

OFFERING MEMORANDUM

UP TO 34 FULLY-DEVELOPED SFD LOTS AT

NORTHSHORE

ON THE ST. MARYS RIVER

KINGSLAND | CAMDEN COUNTY | GEORGIA



Disclosure / Confidentiality Statement

The information contained within this Offering Memorandum has been obtained from reliable sources and we have no reason to doubt its accuracy. However, neither the Seller nor the Broker make any warranties or representations, expressed or implied, to its accuracy or completeness. It is expected that prospective buyers will conduct their own independent due diligence concerning the Property.

Jones Lang LaSalle (“JLL”) is publicly marketing NorthShore to prospective homebuilders, developers, and investors. The property is being offered free and clear of existing financing. The prospective purchaser will be selected by the Owner in consultation with the brokers on the basis of, among other things, (i) price, (ii) certainty of closing, (iii) financial strength, (iv) level of discretion to invest funds, and (v) industry reputation.



For additional information or to schedule a property tour, please contact:

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Street view of developed lots within NorthShore



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The Opportunity

Jones Lang LaSalle (“JLL”) is pleased to present the sale of **up to 34 fully developed single-family lots** in NorthShore, a premier master planned community located along the St. Mary’s River in Kingsland, Camden County, Georgia. This offering represents a rare opportunity to build price sensitive homes in a waterfront community with a wide variety of existing amenities. The offering includes the following attributes:



As many (or as few) lots as you need

While the Seller is currently offering up to 34 lots for sale, they control 79% of the remaining lots (491 of 624 lots).



100% slab lots, ready to build

All of the lots in the offering are slab lots and require no additional development to begin home construction.



Sewer connections in place

Sewer connections, provided by the City of Kingsland, are in place for all developed lots.



Multiple builders & price points

The lots in the offering are distributed across three phases, allowing multiple builders to target distinct price points - **including the flexibility to build entry-level product.**



Near “blank slate” opportunity

98.6% of the lots remain unbuilt with only 9 existing homes constructed to-date.



Seller is Declarant, has full ARC control

The Seller’s control of the HOA and ARC will provide builder flexibility regarding architecture guidelines.



Extensive amenity package

Existing amenities include a 3,400 sf clubhouse, boat launch, floating dock, playground, and passive recreational fields.



Great schools

Camden County Public Schools rank in the top 10% of schools statewide.



Convenient Access

Located in close proximity to I-95 and nearby amenities including historic Downtown St. Mary’s, extensive retail along Hwy 40, and Georgia’s “Golden Isles” coastal islands.

Lots Included in Offering

The lots being offered for sale are dispersed amongst three distinct phases within the NorthShore community, allowing multiple builders to construct a variety of product and target different price points. A detailed lot breakdown, including parcel numbers and lot sizes, is included in the Support Information.





The Estates

Lots in Offering: 4
Typical Lot Size: 1+ acres



The Lakes

Lots in Offering: 15
Typical Lot Size: 100' x 275'



The Village

Lots in Offering: 15
Typical Lot Size: 80' x 125'

The Property

NorthShore is a premier waterfront community that encompasses 750 acres of pristine Lowcountry, including 4,000' of frontage along the St. Mary's River. This river frontage in combination with the community's 11 interior lakes means that nearly 50% of all homesites within NorthShore are "waterfront."

In addition to stunning views of the St. Mary's River and the protected marshlands adjacent to the property, the community offers residents an extensive amenity package (more details on pages 10-11).

