



For Sale

**2.895 acres+-
Shopping Center Site
Zoned PD (Freeway Commercial)**

Glynn County, Georgia

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Note: The information contained herein along with accompanying documents was obtained from sources deemed reliable but is not guaranteed by Don Wright & Associates.

Gateway Center Shopping Center Site Summary of Offering:



Size: 2.89 Acres

Address: 491 Gateway Center Boulevard, Brunswick (Glynn County), Georgia 31525.

Tax Parcel ID #: 03-12105

Description of the Property: The property being offered are two lots consisting of 1.762 acres and 1.133 acres totalling 2.895 acres. The lots can be bought separately or together. Ussery-Rule Architects, PC has designed a proposed shopping center on both lots which would yield 20,807 square feet as shown on the attached site plan.

Zoning: PD Planned Development which allows the Property to be developed under the FC Freeway Commercial district.

Covenants, Conditions and Restrictions: The Property is a part of the Gateway Center and is subject to the Declaration of Covenants, Conditions and Restrictions For Gateway Center Commercial Properties.

Utilities: Sewer and water are available to serve the Property.












Canal Road: The two lane portion of Canal Road is proposed to be four lanes to Glyngo Parkway.

Sign: A sign providing exposure on Canal Road located on the car wash lot is available for subject property.

Location: The Property is located in what is considered the most prime commercial area in Glynn County. This is due to the fact that it is contiguous (separated by Gateway Center Boulevard) to the Canal Crossing development. Canal Crossing is a 345,253 square foot shopping center anchored by Sam's Club (134,550 sf), Hobby Lobby (55,000 sf), HomeGoods (20,000 sf), Academy Sports (63,000 sf), Panera Bread, Panda Express, Moe's Southwest Grill, Cheddars Restaurant, Five Guys Burgers, Tropical Smoothie, Great Clips, Fuse Yogurt and a Hooters restaurant. The Property is located within 1/3 mile of 5 existing hotels, numerous office buildings and a 398 unit apartment development (the Enclave). The Property is located within 1/3 mile of the I-95/ Golden Isles interchange (Exit 38).

Price: \$350,000 per acre.

Don Wright & Associates' Commercial Properties for Sale or Lease

-  Approximate location of Properties
-  Don Wright & Associates Market Boundary
-  Don Wright & Associates Office Locations
-  Interstate
-  U.S. Highway
-  State Highway
-  Military Installation
-  Federal / State Park or Wildlife Preserve
-  County within Market Boundary
-  County with active Don Wright & Associates Listing
-  County outside Market Boundary



