

CARRIAGE GATE R4

RESIDENTIAL LAND | 449 ACRES | BRUNSWICK, GEORGIA



MACALLAN
REAL ESTATE

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OPPORTUNITY

Macallan Real Estate is pleased to offer for sale, the Carriage Gate R4 tract located between I-95 and Highway 17 in Glynn County, GA. More specifically, the property is situated along the north side of Harry Driggers Boulevard, which has seen a tremendous amount of new home construction over the past two decades. The property is directly adjacent to the Carriage Gate Plantation Community and is comprised of 449 fully entitled acres.

The property is part of the approved Golden Isles Gateway Planned Development that allows up to 950 single family units on the property. The PD allows for an additional 50 multi-family units, with the possibility of converting some single family units into multi-family. All utilities are available and located along Harry Driggers Boulevard.

The property is situated directly across from the North Glynn Recreational Complex and adjacent to two new highly rated schools – Greer Elementary and Needwood Middle School. It is also just north of the Brunswick Golden Isles Airport and the Federal Law Enforcement Training Center (“FLETC”).

The location, entitlements and low cost to carry make this an incredible opportunity for an investor focused on tangible, hard assets with a very strong equity multiple.



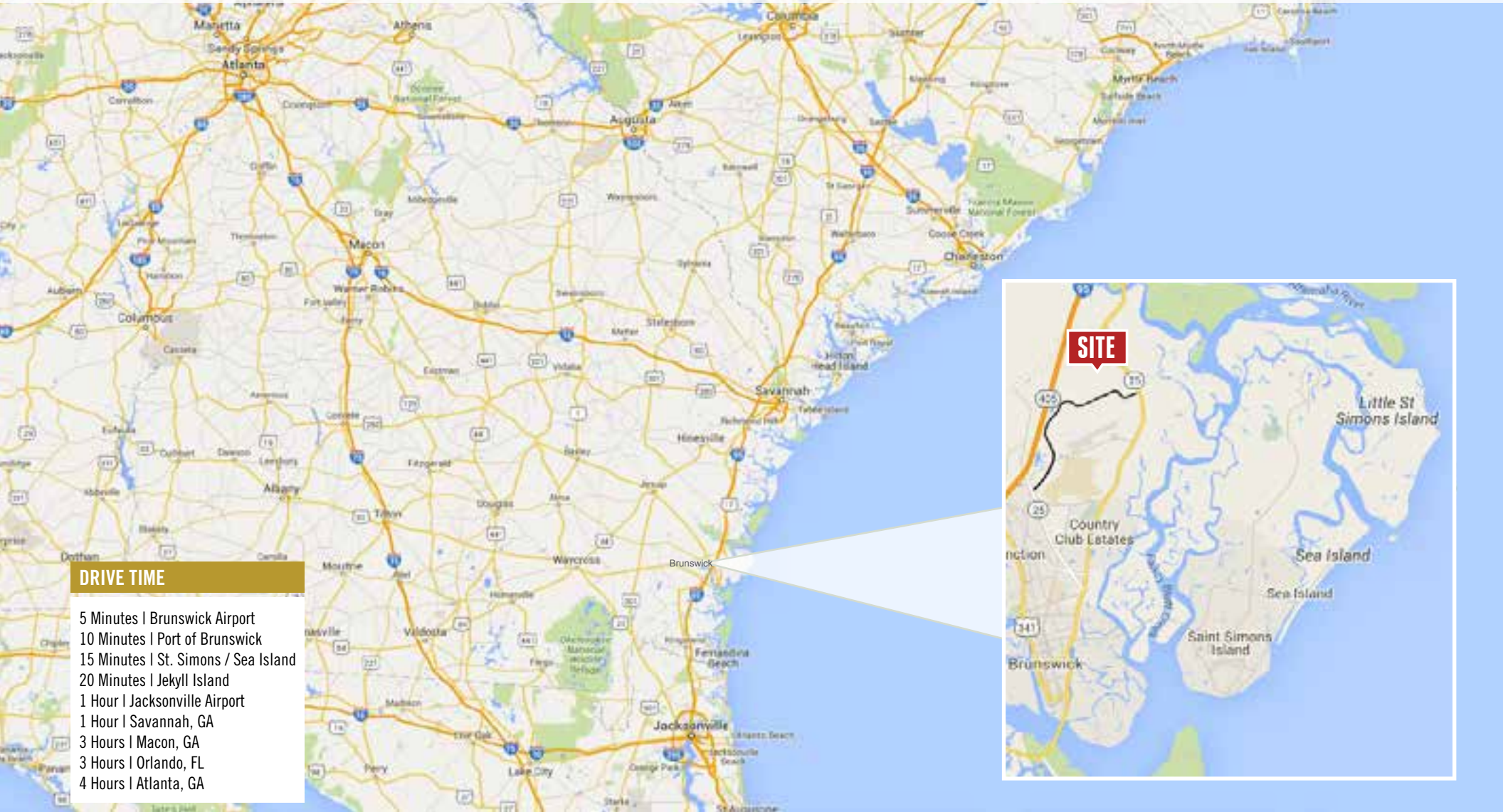
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DRIVE TIME

