



LAMPADOSHIA DEVELOPMENT

WAVERLY, GA | CAMDEN COUNTY

10,779 +/- ACRES



SPECIFICATIONS & FEATURES

Acreage: 10,779 +/- acres

Sale Price: \$25,000,000

Permitted Lots: 14,750

Price per Lot: \$1,695

County: Camden County, Georgia

Address: Dover Bluff Rd, Waverly, GA

Elevations: Ranging from 6' to 16' above MSL, with a predominant elevation of 12' to 14' along Lampadoshia Road and north to Ella Park Church Road. Elevations are consistent with other coastal tracts.

Zoning: Planned Development District, allowing for up to 14,750 residential dwelling units and up to 2,250,000 SF of commercial development

Current Use: Timber production and recreational hunting

Taxes: 2016 \$31,640

The intent of the Lampadoshia PD District is to create an active residential and mixed-use community complete with amenities and recreational opportunities.

The Zoning Master Plan envisions several villages located throughout the property. The villages will be established based on natural features of the site which create logical neighborhood edges. All villages will be linked by a system of main roads and trail systems.

The variation planned for the residential neighborhoods within the Lampadoshia PD District will offer residents a choice of lot sizes and home types.

The mixed use areas will offer nearby shopping, eating establishments, and other commercial activities to supplement The Lampadoshia PD District and the surrounding area.

Planned Development District
Allows Up to 14,750
Residential Dwelling Units
and Up To 2,250,000 SF of
Commercial Development



LOCATION & DRIVING DIRECTIONS

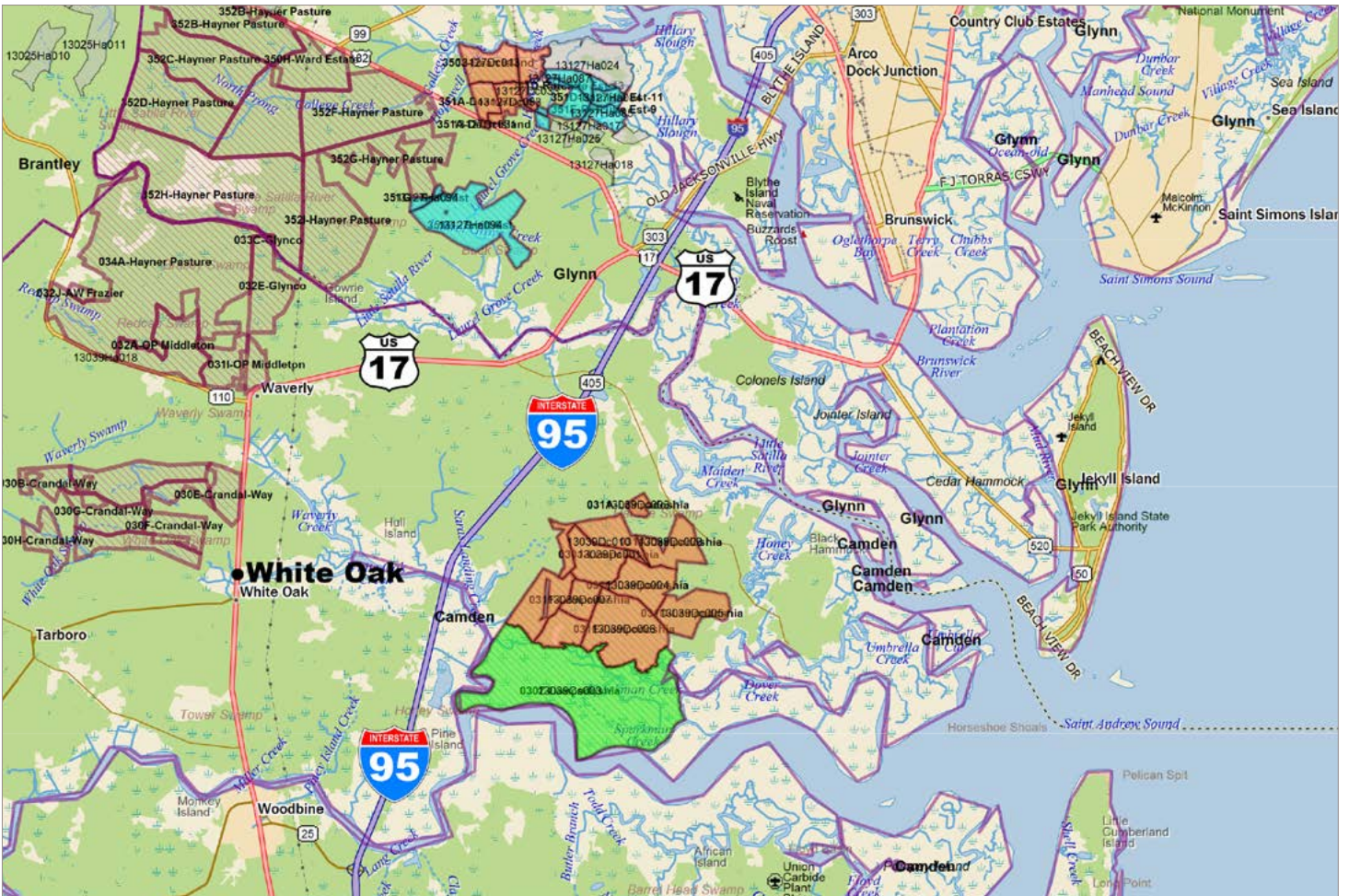
Parcel #: 113 001 (Camden County, GA)

Road Frontage/Access:

- 2,200 +/- feet on Dover Bluff Road
- Access to the property is from Dover Bluff Road to the north and Ella Park Church Road to the west. Lampadoshia Road, an existing county maintained dirt road, bisects the property from east to west.