NorthShore Quick Stats

Total Lots	624
Developed Lots	401
Partially Developed Lots	223
Existing Homes	9
Lots - Outside Owners	124
Lots - Seller Owned	491
Total Acres	750
Total River Frontage	4,028'

Planned Improvements

The Seller has plans to complete the following upgrades commencing in 3Q2020:



Landscaping



Community Entrance



Security



Clubhouse



View of River Pavilion and boat launch from the Observation Deck

Existing Homes

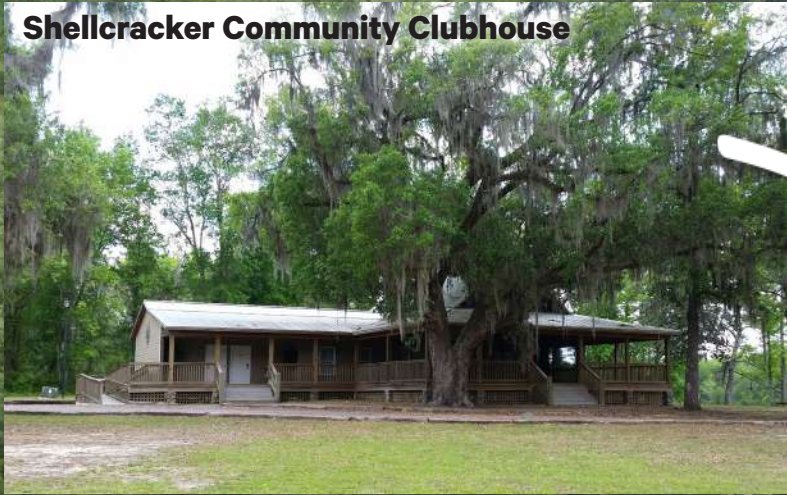


NorthShore By Phase

Phase	Status	Typical Lot Size	Existing Homes	Total Lots	Lots in Offering
The Estates	Developed	1+ acre	3	52	4
The Lakes	Developed	100' x 275'	4	142	15
The Village	Developed	80' x 125'	0	65	15
The River	Developed	100' x 275'	2	142	-
The Preserve	Partially-Developed	100' x 300'	0	223	-
Totals			9	624	34



NorthShore Amenities - River Club



NorthShore Amenities - Camden Park



NorthShore - Additional Community Information



Homeowners Association

The community has an actively-managed HOA. Seller has full ARC control over all new construction and will approve builders' plans during the Inspection Period.



Utility Information

Sewer and water are provided by the City of Kingsland, electric is provided by Okefenokee Rural EMC. Prospective purchasers should verify utility availability and capacity during the Inspection Period.



Zoning Requirements

Current Zoning	R-1
Minimum Lot Frontage	80'
Minimum House Size	The Estates & Lakes - 1,800 sf The Village - 1,500 sf
Minimum Front Setback	25'
Minimum Side Setback	10'
Minimum Rear Setback	15'

