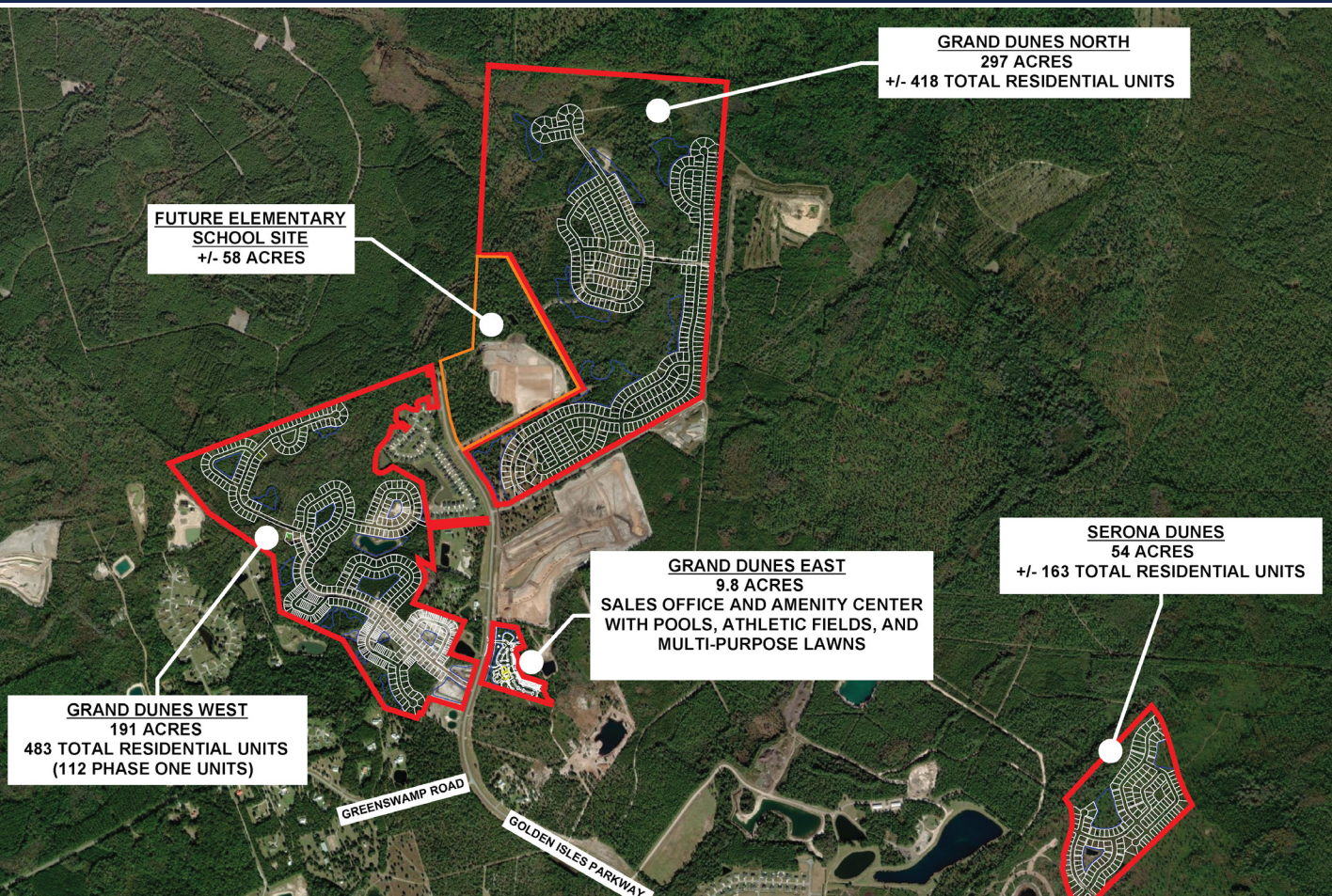


NEW SINGLE-FAMILY DEVELOPMENT

BRUNSWICK, GEORGIA

SERONA DUNES | GRAND DUNES WEST | GRAND DUNES NORTH



JOHN BINDER
COMMERCIAL REALTOR®

(843) 540-1403

JohnBinder.RE@gmail.com

1 Promenade Street, Suite 101, | Bluffton, SC 29910



*All information contained herein, including but not limited to traffic counts, demographics, and location data, is provided for general reference only. No warranty, expressed or implied, is made as to the accuracy, completeness, or reliability of this information. Tenant and/or Tenant's representatives are solely responsible for conducting their own independent due diligence to verify all facts, figures, and conditions. Landlord and Broker assume no liability for any errors, omissions, or reliance upon the information provided.

