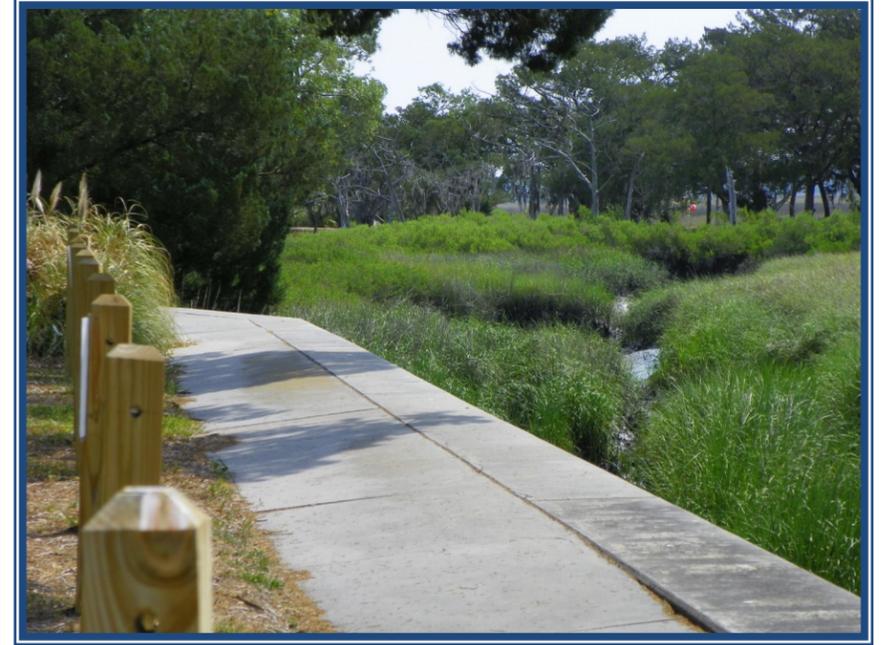
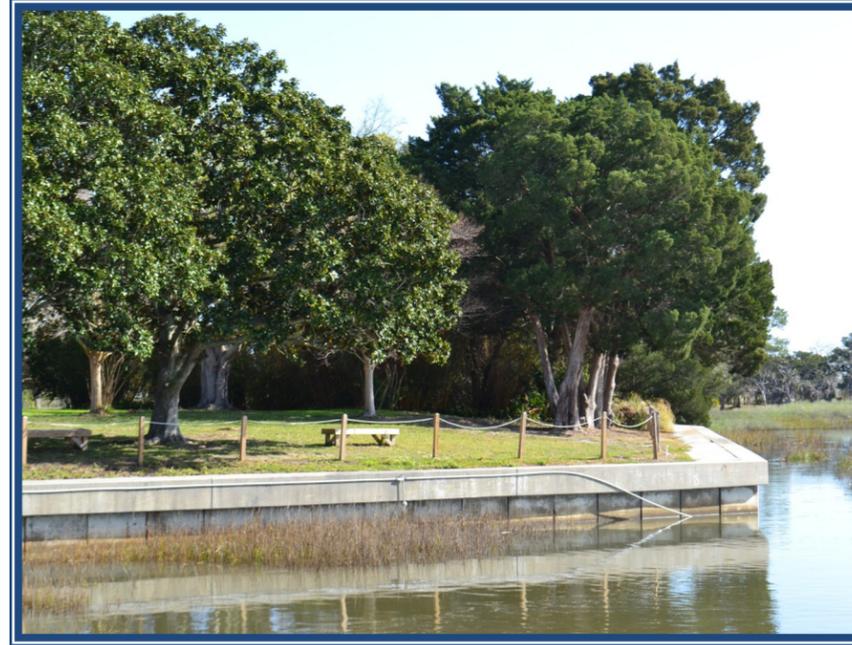
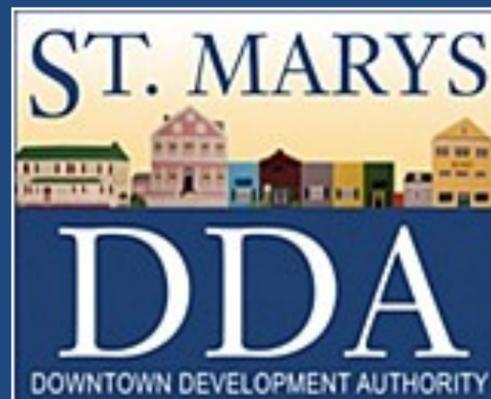


