

I-95 Exit 76 Islands Highway Tract

Coastal Asset Management, LLC
2977 Fort Morris Road
Midway, Georgia 31320

Contact: Allen Davis
Email: adavis@camsav.com
Phone: 912-598-9050





Dorchester Tract

500 +/- Acres
East of I-95 Exit 76
Midway, Georgia

Bordered by Islands Hwy
Dorchester Village Road
and Brigdon Road





Liberty County PRISYM 2.0

-  Roads
-  Parcels



Liberty County
Assessors' Office
100 Main Street, Suite 1550
Hinesville, Georgia 31313
Phone: (912) 876-3568

0 0.55 1.1 mi

1 inch = 3,009 feet



Printed on 4/13/2021
<http://www.libertycountygga.com>



154.58 Acre Site Overview

- February 7, 2023 - Site rezoned to industrial.
- May 2, 2023 - \$25 million Islands Highway I-95 Exit 76 Improvement Project approved by Liberty County Board of Commissioners.
 - Expansion to four lanes.
 - Installation of traffic lights at access points.
- May 17, 2023 - Corps of Engineers Aquatic Resources Delineation Review and Jurisdictional Determination issued.

495.6 Acre Tract

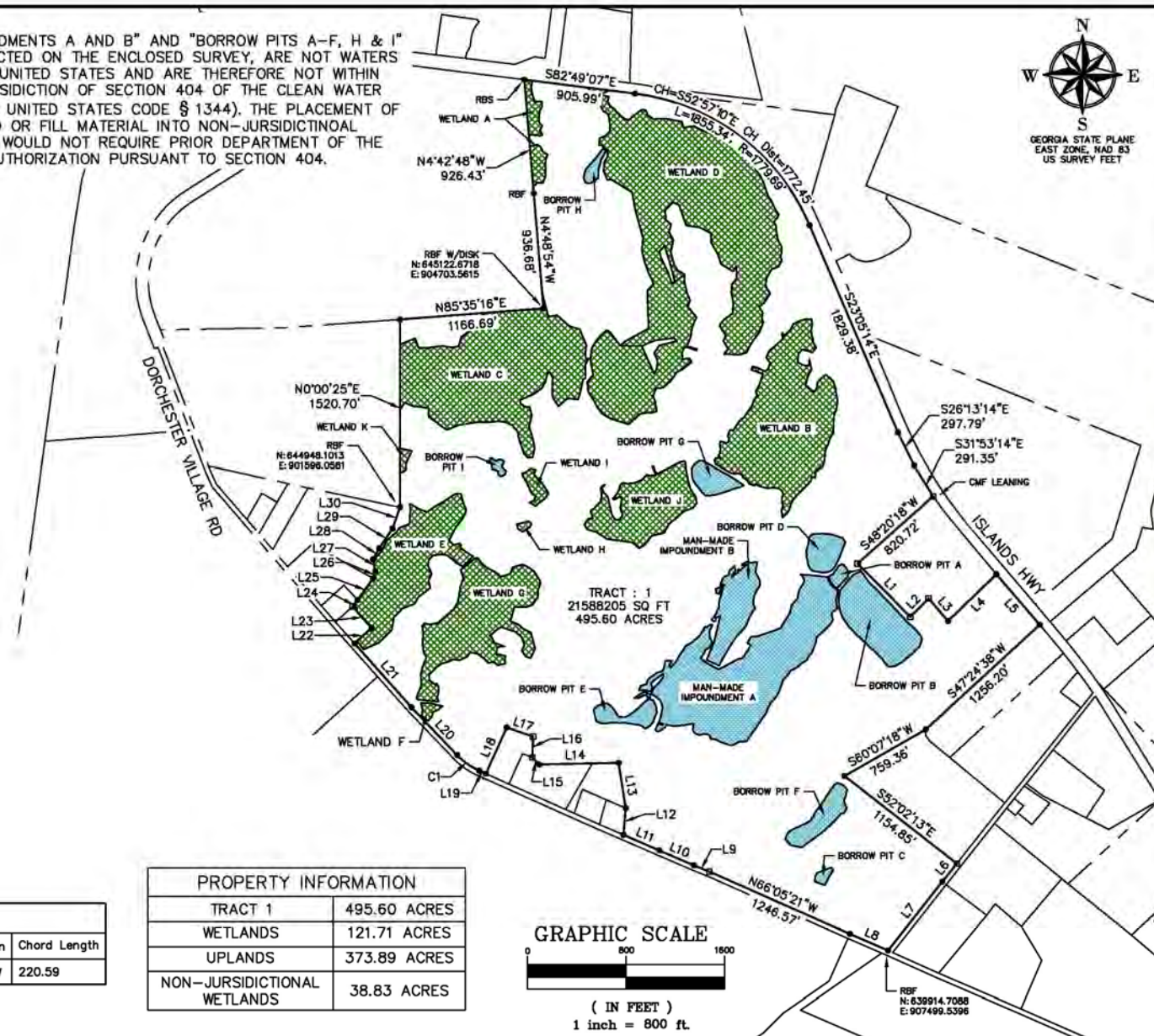
NOTE:
"IMPOUNDMENTS A AND B" AND "BORROW PITS A-F, H & I"
AS DEPICTED ON THE ENCLOSED SURVEY, ARE NOT WATERS
OF THE UNITED STATES AND ARE THEREFORE NOT WITHIN
THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER
ACT (22 UNITED STATES CODE § 1344). THE PLACEMENT OF
DREDGED OR FILL MATERIAL INTO NON-JURISDICTIONAL
WATERS WOULD NOT REQUIRE PRIOR DEPARTMENT OF THE
ARMY AUTHORIZATION PURSUANT TO SECTION 404.