- 5 Minutes | Brunswick Airport
- 10 Minutes | Port of Brunswick
- 15 Minutes | St. Simons / Sea Island
- 20 Minutes | Jekyll Island
- 1 Hour | Jacksonville Airport
- 1 Hour | Savannah, GA
- 3 Hours | Macon, GA
- 3 Hours | Orlando, FL
- 4 Hours | Atlanta, GA



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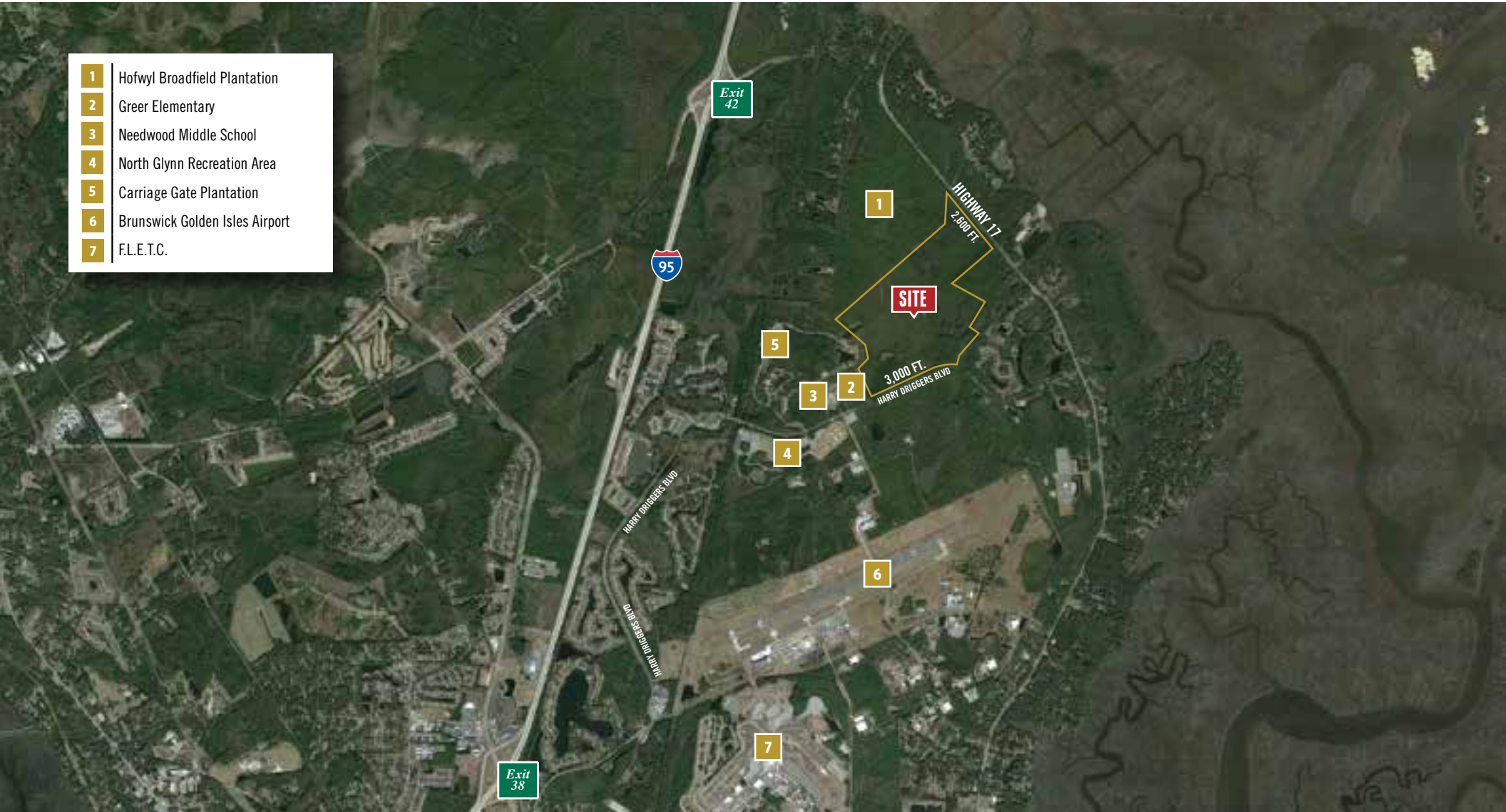
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- 1 Hofwyl Broadfield Plantation
- 2 Greer Elementary
- 3 Needwood Middle School
- 4 North Glynn Recreation Area
- 5 Carriage Gate Plantation
- 6 Brunswick Golden Isles Airport
- 7 F.L.E.T.C.



