

SINCLAIR PLANTATION

RESIDENTIAL LAND OFFERING | ST. SIMONS, GA



MACALLAN
REAL ESTATE

All information provided by Macallan is deemed to be reliable, but all prospective buyers and brokers should independently verify its accuracy.

HEATH MILLIGAN
PRINCIPAL

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1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

SINCLAIR PLANTATION

OPPORTUNITY



Macallan Real Estate is pleased to present Sinclair Plantation, a 68-acre, master planned, residential development entitled for 121 single family detached lots. Set among beautiful oak trees in a maritime forest of Coastal Georgia, this property offers a homebuilder or developer the opportunity to create a unique community on the north end of St. Simons Island. High barriers of entry, strong residential sales growth, and lack of developed lot inventory make this a very attractive development opportunity.



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PROPERTY FEATURES



- 68.885 Acres
- Zoned Planned Development
- APPROVED LAND PLAN
 - 20 – Estate Lots (100')
 - 73 – Standard Lots (80')
 - 28 – Village Lots (60')
 - 121 Lots Total
- Approved Preliminary Plat
- Approved Water and Sewer Agreement
- Approved Nationwide JD
- Approved Nationwide Permit
- Flat Topography With Beautiful Oak Trees Throughout
- **OFFERING PRICE: \$8,000,000**
(\$66,115 / LOT)



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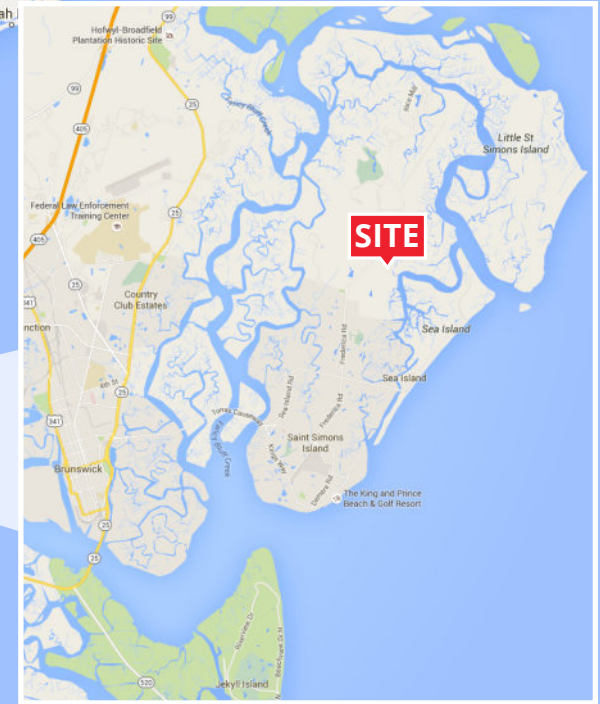
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SINCLAIR PLANTATION

DISTANCE TO NEARBY LANDMARKS AND CITIES

- 10 Minutes | Sea Island
- 20 Minutes | Brunswick
- 30 Minutes | Jekyll Island
- 60 Minutes | JAX
- 90 Minutes | Savannah
- 3 Hours | Macon, GA
- 3 Hours | Orlando, FL
- 4.5 Hours | Atlanta



