

# THE LAKES AT GOLDEN ISLES

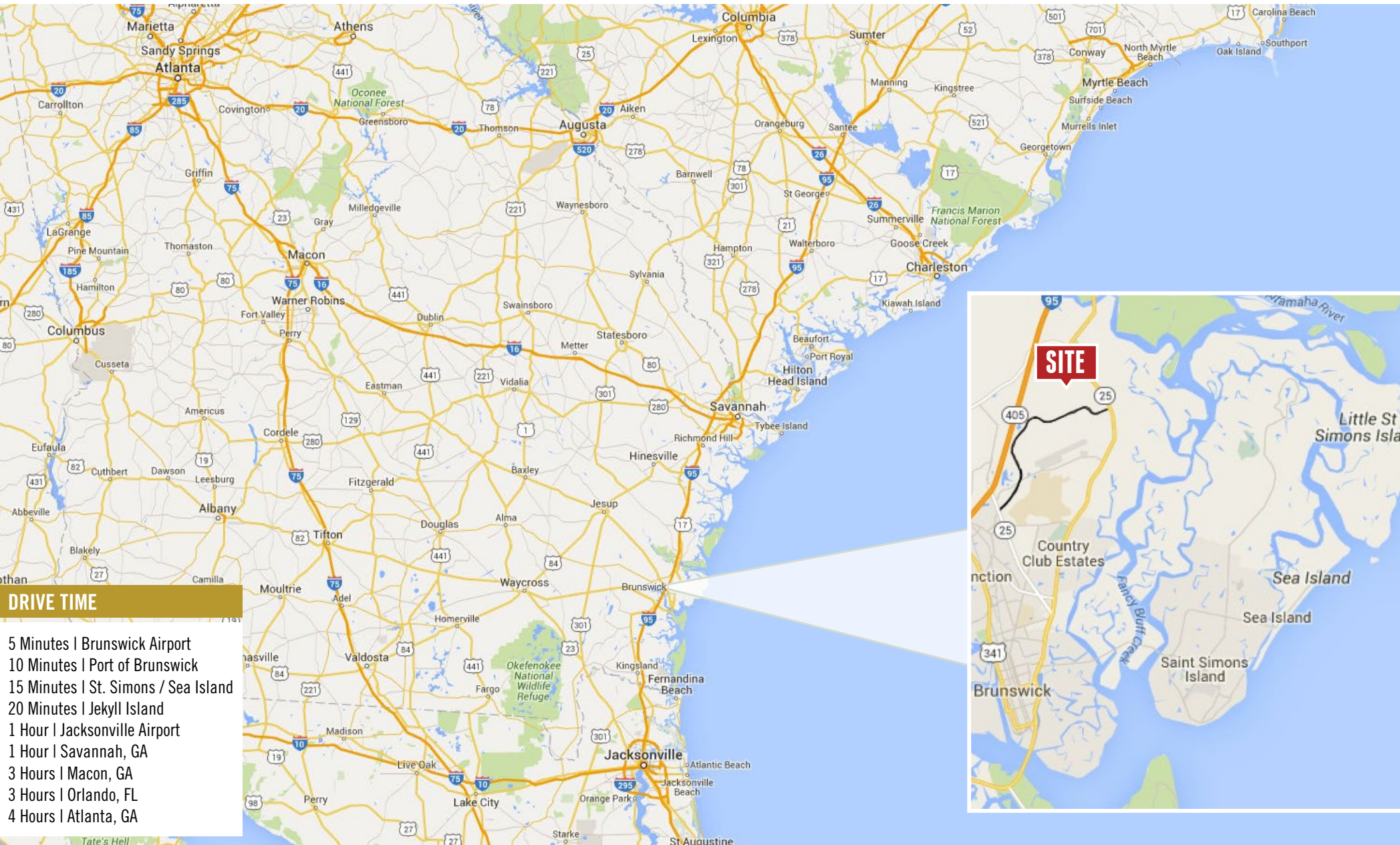
449 ACRES OF RESIDENTIAL LAND  
850 SINGLE-FAMILY AND 150 MULTIFAMILY UNITS  
BRUNSWICK, GA

