



RIVERS EDGE  
BAR & GRILL

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DARIEN RIVER  
WATERFRONT PARK  
& DOCKS

  
OAKS ON THE RIVER  
LUXURY BOUTIQUE RESORT

  
OAKS  
- ON THE  
RIVER  
RESIDENCES

*The Canopy*  
RESTAURANT

17

Darien River

**For Sale**

**±2.35 AC**

# Development Opportunity

435' of River Frontage with Existing Dock

66 Franklin Street | Darien, GA 31305



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# Property Overview

**Address** 66 Franklin Street  
Darien, GA 31305

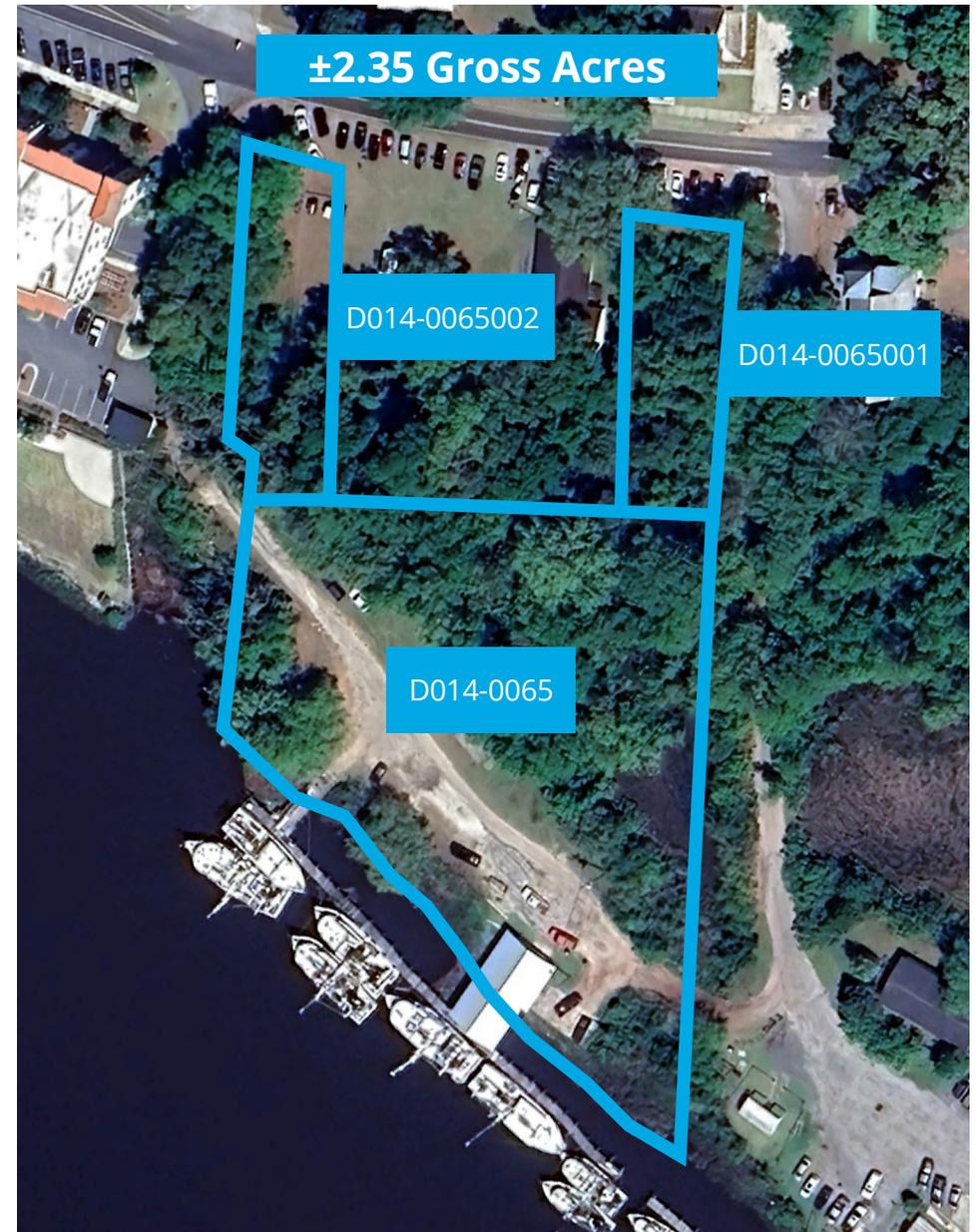
**Parcel No.** D014-0065, D014-0065001,  
D014-0065002

