

# Brunswick

Newcastle St

Union St

Albany St

4th Ave

Prince Blvd

17

25

Coastal Hwy

Glynn Ave

## OFFERING MEMORANDUM

# Liberty Harbor

101 CONSERVATION WAY

Brunswick, GA 31520

### PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

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adam.bryant@svn.com

GA #279255

**SITE**

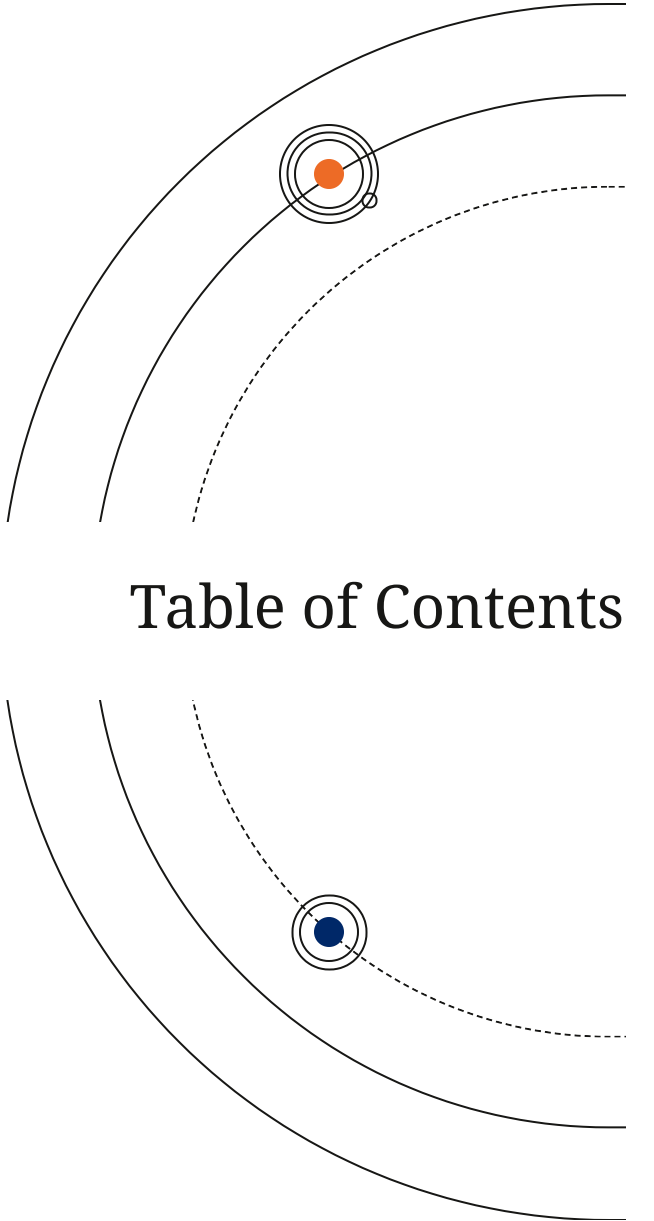
±136 Acres

# Liberty Harbor

Brunswick River

17

25



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## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**SECTION 1**  
Property  
Information



# LIBERTY HARBOR

*Golden Isles, Georgia*





**OFFERING SUMMARY**

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<b>SALE PRICE:</b>	\$6,995,000.00
<b>ZONING:</b>	PD
<b>MARKET:</b>	Brunswick
<b>APN:</b>	01-07105, 01-00182 & 01-00248

