

OFFERING MEMORANDUM  
COMMERCIAL LAND SITE  
± 15 ACRES  
BRUNSWICK, GEORGIA

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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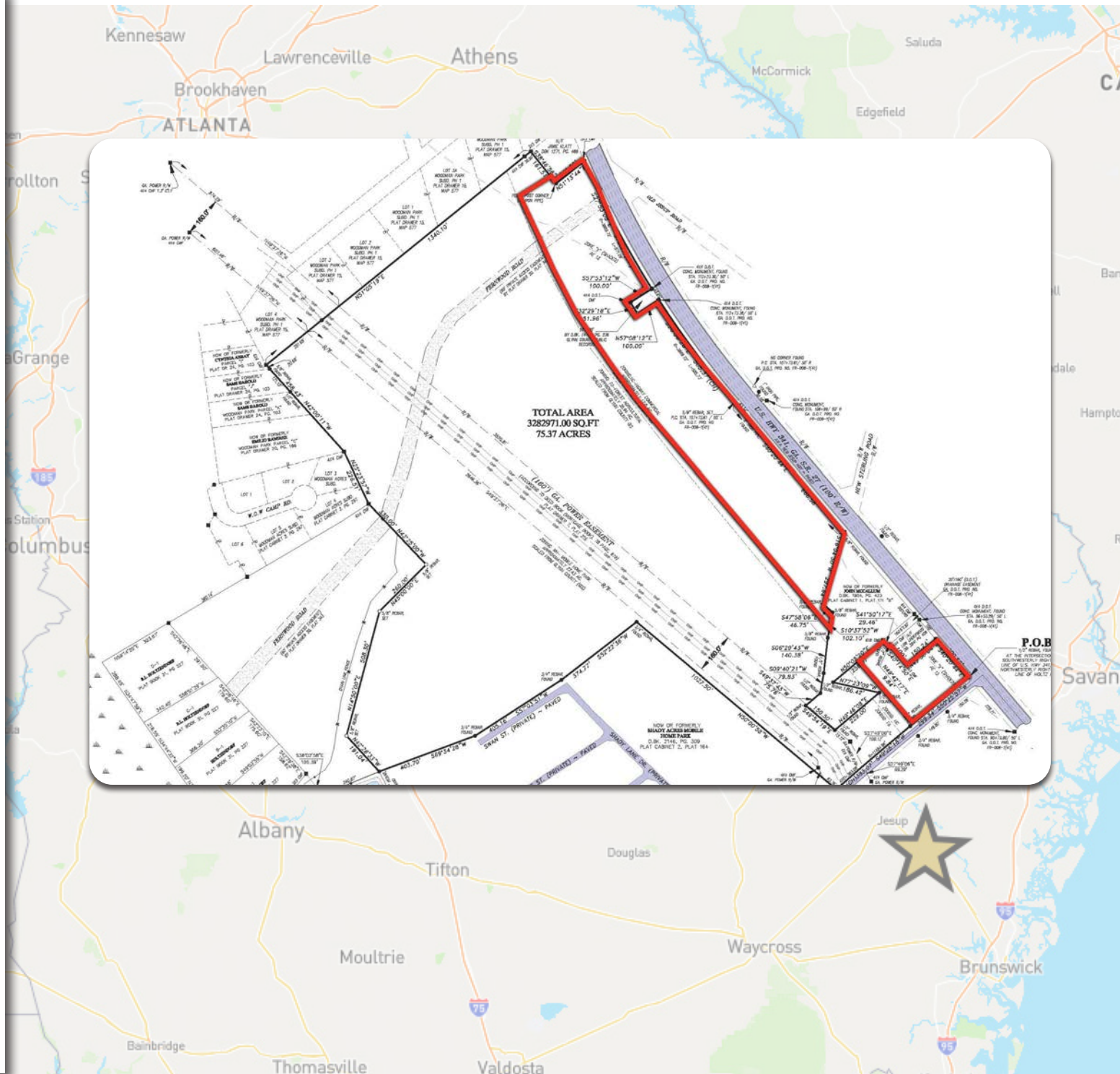
## CONTACT INFORMATION

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### BULL REALTY, INC.