Location:

- Lampadoshia is located just east of I-95 near the town of Waverly, in Camden County, which is in southeast GA.
- The property is located on a peninsular with the Little Satilla River on the north, St. Andrew Sound on the east, and the Satilla River on the south.
- It is centered between Brunswick to the north and Saint Marys/Kings Bay Naval facility to the south, and is included in the Brunswick MSA, which has a population of 113,448.



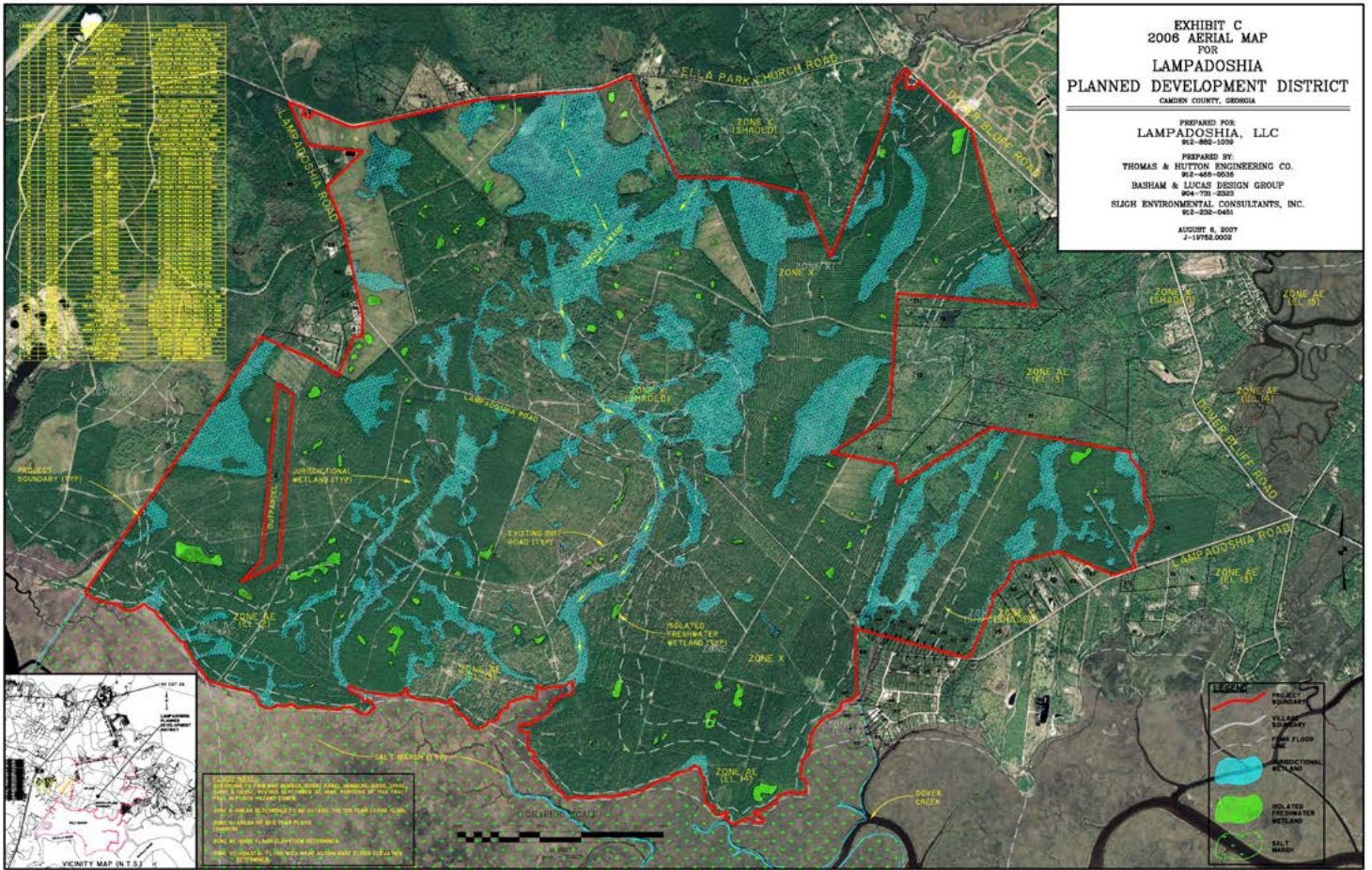
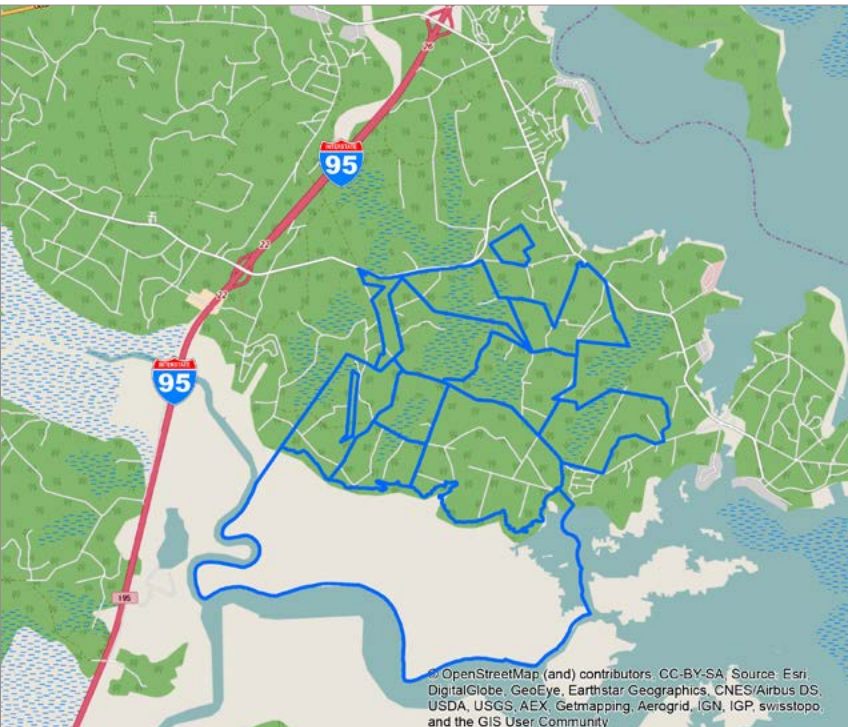