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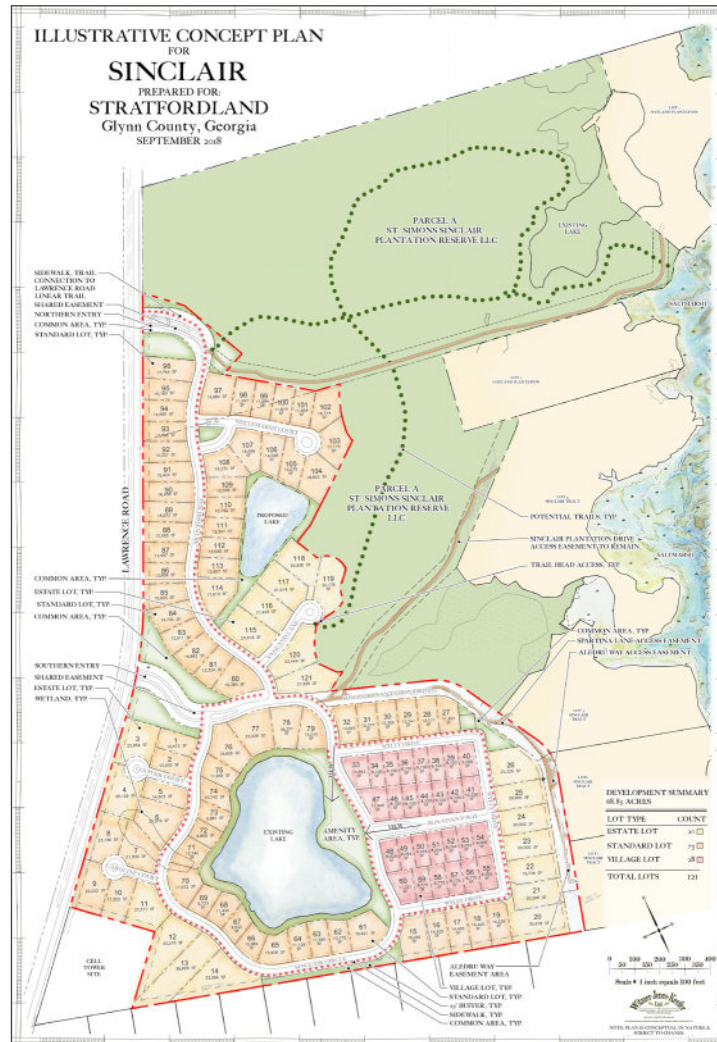
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DEVELOPMENT PLAN



Sinclair Plantation is zoned Planned Development (PD) and approved for 121 residential lots. This zoning allows for a mix of lot sizes. The existing conceptual plan has been fully approved by the Glynn County 'Islands Planning Commission' which oversees residential and commercial development on St. Simons. The approved preliminary plat can be downloaded [HERE](#).

The property's owners have negotiated a comprehensive water and sewer agreement with the Brunswick Glynn County Water and Sewer Commission to provide utilities to the subject property. That agreement can be downloaded [HERE](#).

In addition, the property has a current wetland jurisdictional determination from the US Army Corps of Engineers and a 404 Nationwide Permit to fill a small wetland on the property. That permit can be downloaded [HERE](#).

Click [HERE](#) for full development plan.



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CONSERVATION LAND

In 2016, the current owners of Sinclair sold 60 acres of land to a conservation group who has placed the property into a perpetual conservation easement. As part of the transaction, the Sinclair owners have the right to work with the conservation owner to provide for walking trails. This provides another unique amenity available to future homeowners in Sinclair.

The **ST. SIMONS ISLAND LAND TRUST** has recently preserved more than 1,000 acres on the island and has plans to conserve another 1,000 acres. Wealthy donors such as Hank Paulson, Phillip Anschutz, and many others have provided the resources necessary to purchase key parcels on the island that will limit growth. Most of the large parcels left on St. Simons Island are in perpetual conservation easements and will not ever be developed. In addition to a portion of Sinclair Plantation, other properties in the area including Cannon's Point, Musgrove Plantation and Guale Preserve have all been conserved in recent years.



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MARKET ANALYSIS

St. Simons Island is the largest barrier island along Georgia's coast, and is consistently ranked as one of the top places to visit in the country. In 2019, it was ranked the #4 island in the continental US by Travel + Leisure Magazine. Home to roughly 15,000 residents, St. Simons is a very popular primary residence and retiree destination. Each year, the island hosts more than 2,000,000 visitors.

Post-recession, St. Simons has seen substantial residential growth. So much so that Glynn County and the Island Planning Commission have substantially increased regulation on any new land and lot development. As demand increases and lot inventory shrinks, it has pushed both lot values and single-family home values higher.



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MARKET ANALYSIS

New Construction Homes Sales St. Simons					
	Properties	Avg. Asking Price	Avg. Sales Price	Avg. Size	Avg. \$/SF
Homes for Sale	42	\$829,798.00	N/A	2,760	\$300.60
Homes Pending	4	\$701,120.00	N/A	3,003	\$233.51
Homes Sold 2016	39	\$423,287.00	\$411,404.00	2,270	\$181.25
Homes Sold 2017	33	\$492,823.00	\$484,665.00	2,330	\$208.04
Homes Sold 2018	43	\$542,055.00	\$535,163.00	2,425	\$215.45
Homes Sold 2019 YTD	48	\$700,769.00	\$665,205.00	2,592	\$256.59

In 2016, the average price of a new construction home was \$411,404 and it is \$665,205 for 2019. That is more than a **60% increase** over three years.

