



OFFERING MEMORANDUM

1800 Village Drive
Kingsland, Georgia

Deal Points

- AVAILABLE — Sale, Lease, and/or Subdivision
- Site Area: 9.59 Acres (Parcel 121 007S)
- Pricing: \$900,000/Acre (≈ \$8,631,000 total)
- Zoning: C-2 General Commercial (high-flexibility)
- Subdividable: Retail | Commercial | Light Industrial



Confidentiality & Disclaimers

- This Offering Memorandum (“OM”) is confidential and is being furnished solely for the purpose of evaluating a potential transaction.
- Information contained herein was obtained from sources believed reliable; however, MAXREV Commercial Division makes no warranty or representation as to accuracy or completeness.
- Recipients should conduct independent investigations and due diligence, including verification of zoning, utilities, access, environmental conditions, and all site attributes.
- Availability and pricing are subject to change without notice. Any transaction is subject to negotiation and definitive documentation.

Contents & Key Facts

Key Facts

- Status: AVAILABLE (Sale / Lease / Subdivision)
- Site Area: 9.59 Acres
- Parcel: 121 007S
- Address: 1800 Village Drive, Kingsland, GA
- Pricing: \$900,000/Acre
- Zoning: C-2 General Commercial
- Target Uses: Retail, Commercial, Light Industrial

Sections

- 1. Executive Summary
- 2. Site Overview & Survey Exhibit
- 3. Conceptual Subdivision Plan
- 4. Zoning (C-2) — Permitted Uses
- 5. Market Drivers & Retail Node
- 6. Demographics & Traffic (insert ESRI/GDOT)
- 7. Pricing & Next Steps
- 8. Contact

Executive Summary

Opportunity

1800 Village Drive is a 9.59-acre development tract offered as AVAILABLE for sale, lease, and/or subdivision. The site's C-2 General Commercial zoning supports a broad range of retail, commercial, and auto-oriented uses, enabling multiple exit strategies. This is an ideal platform for subdividable retail pads, commercial service users, and light-industrial compatible commercial uses.

Investment Highlights

- Subdividable acreage with flexible monetization paths
- Pricing: \$900,000/Acre (~ \$8,631,000 total)
- C-2 zoning supports drive-thru, fuel, auto, service, retail, and more
- Suitable for retail pads, commercial service, and light industrial-compatible users

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- Zoning: C-2 General Commercial
- Price: \$900,000/Acre

Contact:

Karl F. Vierck, Broker

904.529.9953

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Site Overview

Verified Site Facts

- Address: 1800 Village Drive, Kingsland, GA
- Parcel: 121 007S
- Site Area: 9.59 Acres
- Availability: AVAILABLE (Sale/Lease/Subdivision)
- Price: \$900,000/Acre
- Zoning: C-2 General Commercial



Zoning — C-2 General Commercial

High-Flexibility Commercial Zoning

- C-2 permits all uses allowed in C-1 and C-1A (with C-2 exceptions).
- Designed to serve automobile/highway users and provide community shopping facilities.
- Supports retail, restaurants (including drive-in/drive-thru), fuel/convenience, auto-oriented uses, service and medical uses.

Examples of Permitted Uses (Non-Exhaustive)

- Retail & shopping centers
- Restaurants, including drive-thru
- Supermarkets / grocery
- Convenience stores & fuel (subject to standards)
- Car wash / auto-related uses (subject to standards)
- Clinics, vet, service & professional uses

Use Matrix (Quick View)

Use	Status
Retail / Strip Center	Permitted
QSR / Drive-Thru	Permitted
Fuel / C-Store	Permitted*
Car Wash	Permitted*
Auto Sales / Service	Permitted*
Medical / Clinic / Vet	Permitted
Commercial / Flex Users	Permitted

*Subject to ordinance standards (setbacks, buffering, stacking, etc.).



