

CAMDEN WOODS PARKWAY

Apartment Sites – For Sale

44 ACRES – PD/MU MULTIFAMILY RESIDENTIAL



SLD

SAWYER LAND DEVELOPMENT

SAWYER REALTY ♦ SAWYER & ASSOCIATES, INC. ♦ (912) 576-9003

Property INFORMATION

GENERAL SITE INFORMATION

Apartment Site Potential Phased Layout

44 Acres - 2 Phases

Prime Location next to Camden County Schools Future Home Site & almost 300 Acres of Dedicated Parks & Recreation Land

WITHIN 1 MILE:

152 Residences - The Villas at Camden Woods

+/- 60 Residences + 180 Single Family Home Sites -

The Preserve at Camden Woods, currently under construction.

+/- 600 Single Family Home Sites - Camden Woods

West, beginning construction in Sept 2026

RESIDENTIAL STATISTICS

2024 Census, other sources

- 7,200+/- Households within 5 miles
- Laurel Island Plantation: 27%+ of households in Kingsland
- 2,776 Students - Camden County High School Transportation time to work: 29.8 minutes

TRAFFIC STATISTICS

2026 Traffic Study

- 29,729 daily vehicles on GA HWY-40
- 29.82% increase on GA HWY-40 from 2015 to 2026
- 71.75% Passenger Cars
- 24.11% Pickups, Vans



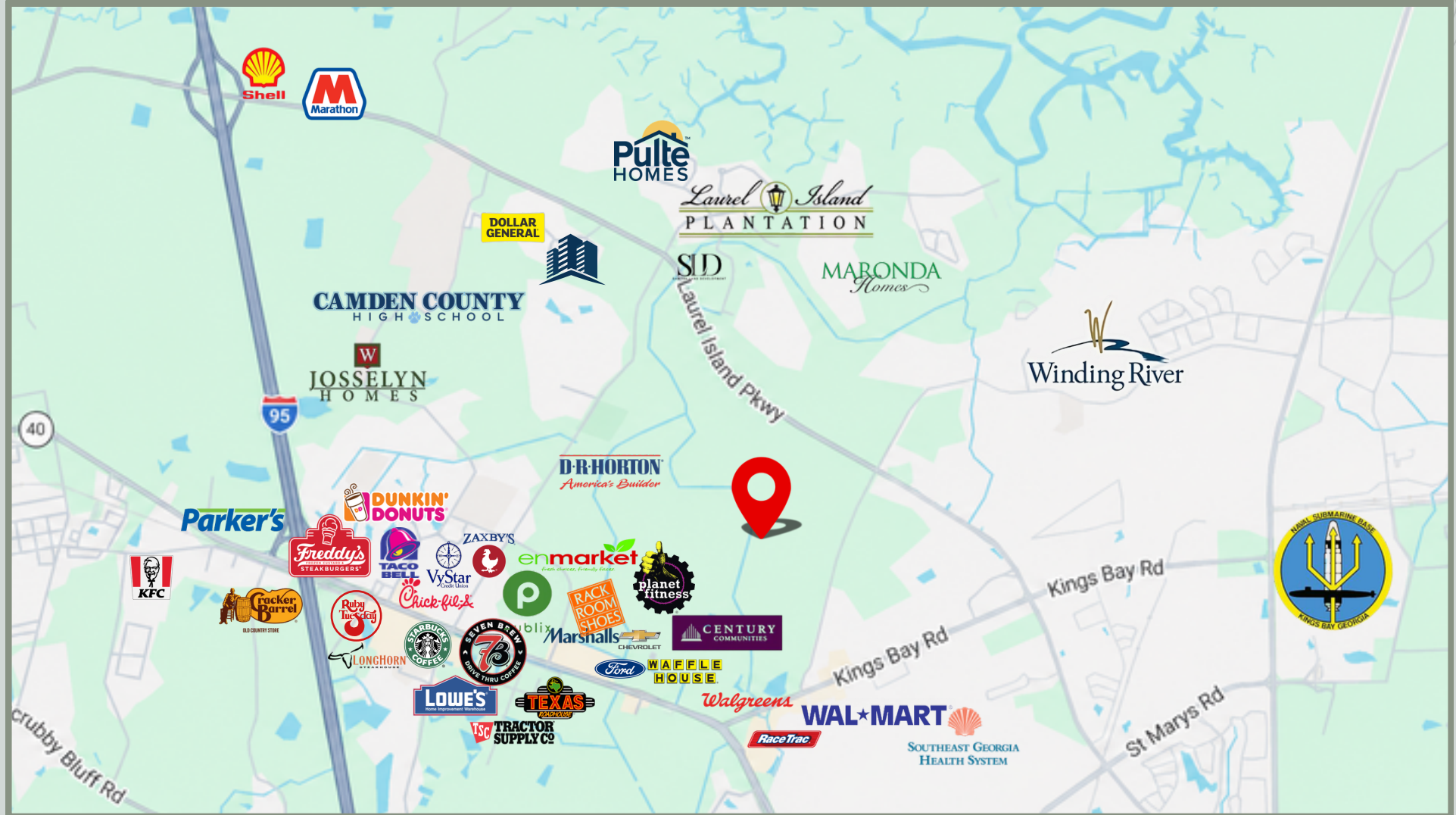
Property **POTENTIAL USES**



APARTMENTS OR MULTIFAMILY HOUSING



Map Of AREA RETAIL - BUSINESS - BUILDERS



Camden County, GA

DEMOGRAPHICS

CAMDEN WOODS PARKWAY EXPANSION PROJECT:

Extension and realignment of CAMDEN WOODS PARKWAY to add a new traffic light at the intersection with GA HWY 40 & create a new connector from GA HWY 40 to COLERAIN ROAD.

