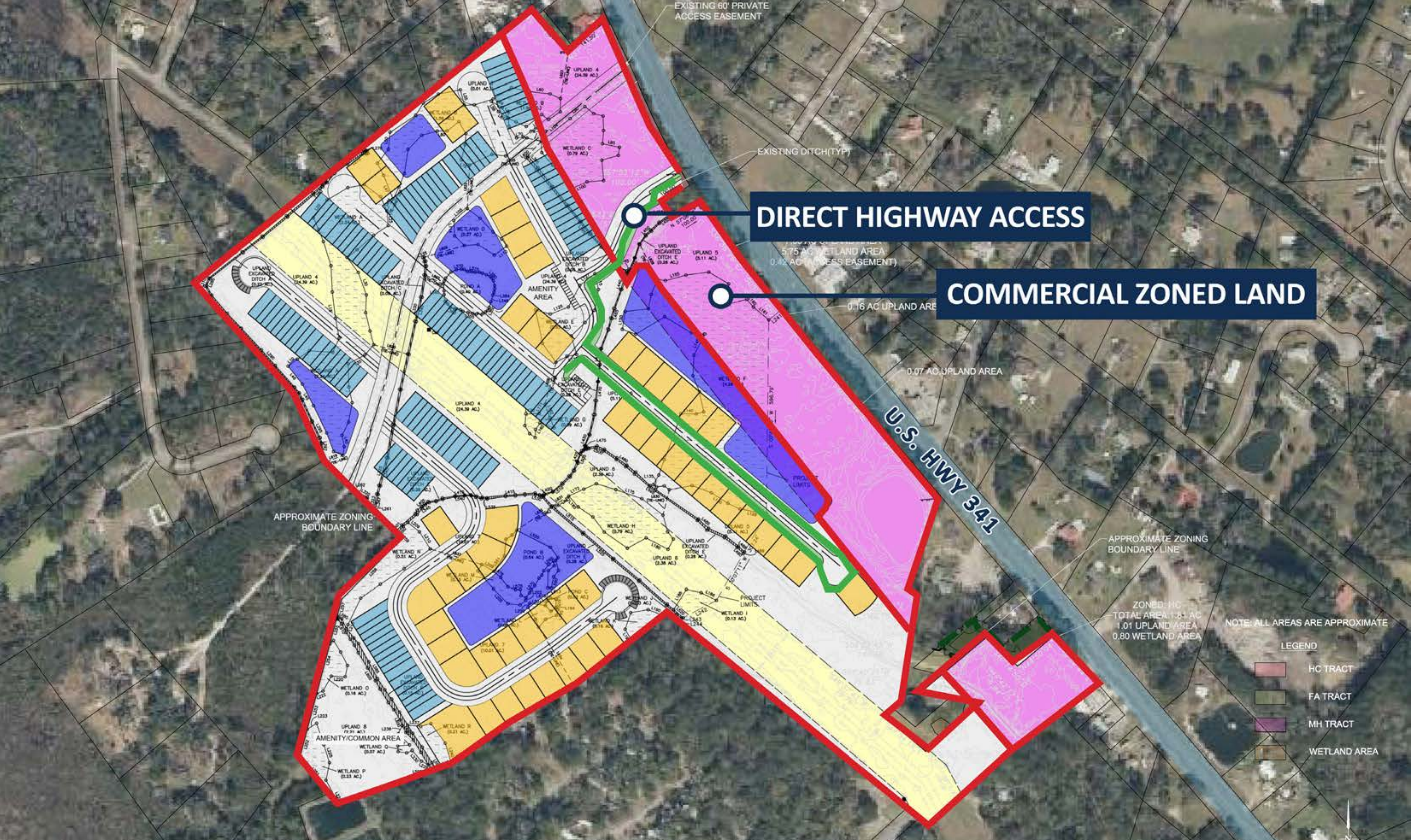


BUILD-TO-RENT / BUILD TO SELL FEE SIMPLE DEVELOPMENT OPPORTUNITY

240 UNITS WITH ALL ZONING APPROVALS

BRUNSWICK, GEORGIA

BULL REALTY Asset & Occupancy Solutions | TCN WORLDWIDE REAL ESTATE SERVICES

DISCLAIMER AND LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

TABLE OF CONTENTS

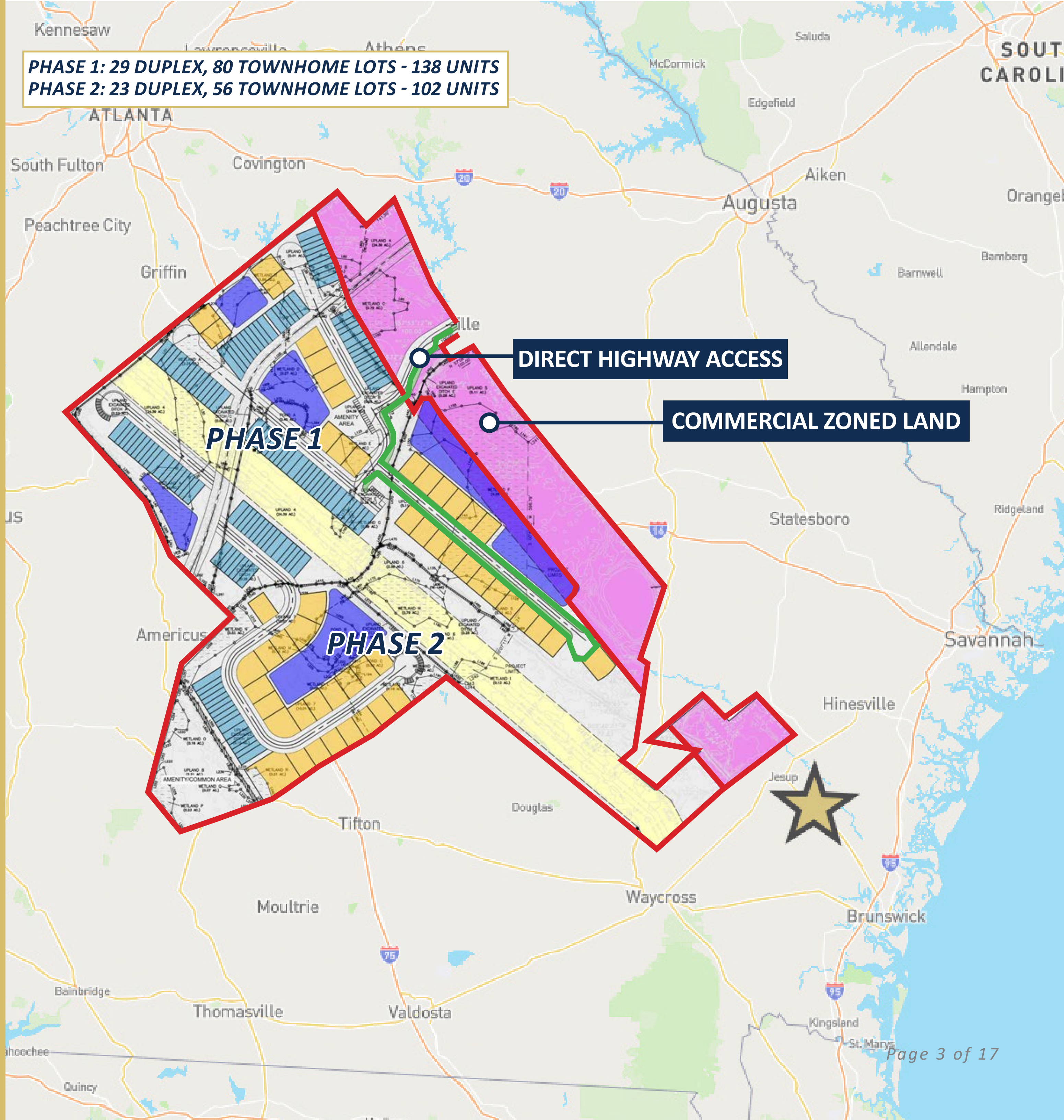
CONTACT INFORMATION

PERRY HAYES

V.P. Land & Developer Services
Perry@BullRealty.com
404-876-1640 x 135

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328



PROPERTY INFORMATION

Bull Realty is pleased to present this BTR / Build to Sell Fee Simple residential development opportunity in the coastal Georgia area. Located just 8 miles north of downtown Brunswick, this 240 unit development with all zoning approvals including Land Disturbance Activity Permit (LDA) will offer the future developer the opportunity to build townhomes and duplex as build-to-rent or fee simple sale. Work force housing is in short supply in the Brunswick area, due to the continued growth in the Sea Island and Saint Simons resort areas. This site is located 7 miles from the Brunswick Airport for easy access to and from Atlanta. Brunswick is the county seat of Glynn County with a population of 26,923 within a 5-mile radius.

