

SHELLMAN TRACT

2,086 Total Acres

Shellman Bluff, McIntosh County, Georgia

GILBERT & LATTIMORE
Commercial Real Estate, LLC

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

THE SHELLMAN TRACT

McIntosh County, Georgia

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G&L and the Owners of ST make no representation or warranty as to the accuracy and/or completeness of any information contained herein, and any prospective purchaser will rely on its own independent evaluation of all matters which it deems appropriate. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence.

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I. Property Description

Overview

The Shellman Tract is an exclusive 2,086-acre tract earmarked for future residential development and located in McIntosh County, Georgia. The Shellman Tract is currently owned by International Paper and is being exclusively offered for sale by Gilbert & Lattimore Commercial Real Estate, LLC. It represents an excellent opportunity for an investor to purchase the tract for a moderate to long term hold with excellent future development potential. The unique attributes that differentiate the Shellman Tract from the numerous competitive timber/future development tracts in the Southeast are as follows:

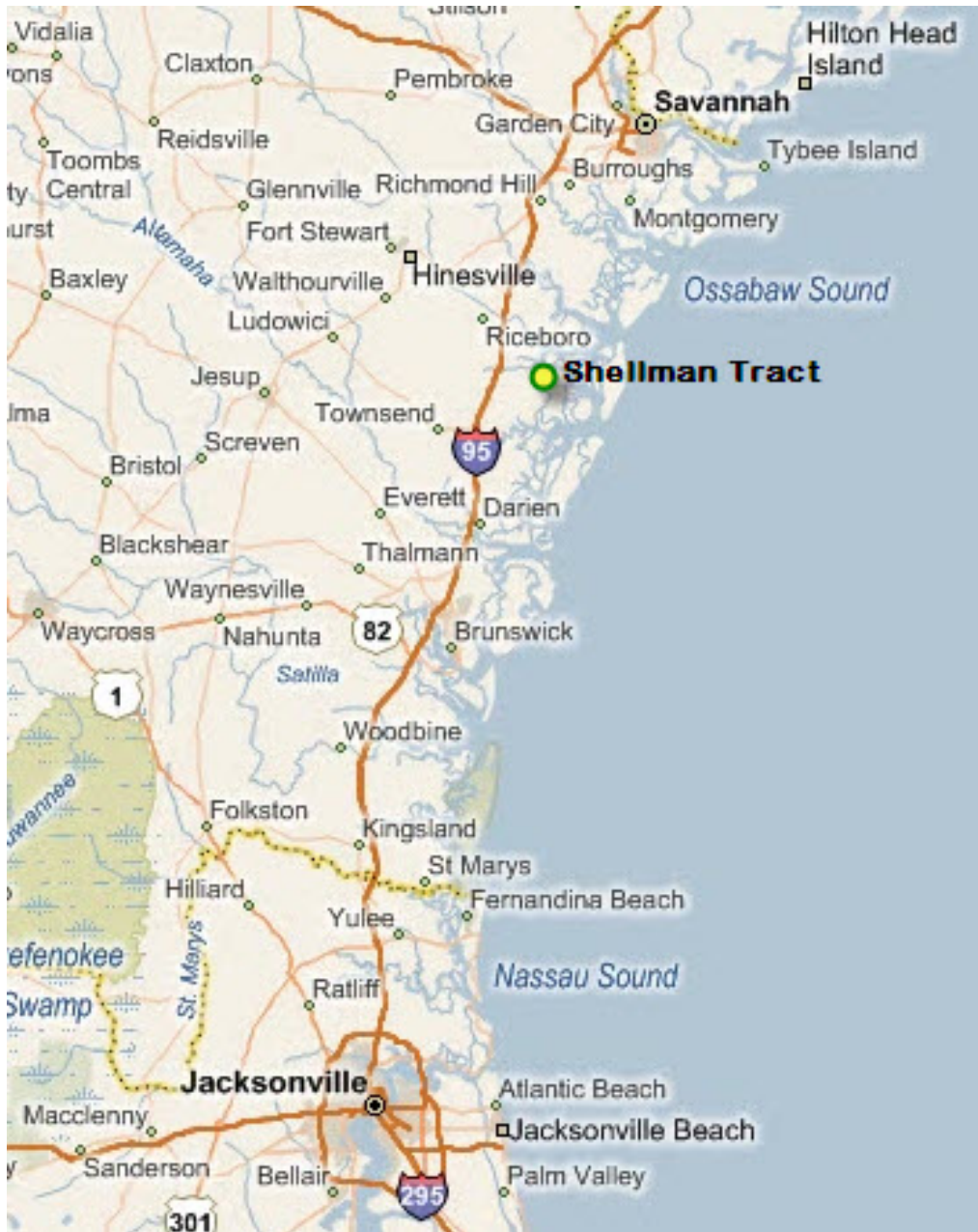
- The Shellman Tract has approximately **5.5 miles of marsh and creek frontage** on the White Chimney River, offering an excellent amenity for future development and immediate recreational enjoyment.
- Strategic location in Coastal Georgia **mid-way between Savannah and Jacksonville** along the Interstate 95 corridor.
- Exceptional view corridors, topography, tree cover and access.
- **Extensive road frontage** which provides immediate access to Interstate 95 and Shellman Bluff. The Shellman Tract also has an excellent interior road system.
- Exceptional turkey, deer and hog hunting for **immediate recreational enjoyment** or to generate additional income through a hunting lease.



