

LAND FOR SALE

501.25+/- Acres with Potential Rail Spur



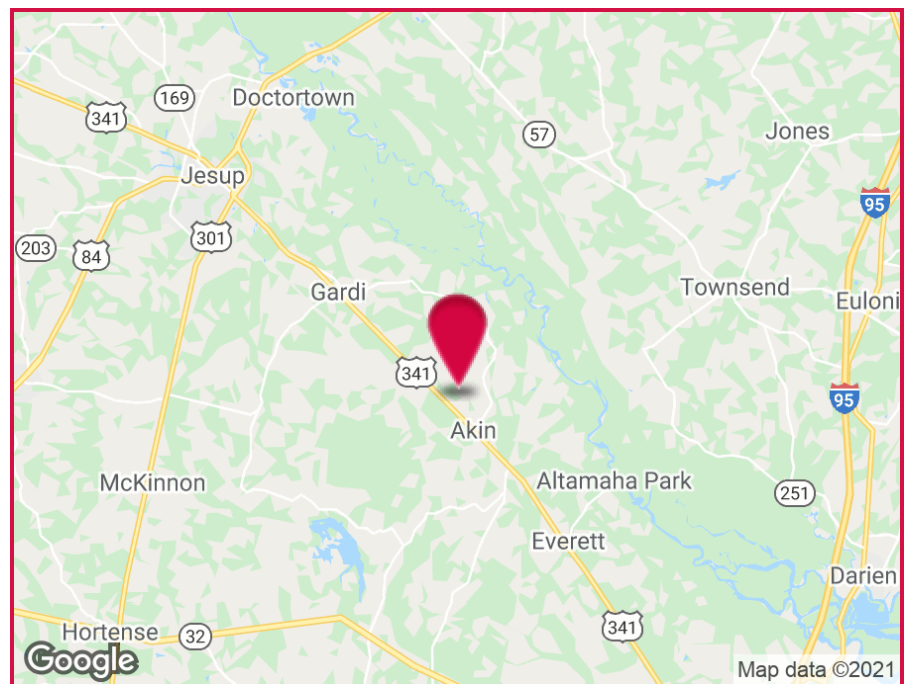
Highway 341, Jesup, GA 31546

OFFERING SUMMARY

Lot Size: 501.25 Acres

PROPERTY HIGHLIGHTS

- Okefenoke REMC
- Potential Norfolk Southern Rail Spur
- Multiple Approved Permits; Phase 1, Habitat Assessment, Preliminary Engineering Report
- Initial Roadway and Retention Pond in Place
- 22+/- Miles to I-95
- 27+/- Miles to the Port of Brunswick
- 90+/- Miles to the Port of Savannah, GA & Jacksonville, FL
- Per the Economic Development Authority of Wayne County: No Zoning Requirements or Restrictions



For More Information Contact:

JOWELL THOME **SIM DOUGHTIE, CCIM, SIOR, MCR, SLCR**

Sales Associate

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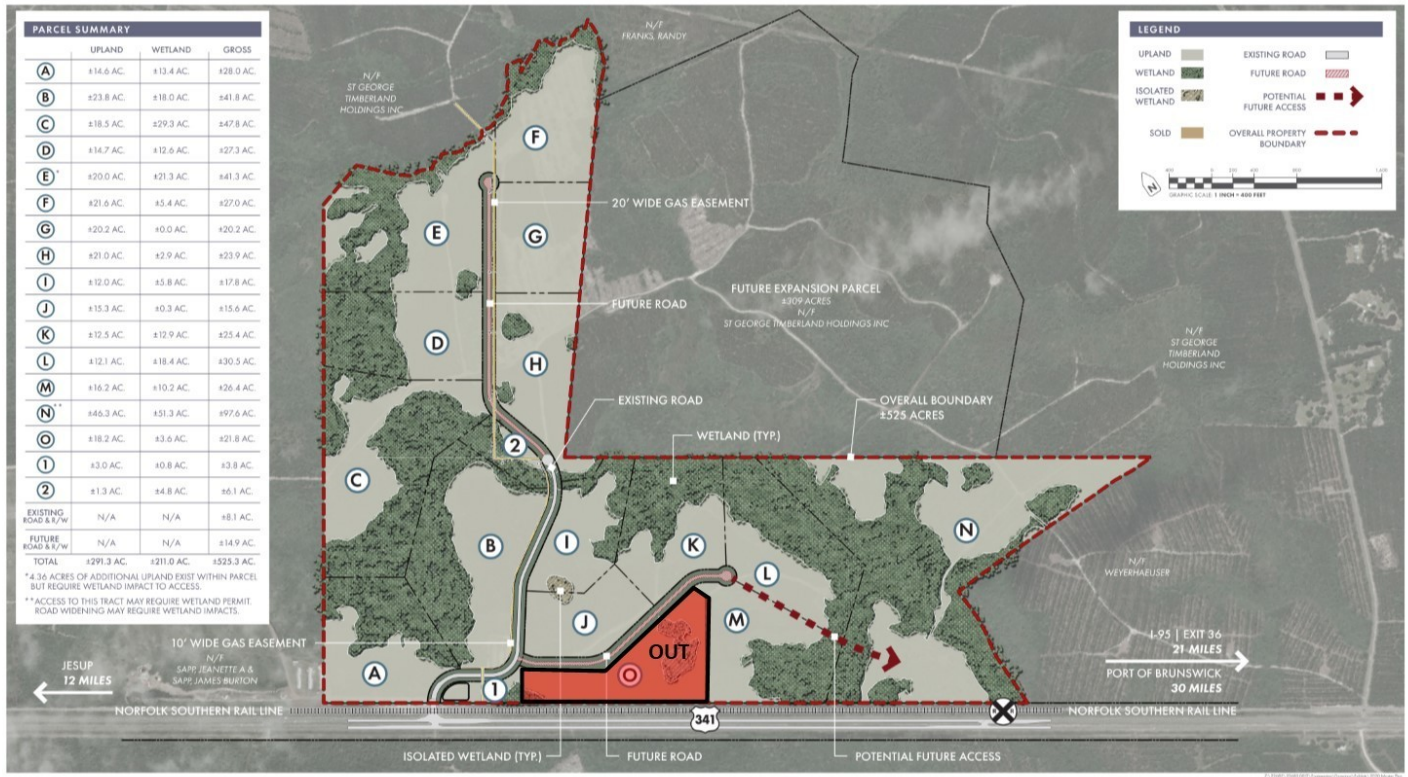
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PARCEL SUMMARY			
	UPLAND	WETLAND	GROSS
(A)	±14.6 AC.	±13.4 AC.	±28.0 AC.
(B)	±23.8 AC.	±18.0 AC.	±41.8 AC.
(C)	±18.5 AC.	±29.3 AC.	±47.8 AC.
(D)	±14.7 AC.	±12.6 AC.	±27.3 AC.
(E)	±20.0 AC.	±21.3 AC.	±41.3 AC.
(F)	±21.6 AC.	±5.4 AC.	±27.0 AC.
(G)	±20.2 AC.	±0.0 AC.	±20.2 AC.
(H)	±21.0 AC.	±2.9 AC.	±23.9 AC.
(I)	±12.0 AC.	±5.8 AC.	±17.8 AC.
(J)	±15.3 AC.	±0.3 AC.	±15.6 AC.
(K)	±12.5 AC.	±12.9 AC.	±25.4 AC.
(L)	±12.1 AC.	±18.4 AC.	±30.5 AC.
(M)	±16.2 AC.	±10.2 AC.	±26.4 AC.
(N)	±46.3 AC.	±51.3 AC.	±97.6 AC.
(O)	±18.2 AC.	±3.6 AC.	±21.8 AC.
(1)	±3.0 AC.	±0.8 AC.	±3.8 AC.
(2)	±1.3 AC.	±4.8 AC.	±6.1 AC.
EXISTING ROAD & R/W	N/A	N/A	±8.1 AC.
FUTURE ROAD & R/W	N/A	N/A	±14.9 AC.
TOTAL	±291.3 AC.	±211.0 AC.	±502.3 AC.

* 4.36 ACRES OF ADDITIONAL UPLAND EXIST WITHIN PARCEL BUT REQUIRE WETLAND IMPACT TO ACCESS.
** ACCESS TO THIS TRACT MAY REQUIRE WETLAND PERMIT. ROAD WIDENING MAY REQUIRE WETLAND IMPACTS.

