



DEVELOPMENT OPPORTUNITY | I-95 & EXIT 29

140 Frontage Road
Brunswick, GA 31523

BRENT HADDEN
706.993.5010
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CONNOR MARABELL
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PROPERTY OVERVIEW

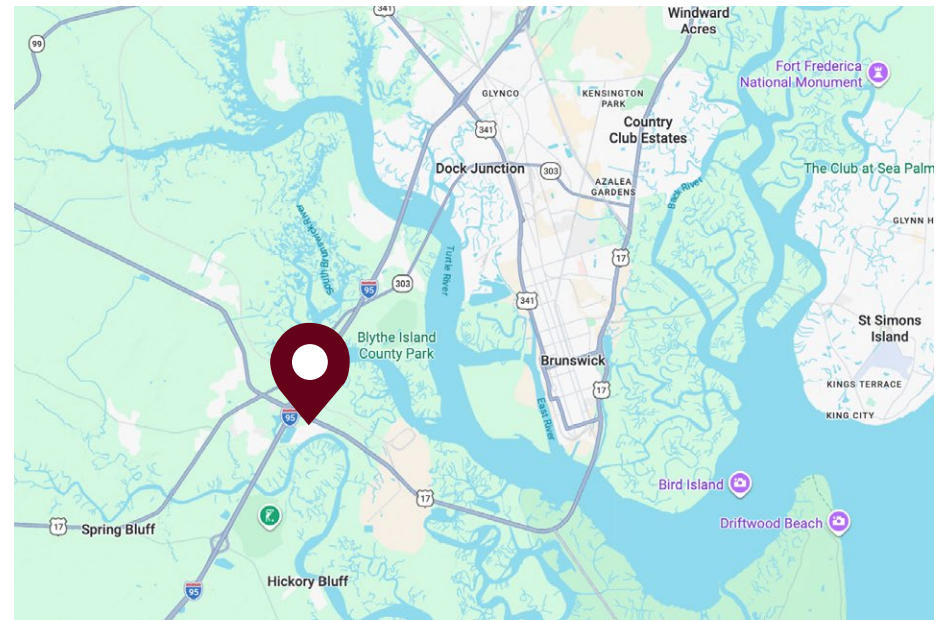
Offering approximately 4.4 acres of commercial development land, this property benefits from strong visibility and a prime location with easy access to I-95, the Port of Brunswick, and popular coastal destinations including Jekyll Island and St. Simons Island.

PROPERTY HIGHLIGHTS

- Strategic Exit 29 Positioning
- Located east of I-95, the property offers convenient regional connectivity, strong roadway visibility, and access to established commercial destinations.
- Proximity to the Port
- Situated near the Port of Brunswick, where port-related activity supports more than 6,800 jobs in Glynn County.
- Flexible User Potential
- The acreage and location support a variety of commercial uses, including retail, hospitality, quick-service restaurants, convenience stores, flex space, service businesses, and light industrial, subject to applicable zoning and approvals.

PROPERTY DETAILS

Address:	140 Frontage Road, Brunswick, GA 31523
County:	Glynn County, Georgia
Parcel ID:	02-00681
Lot Size:	Approximately 4.4 acres