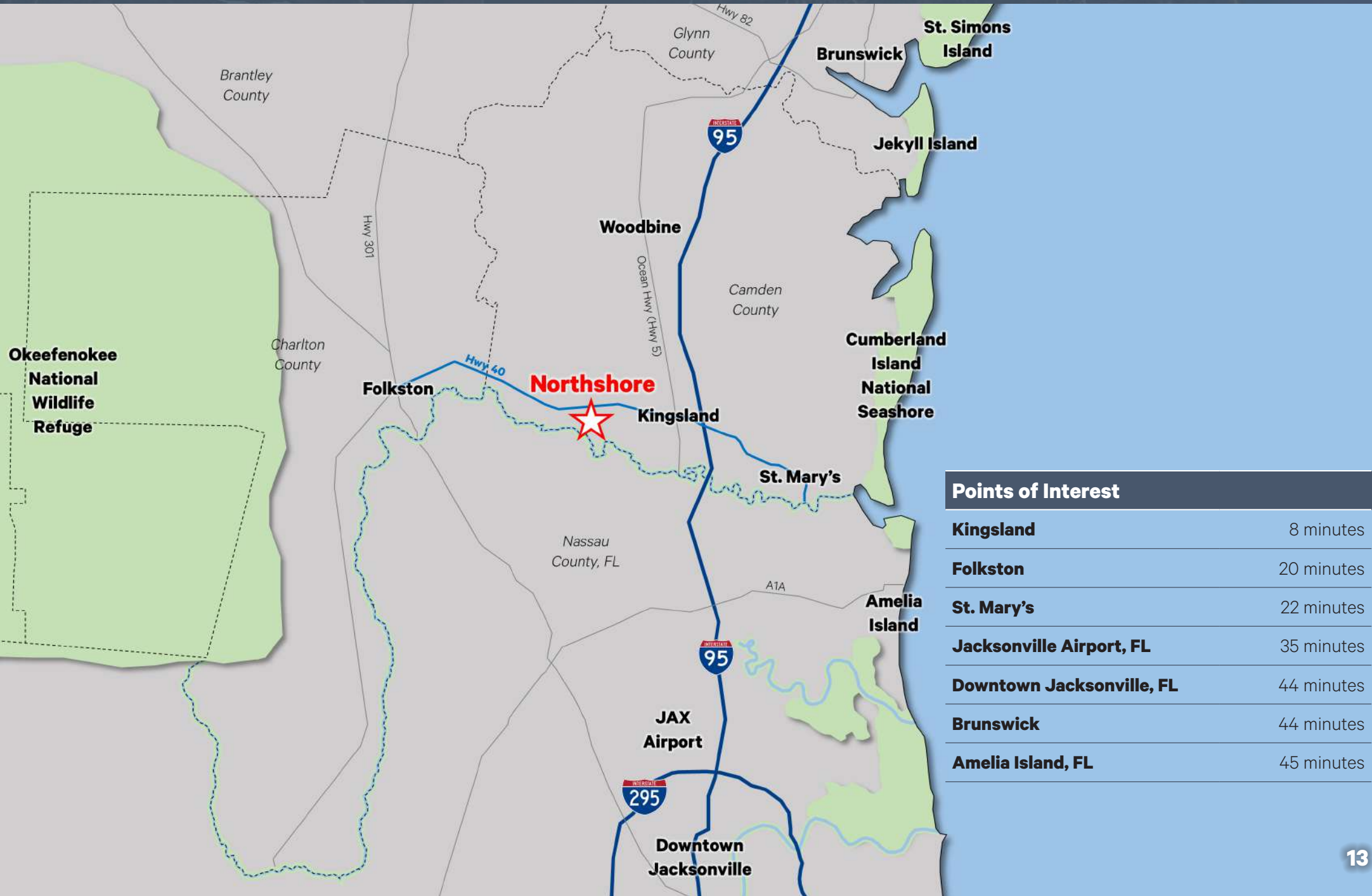


Schools

The strength of the Camden County Public School District (top 10% statewide) is one of the most significant attractors to this area.



The Location



Points of Interest	
Kingsland	8 minutes
Folkston	20 minutes
St. Mary's	22 minutes
Jacksonville Airport, FL	35 minutes
Downtown Jacksonville, FL	44 minutes
Brunswick	44 minutes
Amelia Island, FL	45 minutes

Surrounding Amenities

NorthShore is located just west of downtown Kingsland and is in close proximity to some of Coastal Georgia's most desirable amenities and popular points of interest. NorthShore is ideally positioned away from the activity generated along I-95 but is within a 10 minute drive of major retail centers, making it the perfect location for those looking to "get away" without sacrificing convenience or access.

