

COMMERCIAL & RESIDENTIAL LAND | FOR SALE

±1,531 Acres For Sale Along I-95 at Exit 42, Glynn County, GA

±1,531
ACRES

3.5
DWELLING
UNITS/NET
ACRE

I-95
FRONTAGE



CLIFF DALES, SIOR
Colliers International | Savannah
912 662 8009
cliff.dales@colliers.com

HILARY SHIPLEY
Colliers International | Savannah
912 662 8013
hilary.shipley@colliers.com

STRATFORDLAND

Colliers
INTERNATIONAL

ALTAMA Overview

HIGHLIGHTS

Location >	Interstate 95 at Highway 99 (Exit 42)
County >	Glynn County, GA
Size >	±1,531 Acres
Zoning >	Commercial & Residential
Water & Sewer >	To be provided by Brunswick-Glynn Water & Sewer Commission

ADVANTAGES

- > I-95 is the main north-south road transportation corridor on the east coast
- > ALTAMA features ±295 acres for commercial use with three of the four I-95 interchange corners available as full access commercial sites
- > Ideal location for the next major residential and commercial center in the Greater Brunswick area
- > Excellent visibility and frontage along I-95; I-95 is eight lanes at this location
- > High traffic counts: ±48,800 vehicles per day along I-95
- > Great shopping and amenities within 5 miles of ALTAMA on Golden Isles Parkway (Exit 38) including Glynn Place Mall, Home Depot, Target, Lowes, Old Navy, Wal-Mart, hotels, grocery stores and access to the Brunswick Golden Isles Airport
- > Located near the Altamaha River, one of Georgia's most pristine and protected fresh & salt water estuarine systems which boosts some of the region's best bird-watching, fishing, kayaking, and boating



ALTAMA | GLYNN COUNTY, GA

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



ALTAMA Master Plan

COMMUNITY 1

Total Acreage	382.7
Total Upland Acreage	377.7
Dwelling Units (DU)	861
DU/Acre	2.28
Wetland Impact	0.83 Acres

COMMUNITY 2

Total Acreage	388.9
Total Upland Acreage	341.2
Dwelling Units (DU)	640
DU/Acre	1.87
Wetland Impact	0.38 Acres

COMMUNITY 3

Total Acreage	426.4
Total Upland Acreage	314.7
Dwelling Units (DU)	670
DU/Acre	2.13
Wetland Impact	1.52 Acres

79 ACRE PARCEL

Highway Commercial District	
Wetland Impact	N/A

14 ACRE PARCEL

Highway Commercial District	
Wetland Impact	N/A

160 ACRE PARCEL

Freeway Commercial District	
Wetland Impact	2.13 Acres



ALTAMA | GLYNN COUNTY, GA

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Commercial Master Plan

DISTRICT USES

Freeway Commercial District >	±160 Acres
Multi-Family >	±21.4 Acres
Highway Commercial District >	±14 Acres
Multi-Family >	±20.6 Acres
Highway Commercial District >	±79 Acres

ZONING DESCRIPTIONS

Highway Commercial District > It is the intent that the HC Zoning District be developed and reserved for commercial uses which primarily render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations within this district are designed to 1) encourage the formation and continuance of a compatible environment for highway oriented uses; 2) insure adequate and properly designed means of ingress and egress; 3) discourage any encroachment by industrial, residential or other uses capable of adversely affecting the specialized character of the district.

Multi-Family > Multifamily residential (also known as multidwelling unit) is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. A common form is an apartment building. Sometimes units in a multifamily residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner. Many intentional communities incorporate multifamily residences, such as in cohousing projects.

Freeway Commercial > It is the intent that the FC Freeway Commercial District be developed and reserved for businesses and specified public and semipublic uses serving the primary needs of limited access highway facility users. The regulations within this district are designed to 1) discourage the unwarranted overloading of interchanges and interchange feeder routes with traffic by restricting uses largely to those businesses serving the primary needs of the traveling public; 2) encourage safe, rapid, and efficient traffic movement on or near interchange facilities by appropriate spacing of uses and their access facilities; 3) encourage the development of attractive entrances to the urban areas; and 4) protect the vested community interest in these interchanges as community "front doors" by discouraging encroachment by premature or inappropriate mixtures of land use debilitating to their special character.



ALTAMA | GLYNN COUNTY, GA

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.