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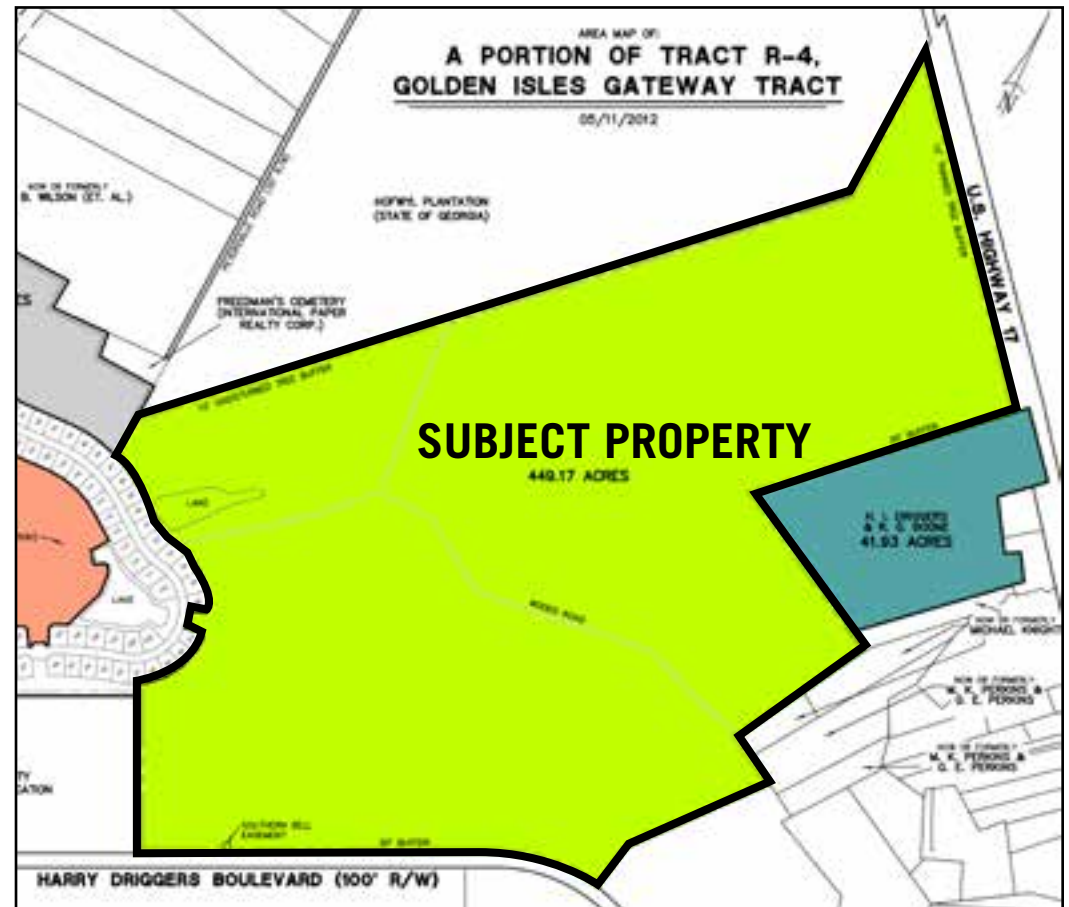
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PROPERTY FEATURES