The property is located off of Hwy-341 which is the primary access to Brunswick from surrounding areas to the northwest. The property is located 3-miles from highly traveled I-95. The nearby Port of Brunswick is a significant component of the economy and major demand driver for this area. The Georgia Ports Authority forecasts their investments of $262 million and acreage expansion will position the Port of Brunswick as the premier roll on/roll off facility in the U.S. for autos and machinery. Phase 1 Environmental Assessment is provided by the seller as part of the package.

Further information on the economic impact of the Port of Brunswick is available in this study by the Georgia Ports Authority.

PROPERTY HIGHLIGHTS

- 240 units Build-to-Rent / Build to Sell Fee Simple opportunity with all zoning approvals for residential development
- Opportunity for a build-to-rent community or sell the units fee simple
- Zoned MR (Medium Residential) which allows for a wide range of uses
- Permitted uses for MR
- Phase 1 Environmental Assessment
- Property comes with U.S. Army Corps of Engineers Jurisdictional Letter and LDA
- Pricing for the undeveloped site with all approvals and LDA, except Land Disturbance Permit (LDP): $4.5 Million
- Seller will develop the site for a qualified buyer, please inquire about developed pricing
- Traffic counts of ±18,810 VPD on Hwy-341
- Located less than 2-miles from Oak Grove Island that is exclusive to Heritage Oaks Golf Club. Oak Grove Island is a gated community that has over 420 homes within a peaceful serene environment
- Located 8 miles from Downtown Brunswick, 15 miles from St. Simons Island, 20 miles from Sea Island and 24 miles from Jekyll Island