Investment includes alternative income stream from  
cash flowing sand mining operation



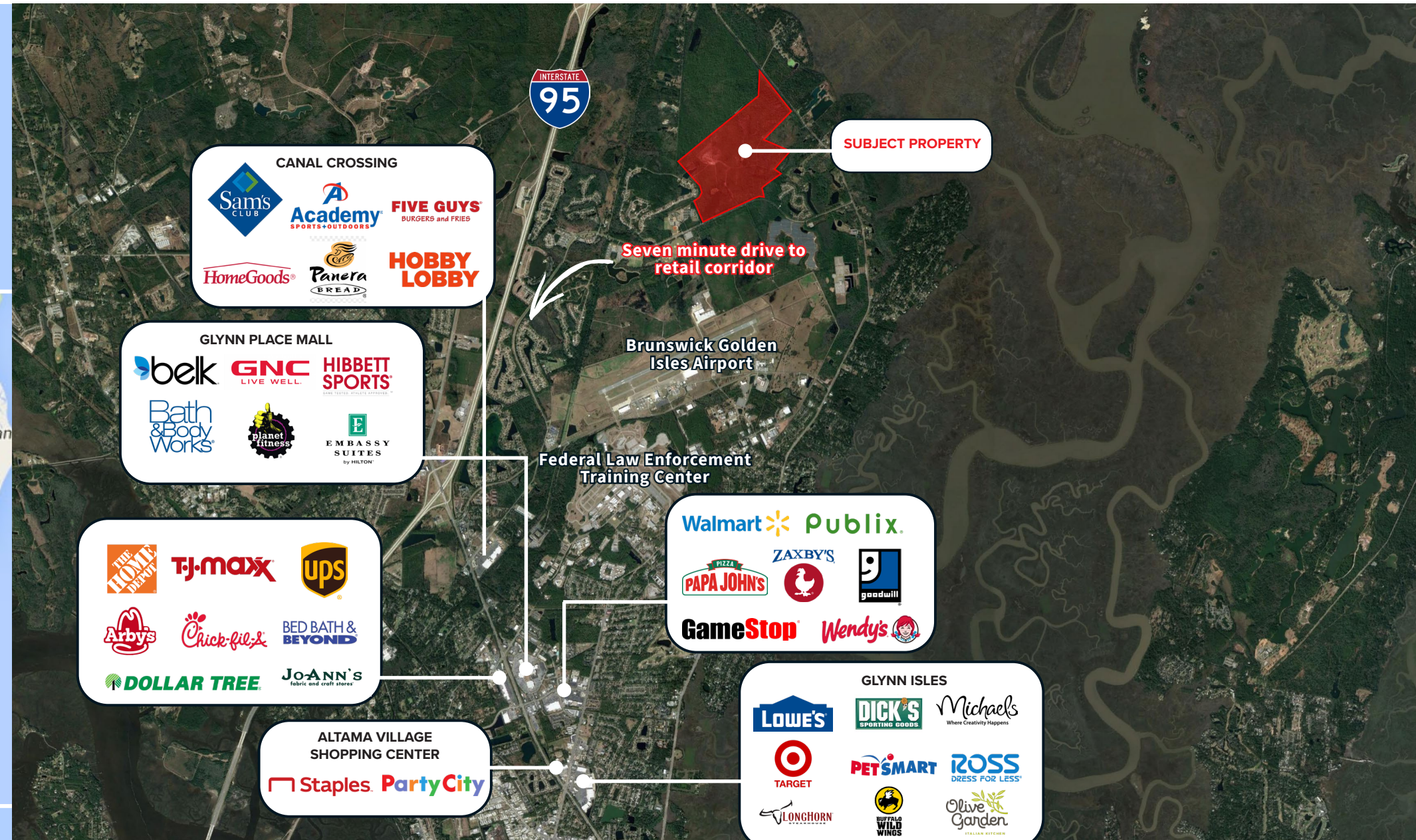
