

Commercial Property For Sale - \$10.9 M
+/- 88 Acres at GA HWY 40 and Kings Bay Rd.
LISTED BY SAWYER REALTY - (912) 576-9003



For more information, contact Nikki Ford at (912) 576-9003
nikki@laurelislandplantation.com

The Location

Prime location on GA HWY 40 and Kings Bay Road at one of the most heavily trafficked intersections in Camden County. Short distance to I95, Kings Bay Naval Base, and Downtown St Marys. Property offers countless options for commercial development projects. Adjacent 44 Acre parcel is proposed for apartment or townhome development.



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The Site

Wetlands

Isolated wetlands area within property is currently under review, with determinations estimated in February 2025.

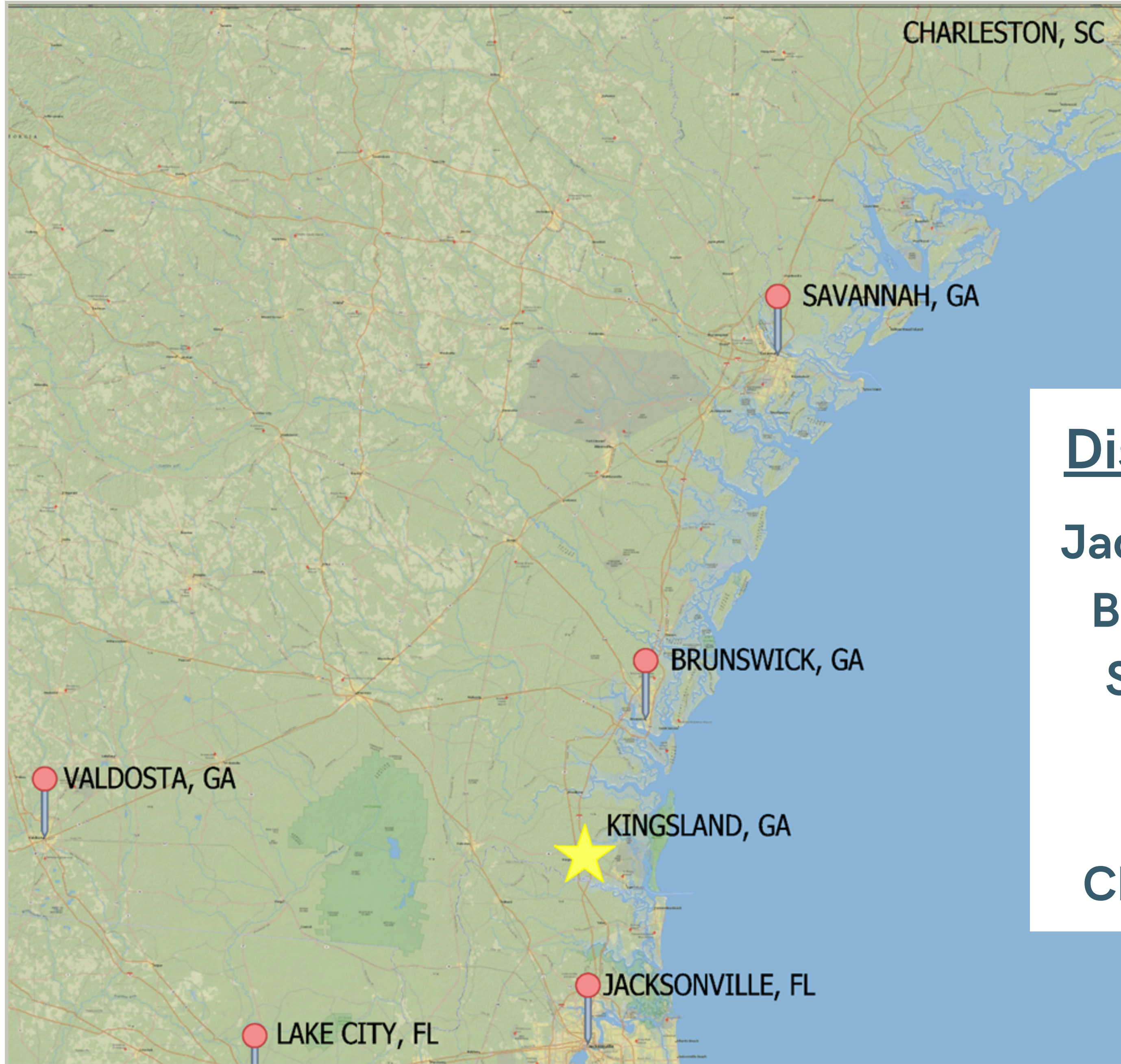
Utility Easements

Commercial property fronts a 40 Acre Parcel held for Future Residential Development. Utility easements will be required for future development.