Single Family Home Resales St. Simons					
	Properties	Avg. Asking Price	Avg. Sales Price	Avg. Size	Avg. \$/SF
Homes for Sale	217	\$929,233.00	N/A	3,245	\$286.37
Homes Pending	40	\$683,976.00	N/A	2,740	\$249.60
Homes Sold 2016	366	\$482,720.00	\$450,787.00	2,430	\$185.47
Homes Sold 2017	409	\$542,652.00	\$516,110.00	2,503	\$206.17
Homes Sold 2018	390	\$593,067.00	\$557,765.00	2,602	\$214.36
Homes Sold 2019 YTD	309	\$602,505.00	\$568,680.00	2,526	\$225.17

Similarly, resale homes on Saint Simons averaged \$450,787 in 2016 and \$568,680 in 2019, a **26% increase**.

Lot Sales St. Simons					
	Properties	Avg. Asking Price	Avg. Sales Price	Avg. Size	Avg. \$/AC
Lots for Sale	218	\$314,266.00	N/A	0.98	N/A
Lots Pending	7	\$320,643.00	N/A	0.65	N/A
Lots Sold 2016	79	\$361,144.00	\$310,617.00	0.92	\$337,627.17
Lots Sold 2017	72	\$294,386.00	\$256,767.00	0.76	\$337,851.32
Lots Sold 2018	84	\$324,663.00	\$293,930.00	0.87	\$338,916.82
Lots Sold 2019 YTD	64	\$266,742.00	\$236,902.00	0.59	\$401,528.81

While the average lot price and size for Saint Simons have varied year over year, same neighborhood sales figures have been on the rise and the per acre lot price has increased over that period.

Source: Golden Isles Association of Realtors



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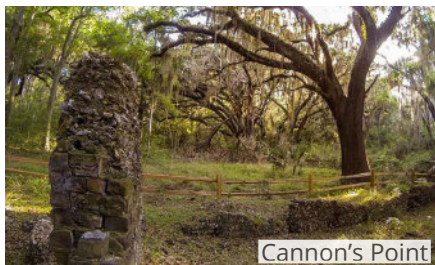
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SINCLAIR PLANTATION

AREA OVERVIEW



Cannon's Point



Christ Church



St. Simons Island



Fort Frederica
National Monument



St. Simons Island

The Golden Isles of Georgia

Located along the Intracoastal Waterway, the landscape is defined by vast expanses of marshland, punctuated by small islands, between the Atlantic Ocean and the mainland. The marshes and the rivers that flow through them on their way to the sea teem with all sorts of fish, birds and animals.

Old Town, a National Register District in Brunswick, is filled with majestic homes noted for their turn-of-the-century elegance and eclectic mix of styles. The burgeoning downtown is filled with interesting antique shops and a growing number of specialty shops and art galleries. At Mary Ross Waterfront Park, you'll see fleets of shrimp boats that work the local waters and contribute to the area's rich seafood industry.

St. Simons Island, the largest of the Golden Isles, is just across the Marshes of Glynn, immortalized by Georgia poet Sidney Lanier. Moss-draped oaks line the island's streets, creating an image worthy of Faulkner. The Pier Village offers a charming selection of shops and restaurants that range from fine dining establishments to casual outdoor eateries. A wide range of lodging accommodations is available on the island, for every price range.

Young visitors will especially enjoy Neptune Park, with its mini-golf course, playground and the fishing pier. They may even see a shark or some other sea creature, landed by one of the local anglers. St. Simons Island offers plenty of interesting historical sites and attractions, from the St. Simons Lighthouse and Museum (a working lighthouse in operation since 1872) to Bloody Marsh, where British and Scottish soldiers successfully defeated a larger Spanish force and ended Spanish incursions outside Florida.

Cannon's Point - St Simons Land Trust offers a look into the majestic and untouched beauty that is Cannon's Point. Located on St. Simons Island, Canon's Point is one of the last untouched maritime forests on the coast and is in dire need of preservation.

Fort Frederica National Monument and historic Christ Church are on the island's north end. There are great beaches (check out East Beach by the old Coast Guard Station) and a nature center that offers fun day programs for kids.