Exhibit C is a 2006 aerial photo of the property and depicts the salt marsh, logging roads, and forested portions of the site.



The property is located approximately four (4) miles east of I-95, Exit 26.

It is bounded to the north, east and west by adjacent landowners, county roads, and to the south by the marshes of Dover Creek and the Satilla River.

Current use is timber production and recreational hunting.





CONCEPTUAL MASTER PLAN

CONCEPTUAL MASTER PLAN | PARCELS A, B, C

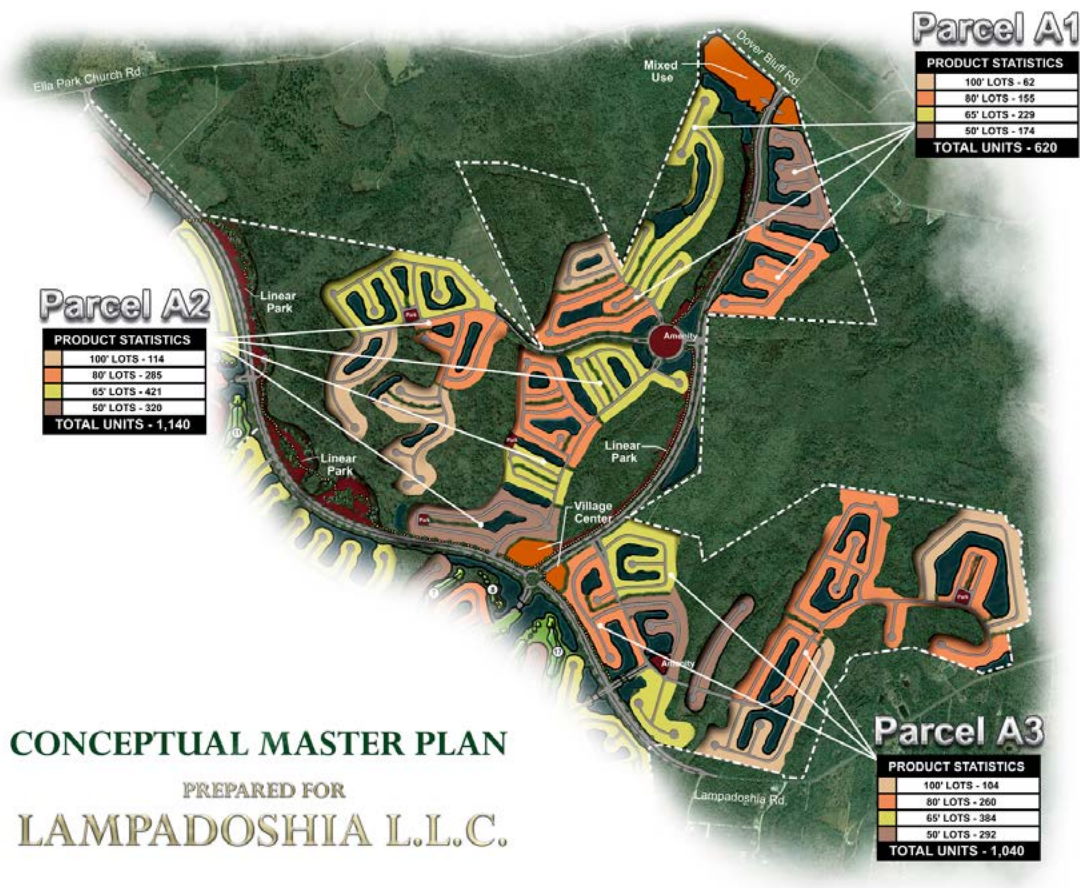
The property is well positioned for future residential and commercial development. Within the past few years the property received a zoning change to “Planned Development District”. This designation allows for up to 14,750 residential dwelling units and up to 2,250,000 SF of commercial development.

The proposed zoning allows Traditional Neighborhood Development (TND) planning and design within the three land use tracts.