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 607.48 | S44° 43' 36"E |
| L2 | 210.32 | N45° 11' 18"E |
| L3 | 241.79 | S40° 39' 18"E |
| L4 | 546.08 | N45° 49' 02"E |
| L5 | 540.50 | S40° 38' 47"E |
| L6 | 188.75 | S38° 45' 52"W |
| L7 | 710.51 | S38° 12' 35"W |
| L8 | 337.50 | N66° 29' 10"W |
| L9 | 136.94 | N68° 16' 02"W |
| L10 | 305.94 | N66° 32' 20"W |
| L11 | 316.17 | N66° 32' 17"W |
| L12 | 217.55 | N4° 52' 51"E |
| L13 | 372.38 | N8° 50' 56"W |
| L14 | 646.65 | S88° 48' 26"W |
| L15 | 77.10 | N43° 18' 53"W |
| L16 | 171.04 | N1° 31' 07"E |
| L17 | 225.95 | N71° 01' 08"W |
| L18 | 411.75 | S24° 13' 54"W |
| L19 | 58.02 | N65° 49' 39"W |
| L20 | 536.11 | N43° 42' 35"W |
| L21 | 695.26 | N41° 40' 55"W |
| L22 | 187.58 | N47° 55' 20"E |
| L23 | 232.22 | N41° 40' 55"W |
| L24 | 67.78 | N36° 31' 44"E |
| L25 | 215.14 | N35° 50' 11"E |
| L26 | 60.33 | N17° 10' 21"E |
| L27 | 98.25 | N10° 44' 44"W |
| L28 | 103.80 | N28° 54' 38"E |
| L29 | 192.63 | N34° 08' 42"E |
| L30 | 183.02 | N19° 25' 40"E |

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------|-----------------|--------------|
| C1 | 221.97 | 575.00 | 22.12 | N54° 46' 07"W | 220.59 |

| | |
|-----------------------------|--------------|
| TRACT 1 | 495.60 ACRES |
| WETLANDS | 121.71 ACRES |
| UPLANDS | 373.89 ACRES |
| NON-JURISDICTIONAL WETLANDS | 38.83 ACRES |

GRAPHIC SCALE
0 800 1600
(IN FEET)
1 inch = 800 ft.

