



SITE



WHITE OAK RIVER



I-95 FRONTAGE AT NEW EXIT



EXCELLENT LOCATION
WITH DIRECT OCEAN ACCESS!

For additional information and due diligence package, go
to our website at www.camdenpreserve.com
or contact:



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Licensed Real Estate Brokers

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1,221 acres
SOUTHEAST COASTAL GEORGIA
residential community development opportunity





PROPERTY PROFILE

camden county, ga

LOCATION

Central Camden County southeast Coastal Georgia (Jekyll Island, St. Simons Island, Sea Island, Cumberland Island, St. Mary's) - at the southwest quadrant of I-95 and Horse Stamp Church Road. A direct exit on I-95 is in progress. Property has frontage on White Oak River, allowing direct access to the Atlantic Ocean.

DISTANCES

- 41 miles to Jacksonville International Airport
- 12 miles to Brunswick
- 18.4 miles to Jekyll Island
- 23.3 miles to St. Mary's
- 31.3 miles to Sea Island
- 86 miles to Savannah
- 318 miles to Midtown Atlanta

SIZE

1,221± gross acres; 650± acres upland, balance is salt water marsh and freshwater uplands. Part of a 3,016 acre zoning for 5,600 units and 750,000 sf of commercial.

ZONING FOR SUBJECT PROPERTY

PD approved planned development for 5,600 single and multi-family housing, 10 acre neighborhood center, and general commercial uses at I-95 future exit.

Camden Preserve Land Use/Zoning	Total Acres	Upland Acres	Wetland Acres	Site Planned Dwelling Units	Square Feet
Single Family	1,097	526	497	771	-
Coach Home/Town Home	30	30	-	240	-
Marsh Home	24	24	-	290	-
Neighborhood Amenity	15	15	-	-	-
Commercial Neighborhood	15	15	-	-	100,000
Right of Way	40	40	-	-	-
Total	1,221	650	497	1,301	100,000

- Seller has permits for 371 unit lot sale development. Lots will range between .25 acre and 1.5 acres
- See www.egretlandingga.com
- Water and sewer permitted for phase one