Downtown St. Mary's



Kings Bay Naval Submarine Base



St. Simon's Island



**Southeast Georgia Health System
Camden Campus**



Crooked River State Park



Cumberland Island National Seashore



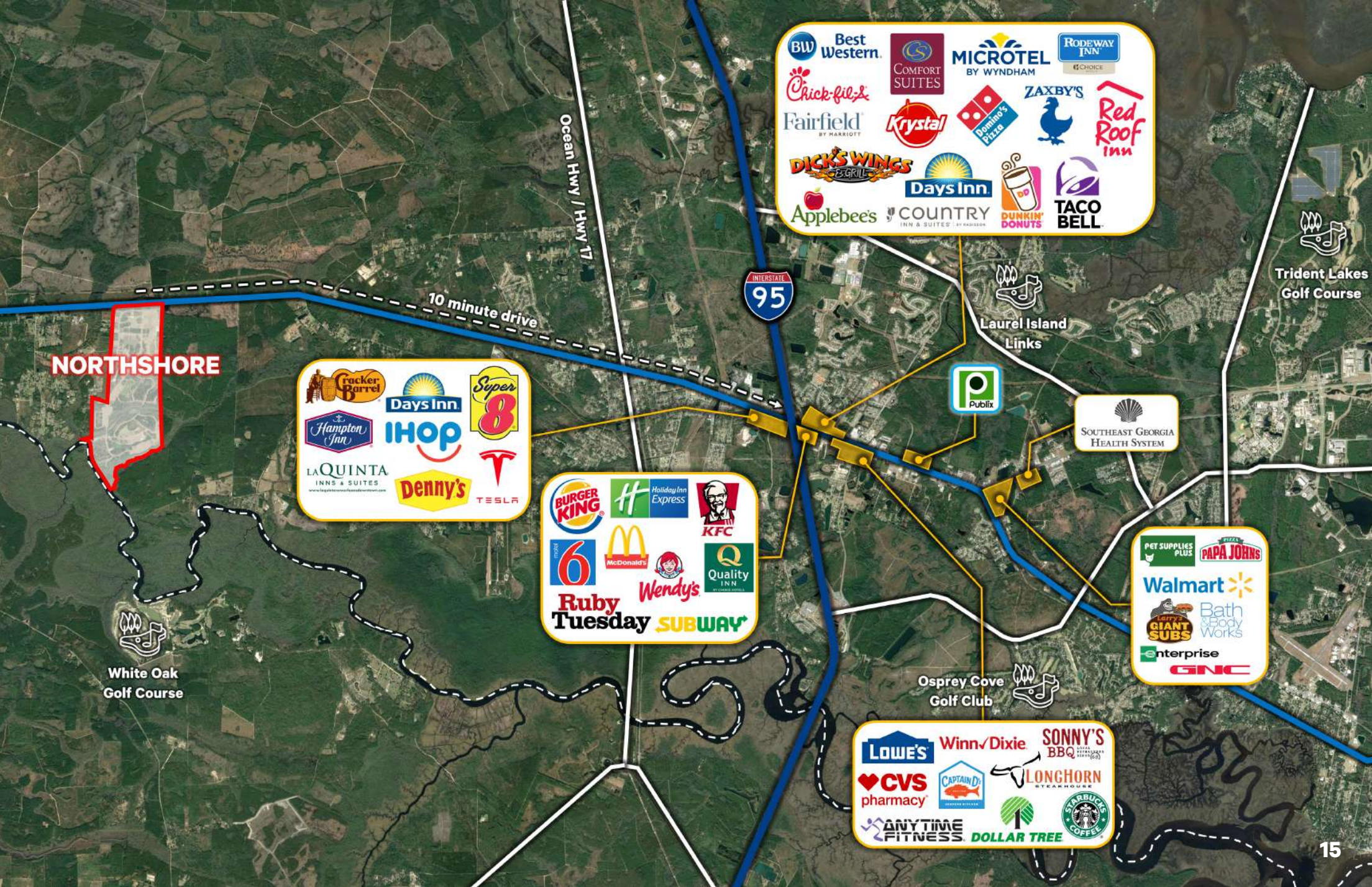
Ft. Clinch State Park



Jekyll Island



Nearby Retail



NORTHSHORE

10 minute drive

Ocean Hwy / Hwy 17

INTERSTATE 95

White Oak Golf Course

Laurel Island Links

Trident Lakes Golf Course

SOUTHEAST GEORGIA HEALTH SYSTEM

Osprey Cove Golf Club

Cracker Barrel
Days Inn
Super 8
Hampton Inn
IHOP
LA QUINTA INNS & SUITES
Denny's
TESLA