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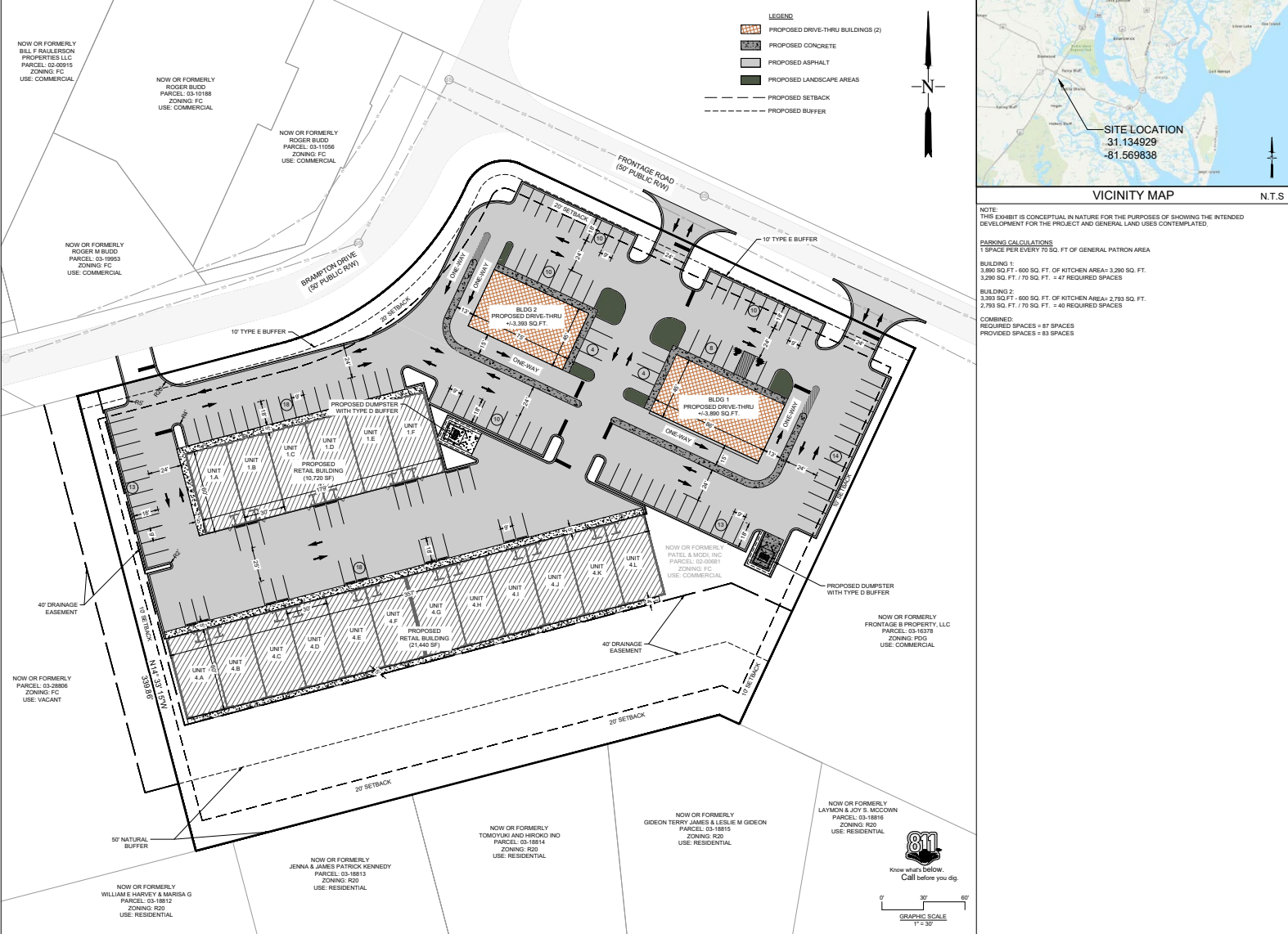
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CONCEPTUAL SITE PLAN OPTION



NOT RELEASED FOR CONSTRUCTION	
REVISIONS	
 ROBERTS CIVIL ENGINEERING 11.8000 SOUTH WATKINS LANE SUITE 111 WWW.ROBERTSCIVILENGINEERING.COM	
CONCEPTUAL LAYOUT - OPTION 1	
140 FRONTAGE ROAD GLYNN COUNTY, GA PREPARED FOR: OBRECHT-REHL PROPERTIES	
DATE: 2025-03-07	PROJECT NUMBER: 25013
DRAWN BY: ANF	CHECKED BY: JLL
SCALE: 1"=30'	DATE: 2025-03-07
1	
SHEET:	

