

# ±7 AC PRIME COMMERCIAL SITE FOR SALE

0 STELLAR DR, BRUNSWICK GA, 31525



## LOCAL MARKET EXPERTS

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St. Simons Island, GA 31522



# PROPERTY DETAILS



## PROPERTY SPECIFICS

*+500' frontage on Golden Isles Pkwy (AADT 7,159)*

*1/4 Mi From I-95 (AADT 64,500 - 2024)*

*Zoning: Freeway Commercial (FC)*

*Heavy Commercial & Residential Development Nearby*

*3 miles to Brunswick Golden Isles Airport*



**±7 Acres  
Available**



**Easy Access  
To Golden Isles  
Pkwy and I-95**



**Zoning: Freeway  
Commercial (FC)**

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**Flexible Development Use:** 1/4 Mile from Exit 38: Ideal for Hotel Development or Interstate-Related Use

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**Premium Location:** Great Location in Rapidly Growing North Glynn County

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**Accessibility:** Frontage on Golden Isles Pkwy and 0.5 Miles From I.95

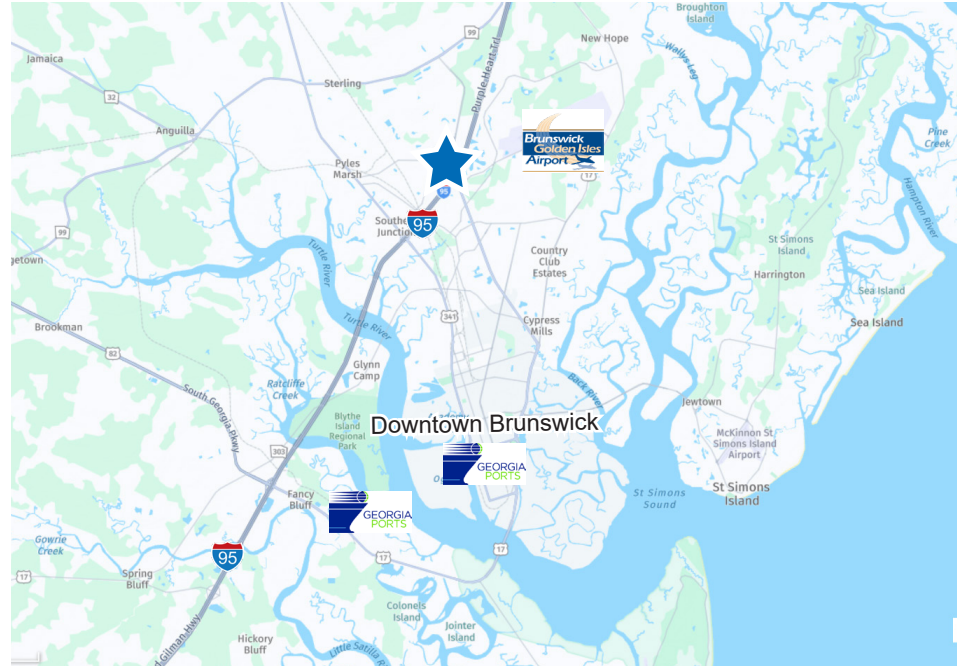
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**Price: \$850,000**

**0 Stellar Dr** offers unmatched Retail Development opportunities in Brunswick's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.