BURGER KING
Holiday Inn Express
KFC
6
McDonald's
Wendy's
Quality INN
Ruby Tuesday
SUBWAY

BW Best Western
COMFORT SUITES
MICROTEL BY WYNDHAM
RODEWAY INN
Chick-fil-A
Fairfield BY MARRIOTT
Krystal
Domino's Pizza
ZAXBY'S
Red Roof Inn
DICK'S WINGS & GRILL
Days Inn
Applebee's
COUNTRY INN & SUITES BY RADISSON
DUNKIN' DONUTS
TACO BELL

Publix

PET SUPPLIES PLUS
PAPA JOHN'S
Walmart
Bath & Body Works
Enterprise
GNC

LOWE'S
CVS pharmacy
ANY TIME FITNESS
Winn-Dixie
CAPTAIN D'S
DOLLAR TREE
SONNY'S BBQ
LONGHORN STEAKHOUSE
STARBUCKS COFFEE

The Market

Located on Georgia's southernmost coast, Camden County encompasses the communities of Kingsland, St. Mary's, and Woodbine. The area's strong employment base, low cost of living, and proximity to major cities has led to a rapidly increasing population, outpacing the annual growth of both Georgia and the larger U.S. in 2018-2019.



I-95, which runs the entirety of the Eastern Seaboard, allows easy access to all of the popular destinations and amenities Coastal Georgia and Florida have to offer.



It's proximity to downtown Jacksonville allows the comparatively modest communities in Camden County to take advantage of big city opportunities.



This region of the country, often referred to as the Lowcountry, is known for its natural scenic beauty. Camden County features white sand beaches, pristine maritime forests, and incredible nature preserves without the price tag that comes with similar amenities in comparable areas.



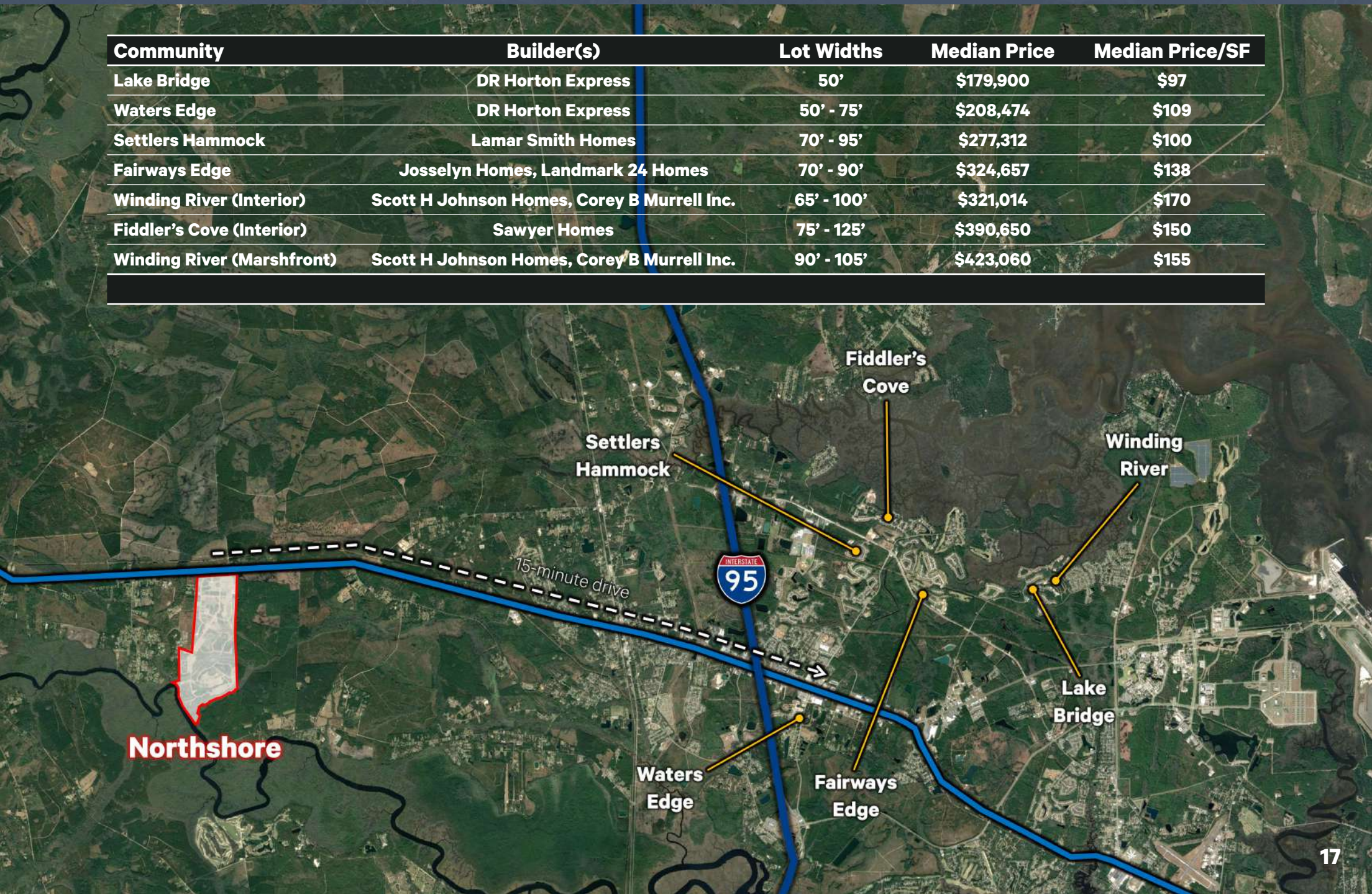
Camden County's list of largest employers is robust and includes major operations like Kings Bay Naval Base, Lockheed Martin, Express Scripts, and the Camden County School System. Due to the nature of their industries, Camden County's major employers contribute to a steady workforce that is generally more recession-resistant.