- Proximity to Shellman Bluff, Two Marinas, Golf Courses as well as the Cooper's Point and Sutherland Bluff Communities.

Property Maps & Aerials

Regional Map



Area Map

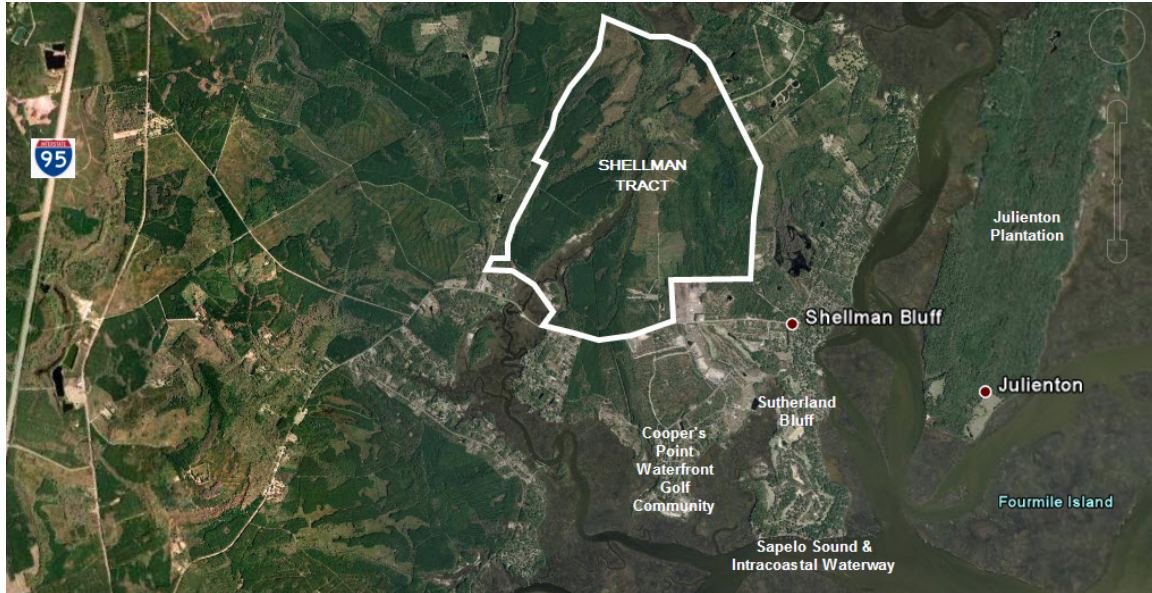


Aerial Photo



Boundaries & Access

The Shellman Tract is strategically located in northern McIntosh County in Shellman Bluff, a unique Coastal Georgia Fishing Village, which includes several waterfront, golf course communities. The following is a summary of some of the neighboring properties and projects:



Northern Boundary: Old Shellman Road – Old Shellman road borders the northern boundary of the Shellman Tract for approximately 2.8 miles. Harris Neck Wildlife Refuge, Fins & Feathers Plantation and several waterfront communities are in immediate proximity to the northern boundary as well.

Eastern Boundary: Shellman Bluff – Is located immediately east of the Shellman Tract and is a small coastal Georgia Fishing Village. Shellman Bluff is home to two full service marinas and several restaurants, and offers a unique and inviting ambiance to this area of McIntosh County.

Western Boundary: Young Man Road – The western boundary is delineated by Young Man Road which borders the Shellman Tract for approximately 1.2 miles. Access to Interstate 95 via Young Man and Harris Neck Roads is a short 10 minute drive from the Shellman Tract.

Southern Boundary: Shellman Bluff Road – The Shellman Tract has approximately 1 mile of frontage on Shellman Bluff Road which forms the northern boundary for Cooper's Point, a waterfront community developed in 2001 with 191 marshfront and interior lagoon lots along with golf course townhomes. The Cooper's Point amenity package includes a community dock and boat ramp, community clubhouse and walking trails.

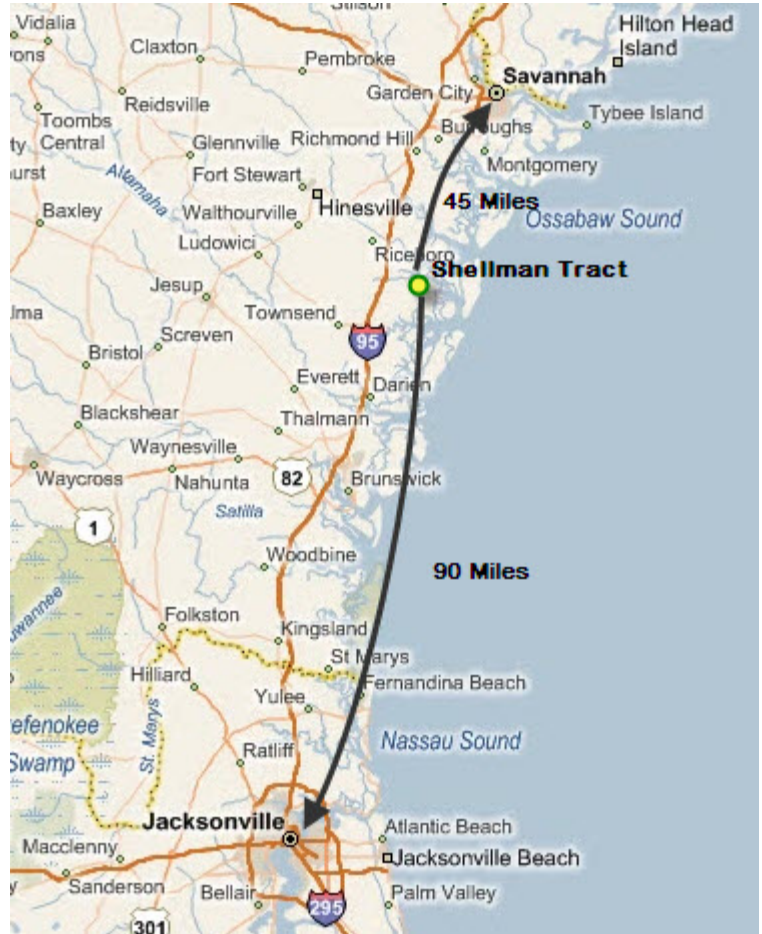
II. Location Description & Market Overview

Location & Access

The Shellman Tract is strategically located between Savannah, Georgia and Jacksonville, Florida in the heart of Coastal Georgia in McIntosh County. This dynamic location is only 45 minutes from Savannah and Brunswick, Georgia and less than 90 minutes from Jacksonville.