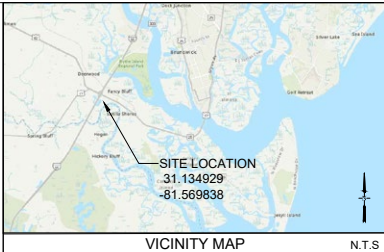
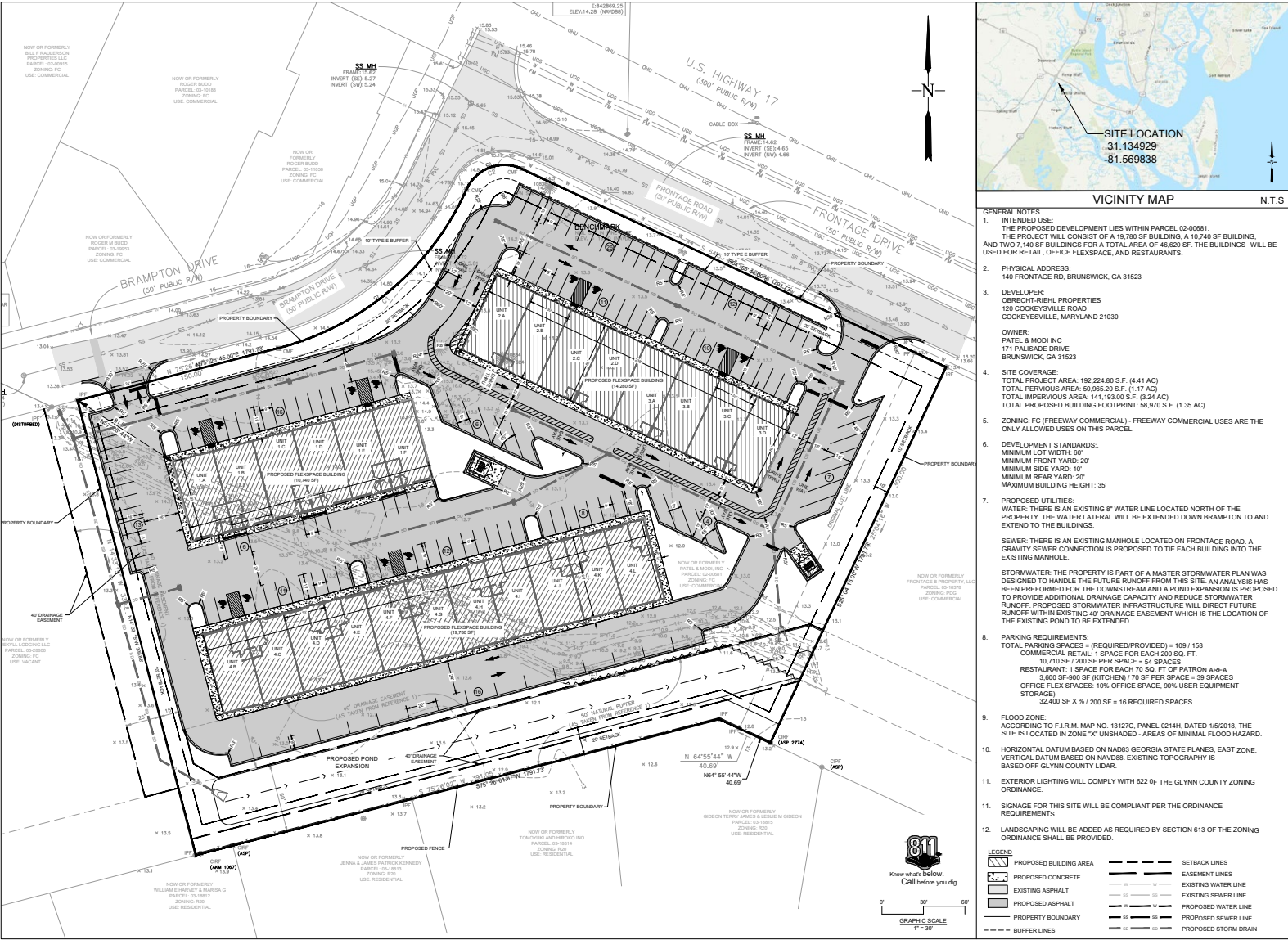
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- GENERAL NOTES**
1. INTENDED USE:
THE PROPOSED DEVELOPMENT LIES WITHIN PARCEL 02-00881.
THE PROJECT WILL CONSIST OF A 19,780 SF BUILDING, A 10,740 SF BUILDING, AND TWO 7,140 SF BUILDINGS FOR A TOTAL AREA OF 46,620 SF. THE BUILDINGS WILL BE USED FOR RETAIL, OFFICE FLEXSPACE, AND RESTAURANTS.
 2. PHYSICAL ADDRESS:
140 FRONTAGE RD, BRUNSWICK, GA 31523
 3. DEVELOPER:
OBRECHT-RIEHL PROPERTIES
120 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030