SERONA DUNES

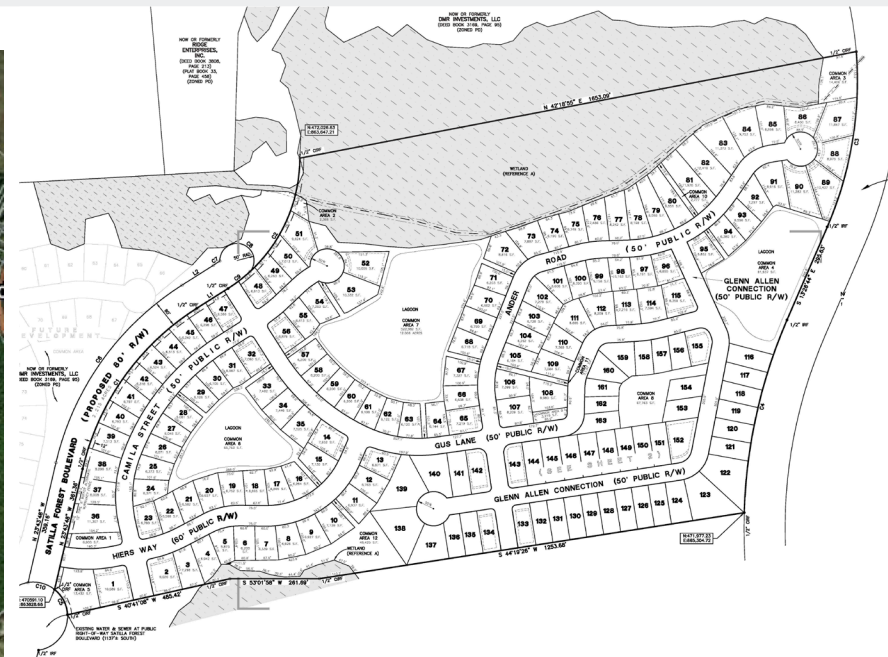
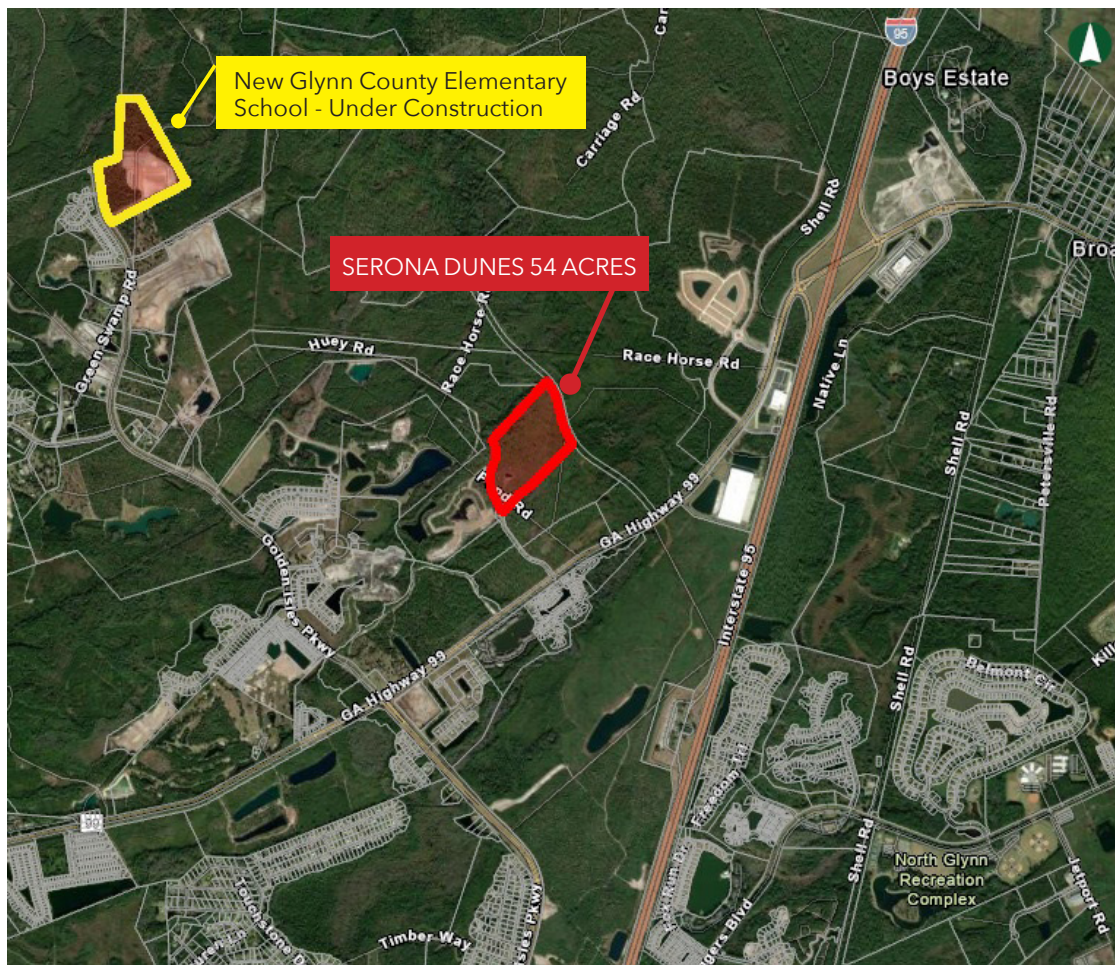
PHASE 1 | BRUNSWICK, GEORGIA