By Car

The Shellman Tract is easily accessed via automobile, located just 7 miles from Interstate 95 at Exit 67 coming from the North and Exit 58 when travelling from points south. The proximity of the Shellman Tract to Interstate 95 significantly decreases travel times and enhances its ease of accessibility. Supportive retail services including grocery stores are located within 25 minutes of the tract at Exit 87 in Richmond Hill, Georgia.



Distance by Automobile to The Shellman Tract	
City	Miles
Savannah, Georgia	45
Jacksonville, Florida	90
Charleston, South Carolina	148
Atlanta, Georgia	280
Greenville / Spartanburg, South Carolina	285
Charlotte, North Carolina	295
Raleigh, North Carolina	365
Birmingham, Alabama	424

Savannah Region & Coastal Georgia

Savannah, the seat of Chatham County, is located on the Atlantic coast of Georgia approximately 250 miles southeast of the state capital of Atlanta and just 45 minutes north of the Shellman Tract. Savannah benefits greatly from its location on Interstate 95 which sends approximately 20 million automobiles annually through Coastal Georgia and is a major relocation corridor for retirees and baby boomers from the Northeastern and Midwestern United States. Jacksonville, FL is located approximately 140 miles to the South of Savannah and 90 miles south of the Shellman Tract.

Savannah and its 2.5 square mile National Landmark Historic District are nationally and internationally renowned as a tourist destination with over 6,500,000 tourists visiting the city on an annual basis. Savannah and the Low Country region stretching from Beaufort, SC to St. Simons Island, GA are equally renowned for an extraordinary quality of life based on unique history and culture, a wealth of historic resources and



plantations, and a preponderance of waterways and barrier islands offering recreational opportunities including boating, fishing, beaches, resorts and innumerable golf courses. This quality of life continues to attract retirees into our area, with a significant number of “halfbacks” relocating to coastal Georgia and South Carolina after their initial retirement in Florida.

The Savannah region benefits from a diversified and well balanced economy anchored by the Port of Savannah, tourism, the military installations at Hunter Army Airfield and Fort Stewart, education and healthcare. Over the next 5 to 10 years as Coastal Georgia and McIntosh County continue to develop, the Shellman Tract will become a uniquely positioned residential development tract with marsh and river frontage along the White Chimney River and its close proximity to other area amenities at Shellman Bluff.

McIntosh County & Shellman Bluff

McIntosh County is located on Georgia’s coast approximately midway between Savannah and the St. Mary’s River at the Georgia / Florida border. Darien, the second planned city in Georgia and current seat of McIntosh County, was founded on Barnwell’s Bluff by Scottish Highlanders in 1736 and served as the site of Fort King George which was built in 1721 to repel the Spanish.



McIntosh County is characterized by its largely undeveloped coastline and barrier islands including Harris Neck, a 3,000-acre wildlife refuge located in the northeast portion of the county; Sapelo Island, the site of the R.J. Reynolds Mansion and the last intact Gullah Community on the coast that is reachable via a thirty minute ferry ride; and Blackbeard Island, a 5,618-acre National Wildlife Refuge. These three wildlife areas will not be developed in the future.

McIntosh County served as an international timber market from the end of the Civil War through the 1950's and Darien served as the primary port for lumber and timber on the Southeast Atlantic Coast. In 1900 approximately 112 million board feet of lumber was processed and shipped from McIntosh County. Union Camp Corporation was the largest land owner in McIntosh County from the 1940's until 2005. Over the last ten years, International Paper has sold over 25,000 acres of timberland in the county for recreational use, continued timber production, speculative investment and/or immediate development.