OWNER:
PATEL & MODI INC
171 PALMADRE DRIVE
BRUNSWICK, GA 31523
 4. SITE COVERAGE:
TOTAL PROJECT AREA: 192,224.80 S.F. (4.41 AC)
TOTAL PAVEMENT AREA: 50,965.20 S.F. (1.17 AC)
TOTAL IMPERVIOUS AREA: 141,193.00 S.F. (3.24 AC)
TOTAL PROPOSED BUILDING FOOTPRINT: 58,970 S.F. (1.36 AC)
 5. ZONING: FC (FREEWAY COMMERCIAL) - FREEWAY COMMERCIAL USES ARE THE ONLY ALLOWED USES ON THIS PARCEL.
 6. DEVELOPMENT STANDARDS:
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'
 7. PROPOSED UTILITIES:
WATER: THERE IS AN EXISTING 8" WATER LINE LOCATED NORTH OF THE PROPERTY. THE WATER LATERAL WILL BE EXTENDED DOWN BRAMPTON TO AND EXTEND TO THE BUILDINGS.

SEWER: THERE IS AN EXISTING MANHOLE LOCATED NORTH OF THE PROPERTY. A GRAVITY SEWER CONNECTION IS PROPOSED TO THE EACH BUILDING INTO THE EXISTING MANHOLE.

STORMWATER: THE PROPERTY IS PART OF A MASTER STORMWATER PLAN WAS DESIGNED TO HANDLE THE FUTURE RUNOFF FROM THIS SITE. AN ANALYSIS HAS BEEN PERFORMED FOR THE DOWNSIDE AND A POND EXPANSION IS PROPOSED TO PROVIDE ADDITIONAL DRAINAGE CAPACITY AND REDUCE STORMWATER RUNOFF. PROPOSED STORMWATER INFRASTRUCTURE WILL CARRY FUTURE RUNOFF WITHIN EXISTING 40' DRAINAGE EASEMENT WHICH IS THE LOCATION OF THE EXISTING POND TO BE EXTENDED.
 8. PARKING REQUIREMENTS:
TOTAL PARKING SPACES = (REQUIRED/PROVIDED) = 109 / 158
COMMERCIAL RETAIL: 1 SPACE FOR EACH 200 SQ. FT.
10,740 SF / 200 SF PER SPACE = 54 SPACES
RESTAURANT: 1 SPACE FOR EACH 70 SQ. FT. OF PATRON AREA
3,800 SF-800 SF (KITCHEN) / 70 SF PER SPACE = 38 SPACES
OFFICE FLEX SPACES: 10% OFFICE SPACE, 90% USER EQUIPMENT (STORAGE)
32,400 SF X % / 200 SF = 16 REQUIRED SPACES
 9. FLOOD ZONE:
ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0214H, DATED 15/01/08, THE SITE IS LOCATED IN ZONE "X" UNSHADED - AREAS OF MINIMAL FLOOD HAZARD.
 10. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE. VERTICAL DATUM BASED ON NAVD83. EXISTING TOPOGRAPHY IS BASED OFF OF GLYN COUNTY LDM.
 11. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYN COUNTY ZONING ORDINANCE.
 12. SIGNAGE FOR THIS SITE WILL BE COMPLIANT PER THE ORDINANCE REQUIREMENTS.
 13. LANDSCAPING WILL BE ADDED AS REQUIRED BY SECTION 615 OF THE ZONING ORDINANCE SHALL BE PROVIDED.