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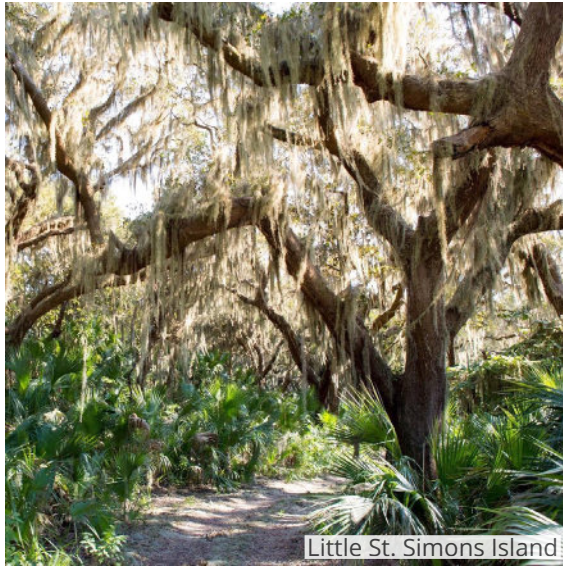
AREA OVERVIEW



Sea Island



Brunswick Cruise



Little St. Simons Island



Jekyll Island

Little St. Simons Island is a private island accessible by boat. Little St. Simons Island's north end, offering accommodations for up to 30 guests, is a wonderful destination for family reunions and small group gatherings.

Sea Island, home to The Cloister, a world-class resort renowned for its luxury and gracious service, now offers new Ocean Houses, with beautiful oceanfront accommodations and flexibility for accommodating groups of most any size. Top-notch amenities include a full-service spa, golf, tennis, Shooting School, horseback riding, kids programs, a private beach, fishing, waterway excursions and more. Special theme weekends throughout the year are devoted to ballroom dancing, bridge and fine wines.

Jekyll Island was once an exclusive winter retreat for some of America's wealthiest families. Their exclusive Jekyll Island Club, a collection of "cottages" and a variety of support structures are now a National Historic Landmark, the Historic District is open to the public. Today, owned by the State of Georgia, the island retains much of its natural beauty and offers a wealth of amenities and activities including 63 holes of golf, tennis, beaches, 20 miles of bike paths, mini-golf, nature tours and Summer Waves waterpark.

Golfers will find plenty to captivate their interest on St. Simons, Jekyll and the mainland, with 234 holes of golf on 16 different courses. Or, try your luck aboard the Emerald Princess casino/cruise ship, which offers afternoon and evening cruises from downtown Brunswick. Brunswick & The Golden Isles offer a great selection of accommodations, ranging from convenient Interstate hotels to island resorts, waterfront hotels, and small inns. Several companies offer rental cottages and there are several campgrounds: two on the mainland and one on Jekyll Island. The Golden Isles is Georgia's unspoiled hidden gem that takes you back to simpler times and an unhurried pace of life.

Source: www.ExploreStSimonsIsland.com



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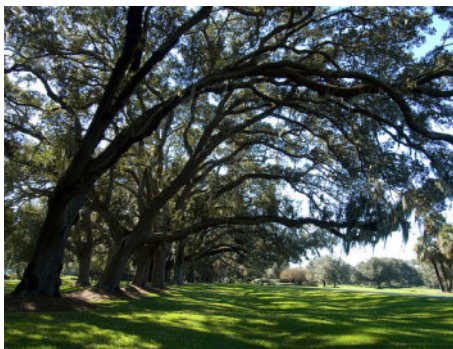
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AREA OVERVIEW



HEALTHCARE

The core of Glynn County's comprehensive healthcare system is the Brunswick Campus of Southeast Georgia Health System. This 316-bed, non-profit hospital offers round-the-clock care in a state-of-the-art facility. Approximately 12,500 patients are admitted annually, and more than 65,000 are treated in the Emergency Care Center. Headquartered in the historic port City of Brunswick, the Health System employs more than 2,000 team members and has more than 380 physicians on staff.

EDUCATION

The development is located in the Glynn County School district and feeds into Glynn Academy High School, Glynn Middle School, and Oglethorpe Elementary School. Frederica Academy Private School, which includes ages Pre-K through 12th Grade, is also on St. Simons Island. The College of Coastal Georgia, a liberal arts college offering a number of baccalaureate programs, is located in nearby Brunswick.



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NEIGHBORING AMENITIES



Click [HERE](#)
for full Glynn
County map.



- Lawrence Road Park
- Cannon's Point Preserve
- St Simons Island Multi-use Trail
- Fort Frederica National Park
- Hampton River Marina
- Frederica Golf Club
- Frederica Equestrian Center
- King and Prince Golf Club
- Sea Palms Golf (27 Holes)
- Sea Island Golf (54 Holes)



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