

OFFERING MEMORANDUM

FOR SALE

**±1,933 ACRES
HOPEWELL**

HIGHWAY 17 & SATILLA RIVER

CBRE

WOODBINE, CAMDEN COUNTY, GEORGIA



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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PROPERTY DESCRIPTION

- **Size**

±1,933

- **Location**

Woodbine, Georgia
Camden County

- **Frontage**

±8,200 feet of frontage along Highway 17
±8,700 feet of frontage along the Satilla River with deep water access.

- **Utilities**

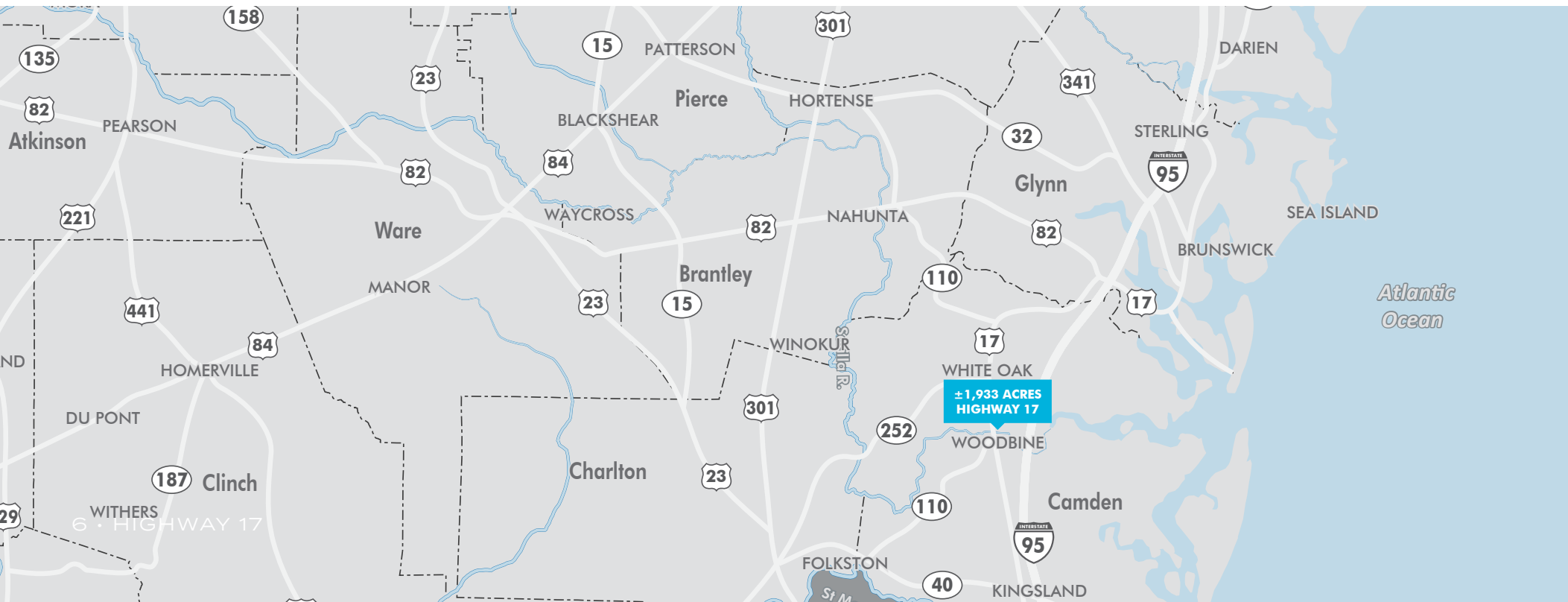
All utilities, except sewer, available subject to independent verification

- **Property Highlights**

- Adjacent to Satilla River (ability to reach the Atlantic Ocean via Satilla River within +/-10 nautical miles)
- Convenient access to Interstate 95 and U.S. Highway 17
- 35 miles to Jacksonville International Airport
- 40 minute drive to downtown Jacksonville
- 20 minute drive to Brunswick and the Georgia Golden Isles; Jekyll Island, St. Simons Island, and Sea Island
- Excellent protection from hurricane strikes provided by its western-most position on the Atlantic Coast and Georgia's Barrier Islands