Parcel Summary	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	1	2
Useable Acres	14.6+/-	23.8+/-	18.5+/-	14.7+/-	20.0+/-	21.6+/-	20.2+/-	21.0+/-	12.0+/-	15.3+/-	12.5+/-	12.1+/-	16.2+/-	46.3+/-	18.2+/-	3.0+/-	1.3+/-
Wetland Acres	13.4+/-	18.0+/-	29.3+/-	12.6+/-	21.3+/-	5.4+/-	0.0+/-	2.9+/-	5.8+/-	0.3+/-	12.9+/-	18.4+/-	10.2+/-	51.3+/-	3.6+/-	0.8+/-	4.8+/-
Gross Acres	28.0+/-	41.8+/-	47.8+/-	27.3+/-	41.3+/-	27.0+/-	20.2+/-	23.9+/-	17.8+/-	15.6+/-	25.4+/-	30.5+/-	26.4+/-	97.6+/-	21.8+/-	3.8+/-	6.1+/-
Existing Road & R/W	8.1+/-																
Future Road & R/W	14.9+/-																

Parcel Summary

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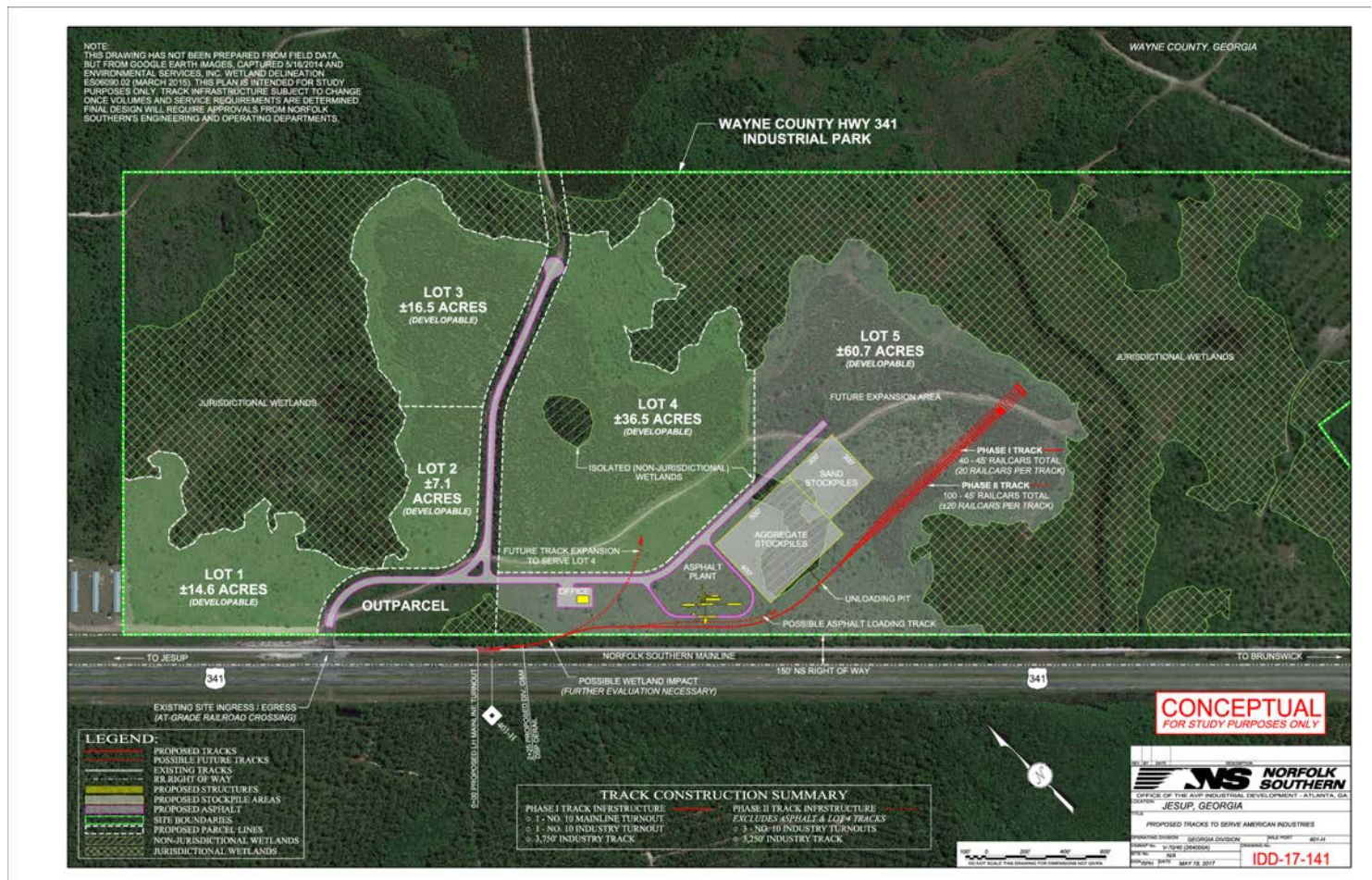
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Conceptual Drawing From Norfolk Southern