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**PROPERTY OVERVIEW**

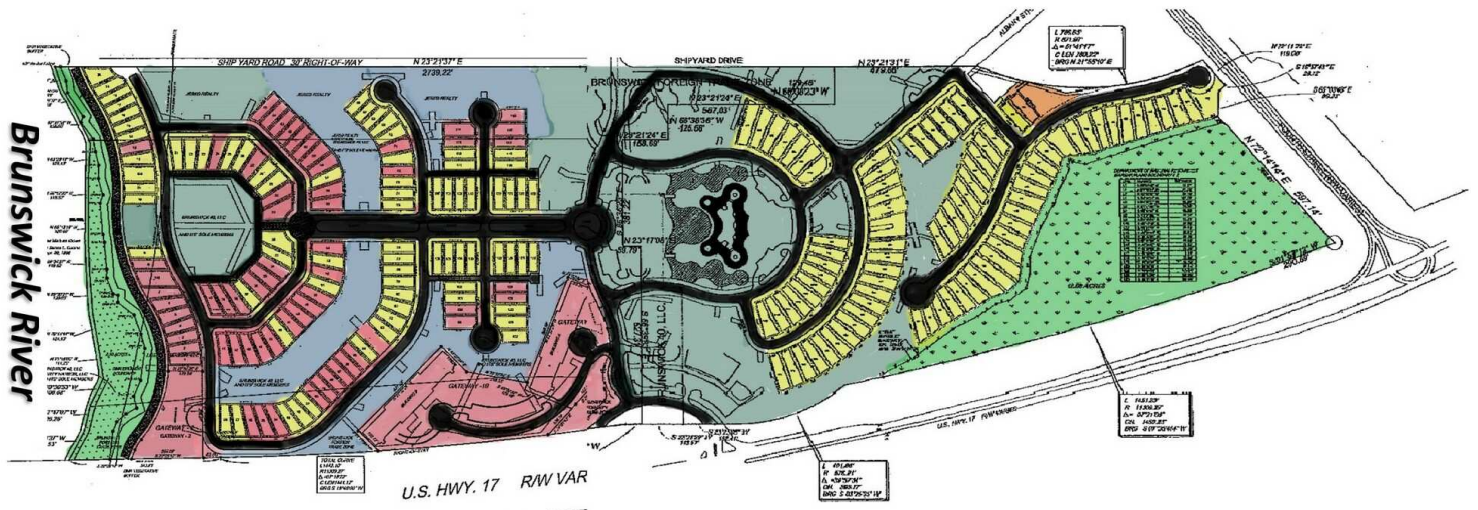
SVN is pleased to offer a portion of Liberty Harbor for sale. Liberty Harbor is a ±136 acre master planned development offering ±1,900 feet of frontage on the Brunswick River near the Sidney Lanier bridge, which was a fully entitled and partially developed community to consist of 1,800 single family and multi-family residential units, a 400 unit hotel site, ±300,000 square feet of commercial space, which is limited to ±150,000 square feet of retail, a 450 unit wet slip marina and 1,350 unit dry stack slip marina.

The subject offering includes declarant rights for the entire development, rights to develop the marina subject to new permits, (73) partially improved and platted lots within Phase I as well as (84) platted lots within Phase II plus approximately ±15.28 acres of developable land. In addition to the land offering, there is an existing tenant in place that is presently occupying the building located within Phase II through September 30, 2025, which is approximately ±308,530 square feet in size. The income from this tenancy is not included within the offering.

**LOCATION OVERVIEW**

Liberty Harbor is located in the southern portion of Brunswick, Georgia, which is an hour South of Savannah, Georgia and an hour North of Jacksonville, Florida while being situated approximately 10 miles from Interstate 95 and within 3 miles of Historic Downtown Brunswick. Brunswick is located in the center of the Golden Isles offering close proximity to Jekyll Island, St. Simons Island and Sea Island. According to the Brunswick and Glynn County Development Authority, the MSA has a trade area population of greater than 200,000 while offering a diverse economic base of port related businesses, manufacturing and tourism given the abundance of golf, beaches and waterways.

# MAP OF AVAILABLE PARCELS





**LIBERTY HARBOR**  
Golden Isles, Georgia

**Conveyed with Sale**

- Developable Acreage
- 157 Platted Lots (73 Partially Improved)
- Detention
- Wetlands
- Cell Tower (no income)