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 BullRealty.com



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Bull Realty is pleased to present this ±15-acre site located on New Jesup Highway in Brunswick, GA. Out of the 15 acres, ±8.39 acres are usable. This property is zoned HC, Highway Commercial, which allows for a wide range of commercial uses. Brunswick is the county seat of Glynn County with a population of 23,214 within a 5-mile radius.

The property is located off of Hwy-341 which is the primary access to Brunswick and other surrounding areas to the northwest. The property is located 3-miles from highly traveled I-95. The Port of Brunswick, a major demand driver for the area, is 13 miles/18-minute drive time from the property. It is one of the busiest ports on the Atlantic Coast, and is the 6th busiest automobile port in the United States.

## PROPERTY HIGHLIGHTS

- ±15 acres in Brunswick, GA
- ±8.39 acres are usable out of the 15
- Total Area: ±14.94 acres
- Total Upland: ±8.39 acres
- Total Wetland: ±6.55 acres
- Total Access Easement: ±0.42 acres
- Zoned HC (Highway Commercial) which allows for a wide range of commercial uses
- Permitted uses for HC: <https://bit.ly/3Yluu1Y>
- Traffic counts of 18,900 VPD on Hwy-341
- ±1,850' of frontage on U.S. Hwy 17
- There are two Lamar billboards on the property that produce \$3,500/yearly
- Located less than 2-miles from Oak Grove Island that is exclusive to Heritage Oaks Golf Club. Oak Grove Island is a gated community that has over 420 homes within a peaceful serene environment
- Located 8 miles from Downtown Brunswick, 15 miles from St. Simons Island, 20 miles from Sea Island and 24 miles from Jekyll Island