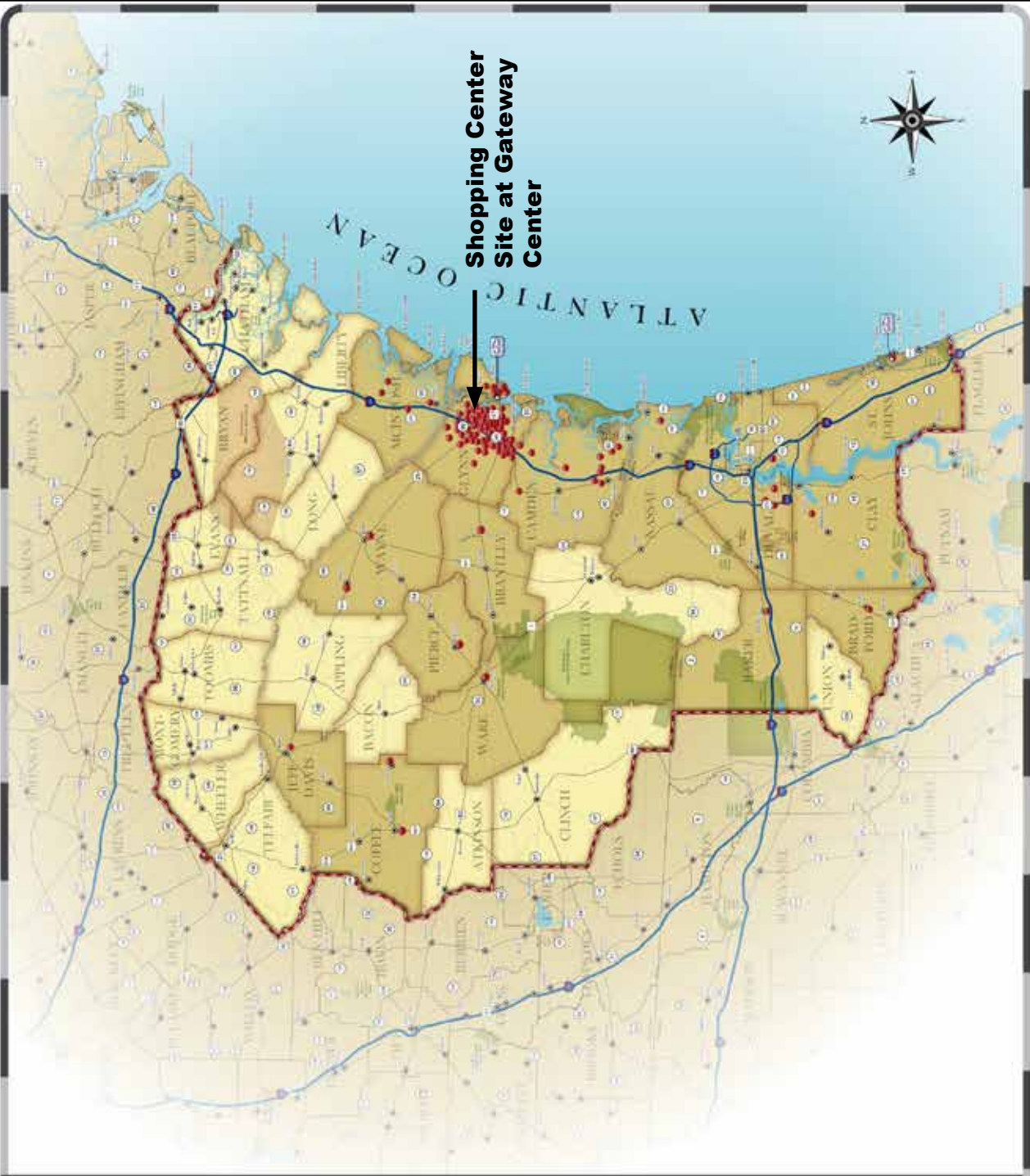
DON WRIGHT & ASSOCIATES

Commercial Real Estate Services

(912) 638-4740

The map, including properties listed through Don Wright & Associates as of Aug. 15, 2011, is provided as a service to our clients and is not intended to constitute an offer of real estate. All information is subject to our standard terms and conditions of service.