STRATFORDLAND


Colliers
INTERNATIONAL

Glynn County Future Land Use Map



Future Land Use

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- AG - Agricultural
- Rural Overlay
- CMU - Corridor Mixed-Use
- COM - Commercial
- CP - Conservation Preservation
- PRC - Parks/ Recreation
- PI - Public/ Institutional
- IND - Industrial
- JIA - Jekyll Island Authority
- City of Brunswick
- Employment Center
- Regional Center
- 1/2 mile Village Center
- 1/4 Mile Village Center
- Recommended Growth Limit

Proposed & Existing Roads

- Collector
- Future Arterial
- Major Arterial
- Constricted Arterial
- Construction Plan
- Minor Arterial
- Interstate/ U.S. Highways

Railroads & Utilities

- Railroad
- GA Power
- Southern Natural Gas

ALTAMA | GLYNN COUNTY, GA

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Location Characteristics

LOCATION CHARACTERISTICS

Golden Isles Parkway >	4.7 Miles
Brunswick, GA >	12.1 Miles
St. Simon's Island >	15.0 Miles
Jekyll Island, GA >	23.2 Miles
Savannah, GA >	76.0 Miles
Jacksonville, FL >	72.8 Miles

DEMOGRAPHICS (2016)	1 Mile	3 Miles	5 Miles
Population	184	5,482	15,922
Average Household Income	\$77,852	\$70,827	\$68,413
Growth Projection 2016-2021	3.26%	2.88%	2.15%

Source: CoStar 2016

TRAFFIC COUNTS (GDOT 2015)

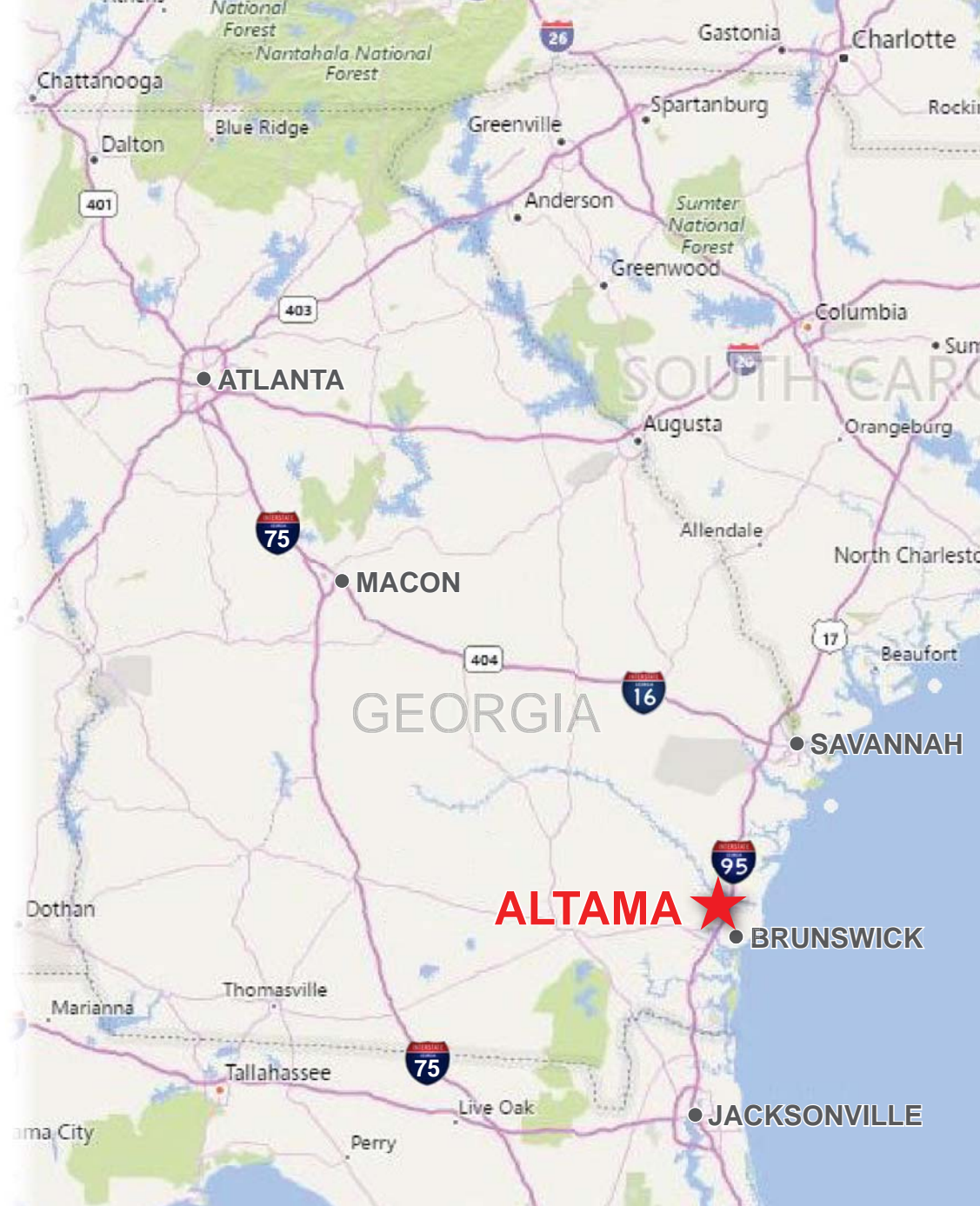
I-95 at Highway 99 (Exit 42)	±48,800 Vehicles Per Day
------------------------------	--------------------------