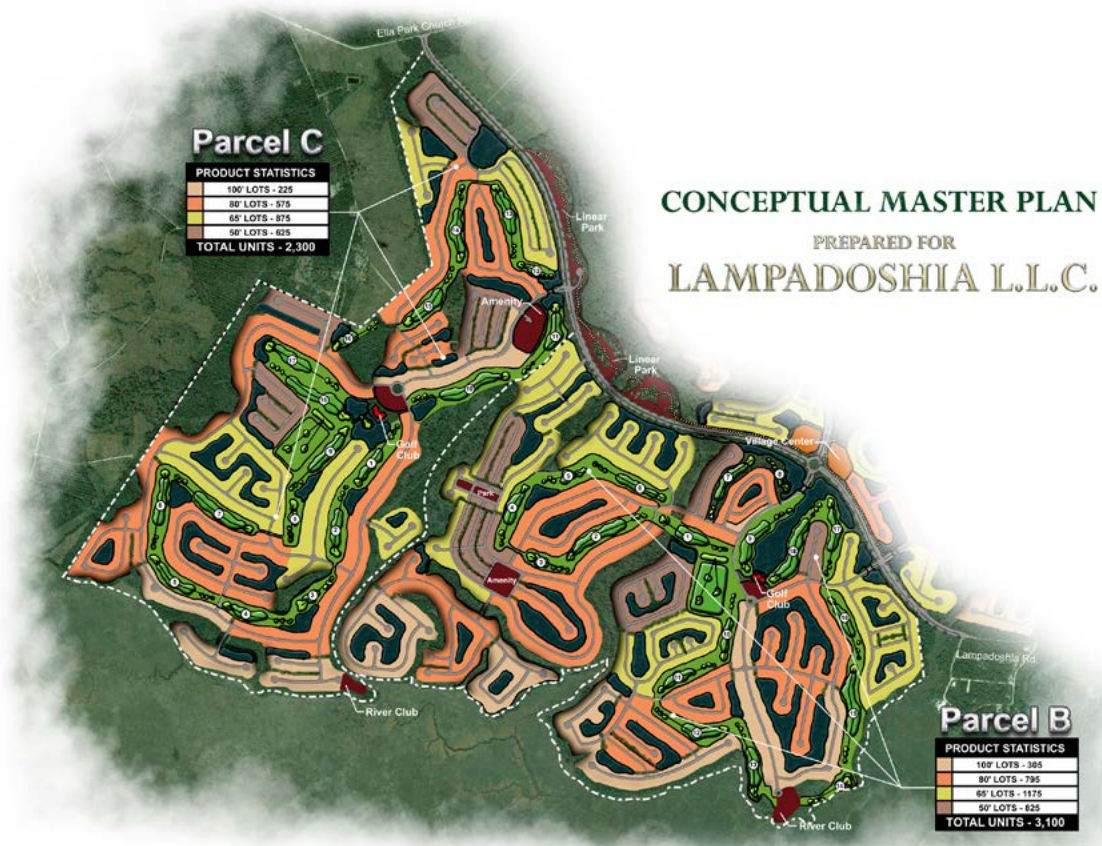
The Traditional Neighborhood design is guided by fundamental principles of town building, dictating the relationship between the building, the street, and the landscape. It is this framework of relationships that creates the walkable community with active public spaces and historic scale, while accommodating the buildings and uses of our time.

The benefits of traditional neighborhood design have been recognized by municipalities, planners, and the marketplace. This provides a way to reintroduce a public realm that is designed to promote the social well-being of its residents and the sustainability of the resources of its community.

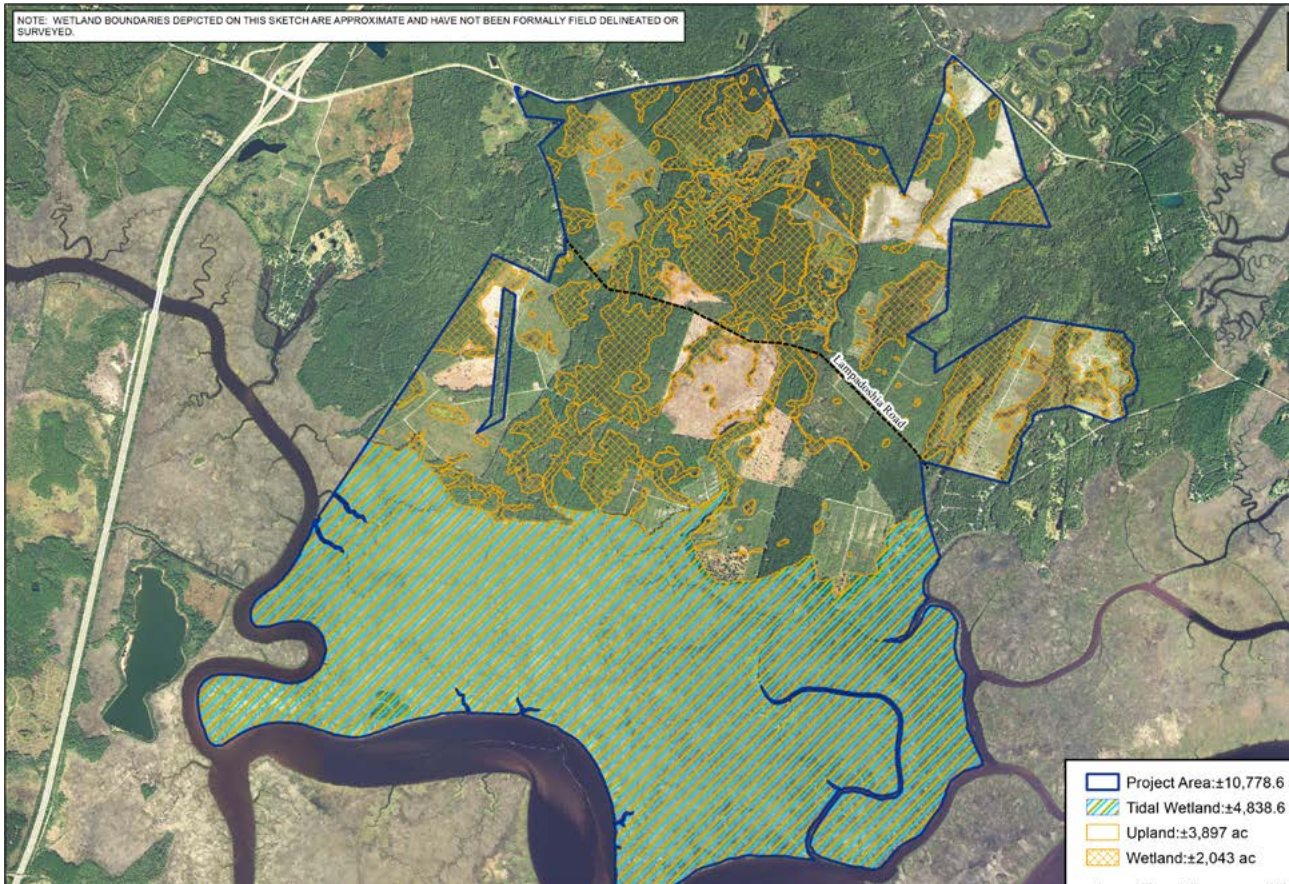
The amenity and recreation areas, located strategically on the property, will offer residents central locations to congregate and share in the varied recreational opportunities.