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Area Information



Distances from Kingsland

Jacksonville, FL	37 Miles
Brunswick, GA	38 Miles
Savannah, GA	108 Miles
Valdosta, GA	121 Miles
Orlando, FL	178 Miles
Charleston, SC	207 Miles



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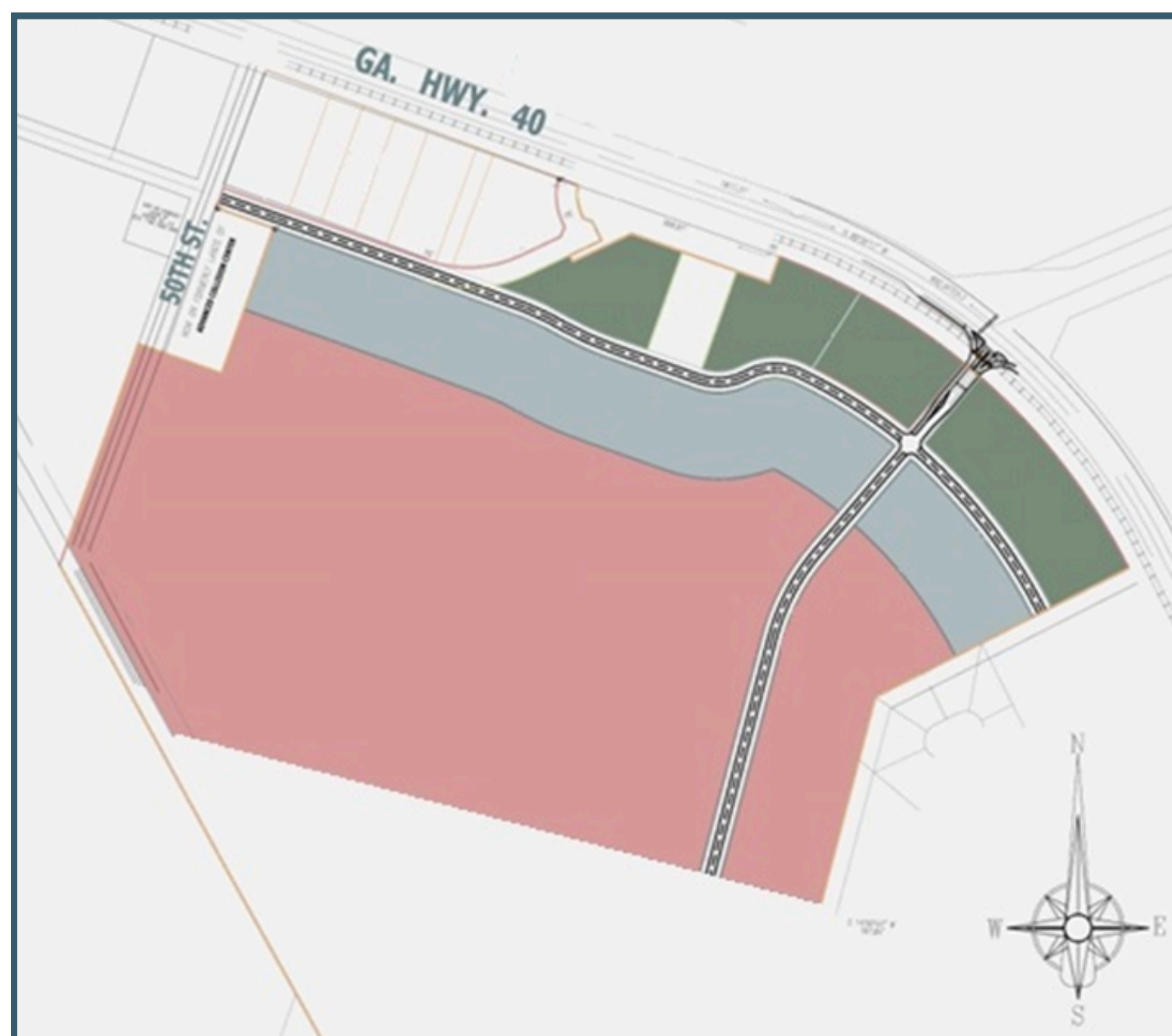
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Tax Allocation District