MAJOR EMPLOYERS

Federal Law Enforcement Training Center (FLETC) - Training for the secret service, FBI, and special forces

Gulfstream - Inspections, avionics, interior installations and modifications

Port of Brunswick - Bulk port and one of the largest Roll On-Roll Off car carrier facilities on the East Coast



ALTAMA | GLYNN COUNTY, GA

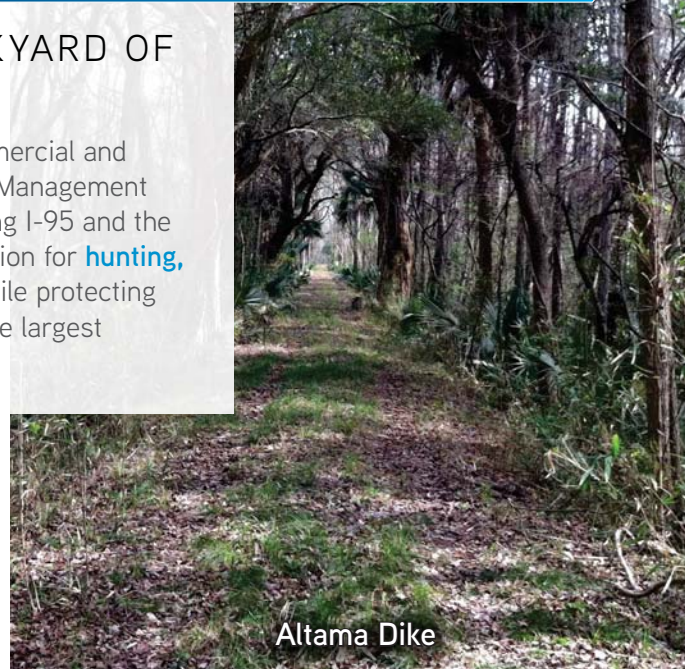
Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



ALTAMA Wildlife Management Area

LOCAL AMENITY IN THE BACKYARD OF THE ALTAMA MASTER PLAN

Located in the “backyard” of the ALTAMA commercial and residential sites, the Altama Plantation Wildlife Management Area is a **3,986-acre tract** in Glynn County along I-95 and the Altamaha River which provides outdoor recreation for **hunting, fishing, hiking and other outdoor activities**, while protecting the water quality around the Altamaha River, the largest recreational and commercial fishery in Georgia.



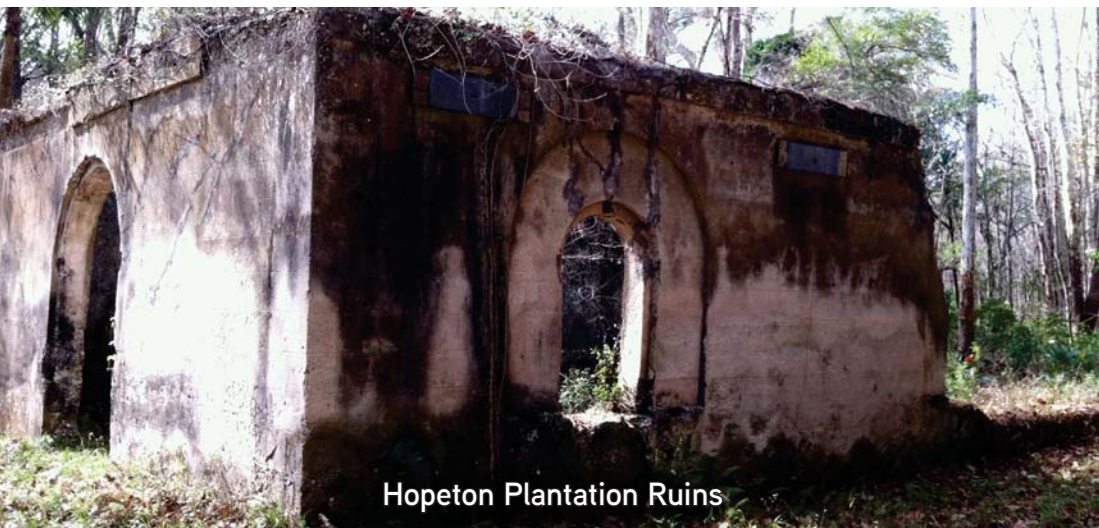
Altama Dike



Altama Channel



Hunters Cabin



Hopeton Plantation Ruins



Hammersmith Creek

ALTAMA | GLYNN COUNTY, GA

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 554 offices throughout more than 66 countries worldwide. Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

