

OFFERING MEMORANDUM
RESIDENTIAL DEVELOPMENT OPPORTUNITY
 240 UNDEVELOPED LOTS WITH ALL ZONING APPROVALS
 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.

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
SITE PLAN	6
SURVEY	7
IN THE AREA	8
ABOUT THE AREA	11
DEMOGRAPHIC OVERVIEW	12
BROKER PROFILE	13
ABOUT BULL REALTY	14
CONFIDENTIALITY AGREEMENT	15

CONTACT INFORMATION

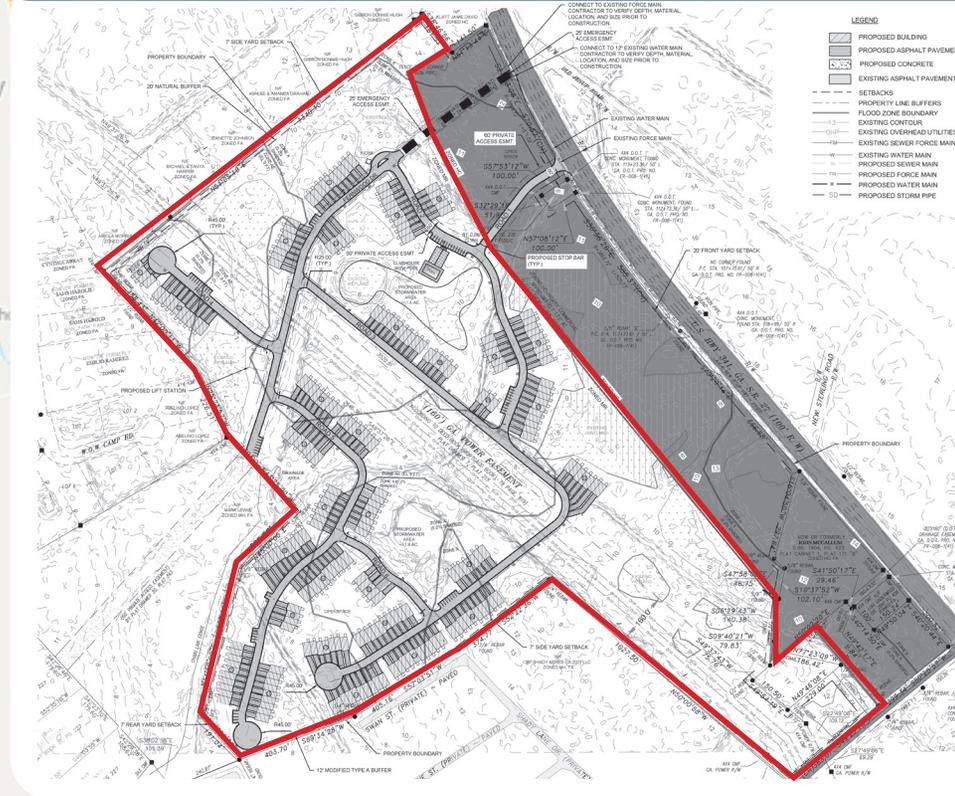
PERRY HAYES

V.P. Land & Developer Services
 Perry@BullRealty.com
 404-876-1640 x 135

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
 Atlanta, GA 30328
 BullRealty.com

240 UNDEVELOPED LOTS | BUYER'S CHOICE TO DEVELOP TOWNHOMES AS FEE SIMPLE OR AS A BUILD TO RENT TOWNHOME COMMUNITY



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty is pleased to present this residential development opportunity in the coastal Georgia area. Located just 8 miles north of downtown Brunswick, this 240 lot development with all zoning approvals will offer the future developer the opportunity to build townhomes as a build-to-rent community or sell the units fee simple. Work force housing is in short supply in the Brunswick area, due to the continued growth in the Sea Island and Saint Simons resort areas. This site is located four miles from the Brunswick Airport for easy access from Atlanta or any neighboring city. 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 nearby Port of Brunswick is a significant component of the economy and major demand driver for this area. The Georgia Ports Authority forecasts their investments of \$262 million and acreage expansion will position the Port of Brunswick as the premier roll on/roll off facility in the U.S. for autos and machinery.

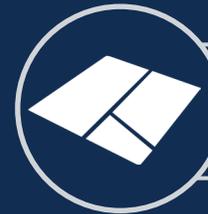
Further information on the economic impact of the Port of Brunswick is available in this [study](#) by the Georgia Ports Authority.