LEGEND	
	PROPOSED BUILDING AREA
	PROPOSED CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPERTY BOUNDARY
	BUFFER LINES
	SETBACK LINES
	EASEMENT LINES
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN

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2023-04-25: REVISIONS TO NOTES
2023-05-08: REVISIONS PER COUNTY COMMENTS
2023-05-17: REVISIONS PER COUNTY COMMENTS

ROBERTS CIVIL ENGINEERING
11. BOWEN BLVD., SUITE 100, LAWRENCEVILLE, GA 30046
WWW.ROBERTSCIVILENGINEERING.COM

SITE PLAN

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GLYN COUNTY, GA
PREPARED FOR:
OBRECHT-RIEHL PROPERTIES

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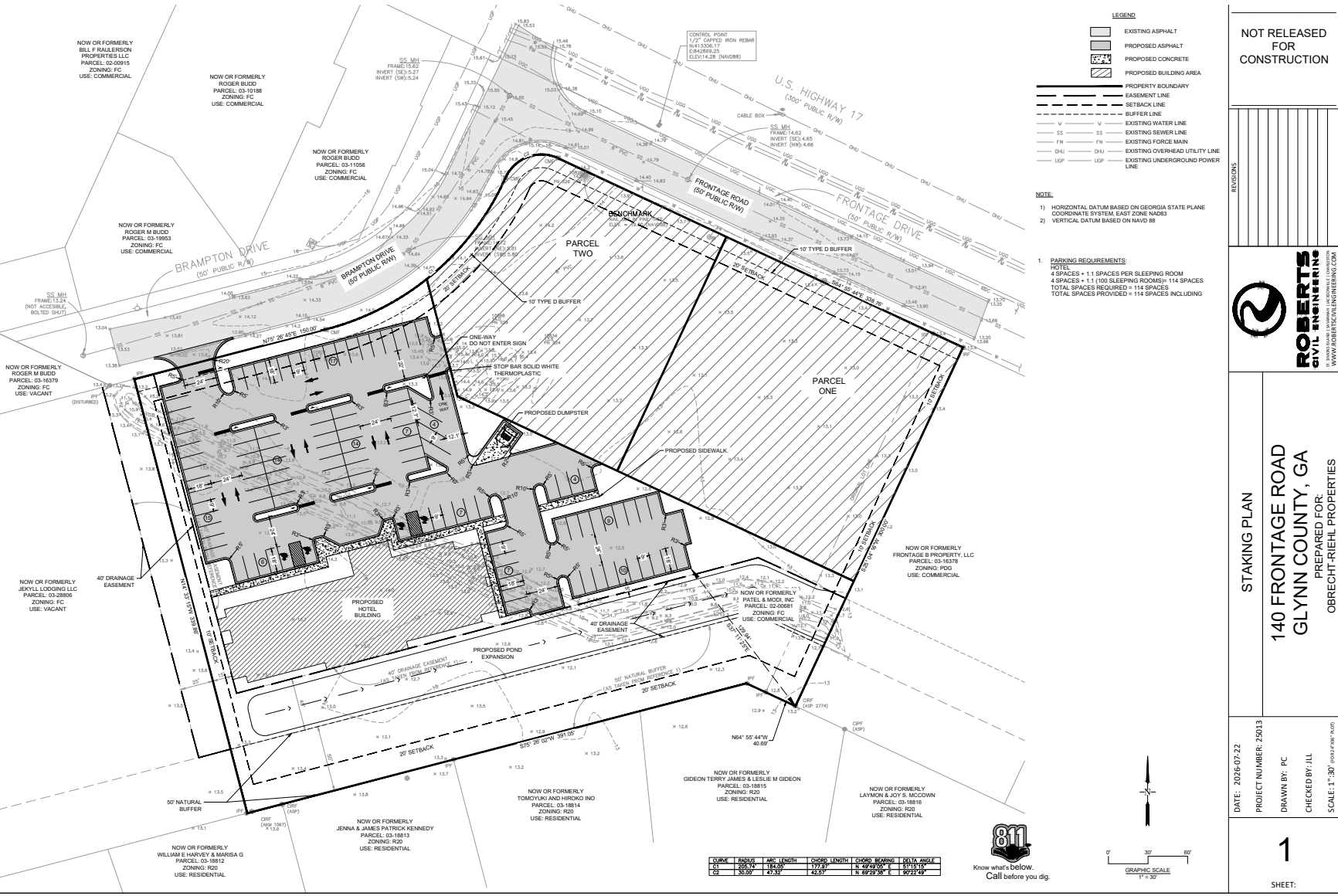
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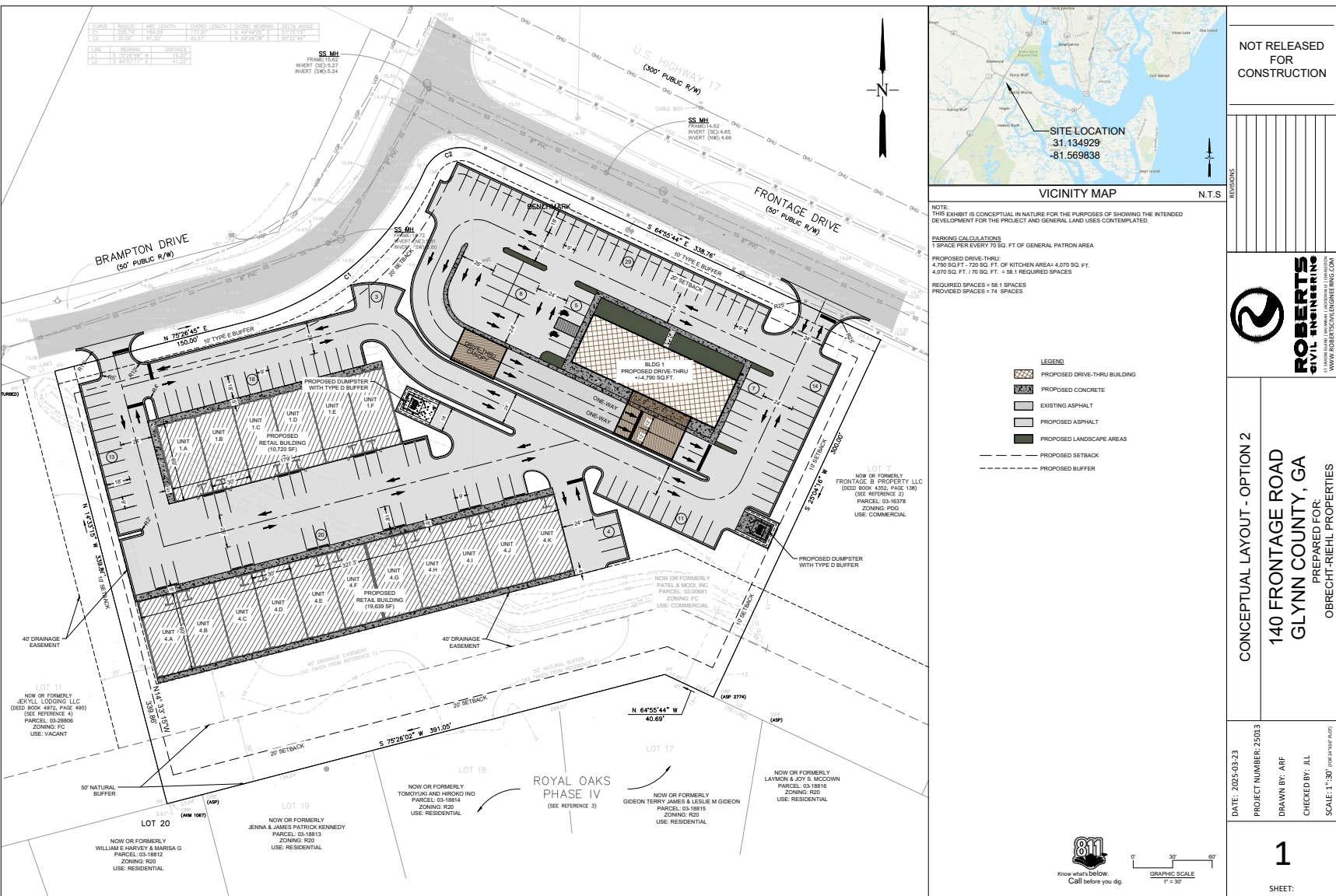
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