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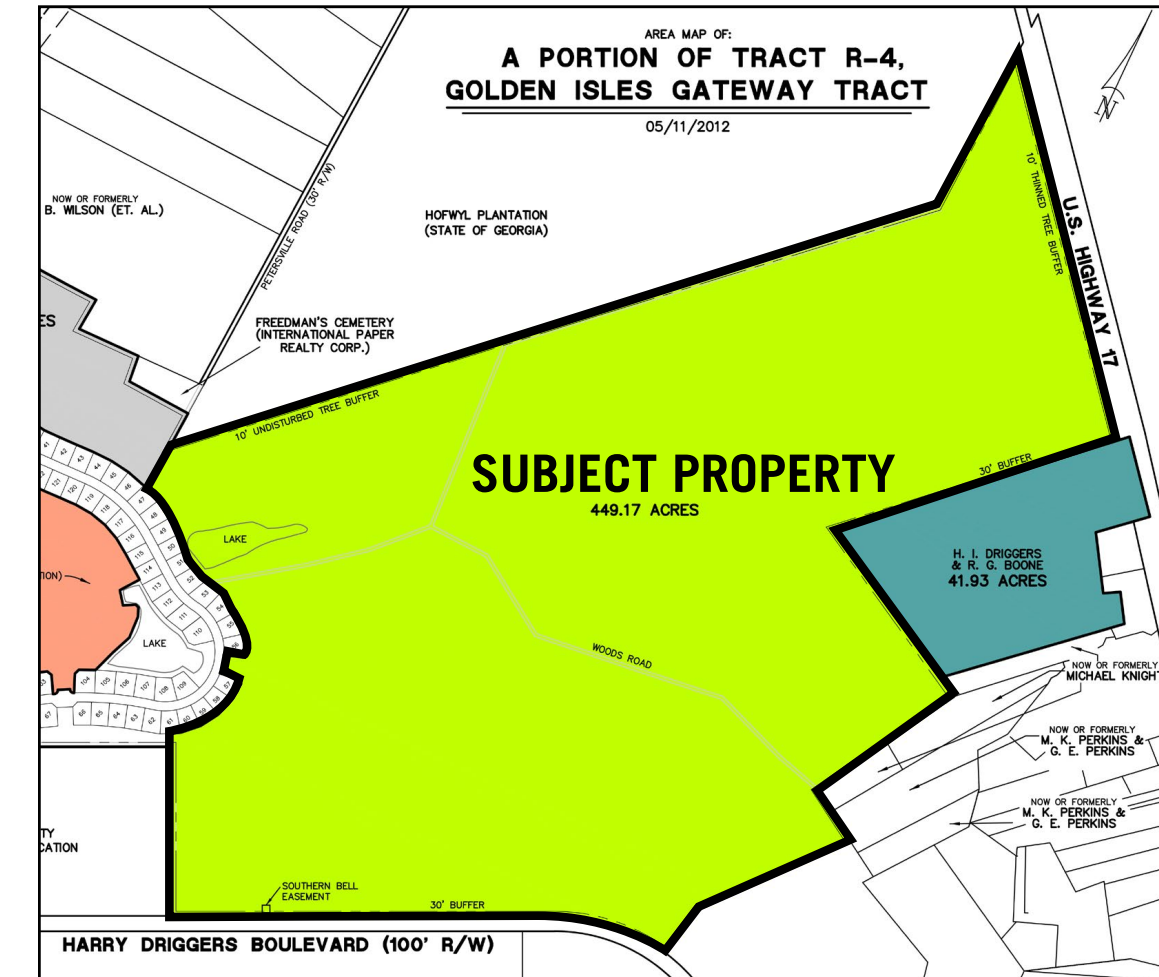


