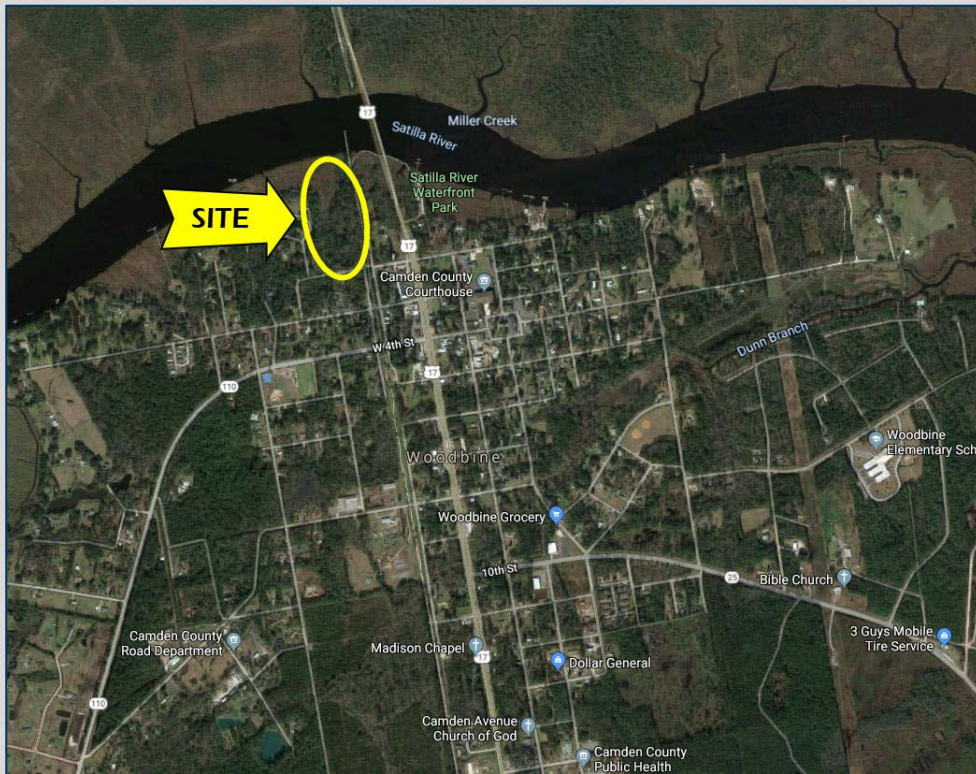


200 and 201 W First Street
202 W Second Street
Woodbine, GA 31569
Camden County

\$3,000,000

WATER FRONT DEVELOPMENT PROPERTY



- 13.06 acres on the Satilla River
- ±500 feet of deep water frontage
- Approved for fifteen buildings (total of 100 condos)
- Private dock must be permitted
- All utilities available to site
- Visible from major bridge crossing the Satilla River
- Located approximately 2.5 miles from Interstate 95 and less than ¼ mile from Highway 17



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Marinas and Boat Services

St Marys Boat Services:
1084 New Pointe Peter
Road,
St Marys, Georgia
(27 minutes away)

Tiger Point Marina & Boat
Work:
997 Egan's Creek Lane
Fernandina Beach, Florida
(47 minutes away)



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Location Highlights

Jacksonville International Airport (38 miles)

Fernandina Beach, FL (38 miles)
Jekyll Island, GA (30 miles)

Great Dunes Golf Course, Jekyll Island (30 miles)
Heritage Oaks Golf Club, Brunswick, GA (30 miles)
Laurel Island Links, Kingsland, GA (15 miles)
Osprey Cove Golf Club, St. Mary's, GA (20 miles)
Retreat Golf Course, St. Simons, GA (33 miles)
Sanctuary Golf Club, Waverly, GA (17 miles)

<u>Demographics</u>	<u>40 Miles</u>
2019 Population:	396,654
2024 Population Estimate:	422,522
2019 Households:	149,628
2024 Households Estimate:	159,339
2019 Average HH Income:	\$76,680
2024 Average HH Income Estimate:	\$87,777



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PROJECT STATISTICS

TOTAL RESIDENTIAL BUILDINGS: 15

18 UNITS - 4 BR @ 2900 SF

24 UNITS - 3 BR @ 2075 SF

18 UNITS - 2 BR @ 1450 SF

TOTAL UNITS: 60

TOTAL ACRES: 13.06 ACRES

DENSITY: 5.5 UNITS/ACRE

BUFFERS and SETBACKS

WETLAND BUFFER: 25'

WEST PROPERTY LINE BUFFER: 50'