- **Price**

Asking \$4,995,000, all offers considered







Ocean Hwy

±1,933 ACRES
HIGHWAY 17



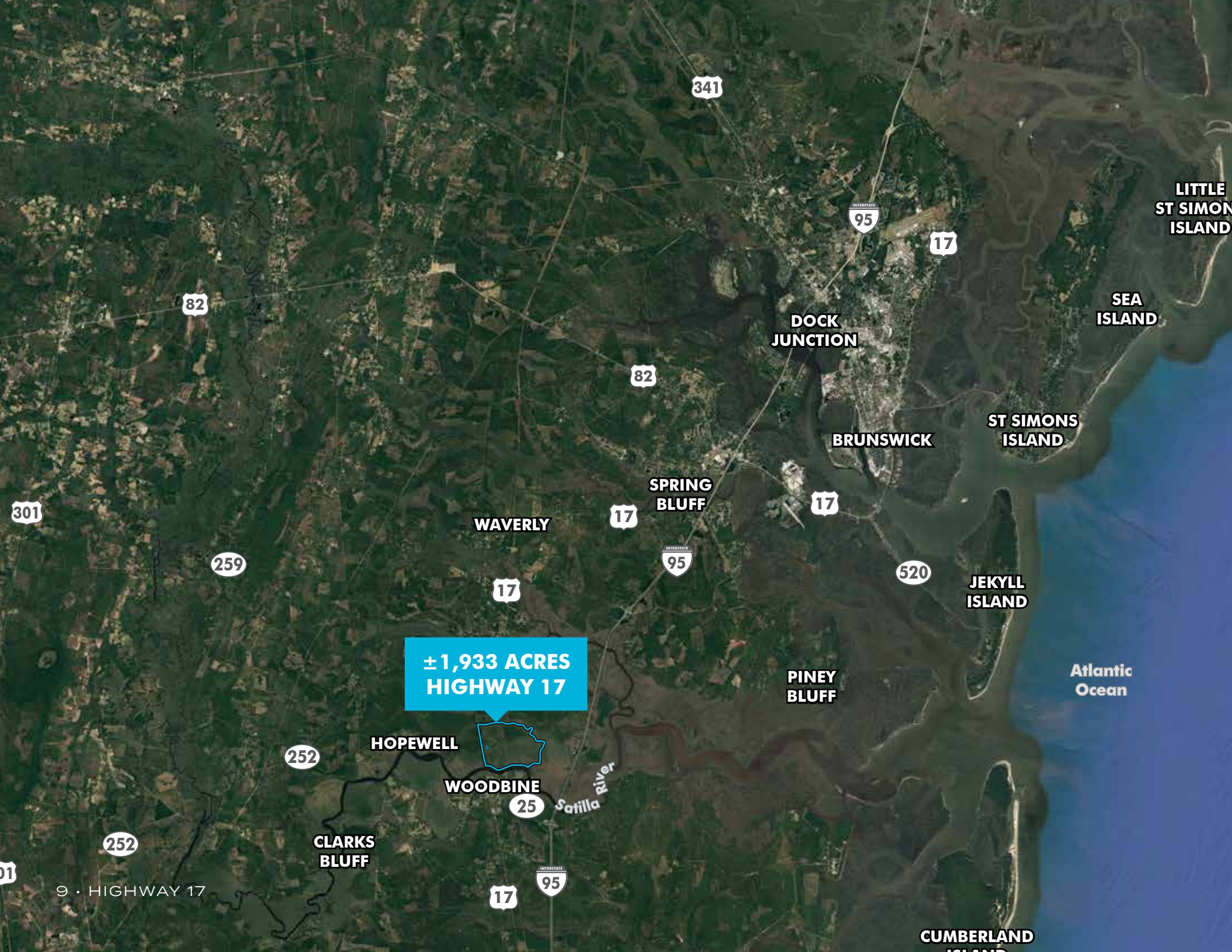
Woodbine

Satilla River



E 10th St





**± 1,933 ACRES
HIGHWAY 17**

**LITTLE
ST SIMONS
ISLAND**

**SEA
ISLAND**

**DOCK
JUNCTION**

**ST SIMONS
ISLAND**

BRUNSWICK

**SPRING
BLUFF**

WAVERLY

**JEKYLL
ISLAND**

**Atlantic
Ocean**

**PINEY
BLUFF**

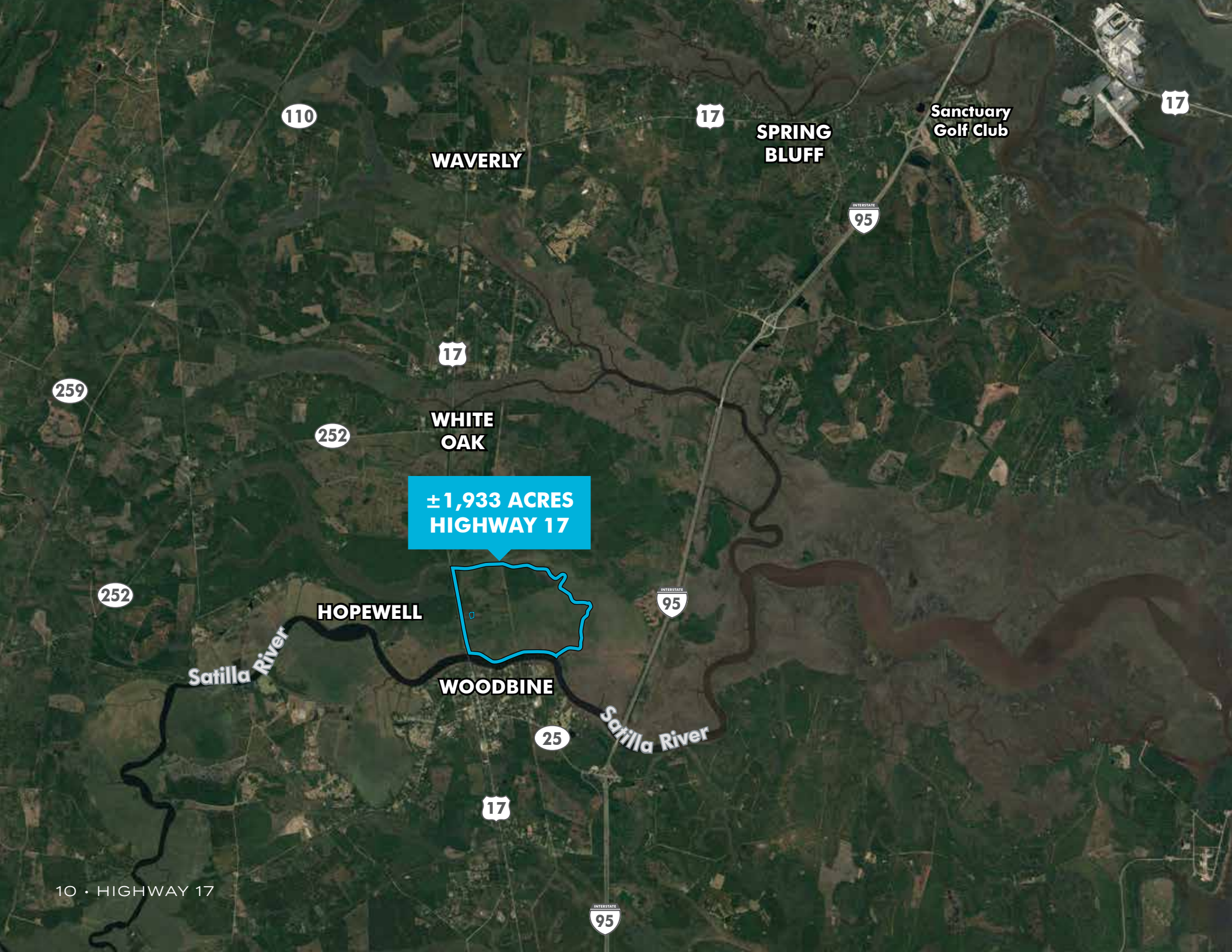
HOPEWELL

WOODBINE

Satilla River

**CLARKS
BLUFF**

**CUMBERLAND
ISLAND**



110

17

17

WAVERLY

SPRING BLUFF

Sanctuary Golf Club

INTERSTATE 95

259

17

252

WHITE OAK

±1,933 ACRES
HIGHWAY 17

252

INTERSTATE 95

HOPEWELL

Satilla River

WOODBINE

25

INTERSTATE 95

INTERSTATE 95

17

**±1,933 ACRES
HIGHWAY 17**



Satilla River

WOODBINE



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INTERSTATE
95

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