PROPERTY HIGHLIGHTS

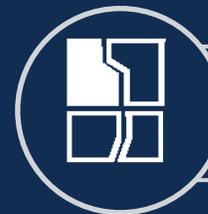
- 240 undeveloped lots with all zoning approvals for residential development
- Opportunity for a build-to-rent community or sell the units fee simple
- Zoned MR (Medium Residential) which allows for a wide range of uses
- Permitted uses for MR - <https://tinyurl.com/3kstawa9>
- Ideal for future townhome development
- Property comes with Corp of Engineers Nationwide Permit
- Traffic counts of 18,900 VPD on Hwy-341
- 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**



**240 UNDEVELOPED
LOTS**



**ZONED MR
(MEDIUM RESIDENTIAL)**

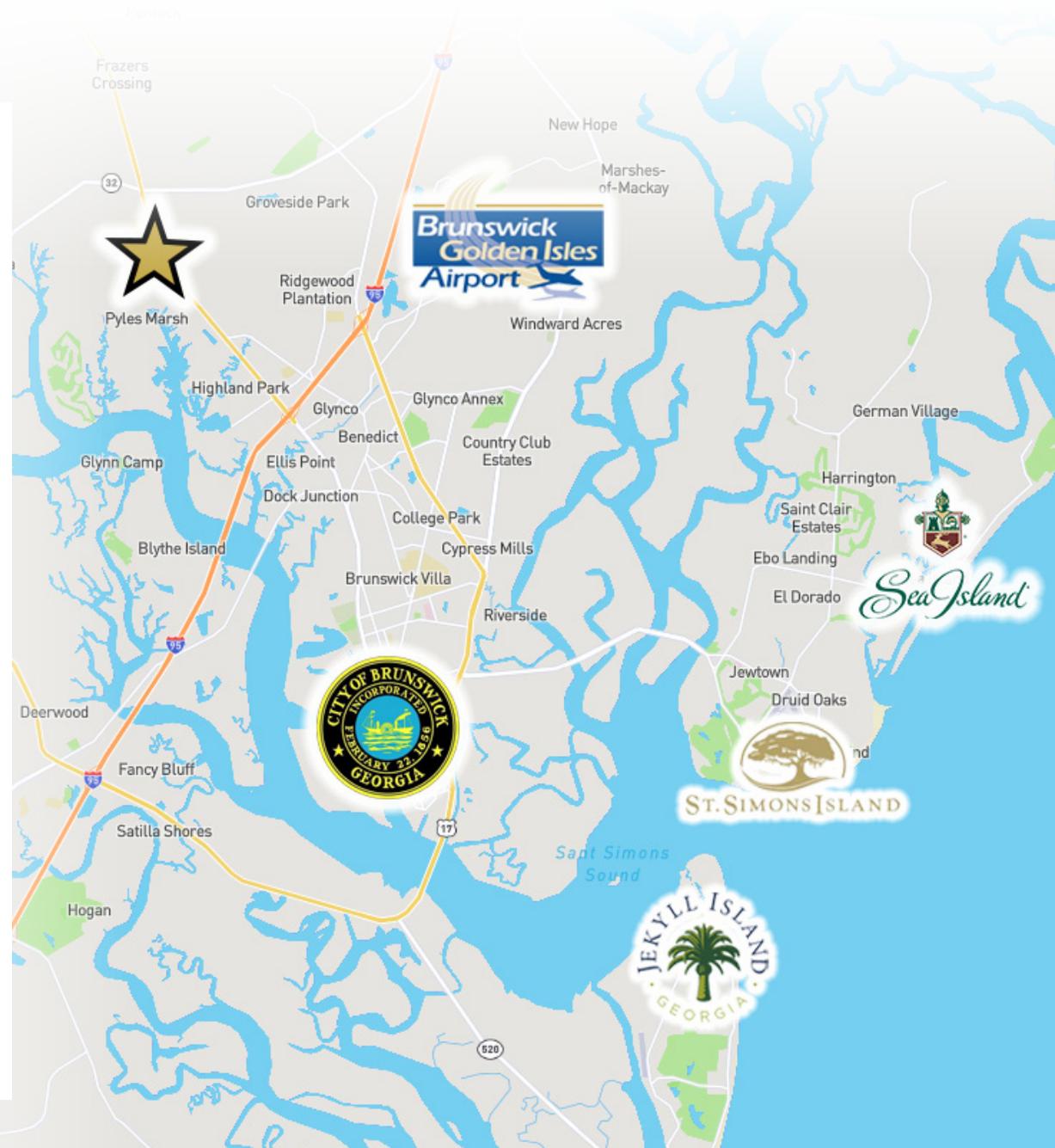


SALE PRICE
\$17,000/raw lot without LDP
\$20,000/raw lot with LDP