Kingsland, GA

Location Snapshot

- Kingsland, Georgia
- Regional access to I-95 / GA-40 corridor
- Serves commuter + traveler demand
- Strong fit for auto-oriented and retail users
- Replace with licensed aerial + parcel outline

Market Drivers

- Auto-oriented commercial zoning supports broad user set
- Subdividable tract enables multiple pad and end-user outcomes
- Fits retail, service, and flex/commercial uses
- Highway corridor demand patterns (fuel, QSR, service)
- Add ESRI/GDOT exhibits for quantified underwriting
- Grocery / daily needs retail in corridor
- National discount & soft goods nearby
- Fuel + foodservice operators in trade area
- Restaurants and service retail cluster
- Verify 0.5-mile tenant roster with CoStar



Next: insert verified tenant list + map callouts for flagship distribution.

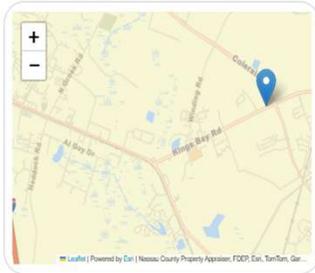
Traffic & Access (Insert GDOT)

0000039_0207 - 039-0207 - King's Bay Rd E of Winding Rd

County: CAMDEN
 LRS section: 0393062003
 Functional class: 4U - Minor Arterial (Urban)
 Coordinates: 30.788245, -81.599226



Site Data

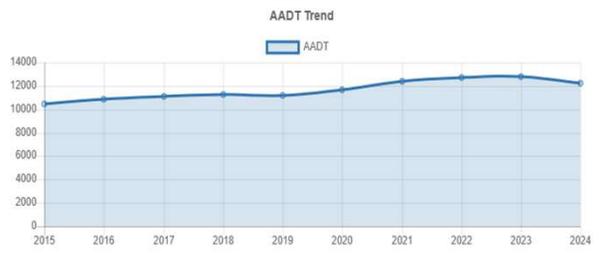
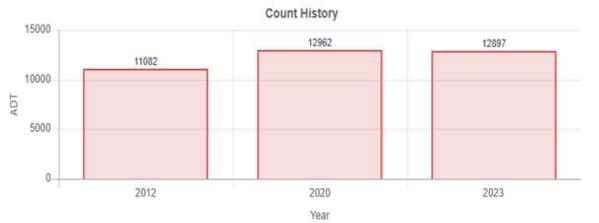
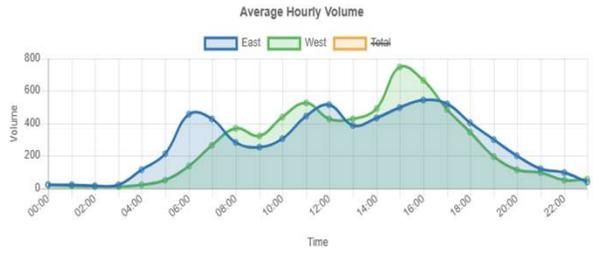


Count History

Year	Month	Count type	Duration	ADT	Count
2023	November	Class	48 hours	12,897	25,794
2020	January	Volume	48 hours	12,962	25,923
2012	September	Volume	48 hours	11,082	22,164

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual
AAADT	10,500	10,900	11,100	11,300	11,200	11,700	12,400	12,700	12,800	12,200
SU AADT	-	-	-	-	-	-	-	-	-	417
CU AADT	-	-	-	-	-	-	-	-	-	40
K-Factor	-	-	-	-	-	0.099	0.099	0.099	0.099	0.105
D-Factor	-	-	-	-	-	0.640	0.640	0.640	0.640	0.610
Future AADT	-	12,100	14,000	14,300	14,200	14,700	15,600	17,800	18,500	17,500