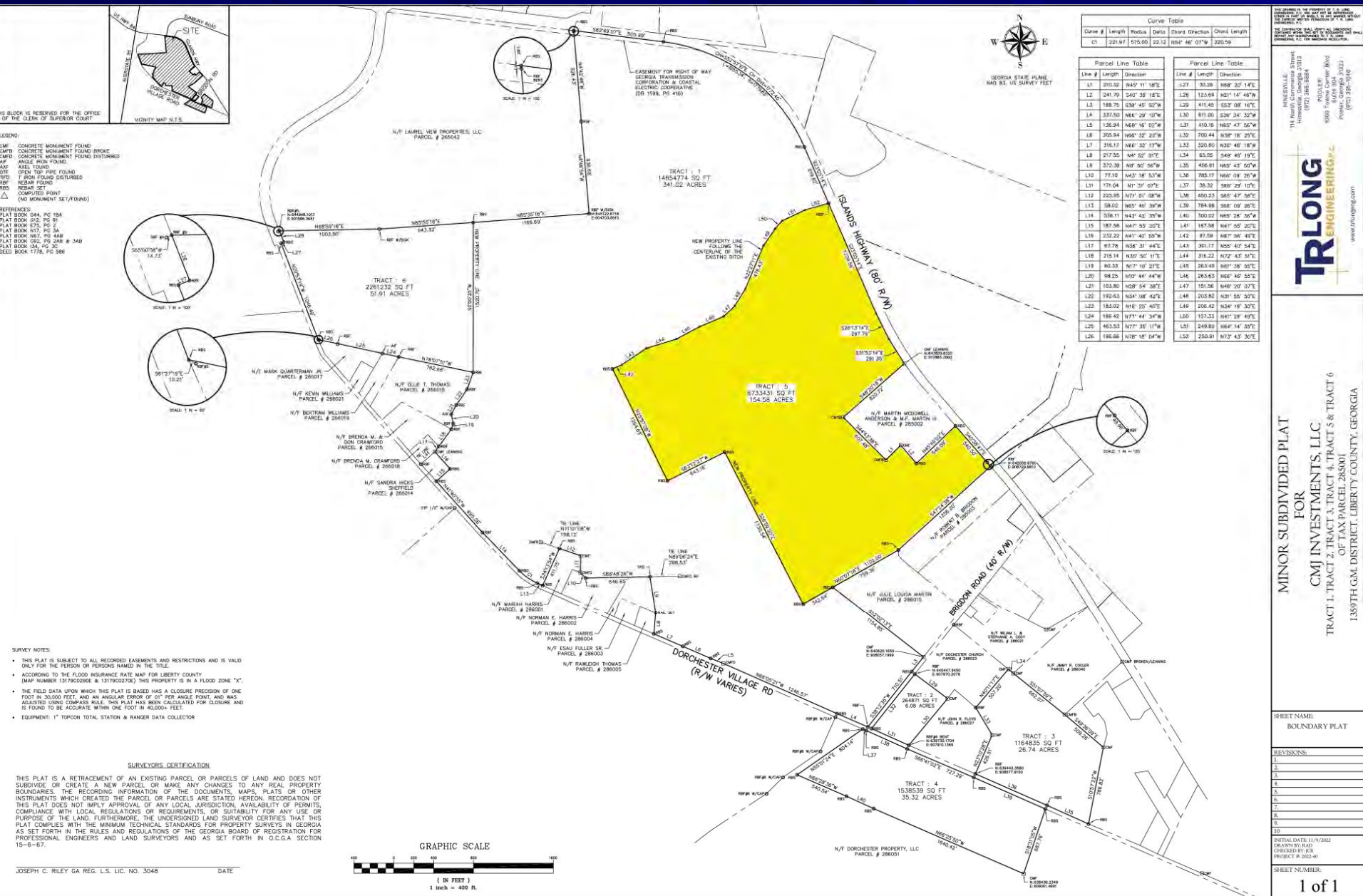


WETLAND PLAT
FOR
COASTAL ASSET MANAGEMENT LLC
2877 FORT MORRIS ROAD
MIDWAY, GEORGIA 31320

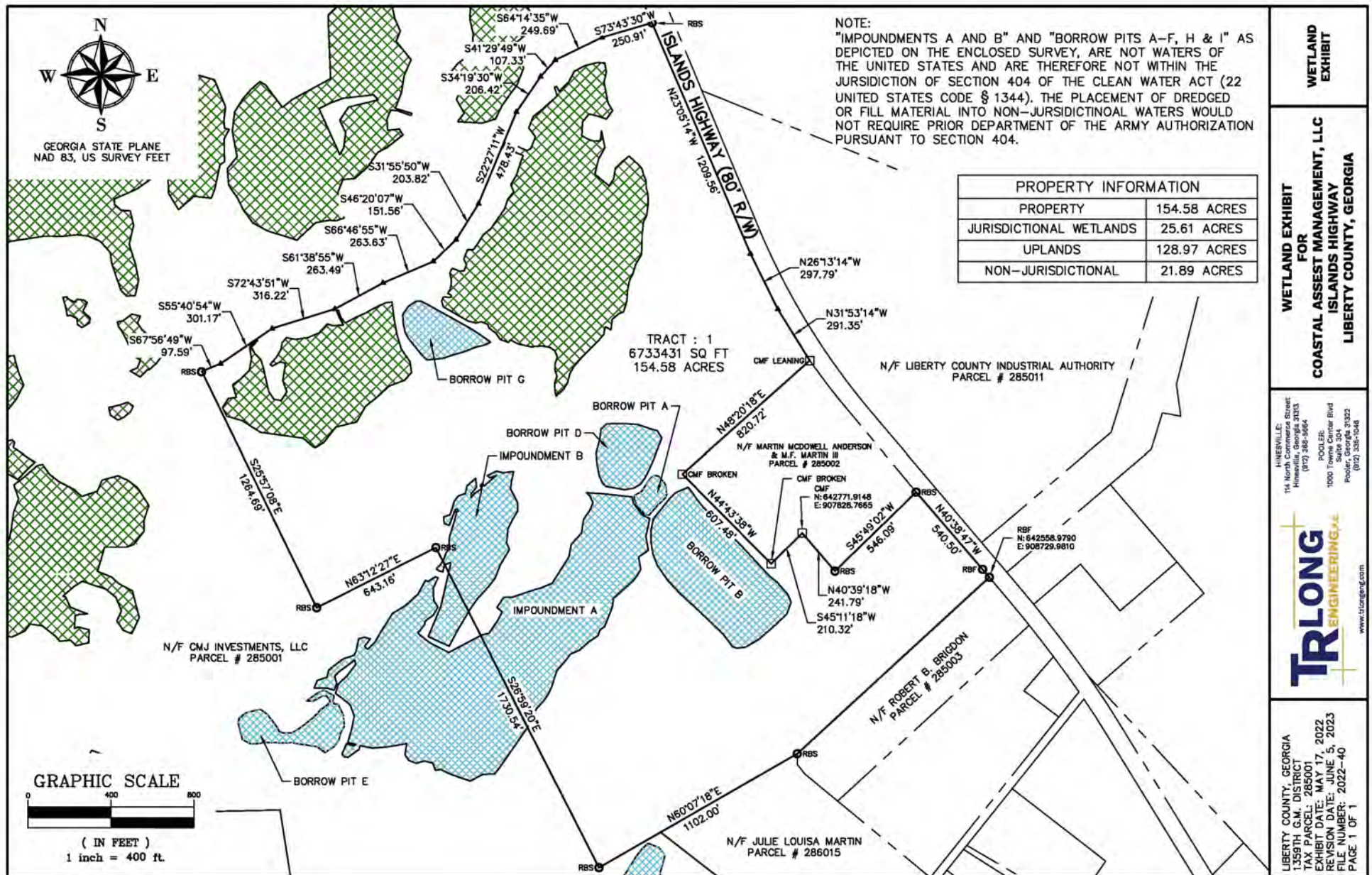
WETLANDS, LLC
114 North Commerce Street
Hawesville, Georgia 30313
(907) 368-5664
POOL, LLC
1000 Towne Center Blvd
Suite 304
Peachtree Corners, GA 30092
(770) 338-1048

TR LONG
ENGINEERING, LLC
www.trlongeng.com

DORCHESTER TRACT
LIBERTY COUNTY, GEORGIA
1339511.00 AC. (1339511.00 AC)
TRACT 1: 495.60 AC
TAX PARCEL: 2865001
PLAT DATE: 12/17/2022
REVISION DATE: 4/24/2023
FILE NUMBER: 2022-40
PAGE 1 OF 26