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Conceptual 341 South Norfolk Southern Plan

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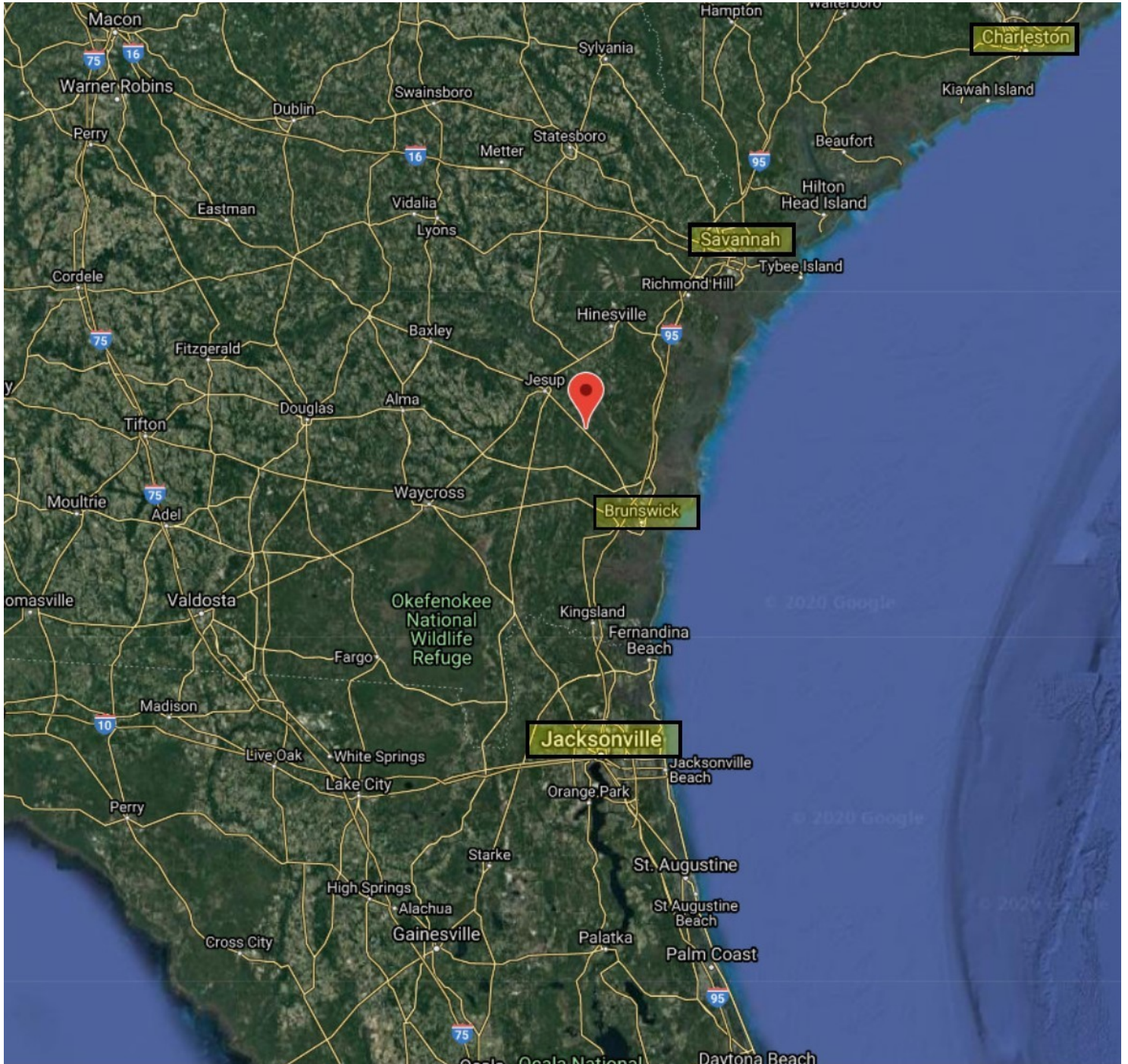
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Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