CONCEPTUAL MASTER PLAN
 PREPARED FOR
LAMPADOSHIA L.L.C.



CONCEPTUAL MASTER PLAN
 PREPARED FOR
LAMPADOSHIA L.L.C.



WETLANDS

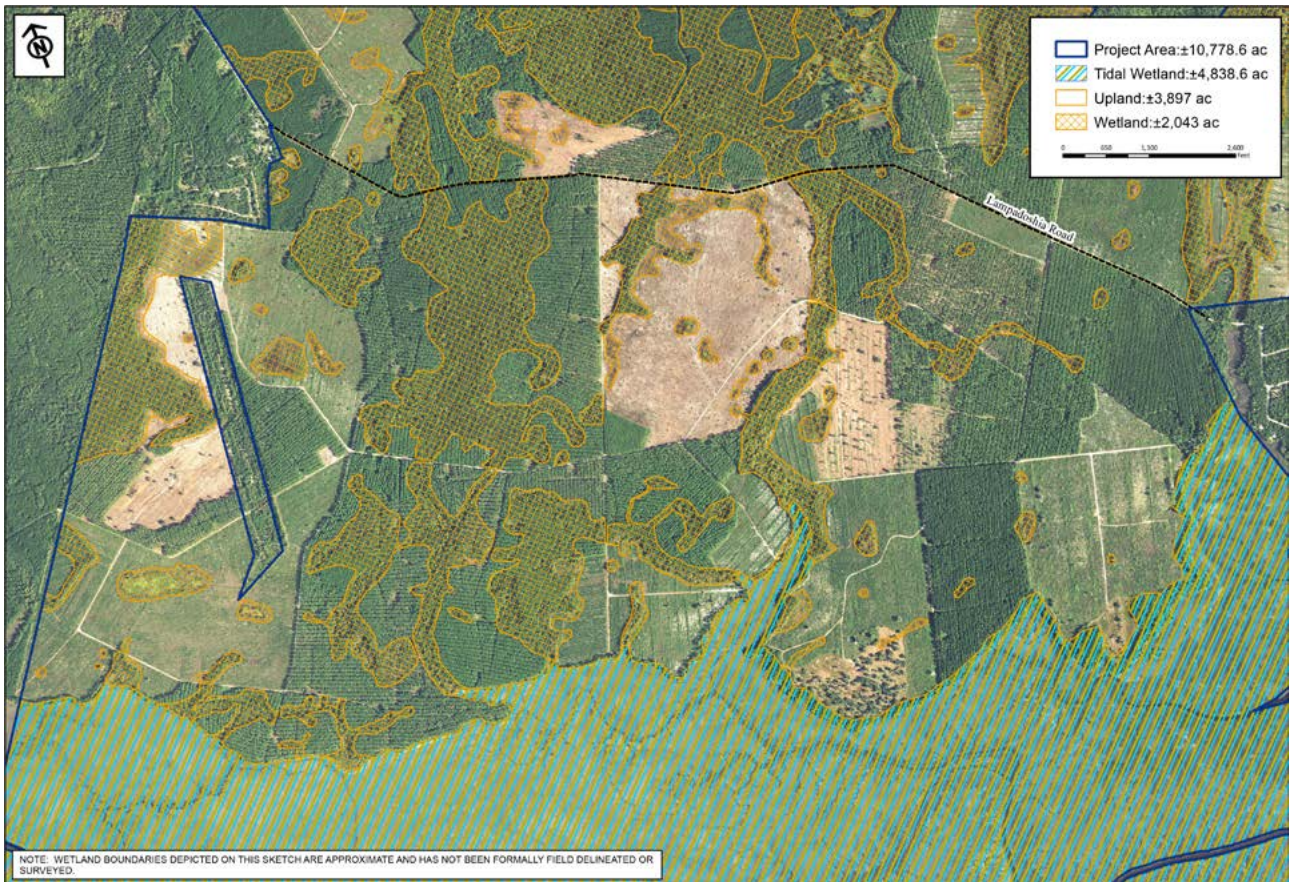
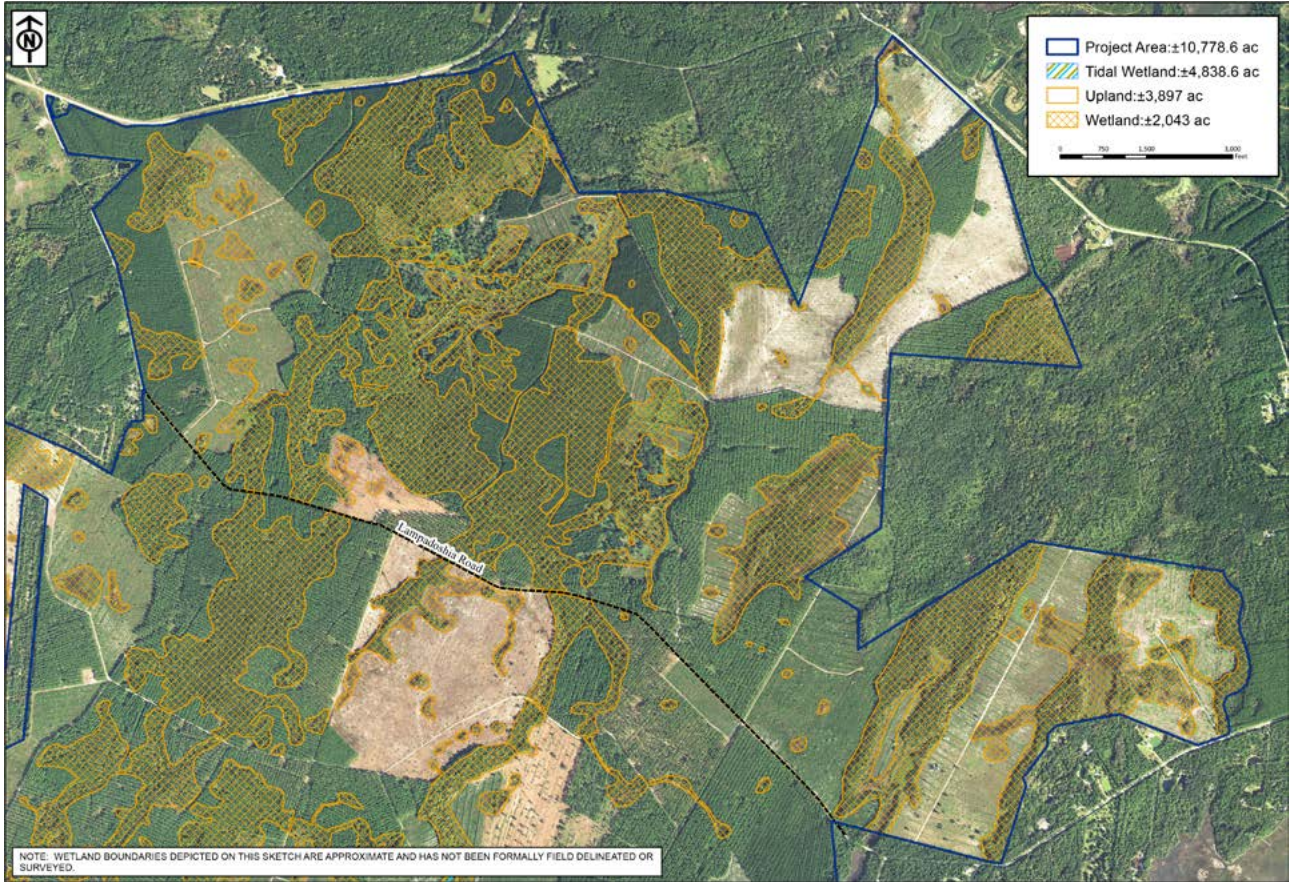
Uplands/Wetlands:

The Lampadoshia Planned Development District consists of 10,779 +/- acres that includes:

- 4,773 +/- acres of uplands
- 1,206 +/- acres of jurisdictional freshwater wetlands
- 74 +/- acres of isolated wetlands
- 4,726 +/- acres of salt marsh

Freshwater wetlands area are present on the property.

Delineation and approval of the United States Army Corps of Engineers Jurisdictional wetlands is required prior to development.





AERIAL

The property has excellent access with extensive road frontage and immediate proximity to Interstate 95 at GA Exit 22 and Exit 26.

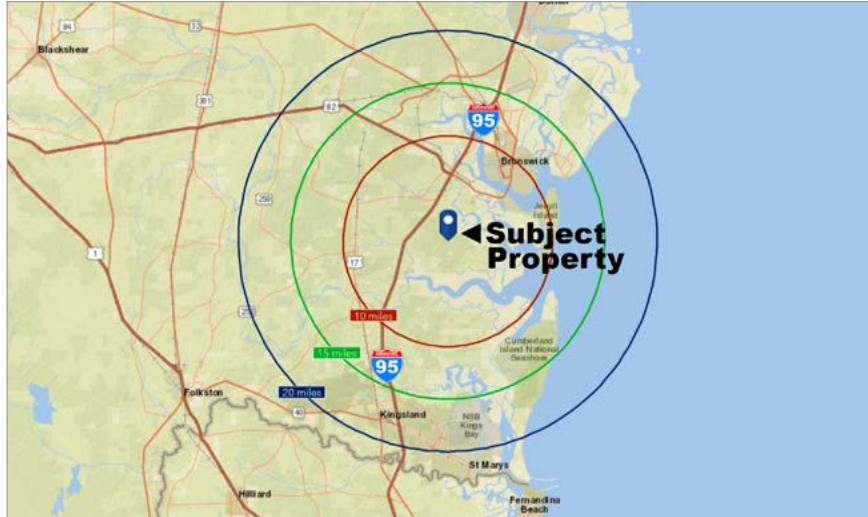
Tidal creek access could potentially be permitted to access Dover Creek for a small boat and kayak landing/community dock.

Approximately 4.8 miles of marsh frontage with some limited tidal access is potentially available in the southwest portion of the property at the upper reaches of Dover Creek.

