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.

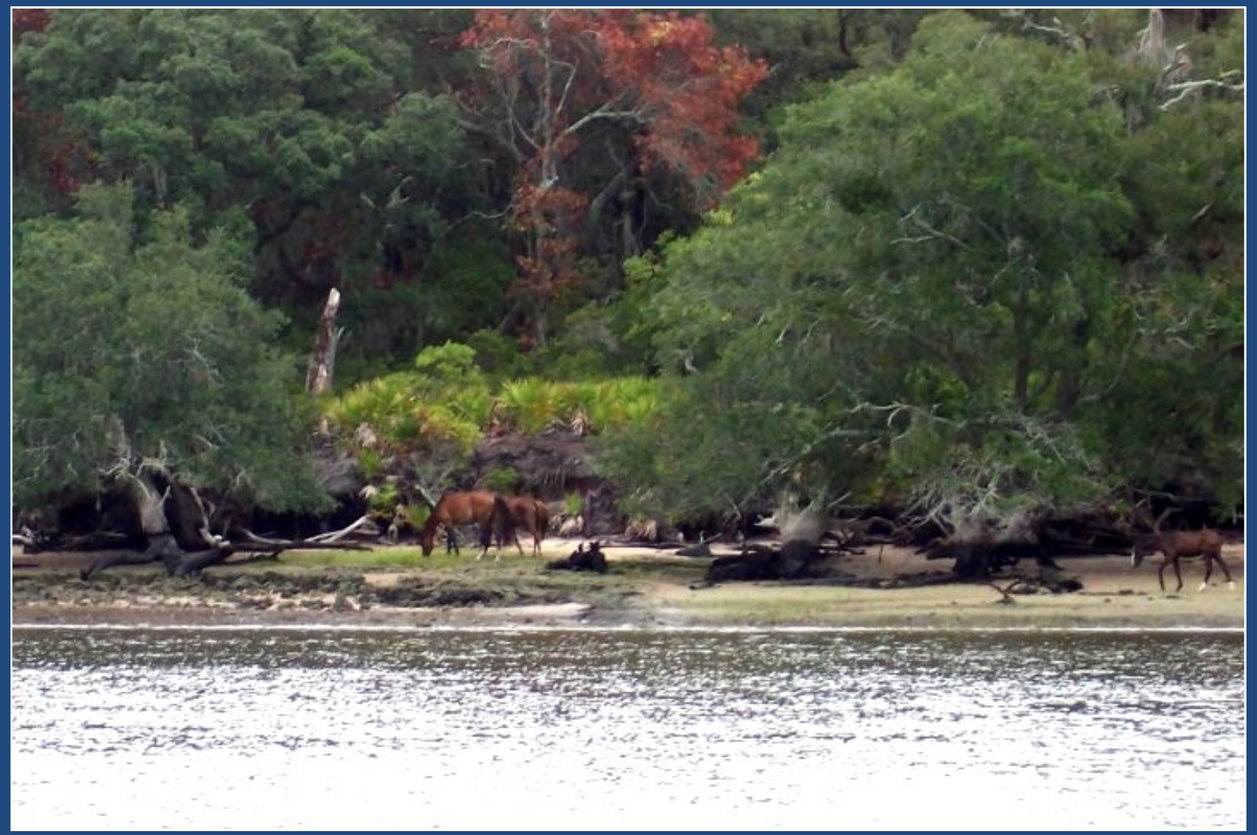
Located a mere 4.5 miles from the Atlantic Ocean and 15 minutes by boat from Fernandina Beach, Florida is a developoment tract in St. Marys, Georgia, that offers the best of all worlds. This extraordinary waterfront property can be easily accessed from I-95 (exits 1, 3, and 6) and thus is conveniently accessible to two major Atlantic Coast markets: Jacksonville, FL and Savannah, GA.

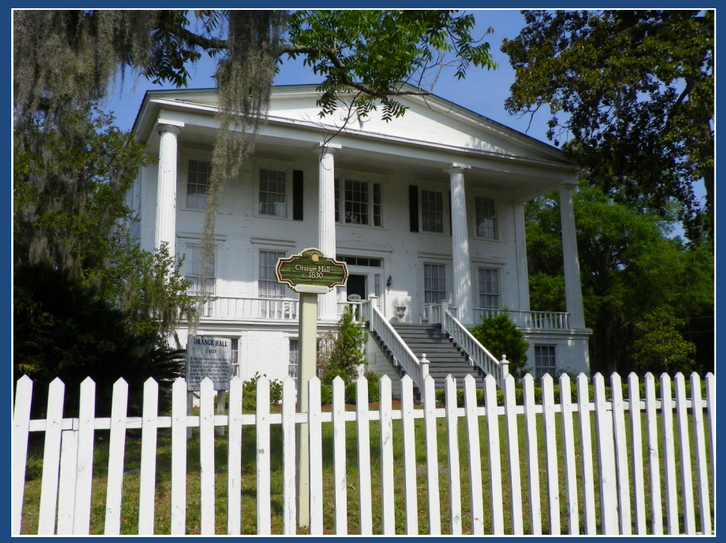
The site offers stunning views of the harbor and salt-marsh and is steps away from the city's vibrant and historic downtown area. St. Marys, the second oldest city in the United States, is home to the St. Marys Submarine Museum, Orange Hall Museum, Naval Submarine Base Kings Bay, the stunning Howard Gilman Waterfront Park, The Binational Heritage Peace Garden, gracious residences that are listed on the Historic Register and more.

The St. Marys River defines the southernmost boundary of the city and provides additional benefits by directly tying the development site to the active boating community in the area.

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

With St. Marys growing tourism base, historic waterfront location and pivotal coastal position, this property represents one of the finest development opportunities in the southeast.





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.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Aerial View Looking North

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

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For more information, please contact:

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