ST. MARYS INTRACOASTAL GATEWAY PROPERTY

100 READY ST.
ST. MARYS, GA 31558



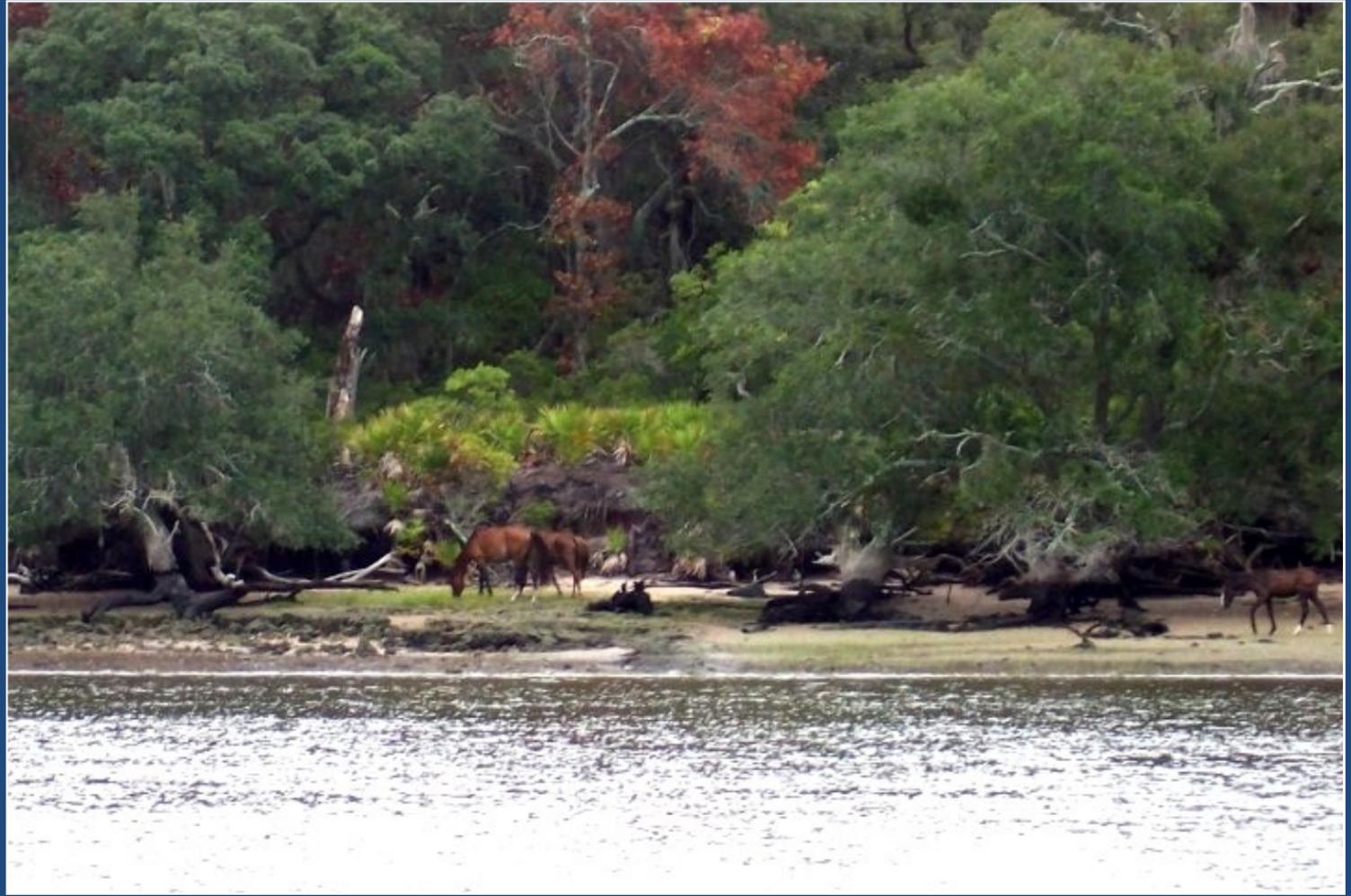
An ideally situated 2.8 acre development tract in historic downtown St. Marys with deep-water access.