**LOCATED IN  
BRUNSWICK, GA**



**SITUATED ON  
±15 ACRES**



**ZONED  
HC (HIGHWAY COMMERCIAL)**

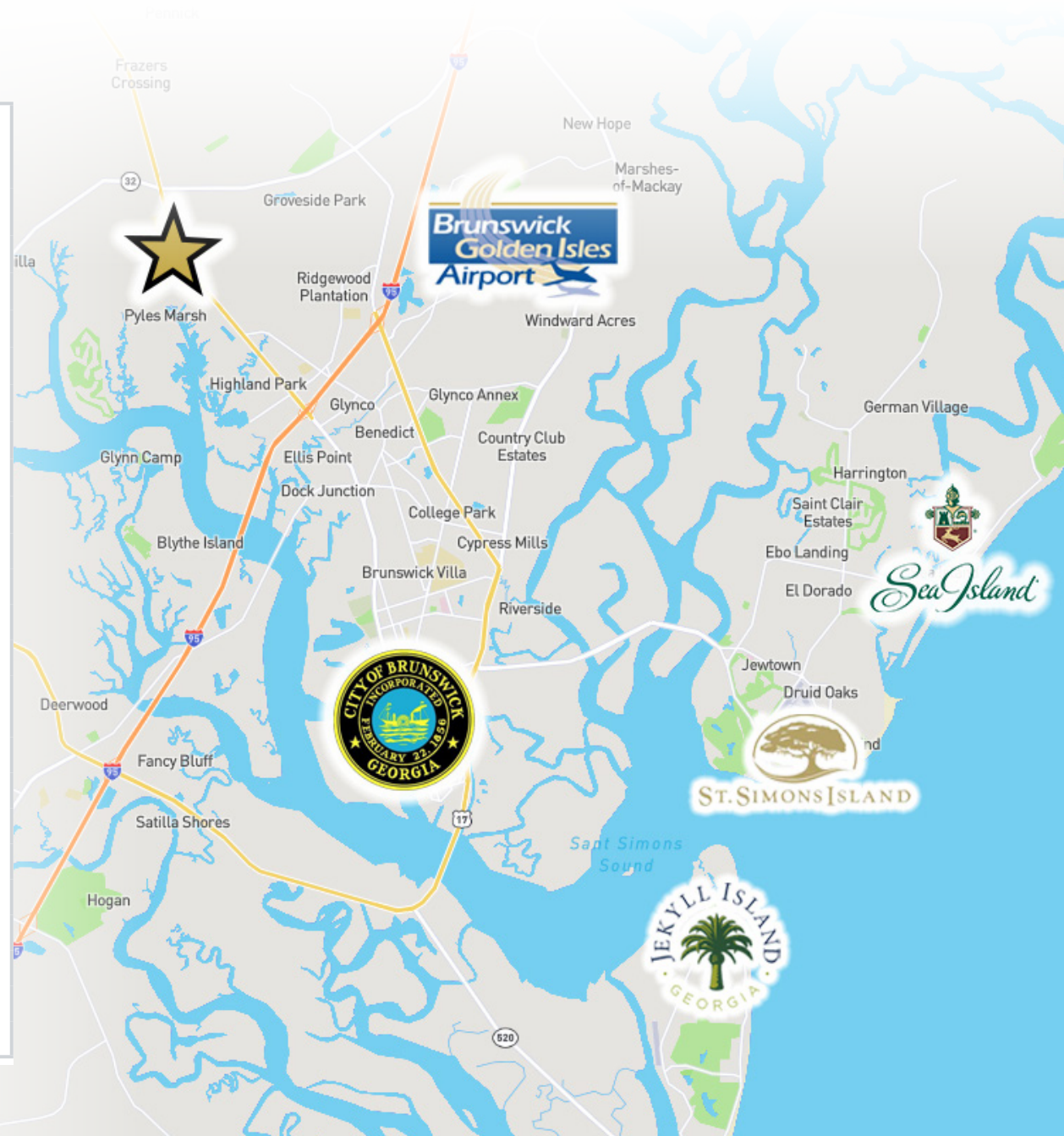


**SALE PRICE  
\$999,900**

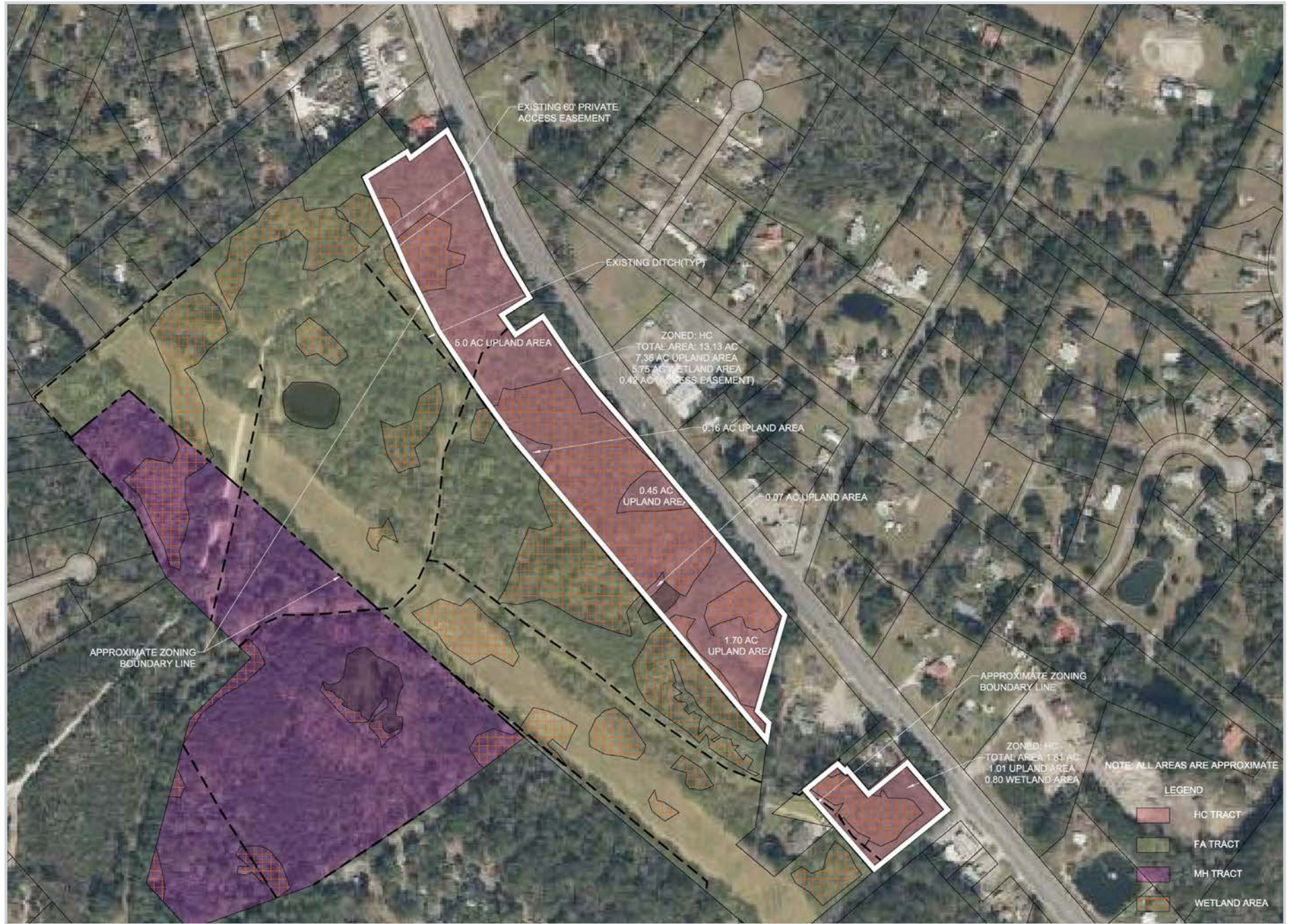
# PROPERTY INFORMATION

## OFFERING SUMMARY

ADDRESS:	6735 New Jesup Highway Brunswick, GA 31523
COUNTY:	Glynn
# OF PARCELS:	1
SITE SIZE:	± 15 Acres
USEABLE ACRES	± 8.39 Acres
PROPOSED USE:	Commerical
PARCEL ID:	03-26781
ZONING:	HC (Highway Commercial) <a href="https://bit.ly/3Yluu1Y">https://bit.ly/3Yluu1Y</a>
TOPOGRAPHY:	Flat
UTILITIES:	All available
FRONTAGE:	±1,850'
SALE PRICE:	\$999,000