154.58 Acre Industrial Site



WETLAND
EXHIBIT

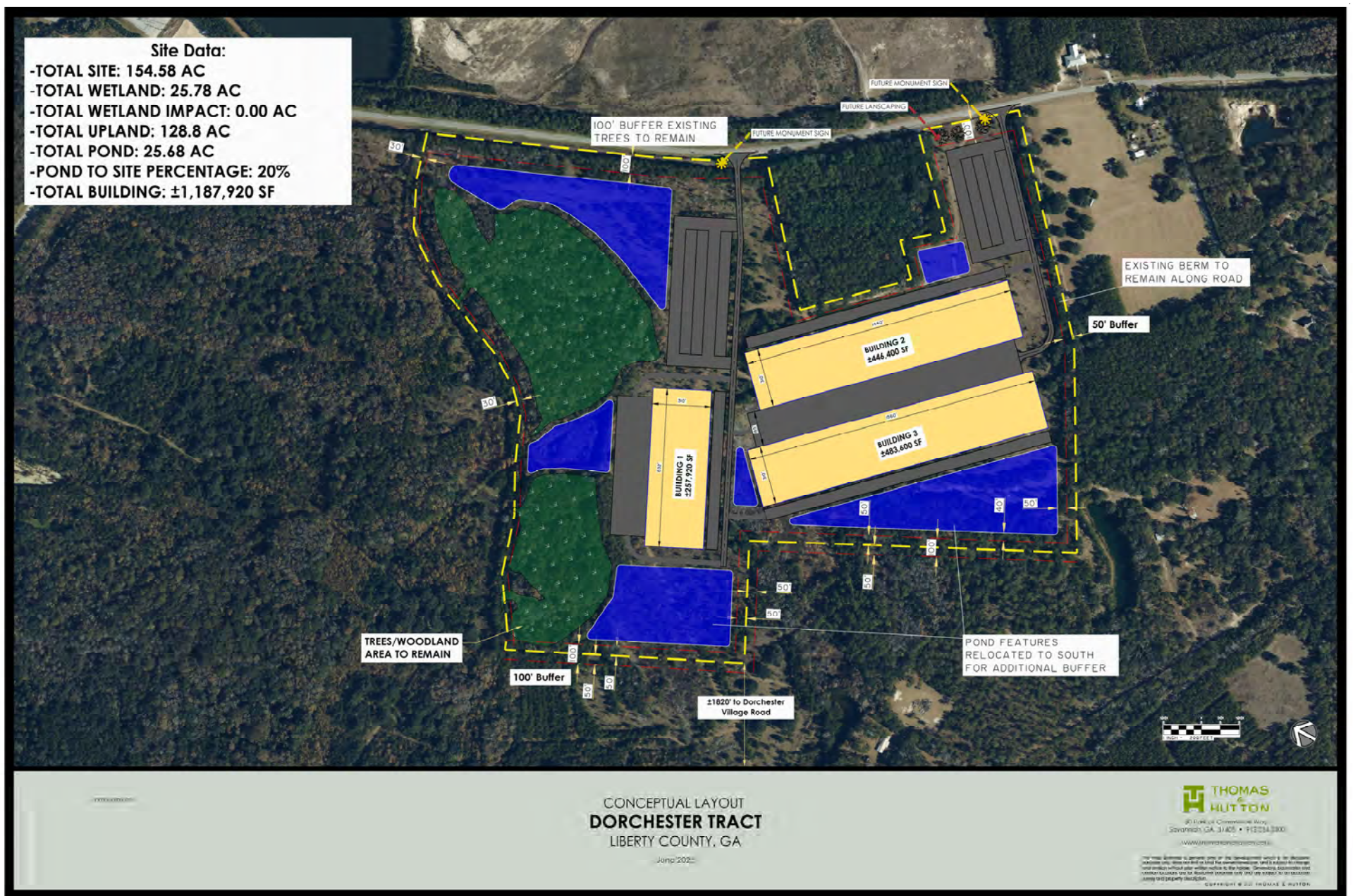
WETLAND EXHIBIT
FOR
COASTAL ASSET MANAGEMENT, LLC
ISLANDS HIGHWAY
LIBERTY COUNTY, GEORGIA