**Not Conveyed with Sale**

- 3<sup>rd</sup> Party



SITE PLAN





# SITE PLAN





**ADDITIONAL PHOTOS**





# ADDITIONAL PHOTOS







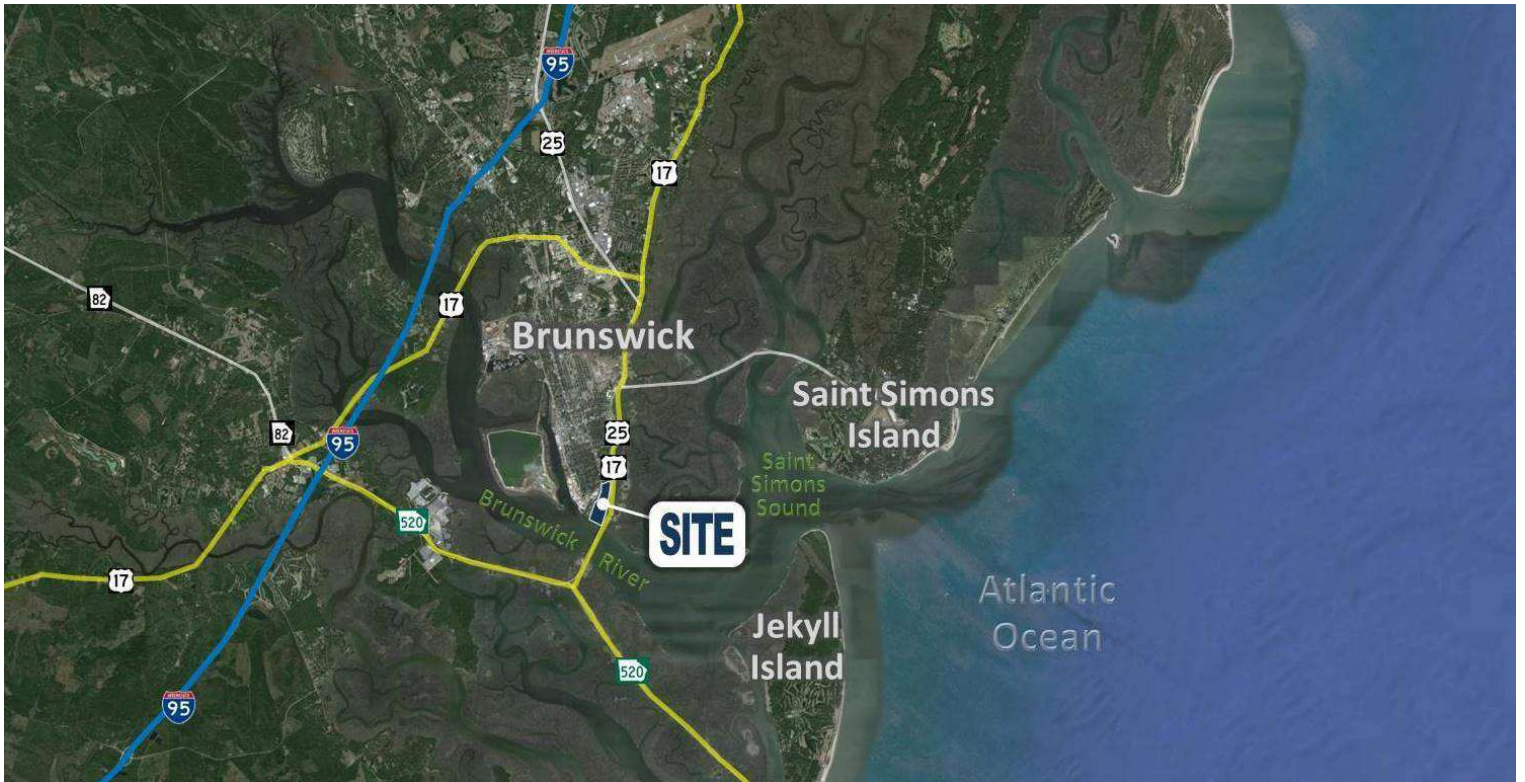
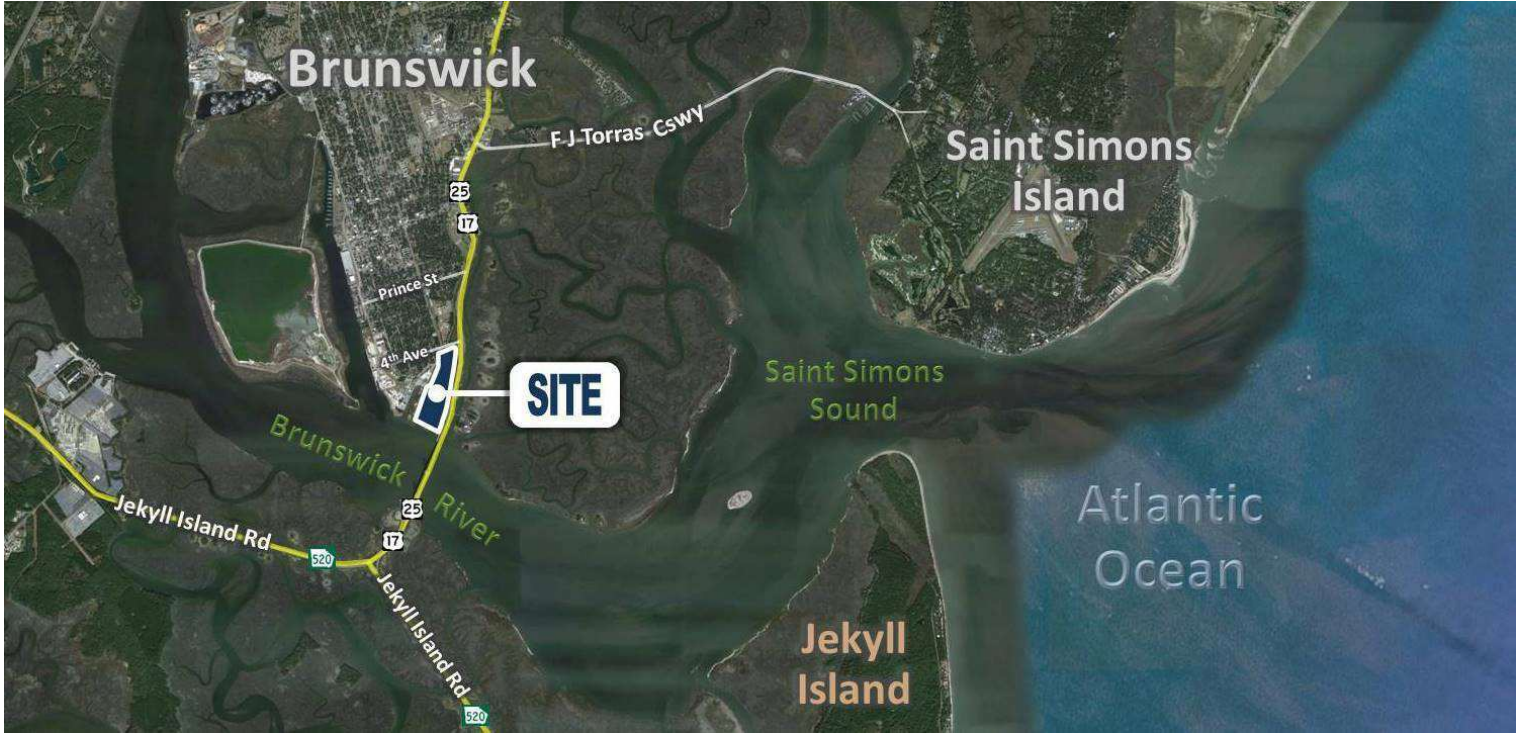
**SECTION 2**  
Location  
Information