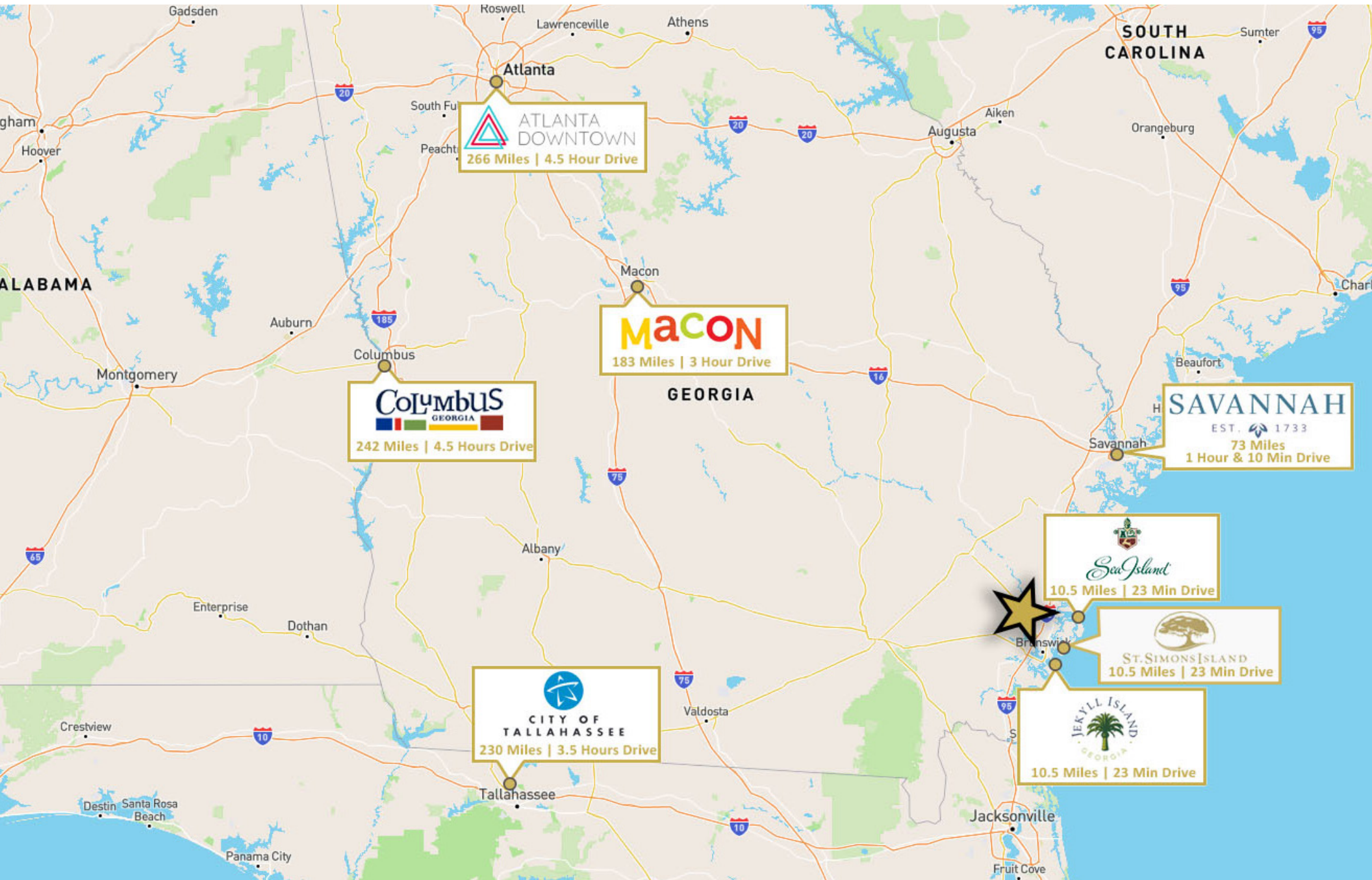








# IN THE AREA



# IN THE AREA

## THE PORT OF BRUNSWICK



The Port of Brunswick forms a vital part of the city's economy as it is recognized as one of the most productive ports on the East Coast and is the sixth-busiest automobile port in the United States. Leading auto manufacturers including Jaguar, Land Rover, Porsche, Mercedes, Mitsubishi and Volvo import their vehicles through the Port of Brunswick. Other imported items include wood pulp and paper products, heavy machinery, and more.

## FEDERAL LAW ENFORCEMENT TRAINING CENTER



The Federal Law Enforcement Training Centers (FLETC) Glynco campus is located equidistant between Savannah, GA, and Jacksonville, FL. Among these is a 34-building "neighborhood" practical exercise area, which includes houses equipped with video cameras for recording various kinds of practical exercises.

## FORT FREDERICA NATIONAL MONUMENT



Fort Frederica National Monument, on St. Simons Island, Georgia, preserves the archaeological remnants of a fort and town built by James Oglethorpe between 1736 and 1748 to protect the southern boundary of the British colony of Georgia from Spanish raids. About 630 British troops were stationed at the fort.

## SEA ISLAND



Sea Island is a privately owned, unincorporated area of Glynn County, Georgia, and is part of the Golden Isles of Georgia, which include St. Simons Island, Jekyll Island, Little St. Simons Island, and the mainland city of Brunswick.

## COLLEGE OF COASTAL GEORGIA



The College of Coastal Georgia is a public college in Brunswick, Georgia. It was established in 1961 and opened in 1964, making it one of Georgia's newest state colleges. The college transitioned from a community college into a four-year college and conferred its first baccalaureate degrees on May 7, 2011. The college currently enrolls ±3,663 students.

## GEORGIA SEA TURTLE CENTER



The Georgia Sea Turtle Center on nearby Jekyll Island features an interactive Exhibit Gallery and Rehabilitation Pavilion open to the public. The Georgia Sea Turtle Center is a functioning hospital for ill and injured sea turtles and is the only hospital of its kind in the state of Georgia. This unique experience should be on everyone's list during a visit to the Golden Isles, where you can learn about the important role these creatures play in our marine ecosystem.

# ABOUT THE AREA

## BRUNSWICK, GA

The vibrant city of Brunswick, which rises along the southeastern coastline of Georgia is situated an hour between Savannah, Georgia and Jacksonville, Florida. The charming city offers a strong educational system from childhood through college, an excellent hospital and health care system, and a thriving business climate.

The nineteenth century Victorian-style homes, endless golden marshes, and old magnolia tree lined streets complement the bustling business community of boutique shops, fine and casual restaurants, art galleries, banking and financial institutions, churches and cultural venues. Visitors and locals can stroll the waterfront as shrimp boats arrive with their daily catch or enjoy fresh locally grown fruits and veggies at the Farmer's Market.