Vehicle Classification 2026

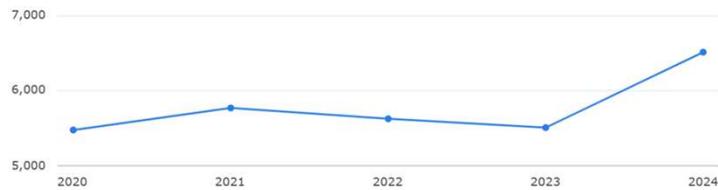
Classification	Percentage
1. Motorcycles 2 axles, 2 or 3 wheels.	0.42%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	70.64%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	25.19%
4. Buses 2- or 3-axle, full length.	0.28%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	3.04%
6. Single-unit trucks 3-axle, single-unit trucks.	0.10%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.00%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	0.24%
9. Single-trailer trucks 5-axle, single-trailer trucks.	0.08%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.00%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0.00%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0.00%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0.00%

Demographics

Population

6,513

↑ 18% Compared to 5,478 in 2020 ↑ 18% Compared to 5,510 in 2023



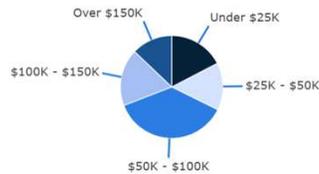
Household Income

\$65.7k

Median Income

\$83.7k
2029 Estimate

↑ 27%
Growth Rate



Category	Subcategory	1 Mile	3 Miles	5 Miles
Population		2024 6,513	36,840	55,354
Population		2023 5,510	36,698	54,910
Population		2022 5,627	36,083	53,474
Population		2021 5,771	35,745	51,882
Population		2020 5,478	33,872	51,324
Household Income	2024 Median Income	\$65,741	\$75,698	\$77,043
Household Income	Under \$25k	442	1,935	2,662
Household Income	\$25k - \$50k	379	2,092	3,648
Household Income	\$50k - \$100k	937	4,617	6,777
Household Income	\$100k - \$150k	457	2,950	4,272
Household Income	Above \$150k	328	1,866	3,254
Age	2024 Median Age	35.3	32.6	34
Age	Under 20	1,493	10,320	15,418
Age	20 - 25	620	3,623	4,646
Age	25 - 45	1,859	10,801	15,907
Age	45 - 65	1,114	7,222	11,280
Age	Over 65	1,088	4,017	6,516
Employees	Total 2024	5,255	28,720	42,786
Employees	Agriculture	39	145	164
Employees	Construction	482	1,739	2,057
Employees	Manufacturing	805	2,415	2,978
Employees	Wholesale Trade	152	440	481
Employees	Retail Trade	1,199	3,166	3,941
Employees	Transportation, Warehousing	643	1,955	2,318
Employees	Information	42	560	589
Employees	Finance, Insurance	253	1,298	1,619
Employees	Professional Services	792	2,625	3,364
Employees	Educational, Health Care	1,181	4,285	5,372
Employees	Arts, Entertainment, Food	498	2,622	3,121
Employees	Management, Business, Science, Arts	2,779	9,712	11,777
Employees	Public Administration	523	2,239	2,965
Employees	Other Services	77	935	1,113
Housing Occupancy	2024 Ratio	10:01	10:01	10:01
Housing Occupancy	Occupied	2,306	12,502	19,013
Housing Occupancy	Vacant	237	958	1,600
Renter To Homeowner	2024 Ratio	7:10	3:05	1:02
Renter To Homeowner	Renters	1,063	5,072	6,899
Renter To Homeowner	Homeowners	1,480	8,388	13,714

Pricing & Deal Structure

Asking Price

\$900,000 per Acre

≈ \$8,631,000 total (based on 9.59 acres)

Structure

- AVAILABLE: For Sale, Lease, and/or Subdivision
- Subdivision pricing: TBD by pad sizing and utility delivery
- Ground lease / BTS: supported for QSR/fuel users (case-by-case)
- Buyer/tenant due diligence: zoning confirmation, access, utilities, environmental

Use MAXREV to Underwrite Pads

We can rapidly produce:

- Pad sizing recommendations
- Tenant targeting list
- Rendered site concept exhibit
- Broker outreach package

Contact MAXREV Commercial Division

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