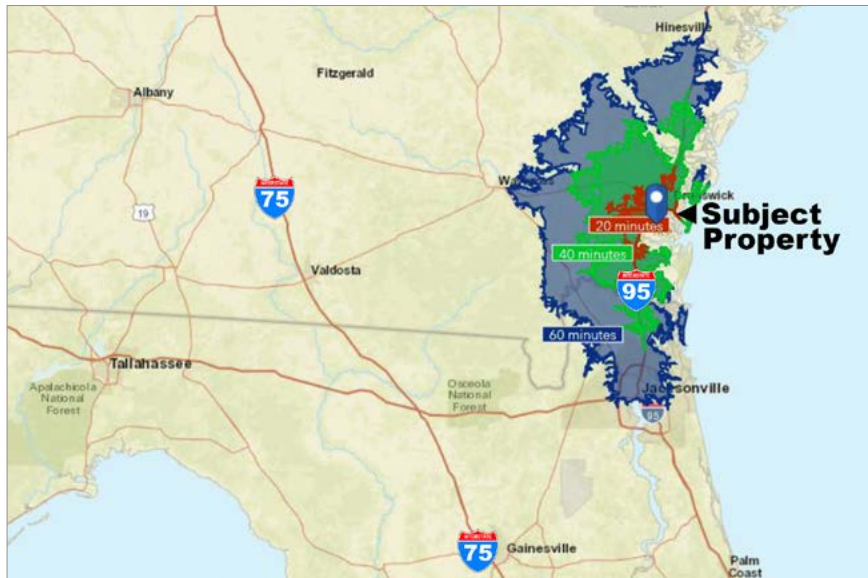
- Access to the property is excellent with exits 22 and 26 on I-95 being minutes from the property.
- I-95 is the major traffic corridor between Florida and the north-eastern portion on the country.
- The annual average traffic count on I-95 near the subject property is 48,700 vehicles per day. This is a high number and shows the Lampadoshia property will have great exposure.

DEMOGRAPHICS

10-15-20 Mile Distance



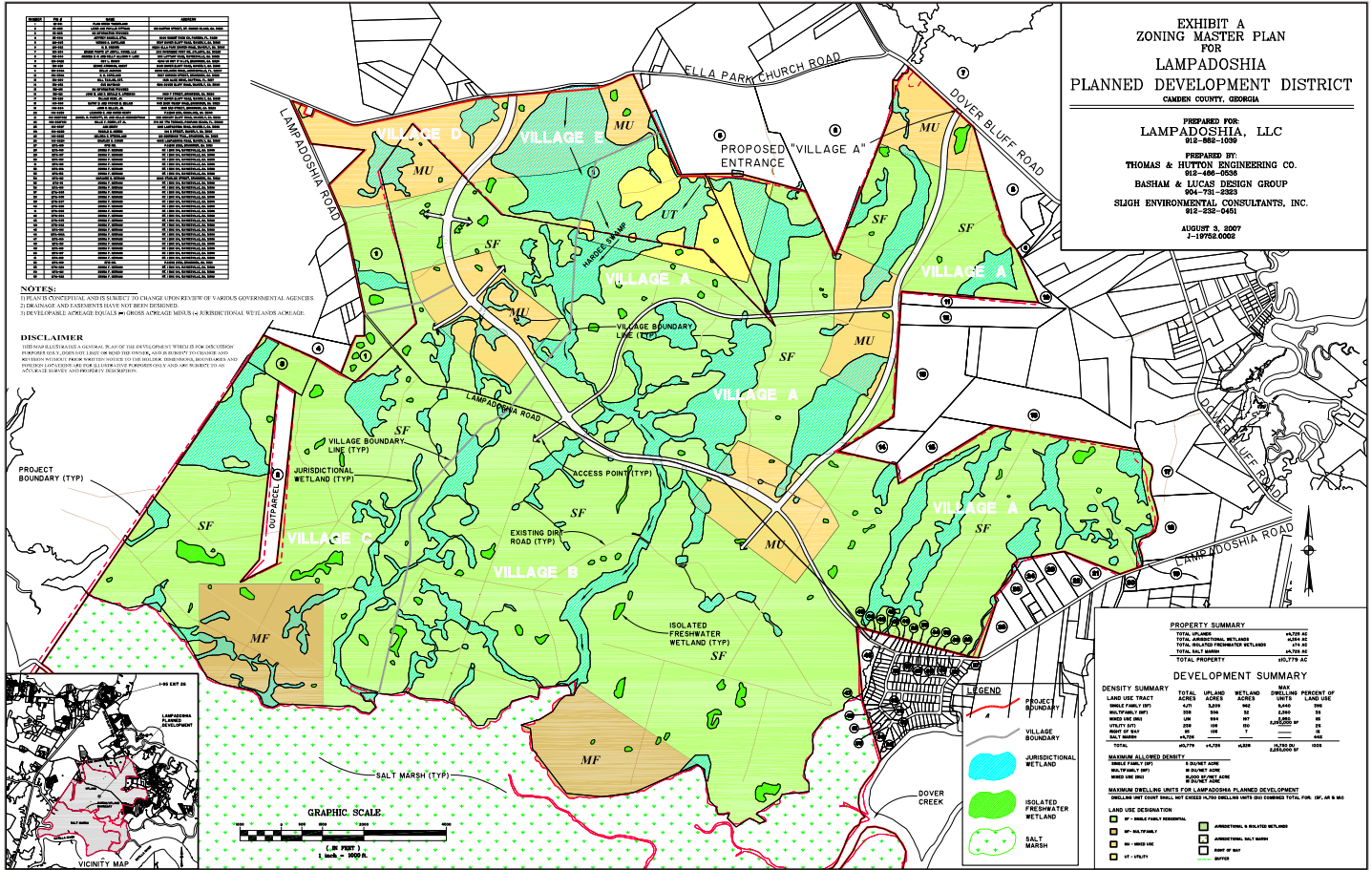
20-40-60 Minute Drive Times



Demographics (2016)	10 Miles	15 Miles	20 Miles
Total Population	21,680	72,970	124,664
Total Households Median	8,446	30,191	50,387
HH Income	\$39,353	\$52,895	\$56,316
2016-2021 Proposed Growth	.98%	.78%	.74%