DUE DILIGENCE

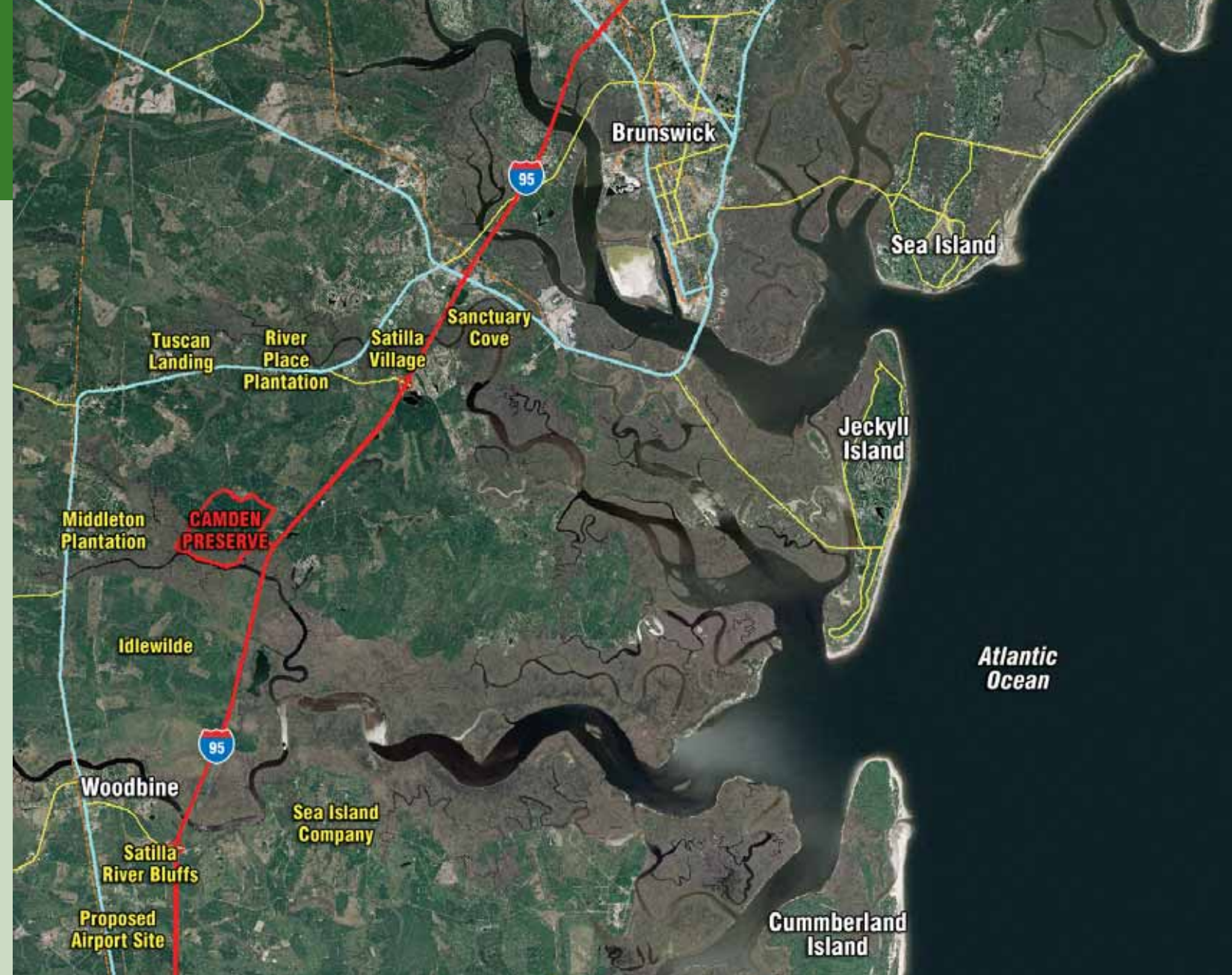
at www.camdenpreserve.com

- HUD approval in place
- Survey and topo
- GADOT Project NH-95-K167 (I-95 exit) in progress, for fiscal year 2010 start and approximate July 31, 2012 end date.
- Traffic analysis
- Approved zoning for 2,000 units and 100,000 sf of retail
- Phase I environmental
- Title commitment
- Threatened and endangered species habitat evaluation
- Cultural resource easement survey
- Fresh water wetlands have been flagged, surveyed and approved by the ACORE by letter dated May 16, 2005
- DNR marsh jurisdiction has been delineated and approved by Georgia Coastal Resources Division by letter dated March 18, 2005
- Topographical map one foot contours

SHORT SALE PRICING

\$6,900,000. Call for details

BUYER BROKERS FEES PAID BY BUYER
PRIMARY OR ACTIVE ADULT OPPORTUNITY



CAMDEN/GLYNN COUNTIES/SE COASTAL GEORGIA

- Camden county grew 45% in the 90's and is expected to continue that trend during the next 10 years
- Kings Bay Naval submarine base has over 5,000 active duty, 200 reserves, 2,500 civilian workers and 1,600 contracted workers
- Tourism contributes \$800 mm
- Southeast Georgia Health Systems in Brunswick - 300 beds, 150 physicians
- Mayo Clinic in Jacksonville is world-renowned
- Average yearly temperature is 69 degrees with an average temperature of 89 degrees in July and 51.1 degrees in January. Annual rainfall averages 51.1"
- Excellent boating and fishing
- Brunswick is an international port, currently deepening the shipping channel
- World-class golf - 50 courses within one hour drive
- Blackbird Island National Wildlife Refuge and the Okefenokee National Wildlife Refuge
- 17 miles of beach on Cumberland - Travel Channel's "Americas Top Ten Beaches"
- Sea Island Company - world-class resort
- 450 mile Coastal Georgia Greenway trail system
- Sanctuary Cove sold out of 700 lots in a little over two years