LOCATED IN BRUNSWICK, GA

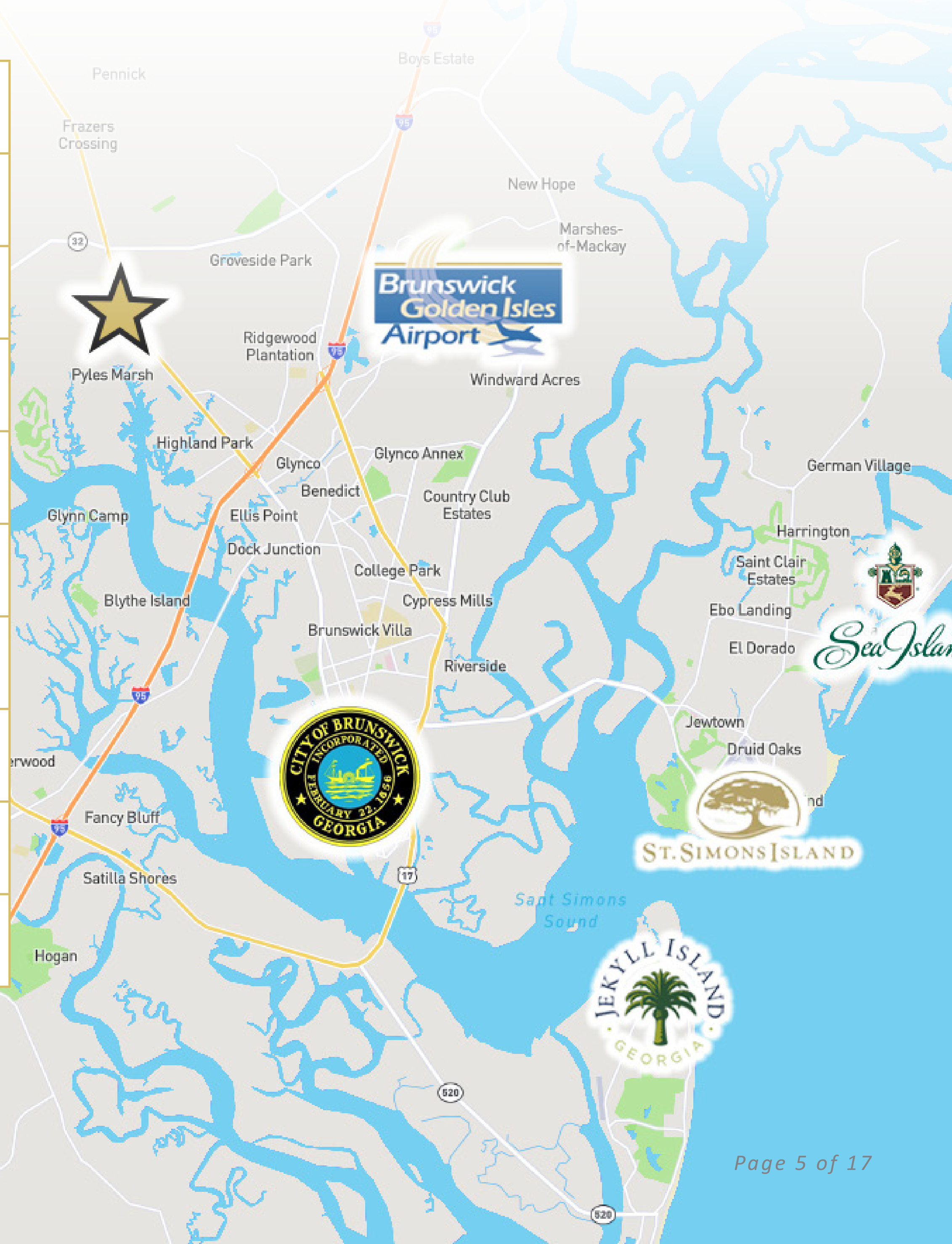
240 UNITS

ZONED MR
(MEDIUM RESIDENTIAL)