An ideally situated development tract is available on the Georgia Coast located 4.5 miles from the Atlantic Ocean and 15 minutes by boat from Fernandina Beach, FL. This site is conveniently accessible from two major Atlantic Coast markets—Jacksonville, FL and Savannah, GA. Traveling on I-95, the property can be accessed by exits 1, 3, and 6. One of the sites unique features is the views that the property offers.

St. Marys, where the property is located, is the home of the St. Marys Submarine Museum, Orange Hall Museum, and the Kings Bay Naval Submarine Base. Another unique feature—the St. Marys River—defines the southernmost boundary of St. Marys and provides additional potential benefits by directly tying the development site to the unique history of the second oldest city in the United States.

St. Marys is also the gateway to Cumberland Island National Seashore, the largest of the Georgia coast's barrier islands. The island's visitor center and boat access are both located at the St. Marys waterfront—less than a mile from the tract. The city is also home to annual festivals such as the Mardi Gras Festival, the Independence Day Festival, and the St. Marys Rock Shrimp Festival.



Top: Horses on Cumberland Island. **Above:** Orange Hall Museum. **Top Right:** Boats at the Waterfront Marina. **Bottom Right:** Fountain at the Howard Gilman Waterfront Park.



Interstate 95 with Quick Connections

Interstate 16 to the North
Interstation 10 to the South

Three Airports

St. Marys Municipal Airport
5,000 ft. runway
Jacksonville International Airport
10,000 ft. runway
Brunswick/Golden Isles Airport
10,000 ft. runway

Infrastructure with Capacity to Grow

Public Water and Sewer Systems
Georgia Power Electric Service
Atlanta Gas & Light



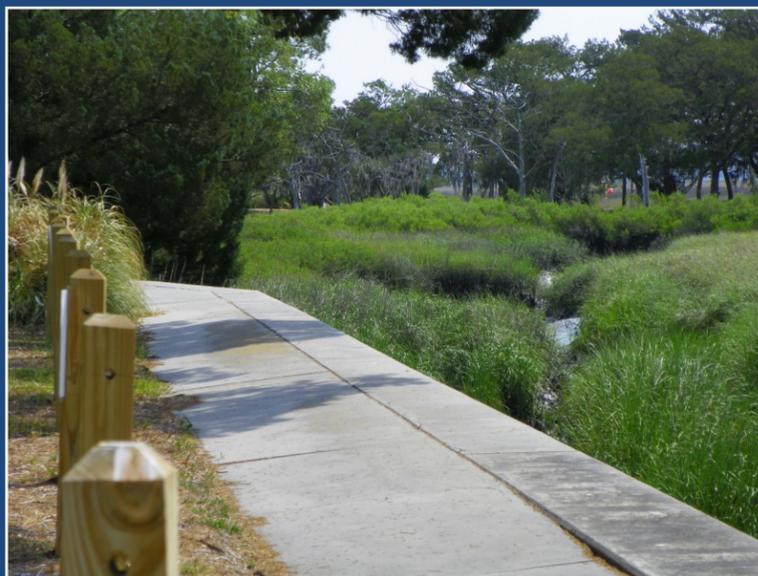
Demographics	1 mile	3 miles	5 miles
Total Population	1,245	6,757	15,792
Total Households	519	2,487	5,458
Average Household Income	\$44,080	\$40,235	\$41,578
Median Household Income	\$70,581	\$64,511	\$67,206



MAP OF COASTAL GEORGIA



Map from the website <http://visitcoastalgeorgia.org>.



Site Highlights

- 2.8 +/- Acres
- Zoned C-1 (Commercial)
- Municipal Water & Sewer On-Site
- 25 minutes from the Jacksonville International Airport
- 8 Slips Current, Permitted for 16 Slips
- Public/Private Development
- 15 minutes from Cumberland Island, GA
- 45 minutes from Jacksonville, FL



**ST. MARYS
INTRACOASTAL
GATEWAY PROPERTY
100 READY ST.
ST. MARYS, GA 31558**

For more information, please contact:

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Economic Development Director**

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Artie.Jones@stmarysga.gov

**City of St. Marys
400 Osborne St.
St. Marys, GA 31558**