# LIBERTY HARBOR

*Golden Isles, Georgia*

# LOCATION MAPS





# LOCATION DETAILS

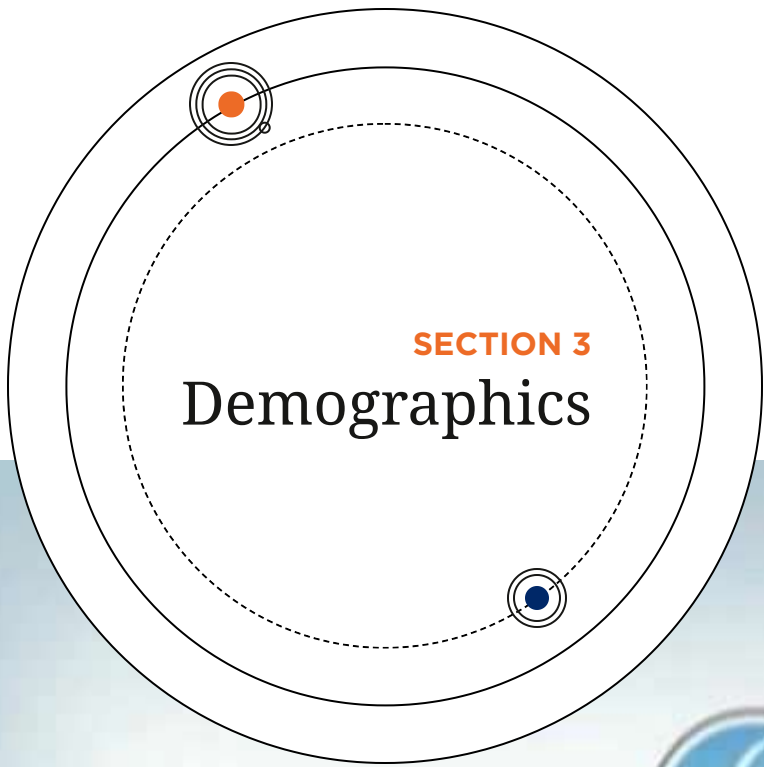
**LIBERTY HARBOR**

SITUATED ON THE LAST MAJOR WATERFRONT OF IT'S KIND.

Liberty Harbor is within a half day's drive from most Southern cities.

Savannah	1 hour
Jacksonville	1 hour
Atlanta	4.5 hours
Orlando	3.5 hours
West Palm Beach	5.25 hours
Charleston	3 hours
Hilton Head	1.75 hours