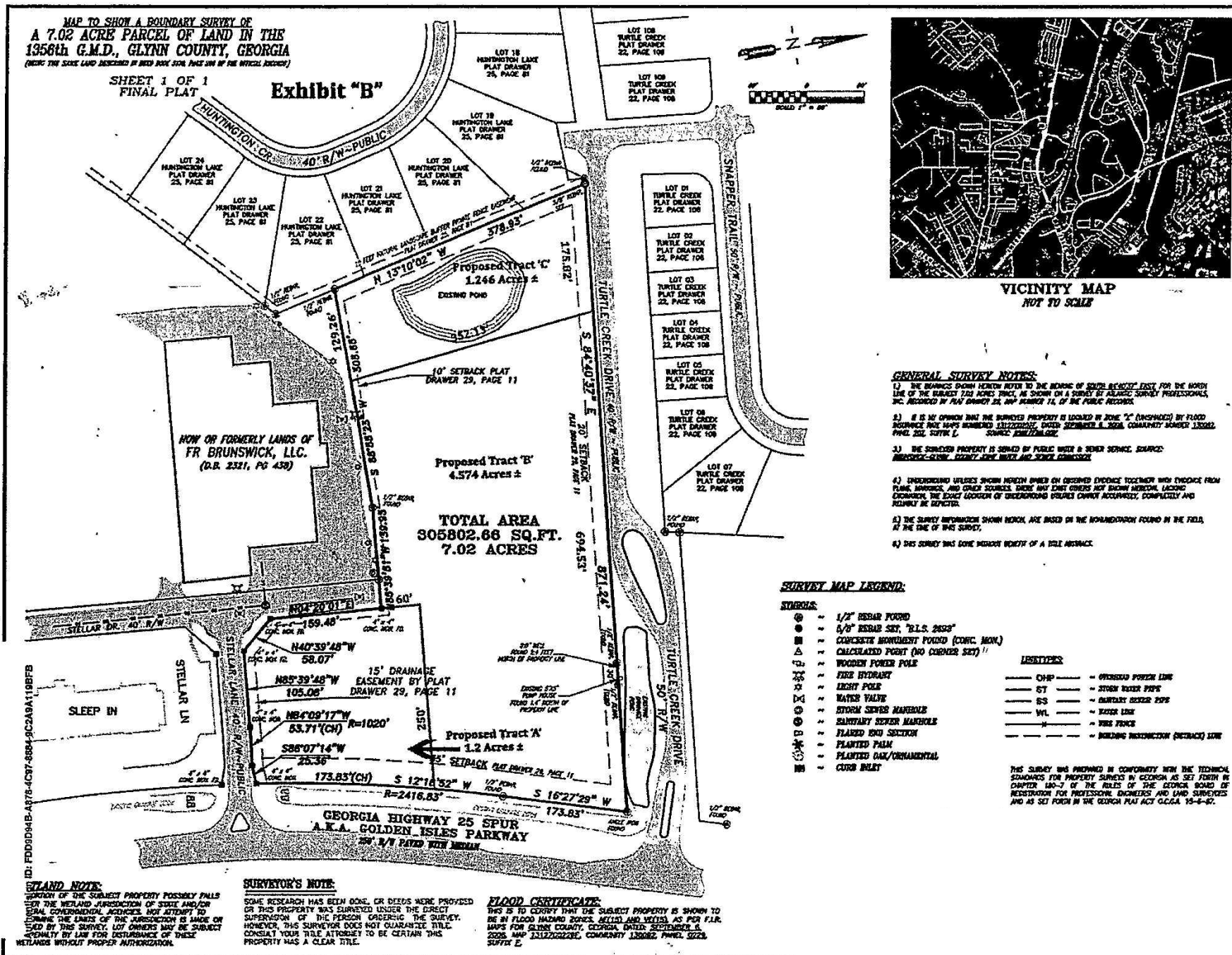


# PROPERTY PHOTOS



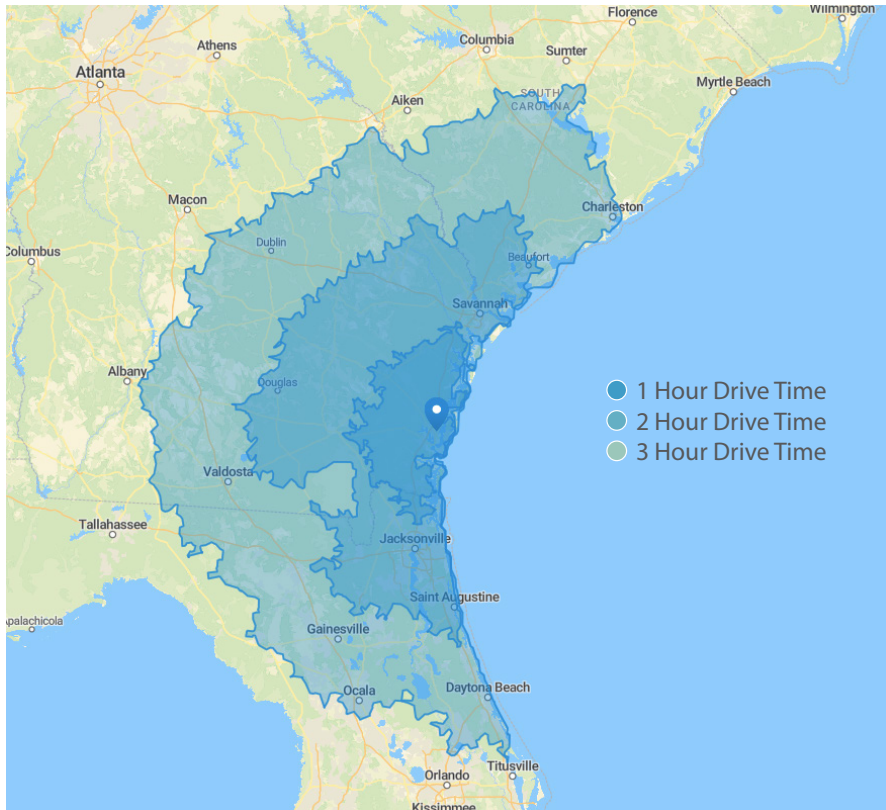


# PROPERTY SURVEY

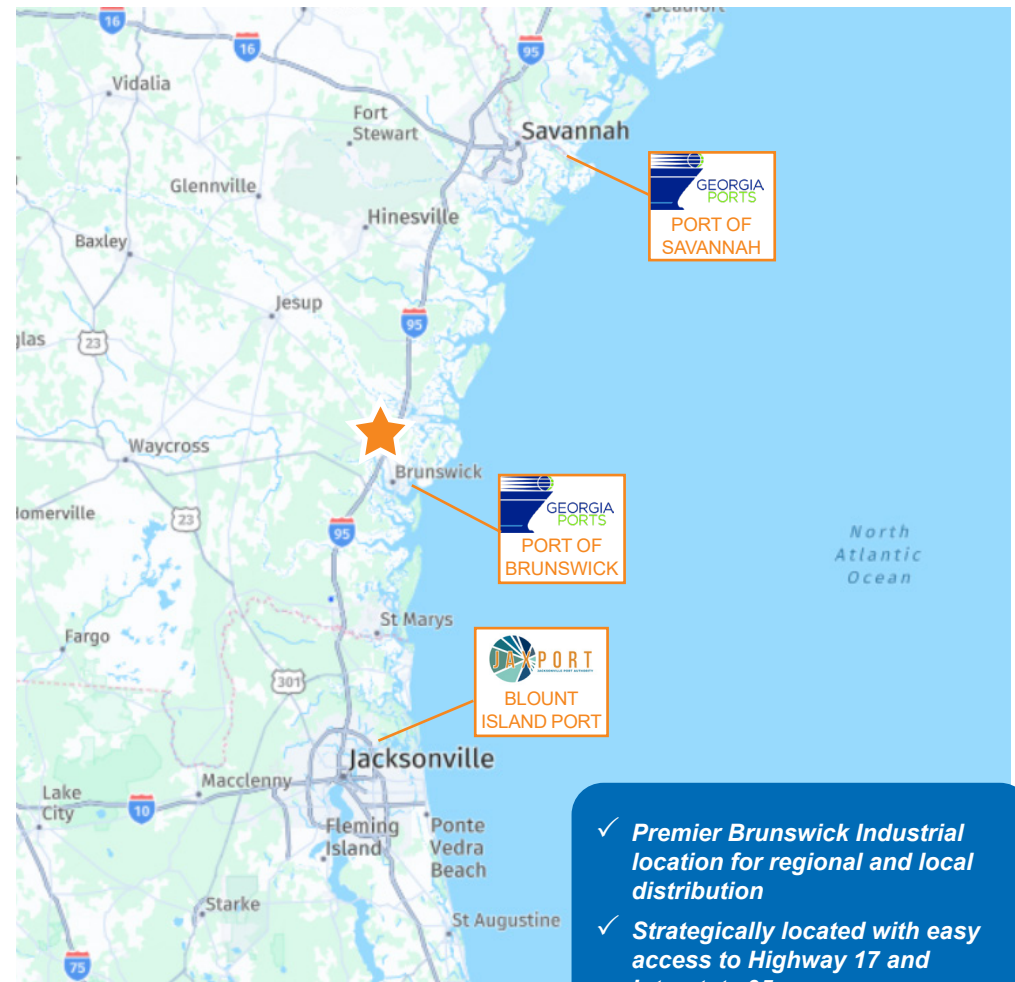




# EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
<b>I-95</b>	2 mins	0.5
<b>Golden Isles Pkwy</b>	0 mins	Direct Access
<b>Port of Brunswick</b>	18 mins	12.9
<b>Brunswick Golden Isles Airport</b>	9 mins	3.6
<b>JaxPort Blount Island</b>	59 mins	66.8
<b>Port of Savannah</b>	1.12 hr	73.4



- ✓ **Premier Brunswick Industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Highway 17 and Interstate 95**