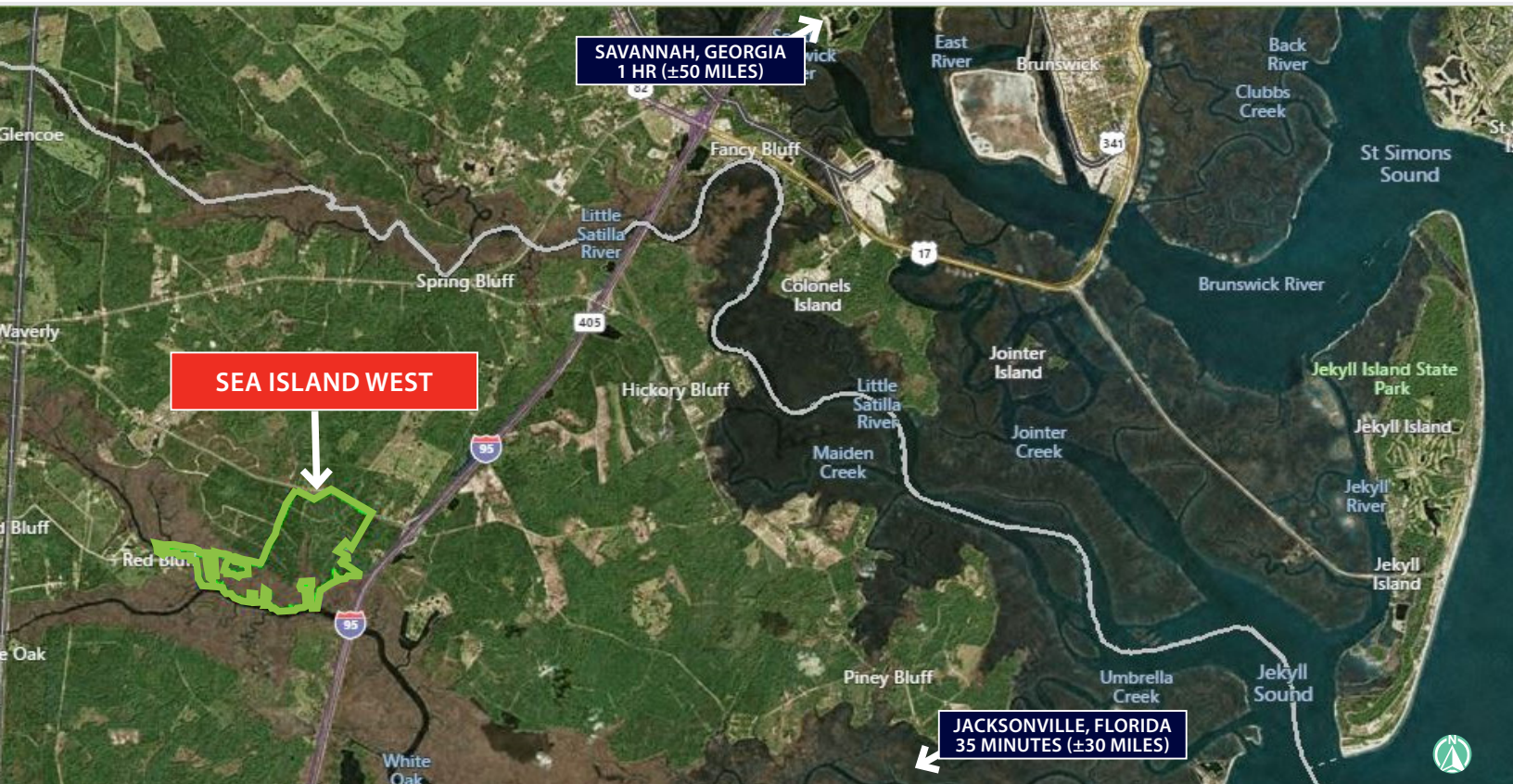


Own 1,200 acres on Georgia's Golden Coast
Sea Island West - Georgia



FOR SALE OR JOINT VENTURE

- Site includes 650 upland developable acres situated on the golden marsh
- Located on the navigable White Oak River and with direct access to the Atlantic Ocean
- Only 35 minutes from Jacksonville International Airport and 1/4 mile from I-95 Interchange (Exit 22) and 15 minutes to Brunswick, Georgia
- Opportunity to create a master-planned development of large scale with enviable amenities including a marina and golf course

Location

- Proximity to major destinations:
 - ± 20 miles west of Jekyll Island
 - ± 30 miles north of the Jacksonville International Airport
 - ± 80 miles south of Savannah, Georgia
 - ±10 miles west from Port Brunswick

Property Stats

Address	Horsestamp Church Road & Head Road Waverly Georgia 31565
Folio	087-008A
Acreage	±1,200 acres
Upland Acreage	650 upland acres
Potential Home Sites	2,000 home sites
Density	±3 du/ac

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Major Nearby Employment Facilities

Sea Island West- Georgia



- As proposed, Egret Landing was designed to contain 371 marshfront, lakefront, and preserve homesites, ranging from a quarter-acre to over 1.25-acres. Phase One was also to include a gated entrance, guardhouse, landscaped common areas and The Egret Landing Community Club, which would feature a spacious fitness center, community gathering areas, card and game rooms, community pool, tot lot, and tennis courts. Plans have been drafted and once approved, will leave few barriers for a developer to build Egret Landing.
- Sea Island West features five miles of pristine golden marsh, scenic water views, and serene nature preserves. Such views command a premium in the coastal southeast Georgia marketplace.
- The property is situated along the White Oak River, positioning it as an attractive site for boating enthusiasts and fishermen. The White Oak River flows into the Satilla River, connects to St. Andrews Sound, and then leads into the Atlantic Ocean. Since the ±1,200-acre site includes the golden marsh (Kings Title), the buyer, if granted approval, could construct community docks or a marina.
- The local government has also proven to be a cooperative stakeholder, which could create opportunities for development beyond a residential or mixed-used community.