Over the last ten to twenty years, McIntosh County has evolved into a preferred location for retirees and owners of second homes. Greenwood Development Corporation developed Belvedere Island Plantation, a 500-acre low density retirement- oriented community fronting the South Newport River which features a community dock, clubhouse and equestrian facilities. Coopers Point is a private gated residential community with beautiful marshfront lots and fairway lots overlooking the Sapelo Hammock Golf Club along with a community dock.

McIntosh County has a rich and well documented history beginning with the Guale Indians followed by the Spanish mission period of the 1500 and 1600's and continuing with the founding of Darien in 1736 as a foothold against the Spanish advancement from Florida. Historic Darien is largely intact and features numerous visitor attractions including historic homes, bed and breakfast inns, shrimp docks, restaurants and shops.



McIntosh County has retained much of its natural beauty and unique history. Over time McIntosh County, like the area between Beaufort, SC and Savannah will become increasingly discovered as a destination for vacations, retirement and second homes.

Shellman Bluff is a picturesque fish camp village situated on a high bluff overlooking the Julienton River and Sapelo Sound with Harris Neck in the background. Largely uninterrupted by recent growth along Georgia's coast, Shellman Bluff remains the location of modest second homes and weekend cottages that are centered around Shellman Fish Camp, Kip's Fish Camp and Fisherman's Lodge.



Blackbeard Island

Shellman Bluff is the access point to excellent inshore and offshore fishing, as well as Blackbeard Island, a 5,618-acre National Wildlife Refuge with seven miles of beach frontage, extraordinary history, and bird watching opportunities. Nearby waters have long been identified as world-class fisheries for sea trout, redfish and tarpon due to the lack of heavy industry and limited pressure from area residents and visitors.



Cooper's Point & White Chimney River – Shellman Tract in Background

Local seafood is the predominant fare at Hunter's Café, Vann's on the Bluff and Speed's Kitchen, and the Shellman Bluff Motel caters to fishermen with rental rates of \$75.00 per room.

Shellman Bluff is a vestige of the fish camps that dotted the central portion of the Georgia

Coast up until the twenty-first century and continue to draw visitors and second home owners to the unique and pristine area.

Given its natural beauty and proximity to Shellman Bluff, the Shellman Tract is an excellent candidate for continued recreational use and investment based on its strong dynamics for development of a low density, retirement -oriented residential community.

Neighborhood / Area Attractions



Harris Neck Wildlife Refuge is just 2 miles from the Shellman Tract and offers incredible birding opportunities and features over 2 miles of biking and walking trails through a series of bird sanctuaries and rookery's.



Shellman Bluff & Sapelo Hammock Golf Course are just one minute from the Shellman Tract. Shellman Bluff is a quaint fishing village situated overlooking the Sapelo Sound and Harris Neck Wildlife Refuge. There are several marinas at Shellman Bluff offering dockage, bait and fuel.



St. Simon's and Sea Island are located just 45 minutes from Shellman Bluff and offer wonderful golf, shopping, dining, and recreational opportunities.



Blackbeard Island National Wildlife Refuge is located just twenty minutes by boat from Shellman Bluff and is a beautiful Coastal Georgia Barrier island with over 7 miles of white sand beach.

III. Sales Structure & Pricing

The Shellman Tract is available for sale for:

\$5,100,000.00

Seller also offers financing for qualified purchasers. Please inquire about specific terms.



View from Shellman Bluff Road



Interior View of White Chimney Creek

IV. Document Index

The electronic data room contains the following due diligence items:

File	Document Description
Survey	Boundary Surveys
Maps & Aerials	Aerial Map
	Aerial Map with Approximate Boundaries
	Location Map
Photos	Various Photos

To Access the Online File Access:

Web Address: <http://www.glcre.com>
Then go to "About Us" and Click on "Client File Access"

User Name: **shellman**
Password: **tract**

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