SALE PRICE
$4,500,000

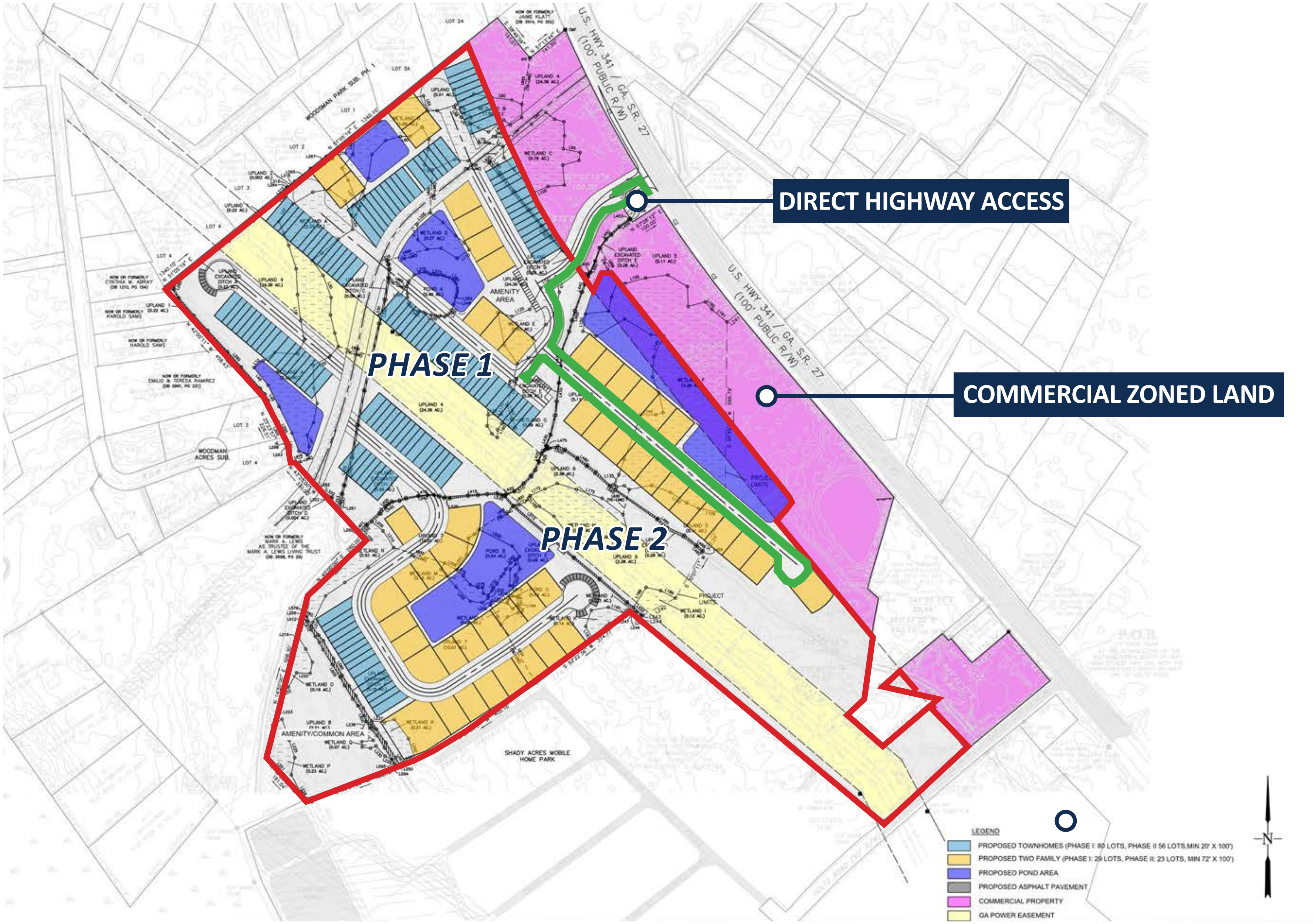
OFFERING SUMMARY

ADDRESS:	6735 New Jesup Highway Brunswick, GA 31523
COUNTY:	Glynn
SITE SIZE:	±58.37 AC
PROPOSED USE:	BTR / Build to Sell Development Opportunity
PARCEL ID:	03-26781
ZONING:	MR (Medium Residential)
UTILITIES:	All available
CROSS STREETS:	New Jesup Highway New Sterling Road
FRONTAGE:	60’ Dedicated Access to New Jesup Highway
SALE PRICE:	$4,500,000 for Undeveloped Site *Seller will Develop Site for Qualified Buyer*