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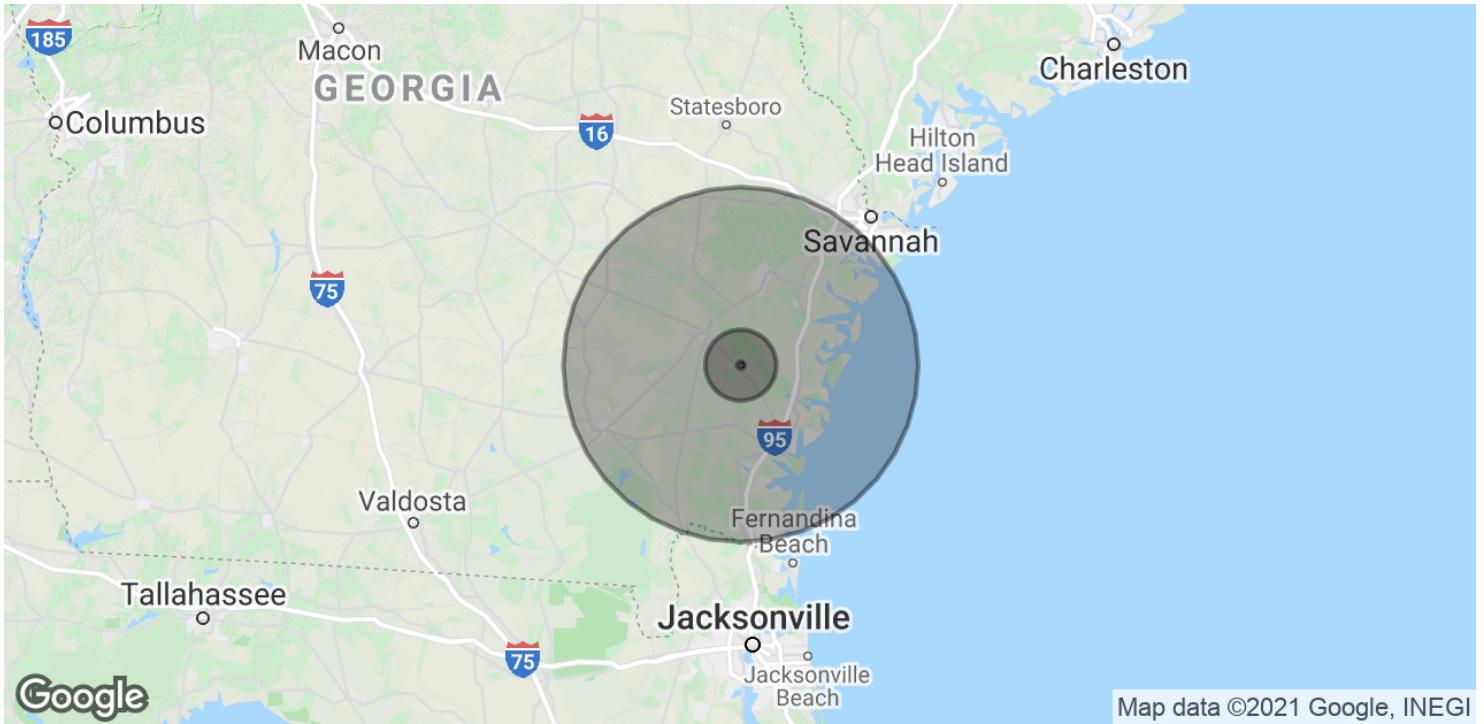
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POPULATION

	1 MILE	10 MILES	50 MILES
Total Population	54	8,864	456,634
Average age	39.4	38.3	35.3
Average age (Male)	40.1	38.7	34.0
Average age (Female)	37.0	37.4	36.6

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	50 MILES
Total households	16	3,079	168,633
# of persons per HH	3.4	2.9	2.7
Average HH income	\$64,126	\$63,580	\$56,855
Average house value	\$152,660	\$185,715	\$169,740

* Demographic data derived from 2010 US Census

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