Estimated Completion: February 2027

Camden County, GA – Market Snapshot

Population: ~60,143

10-Year Growth: ~19% Population Increase since 2015

Long-Term Growth: ~38% Population Increase since 2000

Annual Growth Rate: ~1.9% average annual growth since 2010

Demographics & Workforce

Median Age: ~34.7

Median Household Income: ~\$74,378

Working-Age Population: ~61% ages 18–64

Economic & Housing Indicators ZILLOW

Median Home Value: ~\$261,400

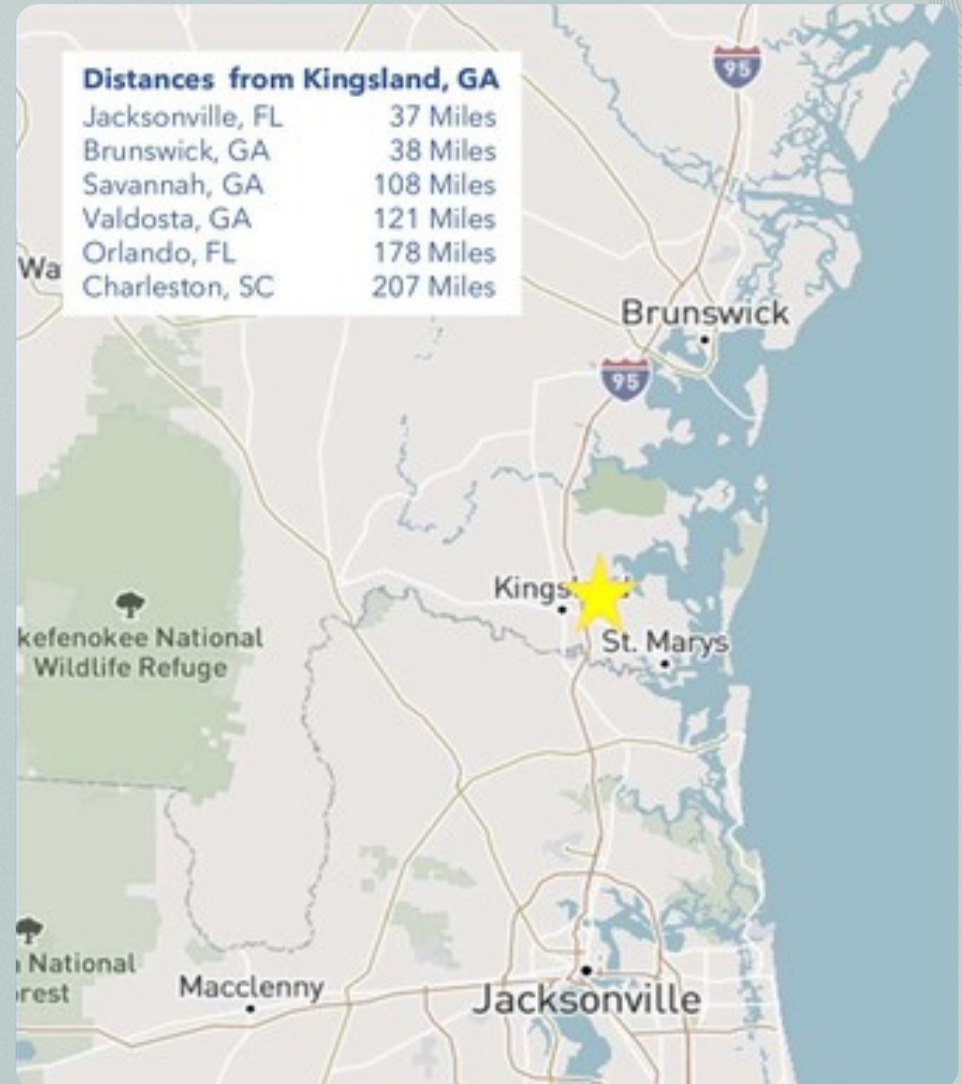
Poverty Rate: ~11.1%

Homeownership Rate: ~67.8%

Median Gross Rent: ~\$1,235

Retail Sales: ~\$1.03 billion annually

Employer Establishments: ~947



Statistics based on 2024 US Census Report

Area Commercial GROWTH

COMING SOON:

Publix (Market at Laurel Island):

Estimated to start construction in the next 12 months.
Located at the corner of Laurel Island Parkway and Gross Road

Major Retail Project (In Development): +/-60 Acres of Commercial frontage on GA HWY 40, at both the intersections of Kings Bay Road and Camden Woods Pkwy

RECENT OPENINGS:

Texas Roadhouse: Popular national steakhouse chain

Cook Out: Fast-growing regional burger chain known for its char-grilled burgers, BBQ, hot dogs, milkshakes, and value menu.

Publix (Market at Kings Bay): New Shopping Center anchored by Publix Grocery Store (Opened January 2026) +/-55,000 sq. ft. anchor retail center with pharmacy, deli, bakery, and full-service grocery offerings. Market at Kings Bay offers additional retail spaces connected to the main Publix location, with new restaurants and retail confirmed and under construction.

ALDI: Grocery chain expansion into the market.

Marshalls: National Retail Outlet chain added to local shopping options.



Why CAMDEN COUNTY, GEORGIA?

- Direct Access to I-95, with Close Proximity to Jacksonville, Savannah, and the Georgia Ports
- Easy access to Rail and Airport Services
- Pro-Business Climate and Available Workforce
- Active Support from Local Leadership and Development Authorities
- Affordable Land and Space for Growth
- Strong Partnerships with Education, Workforce Training Institutions, & the Kings Bay Naval Base

Founded: 1777

Area: 782 Sq. Miles

Population: > 60,000

Largest City: Kingsland

County Seat: Woodbine