SITE PLAN

PHASE 1: 29 DUPLEX, 80 TOWNHOME LOTS - 138 UNITS
PHASE 2: 23 DUPLEX, 56 TOWNHOME LOTS - 102 UNITS



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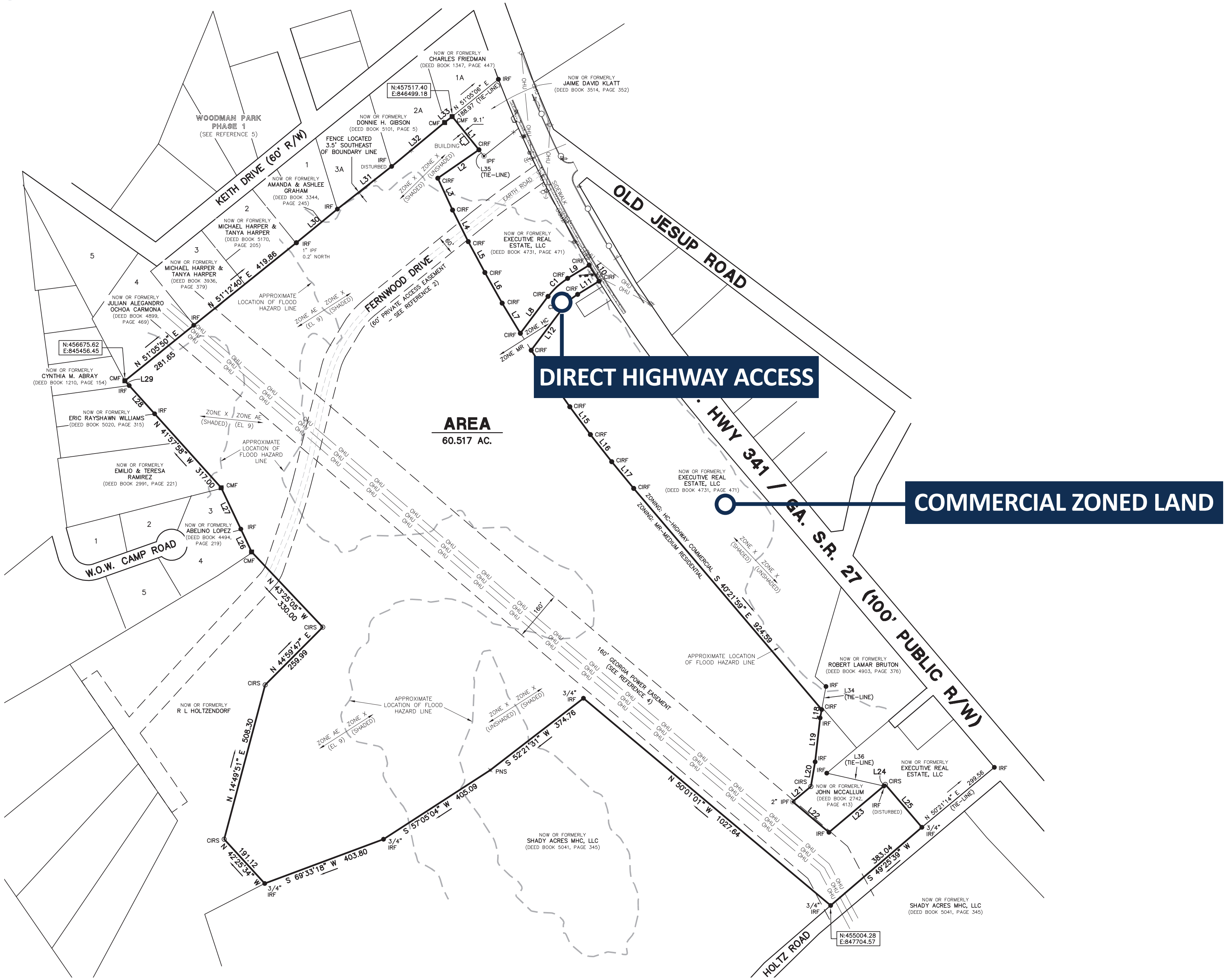
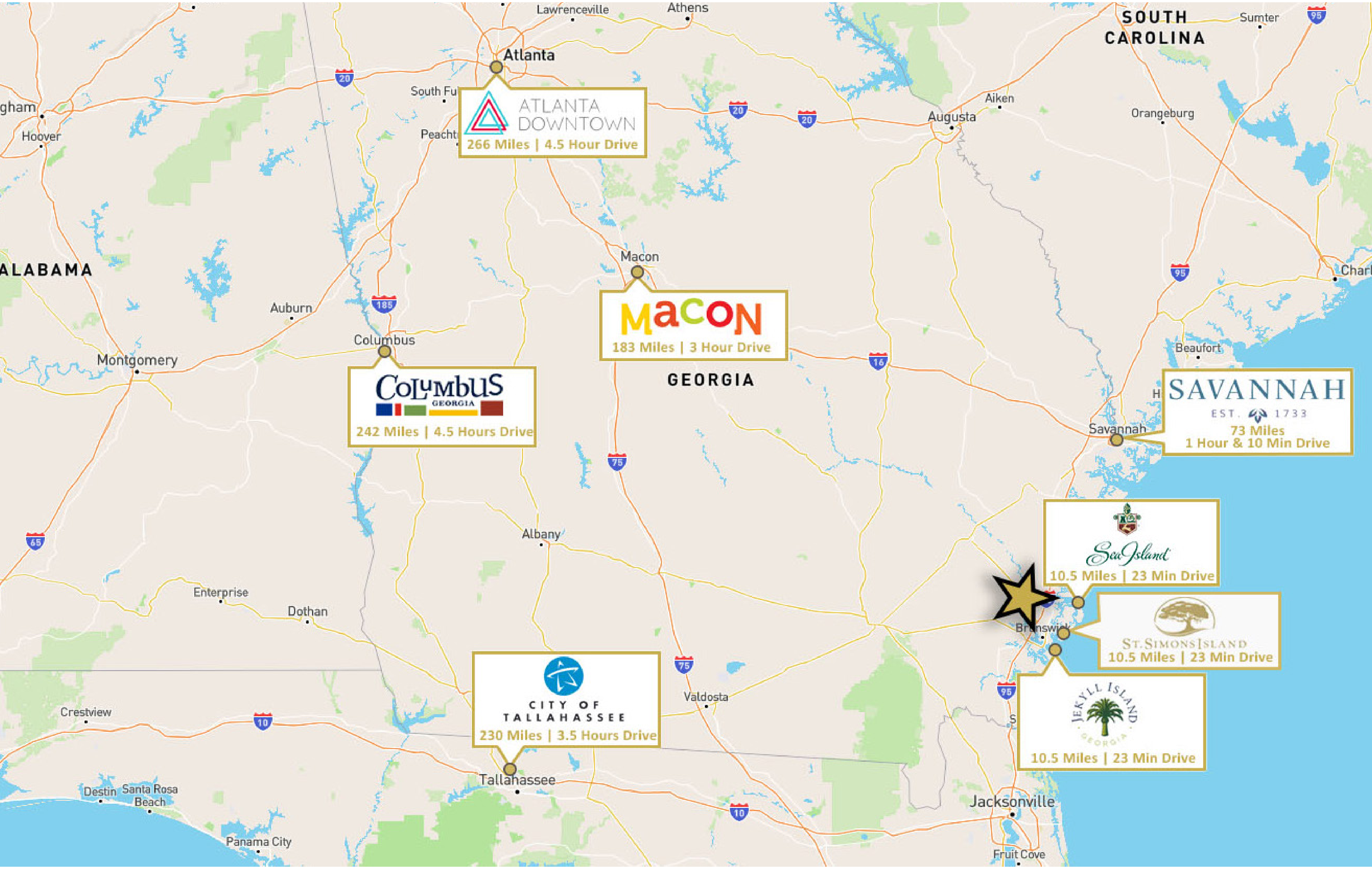
SURVEY


DIRECT HIGHWAY ACCESS
COMMERCIAL ZONED LAND
AREA
60.517 AC.
OLD JESUP ROAD
KEITH DRIVE (60' R/W)
FERNWOOD DRIVE
W.O.W. CAMP ROAD
HOLTZ ROAD
WOODMAN PARK PHASE 1
160' GEORGIA POWER EASEMENT (SEE REFERENCE 4)
NOW OR FORMERLY EXECUTIVE REAL ESTATE, LLC (DEED BOOK 4731, PAGE 471)
NOW OR FORMERLY SHADY ACRES MHC, LLC (DEED BOOK 5041, PAGE 345)
NOW OR FORMERLY R L HOLTZENDORF