- 449 Acres
- Approved for 950 Single Family Units and 50 Multi Family Units
- All necessary utilities to the site
- 2,600 Feet of frontage along US Hwy 17
- 3,000+ Feet of frontage along Harry Driggers Blvd
- Very Low Annual Property Taxes of \$4,330.91
- Directly adjacent to Needwood Middle School and Greer Elementary School
- Directly across from North Glynn Recreation Area



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AREA OVERVIEW

Brunswick, Georgia, founded in 1771, is the seat of Glynn County and offers the majority of employment opportunities for the region. Tourism, healthcare, aerospace, technology, logistics, and shipping are the major economic drivers.

TOURISM

Tourism is a multi-million dollar industry in Brunswick and the Golden Isles. Over 1.5 million visitors spend roughly \$735 million each year.

St. Simons Island, located less than 15 minutes from the property, is the largest of Georgia's barrier islands, collectively known as the Golden Isles. The island's villages offer a charming and unique selection of shops, plus a variety of restaurants ranging from fine dining to casual outdoor fare. Year round warm weather allows visitors and residents to enjoy a variety of outdoor activities such as kayaking, fishing, biking, golfing, or relaxing at the beach. St. Simons Island has a year round population of 12,750, which is comprised largely of families and retirees.

Neighboring Sea Island and Jekyll Island offer award winning, full service, beach front resorts. Sea Island was recently named the #4 golf destination in the United States. Locally there are seven 18+ hole golf courses and St Simons is home to 16 PGA Tour Winners.

HEALTHCARE

The core of Glynn County's comprehensive healthcare system is the Brunswick Campus of Southeast Georgia Health System. This 316-bed non-profit hospital offers round-the-clock care in a state-of-the-art facility. Approximately 12,500 patients are admitted annually, and more than 65,000 are treated in the Emergency Care Center. Headquartered in the historic port city of Brunswick, the Health System employs more than 2,000 team members and has more than 380 physicians on staff.



EDUCATION

- Brunswick High School
- Needwood Middle School
- Greer Elementary School
- Frederica Academy Private School Pre-K through 12th grade
- College of Coastal Georgia

INDUSTRY

Today, the Port of Brunswick is the second largest grain facility on the East Coast and the second largest auto port in the nation.

Mercedes-Benz recently built a 70,000 square-foot vehicle preparation center, consolidating its Southeastern shipping operations and making the Port of Brunswick Mercedes-Benz USA's South Atlantic Hub. Including BMW and Mercedes, some 15 automobile manufacturers import and export vehicles through the Colonel's Island Terminal.

Brunswick is also home to the Federal Law Enforcement Training Center, which is a 1,600 acre campus dedicated to training United States and international police personnel. A 2011 study conducted by the Fanning Institute contracted with researchers from UGA's Carl Vinson Institute of Government identified FLETC as the largest non-manufacturing employer in Glynn County, with more than 5,000 area jobs being attributed to the agency. The Analysis suggests that FLETC, directly and indirectly, supports about 2300 jobs in Glynn County, another 900 in the region. In the five-county region, this translates to more than \$250 million in direct and indirect personal income, of which over \$203 million can be attributed directly to Glynn County.