The property is located in the following school districts:

- Woodbine Elementary School
- Camden Middle School
- Camden County High School

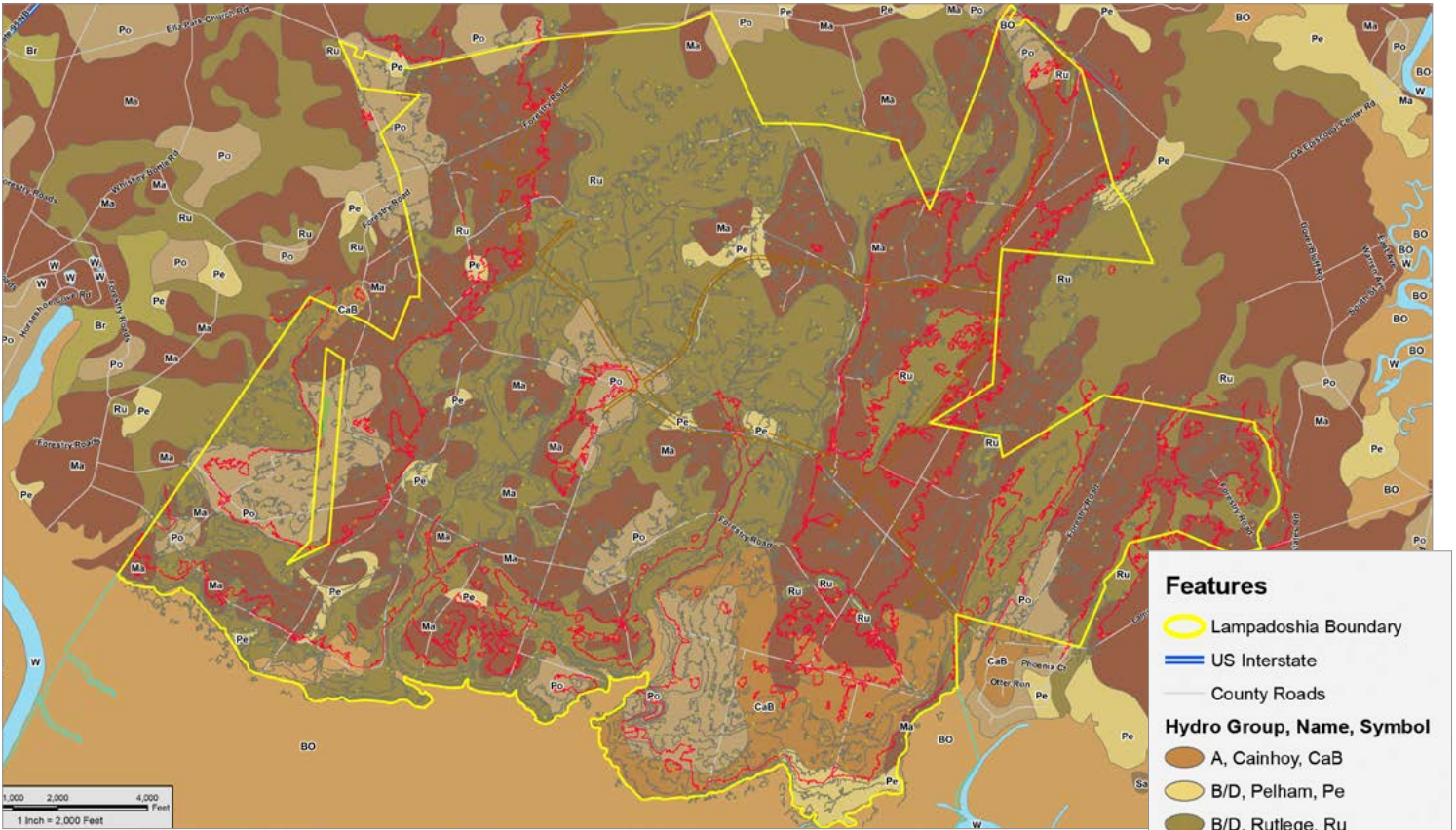


LAMPADOSHIA DEVELOPMENT ZONING MASTER PLAN

Allowed Density Table and Land Use Allocation Percentages

Lampadoshia Land Use	Total +/- Acres	Dwelling Units	SF (commercial)	% of Total Area
SF - Single Family Residential	4,565	9,440	-	42
MF - Multifamily Residential	338	2,360	-	3
MU - Mixed Use	770	2,950	2,250,000	8
UT - Utility	236	-	-	2
Right-of-Way	144	-	-	1
Salt Marsh	4,726	-	-	44
TOTAL	10,779	14,750	2,250,000	100





Features	
	Lampadoshia Boundary
	US Interstate
	County Roads
Hydro Group, Name, Symbol	
	A, Cainhoy, CaB
	B/D, Pelham, Pe
	B/D, Rutlege, Ru
	C, Mandarin, Ma
	C, Mandarin, Mb
	C, Pottsburg, Po
	D, Bohicket, BO
	D, Brookman, Br
	D, Sapelo, Sa
	Water

LAMPADOSHIA DEVELOPMENT SOILS

The soil ratings for the property are excellent, which help produce superior timber production.





Saunders
REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

10,779 +/- Acres | Lampadoshia Planned Development District
Planned Active Residential and Mixed-use Community | Currently Timber Production
Allows up to 14,750 Residential Units | 2,250,000 SF of Commercial Development

Aerial Video and Details Visit SREland.com/Lampadoshia

David Hitchcock, ALC, CCIM 863.727.7155 | DavidH@SREland.com
Dean Saunders, ALC, CCIM 863.648.1528 | Dean@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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