



OFFERING MEMORANDUM FOR SALE

**PRIME PREMIER 14.18± ACRE
GATEWAY DEVELOPMENT SITE
BRUNSWICK, GEORGIA**

185 BRAMPTON DRIVE, BRUNSWICK, GA 31523



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OPPORTUNITY SUMMARY

185 Brampton Drive presents a rare development opportunity located immediately off Interstate 95 in the rapidly growing Brunswick, Georgia market. The site encompasses approximately 14 acres within the established Brampton Commercial Park corridor, offering direct proximity to the I-95 / Golden Isles Parkway interchange (Exit 38) — one of the most important commercial gateways into the Golden Isles region.

Strategically positioned between Savannah and Jacksonville, the property benefits from excellent regional connectivity, strong tourism traffic, and increasing residential population growth, making it ideally suited for multifamily, mixed-use, hospitality, retail, storage or service-oriented commercial development.

Large development sites with interstate visibility and regional accessibility are increasingly scarce in the Brunswick market. This offering provides investors and developers the opportunity to create a landmark project within one of Coastal Georgia's fastest-growing corridors.

DEAL POINTS AT A GLANCE

PROPERTY HIGHLIGHTS	
Property	Located off Interstate 95 Exit 38 - Brampton Commercial Park corridor
Address	185 Brampton Drive, Brunswick, Ga 31523
Available Space	+/-14.18 Ac
Zoning	Freeway Commercial
Use	Commercial, Multifamily, Apartment, Storage
Utilities	Available (Final utility capacity and serviceability should be verified directly with the Brunswick-Glynn Joint Water & Sewer Commission)
Interstate Logistics Corridor	Located along the Savannah – Jacksonville I-95 corridor, a major distribution route.
Ideal Concepts	<ul style="list-style-type: none">• Multifamily Apartments• Mixed-Use Development• Hospitality / Hotel• Retail / Commercial Center / Storage• Medical or Professional Campus• Senior Living• Townhome Development





LOCATION OVERVIEW

Brunswick serves as the commercial hub of Georgia's Golden Isles region, supporting tourism, logistics, and federal employment centers.

Major demand drivers include:

- Port of Brunswick – One of the largest automobile ports in the United States
- FLETC Federal Training Center – Thousands of federal trainees annually
- St. Simons Island & Jekyll Island tourism economy
- Interstate logistics corridor between Savannah and Jacksonville

This corridor continues to experience significant residential and commercial growth, driving demand for housing, hospitality, and service retail.

STRATEGIC LOCATION

Within close proximity to:

- Interstate 95
- Golden Isles Parkway (major commercial corridor)
- Brunswick Golden Isles Airport
- FLETC Federal Law Enforcement Training Center
- Gulfstream Aerospace (Savannah region)
- Port of Brunswick



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PROPERTY HIGHLIGHTS

Overview

- ±14.18 Acre Development Opportunity located in the Brampton Commercial Park corridor in Brunswick, Georgia
- Strategically positioned near Interstate 95 Exit 38, one of the most important commercial access points serving the Golden Isles region
- Located between Savannah, GA and Jacksonville, FL, providing connectivity to two major coastal economic markets
- Large contiguous tract offering flexibility for master-planned development or phased development strategy
- Positioned in a growing coastal market supported by logistics, tourism, and federal employment drivers
- Close proximity to the Port of Brunswick, one of the largest automobile ports in the United States
- Nearby access to Brunswick Golden Isles Airport, regional commercial services, and major tourism destinations
- Surrounded by existing residential neighborhoods, commercial developments, and regional transportation infrastructure
- Rare opportunity to acquire interstate-adjacent development land in a supply-constrained coastal market

Access & Area Highlights

Strategic Location

- Immediate access to Interstate 95 (Exit 38), the primary East Coast transportation corridor
- Located within the Savannah – Jacksonville coastal growth corridor
- Easy access to Golden Isles Parkway / US Highway 82, a major commercial artery in Brunswick
- Short drive to St. Simons Island and Jekyll Island, two of Georgia's premier coastal destinations

TRAFFIC & VISIBILITY

- Interstate 95 near Exit 38: ~64,100 vehicles per day
- US Highway 82 / Golden Isles Parkway corridor: ~15,400 vehicles per day
- South Port Parkway corridor: ~14,600 vehicles per day
- Additional nearby intersections average 13,000+ vehicles per day
- These traffic volumes support strong demand for commercial, hospitality, and residential development.