With an estimated 62,000 passengers per annum, the Brunswick-Golden Isles Airport is served by several major carriers. Over the past decade, the Airport has served to create more than 500 aviation and aerospace related jobs. Gulfstream and several other large aerospace firms have substantial operations near the airport.



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DEMOGRAPHICS AT A GLANCE

Sources: Forbes Magazine, US Census, Glynn County Government

- Glynn County Population 2014: **84,000**
- Glynn County Projection 2030: **105,000**
- Major Industries: **Tourism, Transportation**
- Gross Metro Product: **\$4 Billion**
- Median Household Income: **\$40,639**
- Median Home Price: **\$142,100**
- Unemployment: **6.5%**
- Job Growth (2014): **0.8%**
- Cost of Living: **6.5% (below national average)**
- College Attainment: **23.4%**

Forbes **LISTS**

- **#150** Best Small Places for Business and Careers
- **#116** in Cost of Doing Business
- **#187** in Job Growth
- **#95** in Education



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TOP GLYNN COUNTY EMPLOYERS



**SOUTHEAST GEORGIA
HEALTH SYSTEM**



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GLYNN COUNTY, GA REAL ESTATE

While the local Glynn County real estate market has not fully rebounded to its peak, the number of home sales, total volume and average sales price have increased dramatically over the past five years. More than 25% of the new construction homes built in Glynn County were built in the North Glynn submarket. As of 1Q2016, the inventory for new homes is less than a four month supply. Retirees continue to make up a large portion of the new home buyers.

Year	Number of Home Sales	Total Value	Median Sales Price	Average Sales Price
2010	643	\$170,331,585	\$181,000	\$264,901
2011	1,013	\$311,330,387	\$160,000	\$307,335
2012	1,128	\$286,616,142	\$160,000	\$254,092
2013	1,135	\$372,303,209	\$176,000	\$328,310
2014	1,273	\$419,603,905	\$205,000	\$329,618
2015	1,574	\$491,859,093	\$208,250	\$312,490

Source: Golden Isles Association of Realtors



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CARRIAGE GATE PLANTATION

Located along Harry Driggers Boulevard and directly adjacent to the Subject Property, is Carriage Gate Plantation. This first phase of this community was developed in 2007 with home sites selling for \$75,000 to \$100,000 per half acre lot. In 2013, the community was purchased by a new developer who was able to immediately increase sales by revitalizing the custom builder program. As of 1Q2016, there were nine speculative homes under construction ranging from \$250,000-\$400,000. In 2015, the developer sold 35 single family lots to home builders and retail buyers.



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HOFWYL BROADFIELD PLANTATION

This beautiful, historic plantation is directly adjacent to the Subject Property. Hofwyl represents the history and culture of Georgia's rice coast. In the early 1800s, William Brailsford of Charleston carved a rice plantation from marshes along the Altamaha River. The plantation and its inhabitants were part of the genteel low country society that developed during the antebellum period. While many factors made rice cultivation increasingly difficult in the years after the Civil War, the family continued to grow rice until 1913.



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NEIGHBORING AMENITIES

NORTH GLYNN RECREATION AREA

Directly across the street from the Subject Property sits the 153 acre facility offers fun for the whole family with features including:

- 4 lighted baseball fields
- 4 lighted softball fields
- 5 lighted football/soccer fields
- 2 pavilions, concession areas and restrooms
- Fully fenced dog park
- Concrete skate park with covered bleacher area.
- 13 acre, stocked, freshwater lake with a 4.5 acre island
- 1 mile paved walking trail around the lake.
- Kayak launch and fishing pier



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**Asking Price:
\$4,490,000**

\$10,000 per acre or \$4,490 per unit

**Additional due diligence items available
for qualified buyers.**



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Information is deemed from reliable sources.
No warranty is made as to its accuracy.

*for additional information
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