IN THE AREA


95
Heritage Oaks
Oak Grove Island
Brunswick Golden Isles Airport
The King and Prince Beach & Golf Resort
Shell
CVS pharmacy
Winn Dixie
Sam's Club
Panera Bread
Hobby Lobby
Academy
Five Guys Burgers and Fries
Chipotle
Panda Express
HomeGoods
RaceTrac
Waffle House
Taco Bell
Starbucks Coffee
Pizza Hut
Krystal
KFC
Cook Out
Wendy's
Popeyes Louisiana Kitchen
Burger King
Exxon
Cracker Barrel Old Country Store
Wendy's
Bed Bath & Beyond
UPS
Planet Fitness
T.J.Maxx
Domino's Pizza
The Home Depot
Arby's
Chick-fil-A
Zaxby's
Walmart Save money. Live better.
Chili's
BAM! Books-A-Million
Jo-Ann fabric and craft stores
Burger King
Subway
Ross Dress for Less
PetSmart
Ulta
Target
Dick's Sporting Goods
Old Navy
Lowe's Improving Home Improvement
LongHorn Steakhouse
Starbucks Coffee
Michaels Where Creativity Happens
Truist
Staples
Walgreens
AutoZone
Sonic America's Drive-In
Walmart Save money. Live better.
Sherwin Williams
U-Haul
Big Lots!
Farmers Home Furniture
Dollar General
Dunkin' Donuts
Waffle House
Winn Dixie
Georgia Ports
Emerald Princess Casino

IN THE AREA


ATLANTA DOWNTOWN
266 Miles | 4.5 Hour Drive
MACON
183 Miles | 3 Hour Drive
COLUMBUS GEORGIA
242 Miles | 4.5 Hours Drive
SAVANNAH
EST. 1733
73 Miles
1 Hour & 10 Min Drive
Sea Island
10.5 Miles | 23 Min Drive
ST. SIMONS ISLAND
10.5 Miles | 23 Min Drive
JEKYLL ISLAND GEORGIA
10.5 Miles | 23 Min Drive
CITY OF TALLAHASSEE
230 Miles | 3.5 Hours Drive
GEORGIA
ALABAMA
SOUTH CAROLINA
Atlanta
Lawrenceville
Athens
Augusta
Aiken
Orangeburg
Sumter
Macon
Columbus
Auburn
Montgomery
Hoover
Albany
Enterprise
Dothan
Valdosta
Tallahassee
Crestview
Destin
Santa Rosa Beach
Panama City
Jacksonville
Fruit Cove
Savannah
Beaufort
Brunswick

IN THE AREA

THE PORT OF BRUNSWICK

The Port of Brunswick forms a vital part of the city's economy as it is recognized as one of the most productive ports on the East Coast and is the #1 automobile port in the United States. Leading auto manufacturers including Jaguar, Land Rover, Porsche, Mercedes, Mitsubishi and Volvo import their vehicles through the Port of Brunswick. Other imported items include wood pulp and paper products, heavy machinery, and more. Click here to learn more

FEDERAL LAW ENFORCEMENT TRAINING CENTER

The Federal Law Enforcement Training Centers (FLETC) Glynco campus is located equidistant between Savannah, GA, and Jacksonville, FL. Among these is a 34-building "neighborhood" practical exercise area, which includes houses equipped with video cameras for recording various kinds of practical exercises.

FORT FREDERICA NATIONAL MONUMENT

Fort Frederica National Monument, on St. Simons Island, Georgia, preserves the archaeological remnants of a fort and town built by James Oglethorpe between 1736 and 1748 to protect the southern boundary of the British colony of Georgia from Spanish raids. About 630 British troops were stationed at the fort.

SEA ISLAND

Sea Island is a privately owned, unincorporated area of Glynn County, Georgia, and is part of the Golden Isles of Georgia, which include St. Simons Island, Jekyll Island, Little St. Simons Island, and the mainland city of Brunswick.

COLLEGE OF COASTAL GEORGIA

The College of Coastal Georgia is a public college in Brunswick, Georgia. It was established in 1961 and opened in 1964, making it one of Georgia's newest state colleges. The college transitioned from a community college into a four-year college and conferred its first baccalaureate degrees on May 7, 2011. The college currently enrolls ±3,663 students.

GEORGIA SEA TURTLE CENTER

The Georgia Sea Turtle Center on nearby Jekyll Island features an interactive Exhibit Gallery and Rehabilitation Pavilion open to the public. The Georgia Sea Turtle Center is a functioning hospital for ill and injured sea turtles and is the only hospital of its kind in the state of Georgia. This unique experience should be on everyone's list during a visit to the Golden Isles, where you can learn about the important role these creatures play in our marine ecosystem.

ABOUT THE AREA

BRUNSWICK, GA

The vibrant city of Brunswick, which rises along the southeastern coastline of Georgia is situated an hour between Savannah, Georgia and Jacksonville, Florida. The charming city offers a strong educational system from childhood through college, an excellent hospital and health care system, and a thriving business climate.

The nineteenth century Victorian-style homes, endless golden marshes, and old magnolia tree lined streets complement the bustling business community of boutique shops, fine and casual restaurants, art galleries, banking and financial institutions, churches and cultural venues. Visitors and locals can stroll the waterfront as shrimp boats arrive with their daily catch or enjoy fresh locally grown fruits and veggies at the Farmer's Market.