Camden County Quick Stats

2019 Population	54,666
Population Growth 2010-2019	7.91%
Population Growth 2018-2019	1.89%
Households	19,327
Median Age	31.6 years
Median Household Income	\$56,397
2019 Building Permits	269
Median Home Value	\$159,800

Competitive Set

Community	Builder(s)	Lot Widths	Median Price	Median Price/SF
Lake Bridge	DR Horton Express	50'	\$179,900	\$97
Waters Edge	DR Horton Express	50' - 75'	\$208,474	\$109
Settlers Hammock	Lamar Smith Homes	70' - 95'	\$277,312	\$100
Fairways Edge	Josselyn Homes, Landmark 24 Homes	70' - 90'	\$324,657	\$138
Winding River (Interior)	Scott H Johnson Homes, Corey B Murrell Inc.	65' - 100'	\$321,014	\$170
Fiddler's Cove (Interior)	Sawyer Homes	75' - 125'	\$390,650	\$150
Winding River (Marshfront)	Scott H Johnson Homes, Corey B Murrell Inc.	90' - 105'	\$423,060	\$155





View of main community entrance from NorthShore Drive



The Process

The Seller is offering up to 34 fully developed SFD lots for sale. Bulk offers are preferred but not required. The minimum pricing is \$35,000 per lot.

Offers are to be submitted to the selling broker by 5:00 PM EST on Tuesday, October 27th, 2020. No offers will be considered after the deadline. Interested parties should submit a Letter of Intent that includes the following information:

Lot Selection

Price

Earnest Money

Due Diligence period

Closing Period

Contingencies

The Seller has provided a standard Purchase & Sales Agreement (PSA) form in the Support Information. We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files related to NorthShore and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop or laptop computer. The link below contains the following documents:

Zoning

Final Plat

Surveys & As-Builts

Wetlands

Utilities

Taxes

Title & Deed

HOA

PSA

To view all downloadable documents, click [**HERE**](#).





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