## ST. SIMONS ISLAND

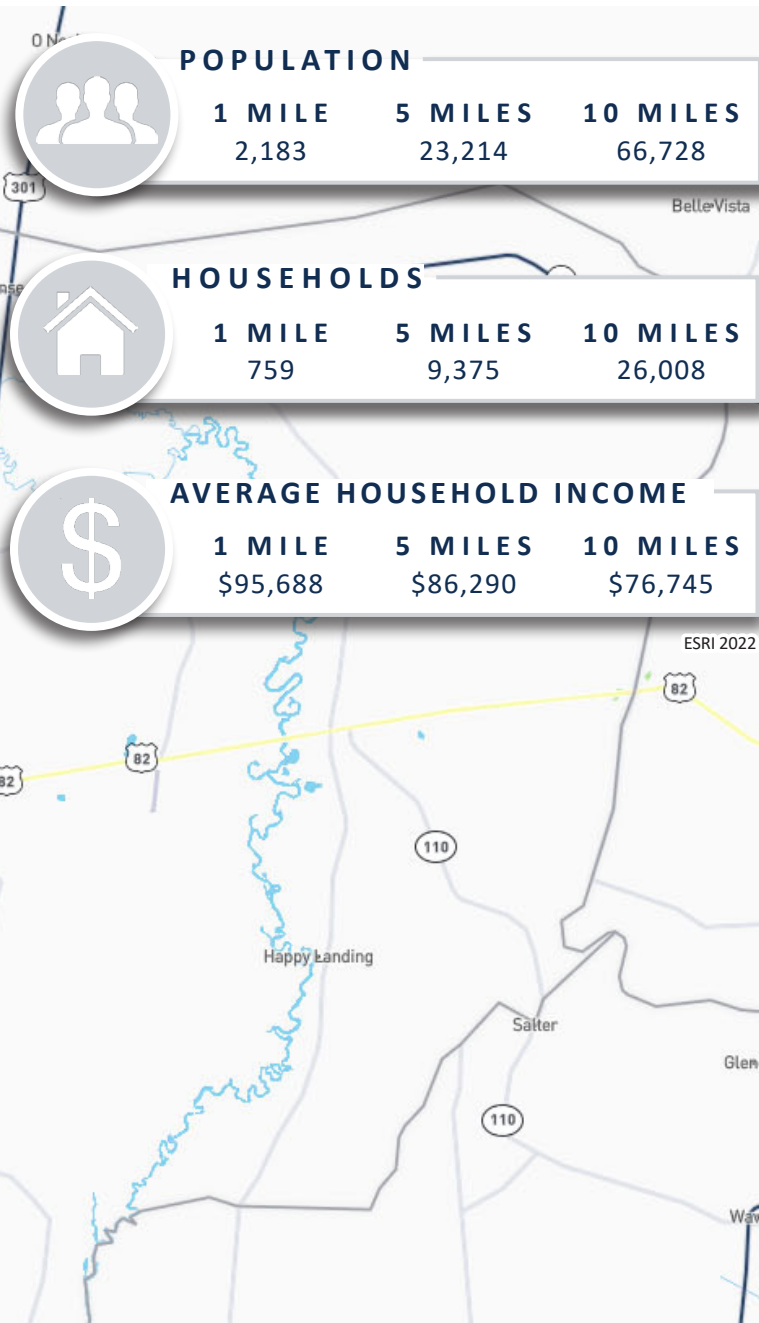
St. Simons Island, GA is home to fabulous beaches, golfing, charter fishing, spas and salons, and a variety of restaurants, fun events and entertainment for everyone. The unspoiled beauty of St. Simons and its distinctively charming beach lifestyle that is unhurried and under-developed are what make it so special.

## SEA ISLAND

Located just east of St. Simons Island and separated by the Black Banks River, Sea Island is a privately owned resort Community that is part of the Golden Isles of Georgia, which include St. Simons Island, Jekyll Island, Little St. Simons Island, and the mainland port city of Brunswick. This renowned seaside resort island is home to four Forbes Five-Star experiences, including The Cloister at Sea Island, The Lodge at Sea Island, The Spa at Sea Island, and the Georgian Room restaurant. Sea Island offers five miles of private beach located on the southeastern coast of Georgia, as well as luxury accommodations, golf, dining, tennis, spa and a number of first-class amenities.



# DEMOGRAPHIC OVERVIEW





## PERRY HAYES

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Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.