PREMIER SINGLE-FAMILY DEVELOPMENT OPPORTUNITY

65
LOTS - PHASE 1

\$7,800,000
LIST PRICE

\$120,000
PRICE / FINISHED LOT



THE OPPORTUNITY

Phase 1 offers 65 single-family detached finished lots within Serona Dunes. The larger Serona Dunes plan is approximately 54 acres with +/- 163 total residential units, positioned within the broader Grand Dunes development area near Golden Isles Parkway.

DEVELOPMENT CONTEXT

Grand Dunes North: 297 acres / +/- 418 residential units

Grand Dunes West: 191 acres / +/- 483 residential units

Grand Dunes East: 9.8 acres / Sales Office & Amenity Centers with pools, athletic fields, & multi-purpose lawns

Future elementary school site: +/- 58 acres

GRAND DUNES WEST

BRUNSWICK, GEORGIA

PREMIER SINGLE-FAMILY DEVELOPMENT OPPORTUNITY

512
ENTITLED LOTS

\$125,000
PRICE / FINISHED LOT



LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4

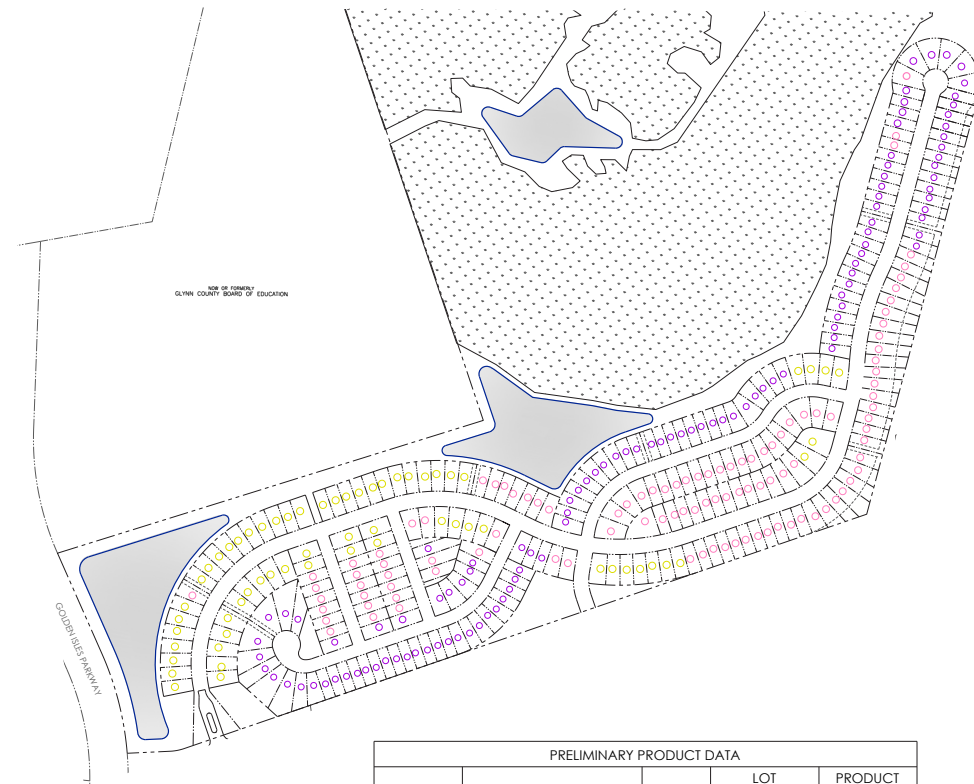
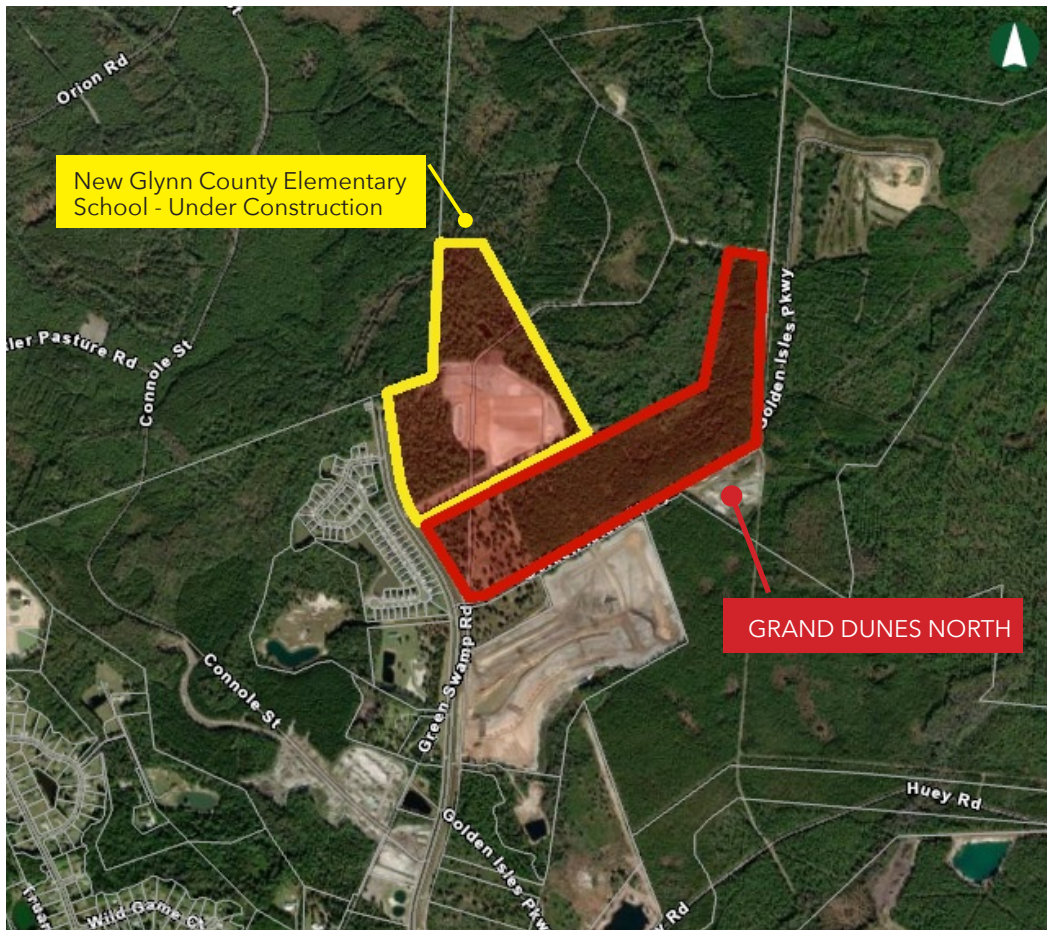
GRAND DUNES NORTH

BRUNSWICK, GEORGIA

PREMIER SINGLE-FAMILY DEVELOPMENT OPPORTUNITY

285
ENTITLED LOTS

\$125,000
PRICE / FINISHED LOT



PRELIMINARY PRODUCT DATA				
LEGEND COLOR	PRODUCT NAME	LOT COUNT	LOT DIMENSIONS (W x D)	PRODUCT DIMENSIONS (W x D)
PURPLE		111	42' X 120'	
PINK		107	45' X 120'	
YELLOW		62	50' X 120'	
	TOTAL:	285		