City of Kingsland Tax Allocation District #2: Camden Woods Redevelopment Plan

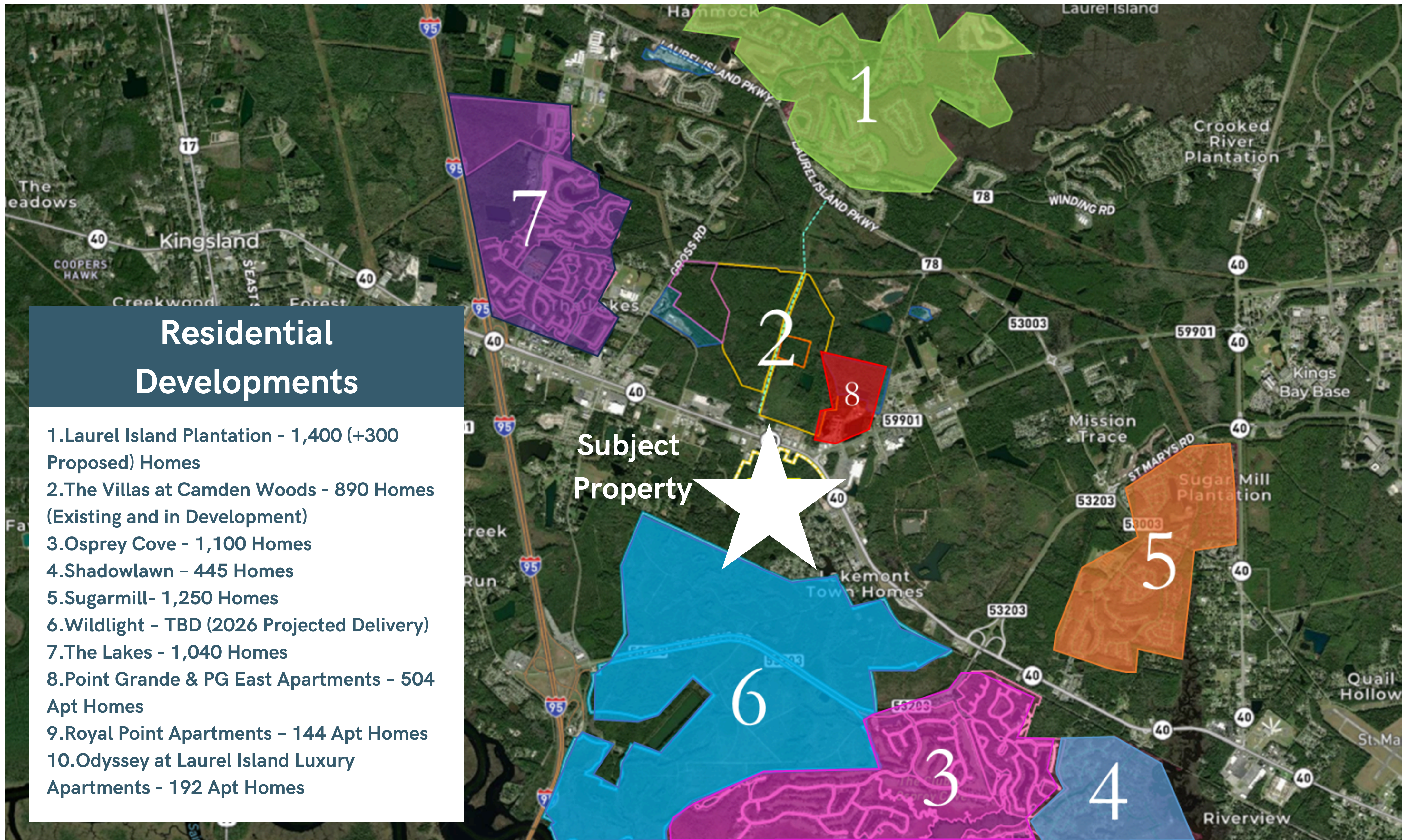
Subject property is included in the TAD, providing tax revenues for improved and expanded infrastructure over the next 6 years.

Prospective Retail



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Surrounding Residential Developments



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