PROPERTY INFORMATION

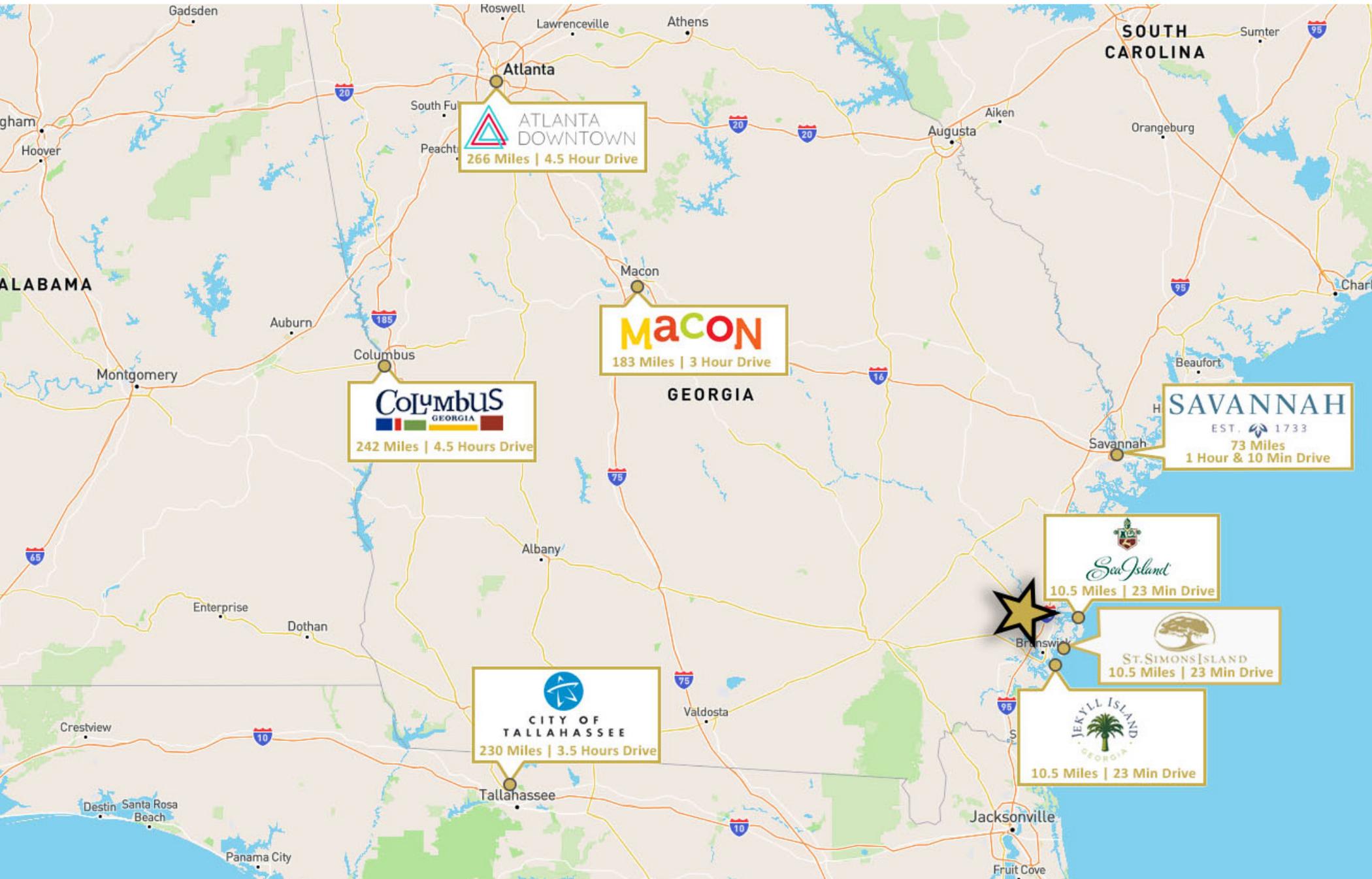
OFFERING SUMMARY

ADDRESS:	6735 New Jesup Highway Brunswick, GA 31523
COUNTY:	Glynn
SITE SIZE:	± 58.37 Acres
PROPOSED USE:	Townhome Development
PARCEL ID:	03-26781
ZONING:	MR (Medium Residential) https://tinyurl.com/3kstawa9
UTILITIES:	All available
CROSS STREETS:	New Jesup Hwy & Oak Grove Road
FRONTAGE:	60'
SALE PRICE:	\$17,000/raw lot without LDP \$20,000/raw lot with LDP





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. [Click here to learn 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.

Source: <https://www.goldenisesles.com/islands-towns/brunswick/>

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.