HINESVILLE, GEORGIA
114 North Commerce Street
Hinesville, Georgia 31033
(912) 348-9664
PO BOX 1000
1000 Town Center Blvd
Suite 304
Pocahontas, Georgia 31022
(912) 348-9664

TR LONG
ENGINEERING, LLC

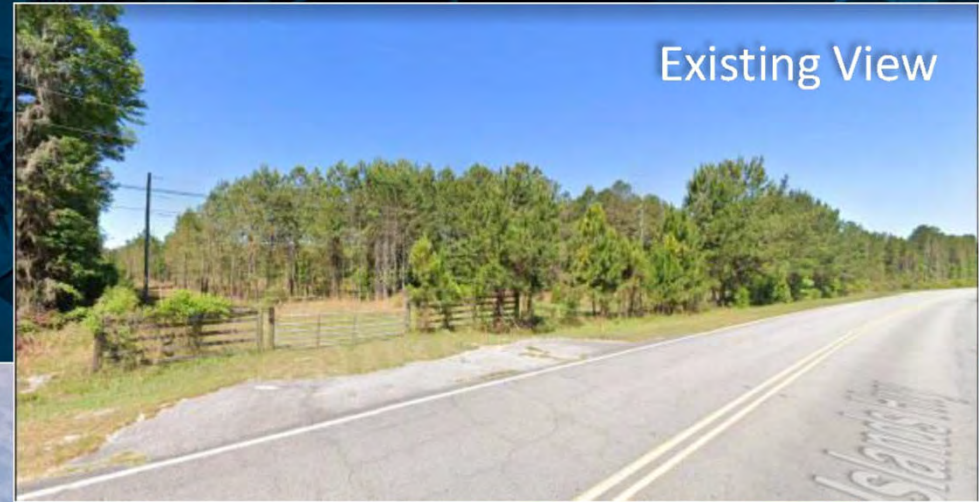
LIBERTY COUNTY, GEORGIA
1359TH G.M. DISTRICT
TAX PARCEL: 285001
EXHIBIT DATE: MAY 17, 2022
REVISION DATE: JUNE 5, 2023
FILE NUMBER: 2022-40
PAGE 1 OF 1

154.58 Acre Industrial Site



Islands Highway East Entrance

Landscaping & Screening



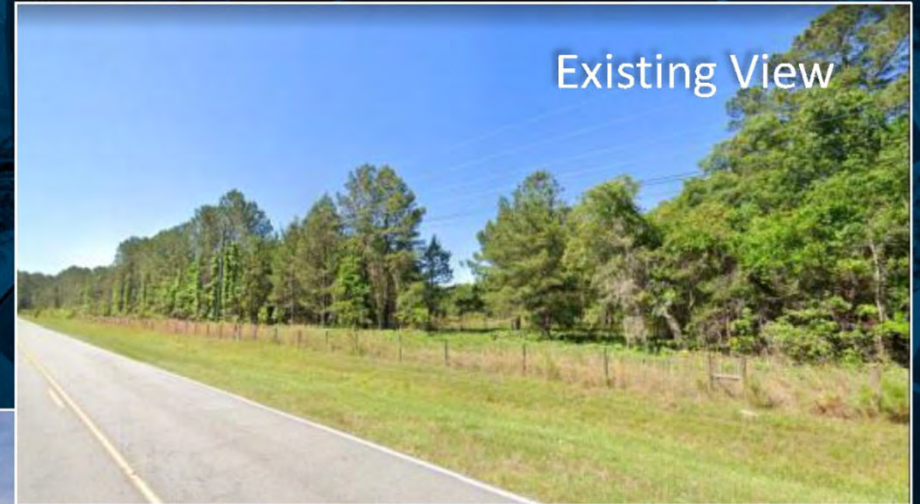
Existing View



Site Entry from Islands Highway

Islands Highway West Entrance

Landscaping & Screening



East Property Line Existing Berm



East Property Line Existing Berm



East Property Line Existing Berm



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