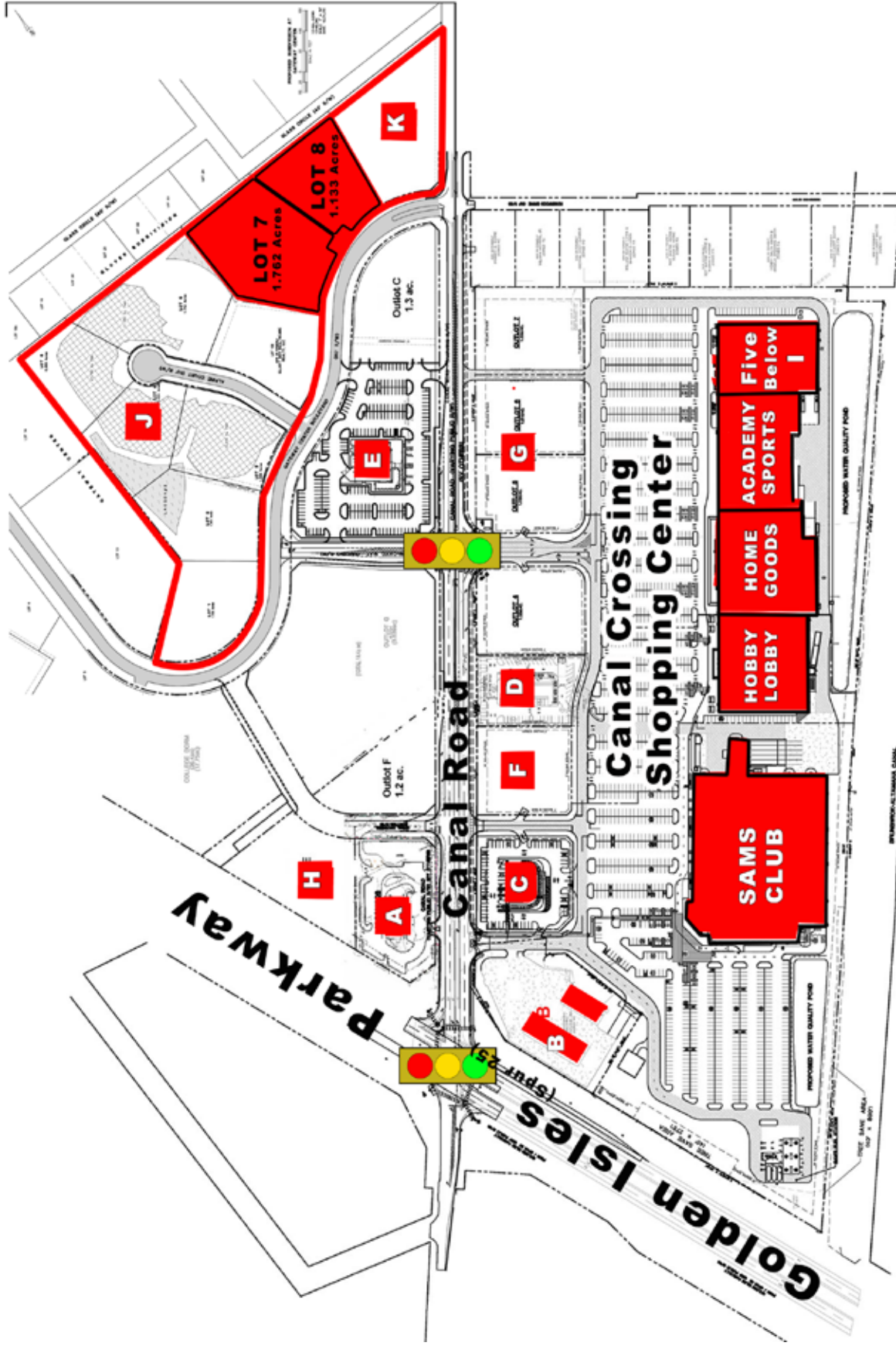
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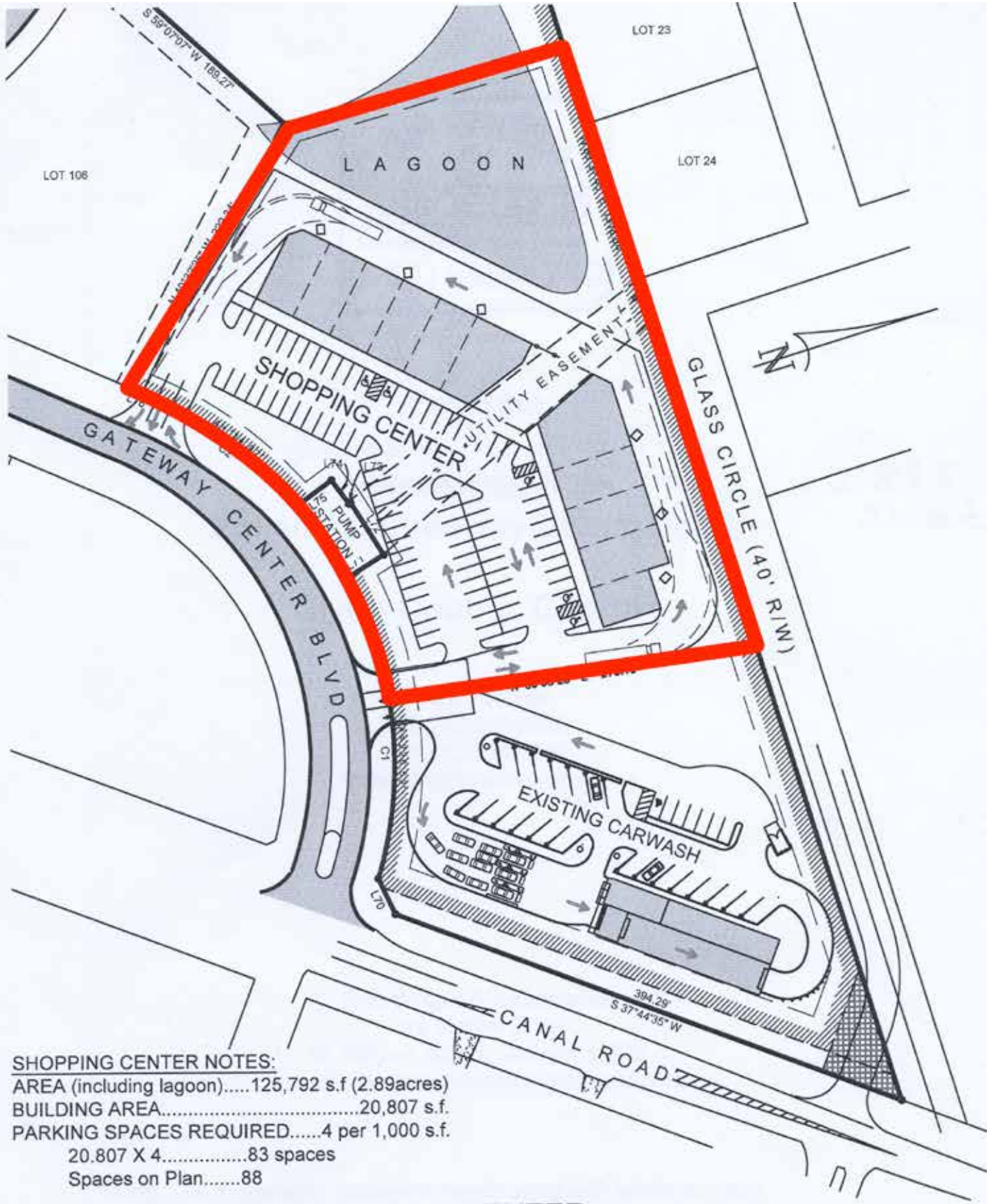
Exit 38