Demographics

1-Mile Radius

- Population: 1,486
- Households: 555
- Median Household Income: \$89,880

3-Mile Radius

- Population: 6,002
- Households: 2,231
- Median Household Income: \$91,423

5-Mile Radius

- Population: 12,717
- Households: 4,810
- Median Household Income: \$81,201

Demographics: U.S. Census Bureau ACS (ZIP 31523). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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Economic Drivers

- Port of Brunswick – One of the largest automobile ports in the United States
- Federal Law Enforcement Training Center (FLETC) – Major federal training facility with thousands of trainees annually
- Golden Isles tourism economy including St. Simons Island and Jekyll Island
- Growing residential population supporting increased housing demand
- Regional logistics corridor connecting Savannah and Jacksonville

Strong Regional Connectivity

- Savannah, GA – approximately 70 miles north
- Jacksonville, FL – approximately 75 miles south
- St. Simons Island – approximately 20 minutes
- Jekyll Island – approximately 25 minutes

Ideal Uses

Multifamily Development

- Market-rate apartment communities
- Workforce housing development
- Garden-style apartment complexes
- Townhome or build-to-rent communities

Mixed-Use Development

- Integrated residential and commercial development
- Retail and restaurant components serving residential community
- Walkable mixed-use village concept

Hospitality Development

- Limited service hotel
- Extended stay lodging
- Tourism-oriented hospitality concepts

Retail / Commercial Development

- Neighborhood retail center
- Restaurants and service retail
- Medical and professional offices
- Convenience retail and daily needs services
- Storage Facilities

Institutional / Campus Uses

- Senior living communities
- Medical office campus
- Educational or training facilities

(All uses subject to zoning verification and governmental approvals.)

Attractive Development Environment

- Favorable coastal Georgia investment climate
- Lower development costs compared to major metro markets
- Strong regional accessibility



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WHY BRUNSWICK?

OVERVIEW

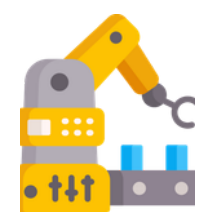
Brunswick is located along the Interstate 95 coastal growth corridor, connecting two of the Southeast's fastest-growing markets — Savannah, Georgia and Jacksonville, Florida

- This corridor has become a major hub for logistics, tourism, manufacturing, and population growth
- Brunswick's location allows businesses and residents to benefit from regional connectivity while maintaining lower development costs compared to larger metropolitan markets



Transportation & Logistics:

Port of Brunswick is the nation's busiest U.S. port for autos and heavy equipment, handling 870,775 units in FY2025, with immediate I-95 access and Class 1 rail connectivity that supports fast distribution throughout the Southeast.



Industry & Logistics: The Port of Brunswick, the nation's busiest U.S. port for autos and heavy equipment, anchors the regional economy alongside the Federal Law Enforcement Training Center (FLETC)—a major federal training campus employing thousands. Additional regional employers include Southeast Georgia Health System, College of Coastal Georgia, and tourism-driven industries tied to St. Simons Island and Jekyll Island, supporting steady job growth and housing demand.



Education & Talent: College of Coastal Georgia, Coastal Pines Technical College, and nearby universities such as Georgia Southern University (Armstrong Campus) and the University of North Florida supply a skilled workforce supporting healthcare, logistics, tourism, business services, and regional manufacturing industries.



Population Growth: Glynn County / Brunswick has about 86,540 residents as of 2024, up from 84,505 in 2020, reflecting steady in-migration and continued housing demand across the broader Golden Isles coastal market.



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WHY GEORGIA?

OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



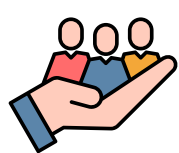
Infrastructure of the Future: Logistics powerhouse via Port of Brunswick (busiest port for autos & heavy equipment) & Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



Economic Competitiveness: Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



Future of Talent: Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



Economic Overview & Population: Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes and is subject to errors, omissions, change of price, prior sale, or withdrawal without notice. The information contained herein has been obtained from sources believed to be reliable; however, neither the Seller, Broker, nor their respective representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information. Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding the property, including zoning, utilities, environmental conditions, development potential, and all other matters deemed relevant. Any renderings, site plans, development concepts, or area calculations are approximate and provided for illustrative purposes only. The property is offered for sale as-is, where-is, with all faults, except as may be expressly stated in a fully executed purchase agreement.



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