Source: <https://www.goldenisesles.com/islands-towns/st-simons-island/>

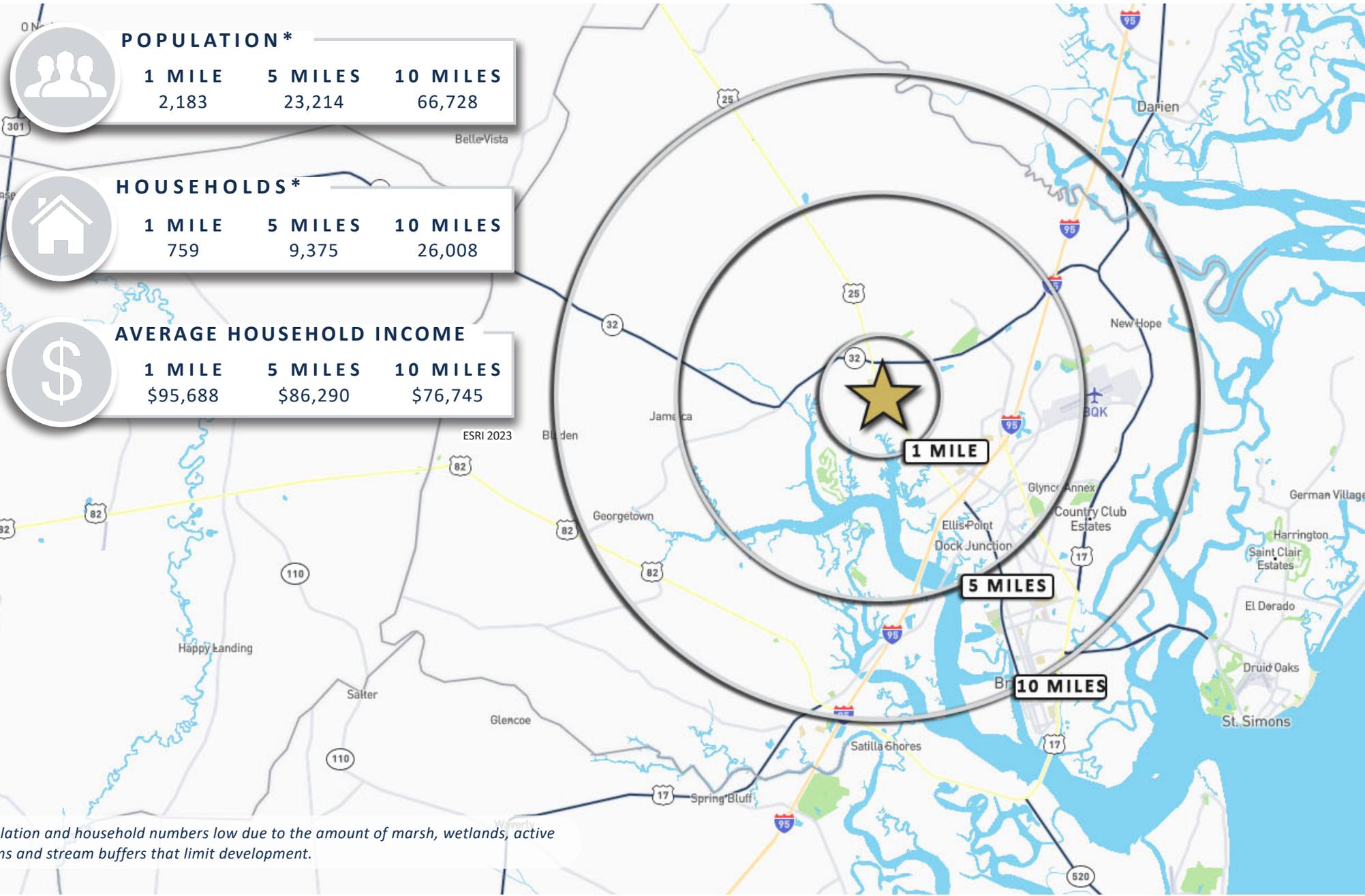
SEA ISLAND

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.

Source: <https://www.goldenisesles.com/islands-towns/sea-island/>



DEMOGRAPHIC OVERVIEW



*Population and household numbers low due to the amount of marsh, wetlands, active streams and stream buffers that limit development.



PERRY HAYES

V.P. Land & Developer Services
Perry@BullRealty.com
404-876-1640 x 135

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.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



25

YEARS IN
BUSINESS



ATL

HEADQUARTERED
IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 6735 New Jesup Hwy, Brunswick, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

PERRY HAYES

V.P. Land & Developer Services

Perry@BullRealty.com

404-876-1640 x 135

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**