ATLANTIC OCEAN



**SECTION 3**

**Demographics**

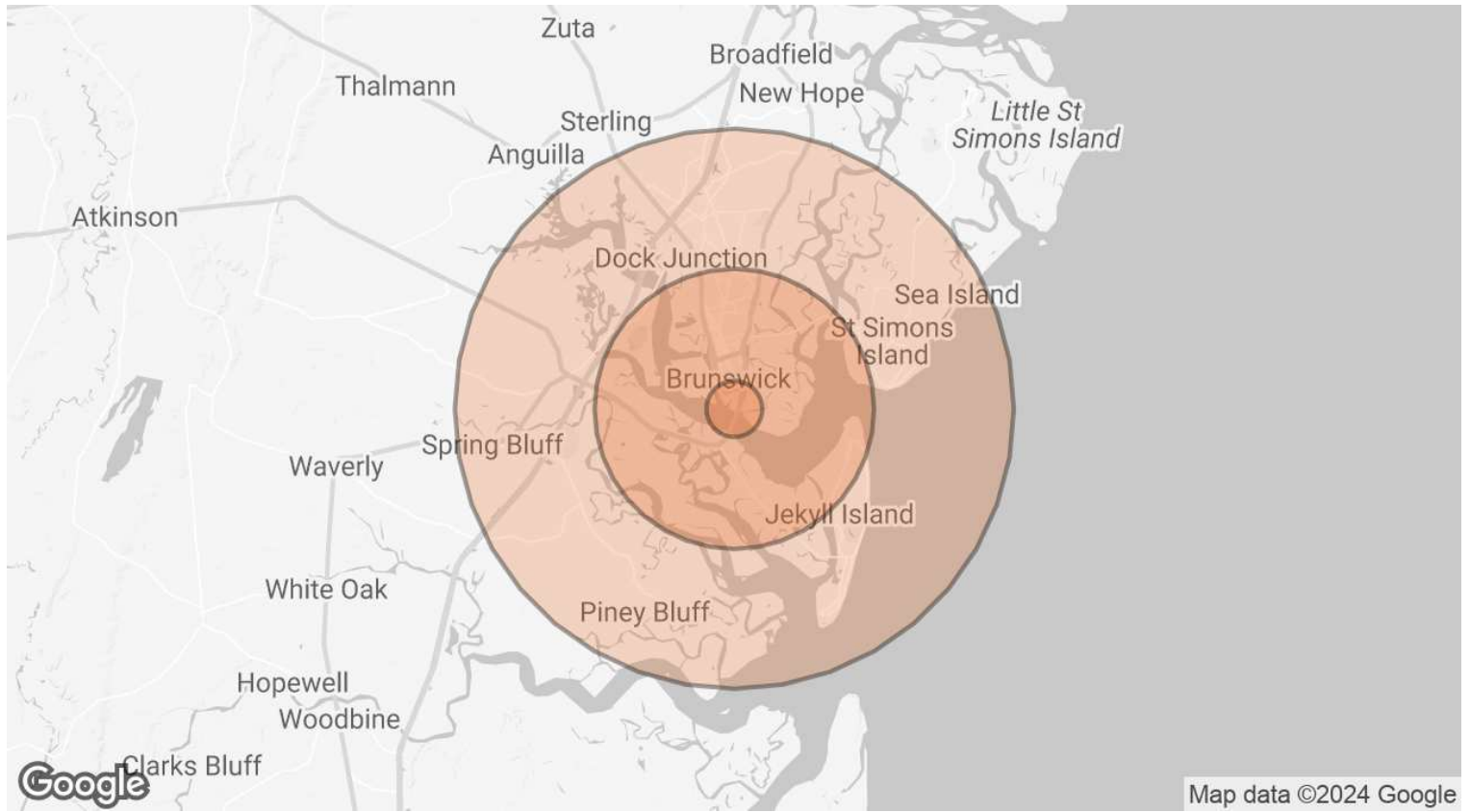


**LIBERTY  
HARBOR**

*Golden Isles, Georgia*

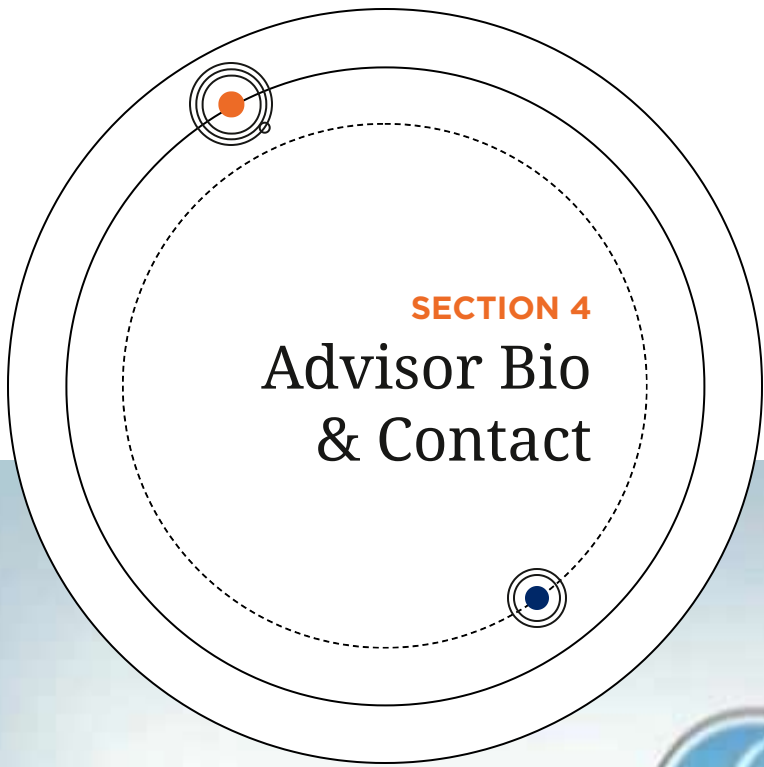


# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	584	18,342	75,219
<b>AVERAGE AGE</b>	43	42	44
<b>AVERAGE AGE (MALE)</b>	43	40	42
<b>AVERAGE AGE (FEMALE)</b>	44	43	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	239	6,945	31,163
<b># OF PERSONS PER HH</b>	2.4	2.6	2.4
<b>AVERAGE HH INCOME</b>	\$68,150	\$55,490	\$84,234
<b>AVERAGE HOUSE VALUE</b>	\$259,758	\$269,401	\$352,396

Demographics data derived from AlphaMap



**SECTION 4**  
**Advisor Bio  
& Contact**

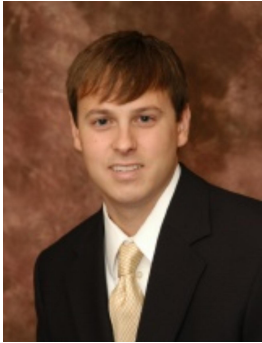


**LIBERTY  
HARBOR**

*Golden Isles, Georgia*



## ADVISOR BIO & CONTACT



### ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: **912.667.2740**

GA #279255 // SC #88499

### PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance (RCA) Board.

### EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

### MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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