Exclusive Listing By: Coastal Roots Realty

Agent: Summer A Josselyn

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2+/- ACRE COMMERICAL PARCEL 1066 King Ave, Kingsland GA 31548



This vacant 2+/- acre commercial parcel offers a strategic location with direct access to highway 40 and close proximity to I-95, presenting a lucrative opportunity for a range of businesses.

Boasting a desirable C2 zoning, this cleared parcel features established ingress/egress and the potential for further parcel subdivision to meet specific buyer needs. The seller is open to negotiation for an additional 1/2 acre if required, providing flexibility for development.

Conveniently situated just 1 mile from I-95, this location provides high visibility and accessibility, making it ideal for businesses seeking a prominent location. Don't miss out on this exceptional commercial opportunity in the fast growing Camden County.

This 2 acre offering is a portion of the current 2.89 acre parcel and will need to be subdivided prior to closing. Seller is willing to negotiate additional 1/2 acre if needed for buyers objective. Parcel outline in listing photos are approximate & to be verified by survey.

Due diligence and closing dates are negotiable.

Exclusively listed by Coastal Roots Realty, Sellers represented by REALTOR Summer A Josselyn, GA RE Lic #366664

Co-op Buyer Broker commission is 2% of closed sales price

C-2 Zoning: https://library.municode.com/ga/kingsland/codes/code_of_ordinances?nodeld=PTIICOOR_APXAKIZOLADEOR_ARTVIUSREZODI_S61CODI

Zoning Map: https://kingslandgeorgia.com/DocumentCenter/View/8302/Kingsland-Zoning-Map-









REALTOR® CONTROLLER

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BROKER | OWNER

ABR®, GRI, RENE, SRS **GA LIC** #366664 | **FL LIC** #BK3566492

We would love to help you put down roots in Coastal Georgia & Northeast Florida!

COASTAL REALTY