Source: https://www.goldenisles.com/islands-towns/brunswick/

ST.SIMONS ISLAND

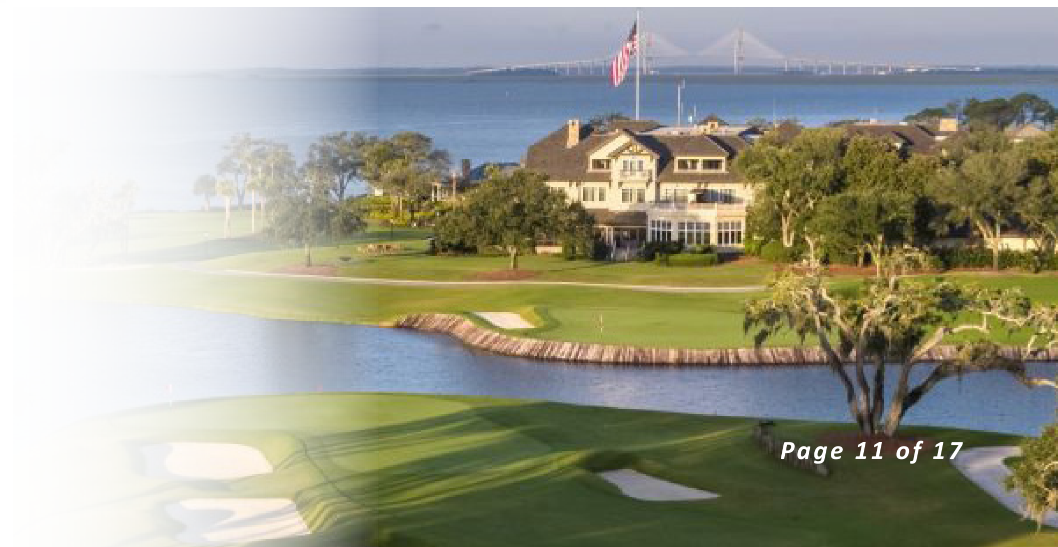
St. Simons Island, GA is home to fabulous beaches, golfing, charter fishing, spas and salons, and a variety of restaurants, fun events and entertainment for everyone. The unspoiled beauty of St. Simons and its distinctively charming beach lifestyle that is unhurried and under-developed are what make it so special.

Source: https://www.goldenisles.com/islands-towns/st-simons-island/

SEA ISLAND

Located just east of St. Simons Island and separated by the Black Banks River, Sea Island is a privately owned resort Community that is part of the Golden Isles of Georgia, which include St. Simons Island, Jekyll Island, Little St. Simons Island, and the mainland port city of Brunswick. This renowned seaside resort island is home to four Forbes Five-Star experiences, including The Cloister at Sea Island, The Lodge at Sea Island, The Spa at Sea Island, and the Georgian Room restaurant. Sea Island offers five miles of private beach located on the southeastern coast of Georgia, as well as luxury accommodations, golf, dining, tennis, spa and a number of first-class amenities.

Source: https://www.goldenisles.com/islands-towns/sea-island/



BRUNSWICK, GEORGIA

Brunswick offers a rare combination of coastal lifestyle, long-term investment potential, and relative affordability that is becoming increasingly difficult to find in today's U.S. real estate market. Located along Georgia's celebrated Golden Isles coastline between Savannah and Jacksonville, Brunswick provides direct access to marsh front scenery, boating, beaches, golf, and historic coastal charm while remaining substantially more attainable than many competing Atlantic coastal markets.

The region's lifestyle appeal is one of its strongest investment drivers. Residents enjoy year-round outdoor recreation including fishing, kayaking, sailing, golf, and beach access to nearby St. Simons Island and Jekyll Island. The Golden Isles are widely recognized for their natural beauty, mild climate, and slower-paced coastal living that attracts retirees, remote professionals, second-home buyers, and affluent vacation travelers.

Brunswick also benefits from a growing economic foundation. The area is supported by the Port of Brunswick, healthcare expansion, tourism, logistics, aerospace activity, and regional development initiatives aimed at long-term economic growth and downtown revitalization. Local development authorities continue investing in infrastructure, business recruitment, housing, and historic preservation projects designed to strengthen property values and attract new residents and employers.

From a real estate perspective, Brunswick presents a compelling value proposition in that investors can acquire development opportunities at very attractive prices relative to those found in Florida coastal markets or many Southeast beach communities. At the same time, continued migration to lifestyle-oriented coastal regions has increased interest in the Golden Isles, creating potential for long-term appreciation and rental demand.

In this market, any site that has addressed and mitigated specific potential issues such as flood zones and environmental/wetland conditions is uniquely well positioned for successful development. In conclusion, for investors seeking a strategic coastal real estate position with lifestyle upside, regional growth momentum, and comparatively accessible pricing, Brunswick represents one of the Southeast's more intriguing emerging markets.

THE REAL BRUNSWICK MARKET

Many people size up this market by the City of Brunswick's population of roughly 16,000. That figure is misleading. The real trade area includes Glynn County, St. Simons Island, Jekyll Island, the Port of Brunswick, FLETC, and the surrounding healthcare, logistics, and tourism economy - a metropolitan area of more than 100,000 residents and growing.

WHAT'S DRIVING THE GROWTH?

- The Port of Brunswick is one of the busiest automotive ports in the country, and the Georgia Ports Authority continues to invest heavily in infrastructure and expansion.[1]
- The Federal Law Enforcement Training Center (FLETC) in Brunswick hosts an estimated 65,000–70,000 students and visitors a year, primarily federal law enforcement officers and agents in training - one of the region's largest economic engines.[2]
- I-95 access and proximity to the port have fueled a growing logistics and distribution sector.[2]
- Southeast Georgia Health System is a major regional employer supporting continued healthcare-related growth.
- A diverse industrial base - including Gulfstream Aerospace suppliers, Georgia-Pacific, International Auto Processing, and seafood processing - provides a strong employment foundation.
- Coastal Georgia faces a well-documented shortage of workforce housing; the Georgia Ports Authority has launched initiatives specifically to help employees find and build housing.[3]
- Major homebuilders are pursuing additional residential units throughout Glynn County in response to long-term population trends.
- Downtown Brunswick is in the middle of a revitalization, with significant public and private investment in the historic district.[1]
- The Golden Isles continue to draw retirees, second-home buyers, and relocating professionals looking for a coastal lifestyle at a lower cost than comparable Florida markets.