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## PROPERTY FEATURES

- 449 Acres
- Approved for 850 Single-Family Units and 150 Multifamily Units
- All necessary utilities to the site
- 2,600 feet of frontage along US Highway 17
- 3,000+ feet of frontage along Harry Diggers Blvd
- Very low annual property tax of \$4,330.91
- Directly adjacent to Needwood Middle School and Greer Elementary School
- Directly across from North Glynn Recreation Area
- Current sand mining operations offer investors immediate alternative revenue stream. Sand mining footprint will ultimately yield two 20-30 acre lake features
- Sand mine operation yields roughly \$250k of revenue per year



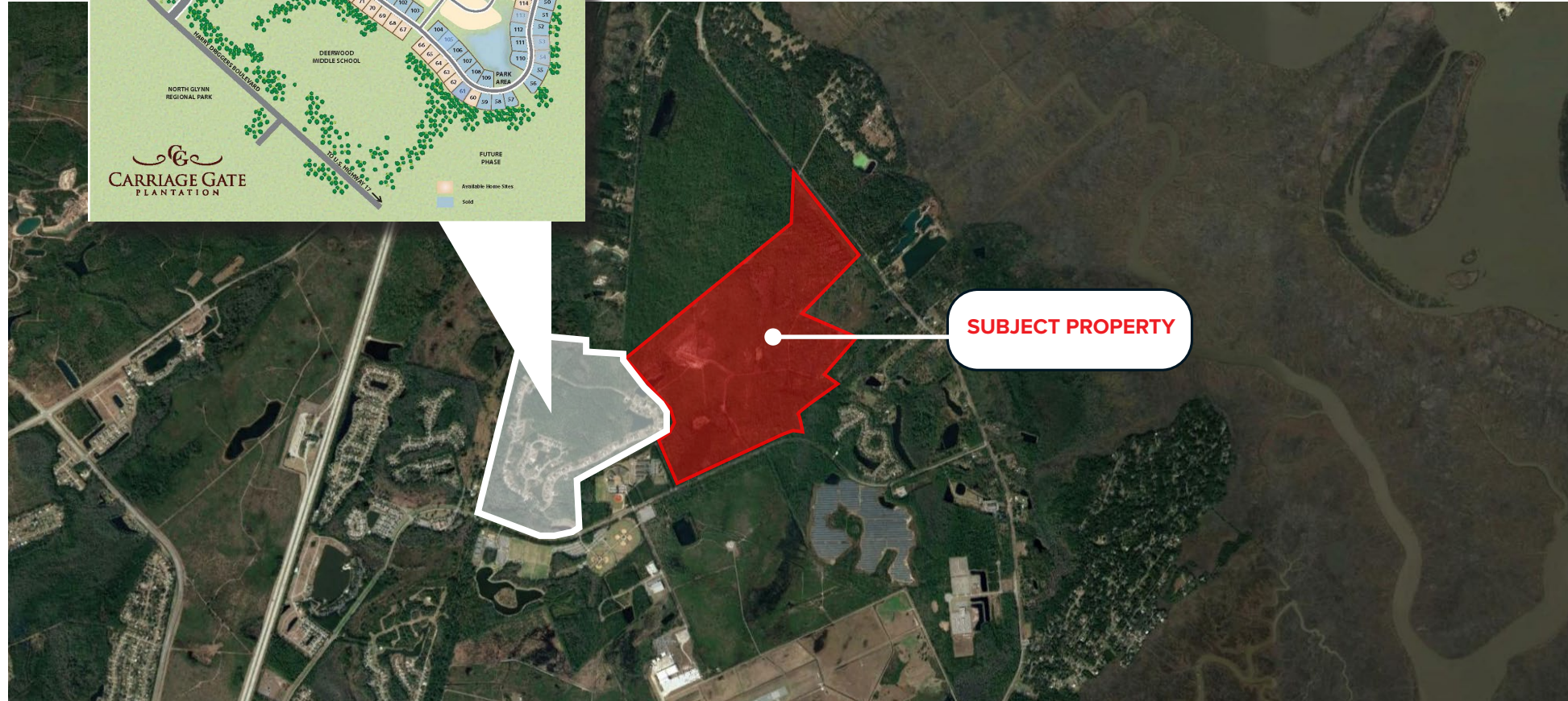
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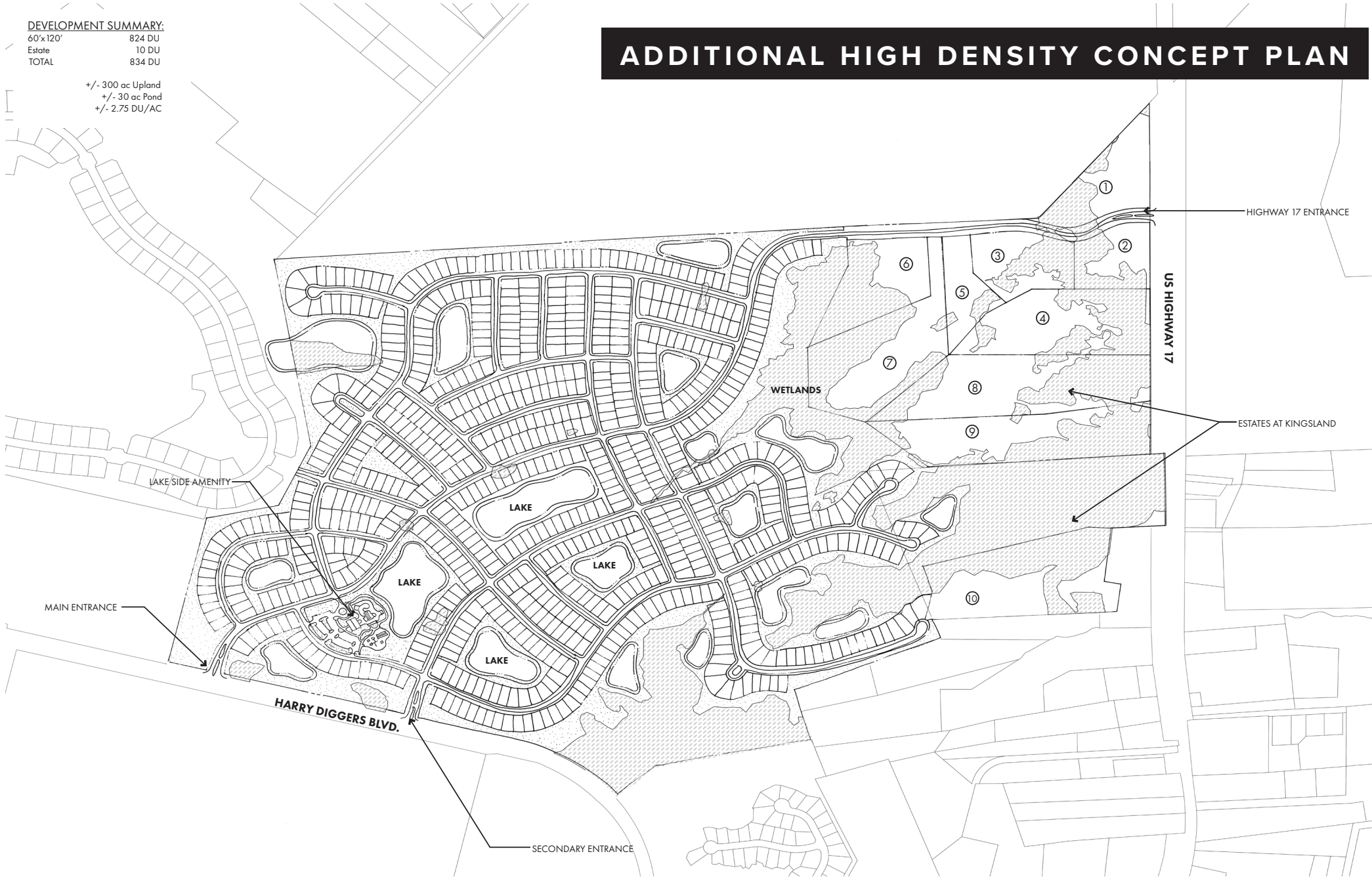
## CARRIAGE GATE PLANTATION - ADJACENT PROPERTY

- 50 lots currently under construction
- 140 lots set to be developed
- Currently about 15 homes being built in various phases
- Price point: \$295,000 - \$500,000



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## INVESTMENT ADVISORS

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