25' FRONT SETBACK FROM 60' ROW

PARKING STATISTICS

REQUIRED PARKING: 2.5 SPACES/UNIT
= 150 SPACES

ON SITE PARKING = 62 SPACES

PROPOSED ZONING TYPE: PD

EXISTING ZONING TYPE: R-1



SATILLA RIVER PLACE

WOODBINE GEORGIA

PRELIMINARY SITE PLAN

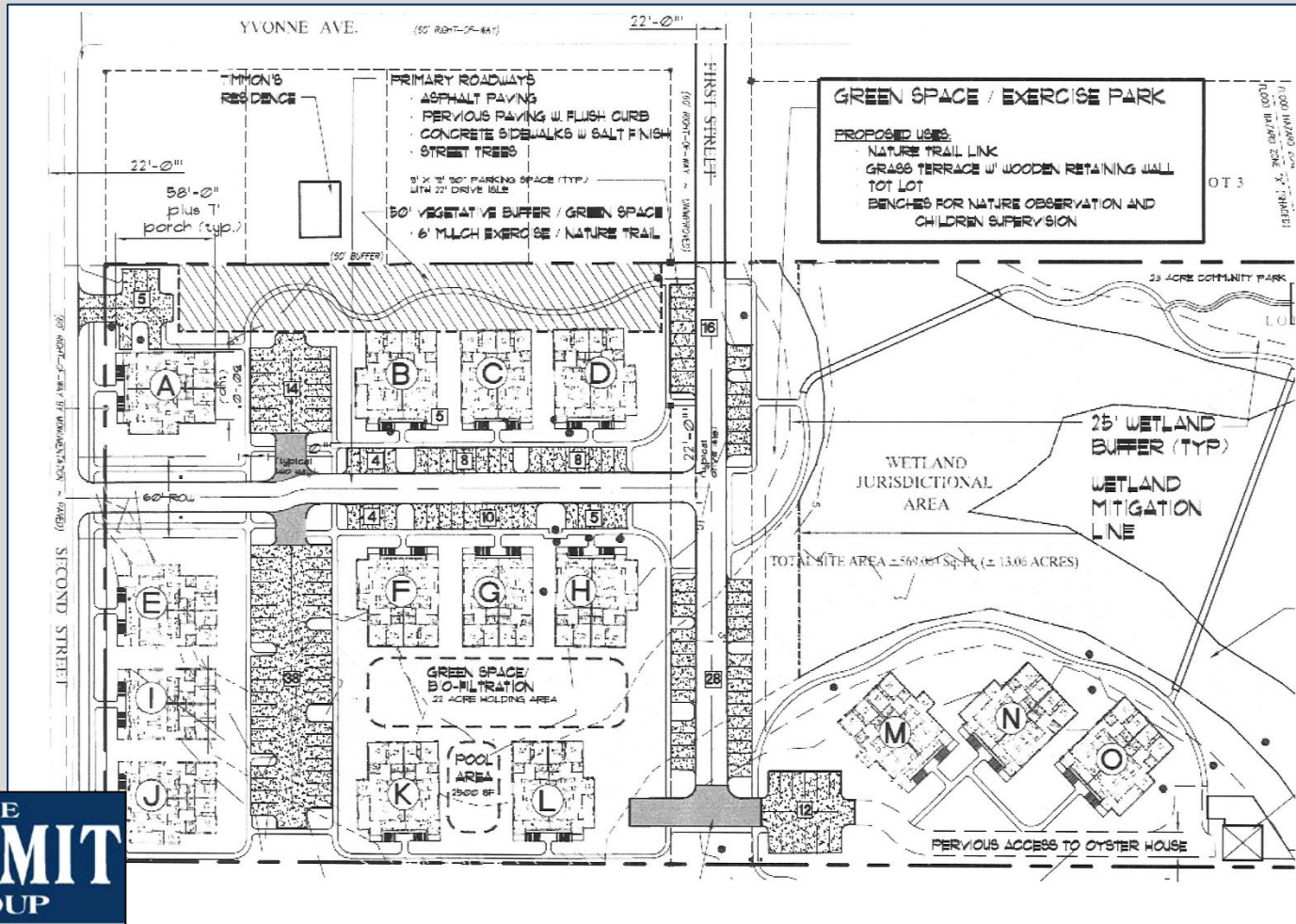
Prepared for: J.R. Burns, Second Street Development, LLC
480 Huiet Drive, McDonough, Georgia, 30253
j_r_burns@hotmail.com
(770) 914-1506

November 16, 2006

THE
SUMMIT
GROUP

COMMERCIAL & INVESTMENT REAL ESTATE

200 and 201 W First Street
 202 W Second Street
 Woodbine, GA 31569
 Camden County



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