- 1 Racetrack Gas
- 2 McDonalds
- 3 Coastal Place Apartments
- 4 Fairfield Inn and Suites Marriott
- 5 Holiday Inn and Suites and Millhouse Steakhouse
- 6 Comfort Suites
- 7 Marshland Credit Union
- 8 Plum Creek Office
- 9 Golden Isles Dentistry
- 10 Glynnco Immediate Care
- 11 Microtel Inn and Suites
- 12 Veterans Administration Summit Sports Management Spine Center
- 13 Summit Professional Plaza
- 14 Nottinghill West Homes
- 15 Homelife of Glynn Senior Living Community
- 16 Dialysis of the Golden Isles
- 17 Rainwood Organic Gardening
- 18 Sams Club
- 19 Hobby Lobby
- 20 HomeGoods
- 21 Academy Sports
- 22 Panera Bread
- 23 Panda Express
- 24 Cheddars Restaurant
- 25 398 Unit Enclave Apartments
- 26 Proposed Hotel
- 27 Moe's Southwest Grill
- 28 Tenants - Five Guys Burgers, Tropical Smoothie, Great Clips, Fuse Yogurt
- 29 Hooters
- 30 Five Below
- 31 Moxley Office and Flex Space Development
- 32 Car Wash
- 33 **SUBJECT PROPERTY**
- 34 Dollar General
- 35 Proposed 178 Units



- A McDonalds
- B RaceTrac
- C Panera Bread
- D Panda Express
- E Cheddar's Restaurant
- F Moe's Southwest Grill

- G Five Guys Burgers, Tropical Smoothie Cafe, Great Clips, Fuse Yogurt
- H Mattress Firm
- I Five Below
- J Moxley Office and Proposed FLEX space development
- K Car Wash



SHOPPING CENTER NOTES:
 AREA (including lagoon).....125,792 s.f (2.89acres)
 BUILDING AREA.....20,807 s.f.
 PARKING SPACES REQUIRED.....4 per 1,000 s.f.
 20.807 X 4.....83 spaces
 Spaces on Plan.....88

**ALPINE-GATEWAY SHOPPING CENTER
 CONCEPT SITE PLAN**

USSERY-RULE ARCHITECTS P.C.
 ST. SIMONS ISLAND, GEORGIA