Brunswick's economy is diversified across port operations, law enforcement training, healthcare, manufacturing, tourism, logistics, and retirement migration. The challenge here isn't demand - it's having enough housing inventory to keep pace with job and population growth.

DEMOGRAPHICS

POPULATION*

1 MILE	5 MILES	10 MILES
2,095	26,923	70,080

HOUSEHOLDS*

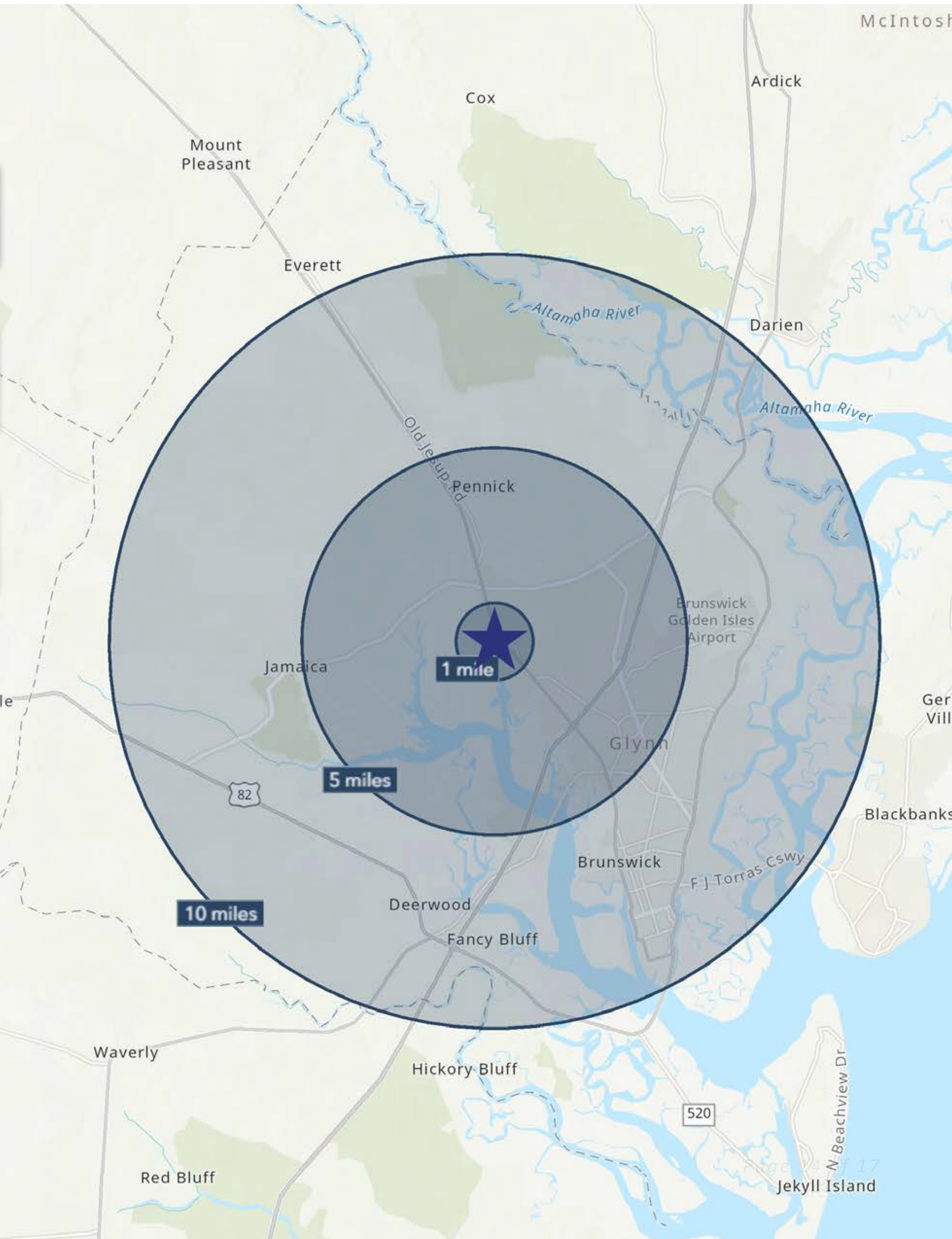
1 MILE	5 MILES	10 MILES
748	11,049	27,671

AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
$98,646	$105,146	$98,222

ESRI 2026

**Population and household numbers low due to the amount of marsh, wetlands, active streams and stream buffers that limit development.*



BROKER PROFILE

PERRY HAYES
V.P. Land & Developer Services
Perry@BullRealty.com
404-876-1640 x 135

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN
8
SOUTHEAST STATES

ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at **www.CREshow.com.**

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
https://www.bullrealty.com

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 6735 New Jesup Hwy, Brunswick, GA 31523. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day of _______________, 20__.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

CONTACT INFORMATION

PERRY HAYES

V.P. Land & Developer Services

Perry@BullRealty.com

404-876-1640 x 135

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

SIGN CONFIDENTIALITY AGREEMENT ONLINE