



The

# Business Report

& Journal

Covering Savannah, The Lowcountry, Coastal Empire, Brunswick & The Golden Isles

Volume 7 Issue 53

May 23 - 29, 2005

\$1.00

## Dolphin Island Is Region's Newest Waterfront Offering

**M**IDWAY - One of the few coastal Georgia waterfront properties left for luxury residential development is taking shape here on a 200-acre tract.

Dolphin Island, which boasts 7,000 feet of waterfront, will have 62 lots over four phases. Only one of the first 16 lots remains in phase one and 16 lots recently came on the market in phase two. The development is situated east of Interstate 95 and adjacent to Isle of Wight in Liberty County. The property is surrounded by the Jerico River, which creates the border between Bryan and Liberty counties.

The nearest town is Midway, population 900. The property is also near the Liberty Freedom Trail that featured prominently in the Revolutionary War and Civil War.

Rob Sales, Steve Watson and five other partners developed the project. "We were really lucky to find this property and entice investors to join us," said Sales, who along with Watson has built and restored several homes in Savannah's Historic District and on Tybee Island. "There is virtually nothing like it between Charleston and Jacksonville."

The developers say Dolphin Island offers more affordable property than Ford Plantation 12 miles to the north and Hampton Island 12 miles to the south. Instead of \$1 million a lot, the fishing and outdoor community's prices range from \$155,000-\$245,000 for a lagoon front property to \$260,000-\$420,000 for waterfront lots.

Of the 200 acres, only about a third will be used for individual 1-acre lots. The rest is divided among lagoons, common areas and conservation space. Construction began in October with the first lots sold in April.

Harvey Gilbert of Gilbert Realty Co. entered the project as a consultant and is now heading up the phase one sales. He



*Each of the 62 lots in the new Dolphin Island development will have access to water, either on one of two lagoons or on the Jerico River.*

said that the master plan was based upon intensive market research.

"The key to successfully developing Dolphin Island is to create a separate and distinct niche from all of the other coastal communities currently being developed along the Interstate 95 corridor between Charleston, S.C., and Jacksonville, Fla.," Gilbert said.

Infrastructure work is underway with the development's two central lagoons 85 percent complete. Curbs and gutters are being installed and gravel is scheduled to be put down in the next 30-60 days depending on weather, said Stephen Ezelle, an associate at Gilbert Realty. The roads eventually will be paved.

The Dempsey Land Design, Land Planners and Landscape Architects and

Cowart Coleman Group Architects & Interior Designers have collaborated on the design. The design and master plan calls for minimum 1-acre lots with frontage on the Jerico River and/or on an interior lagoon system with multiple access points to the river.

"The emphasis is on conservation and a true sense of community with unparalleled waterfront vistas and recreational opportunities," Gilbert said.

Architect Gerry Cowart designed three of the first homes and community features such as the community pier, saltwater dock and "Shell House" gathering place. ■