**Gross AC** ±2.35 AC

**Upland AC** ±1.65 AC

**Zoning** Maritime/Residential  
(Adjacent to Commercial)

- Prime riverfront location offering a blank slate for diverse development, featuring an existing dock on the Darien River that was until recently used by local shrimp fishermen
- Located next to Oaks on the River, a 52-room luxury boutique hotel, and Oaks on the River Residences, twelve 3-bedroom condominiums
- Population growth in Glynn County within recent years
- Situated just off US Highway 17

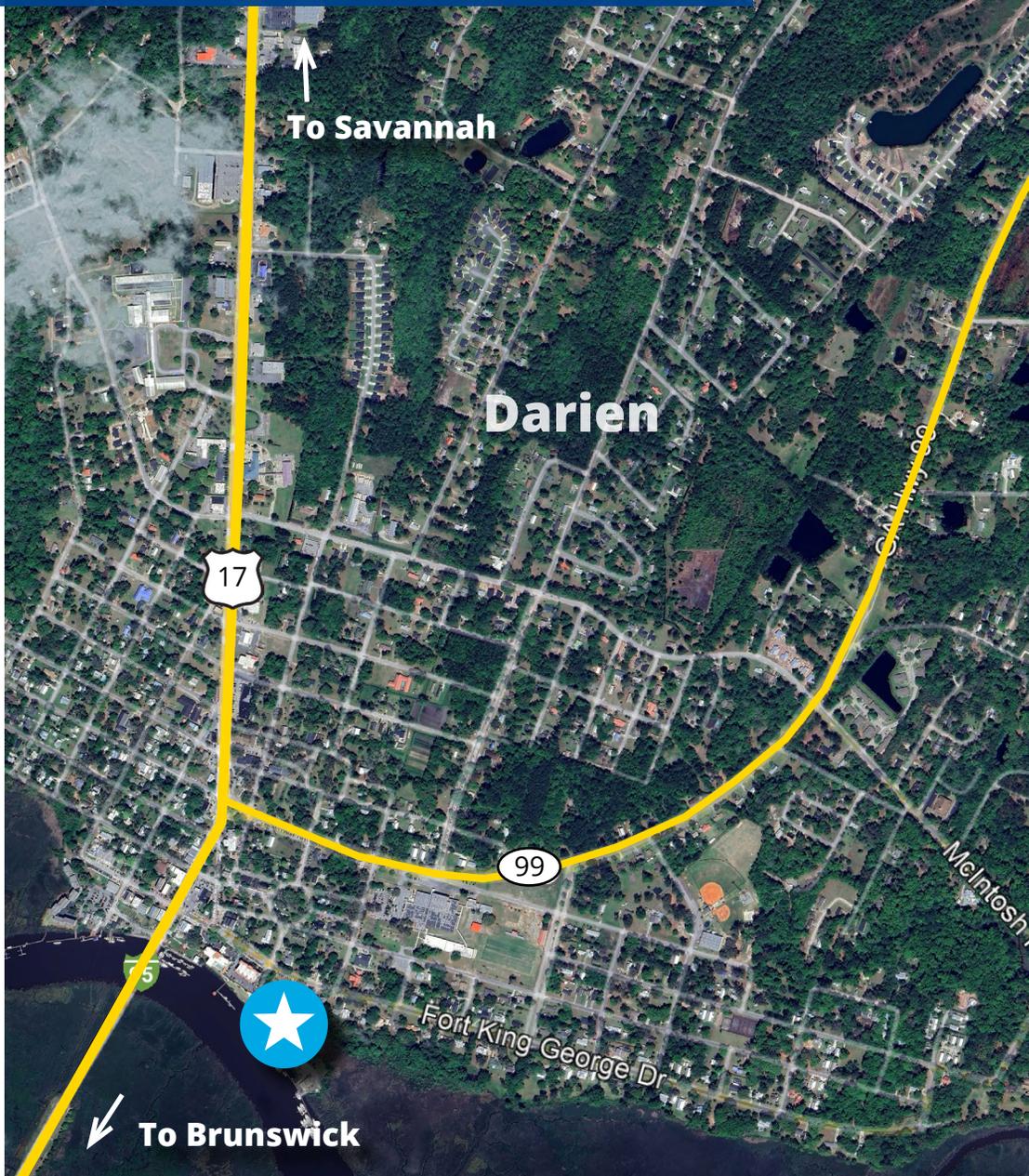


# Wetlands Overview

-  Project Area: ±2.40 AC
-  Upland: ±1.65 AC
-  Freshwater Wetland: ±0.33 AC
-  Tidal Marsh: ±0.42 AC



# Location Overview



## 10 Mile Radius Demographics

Source: ESRI



2025  
Population  
**25,925**



No. of  
Households  
**10,544**



Daytime  
Employees  
**8,247**



2025 Average  
Household Income  
**\$101,076**

**17**

Miles to Brunswick

**435'**

of Frontage  
on Darien River

**7,130**

Cars per Day  
Passing on  
Highway 17

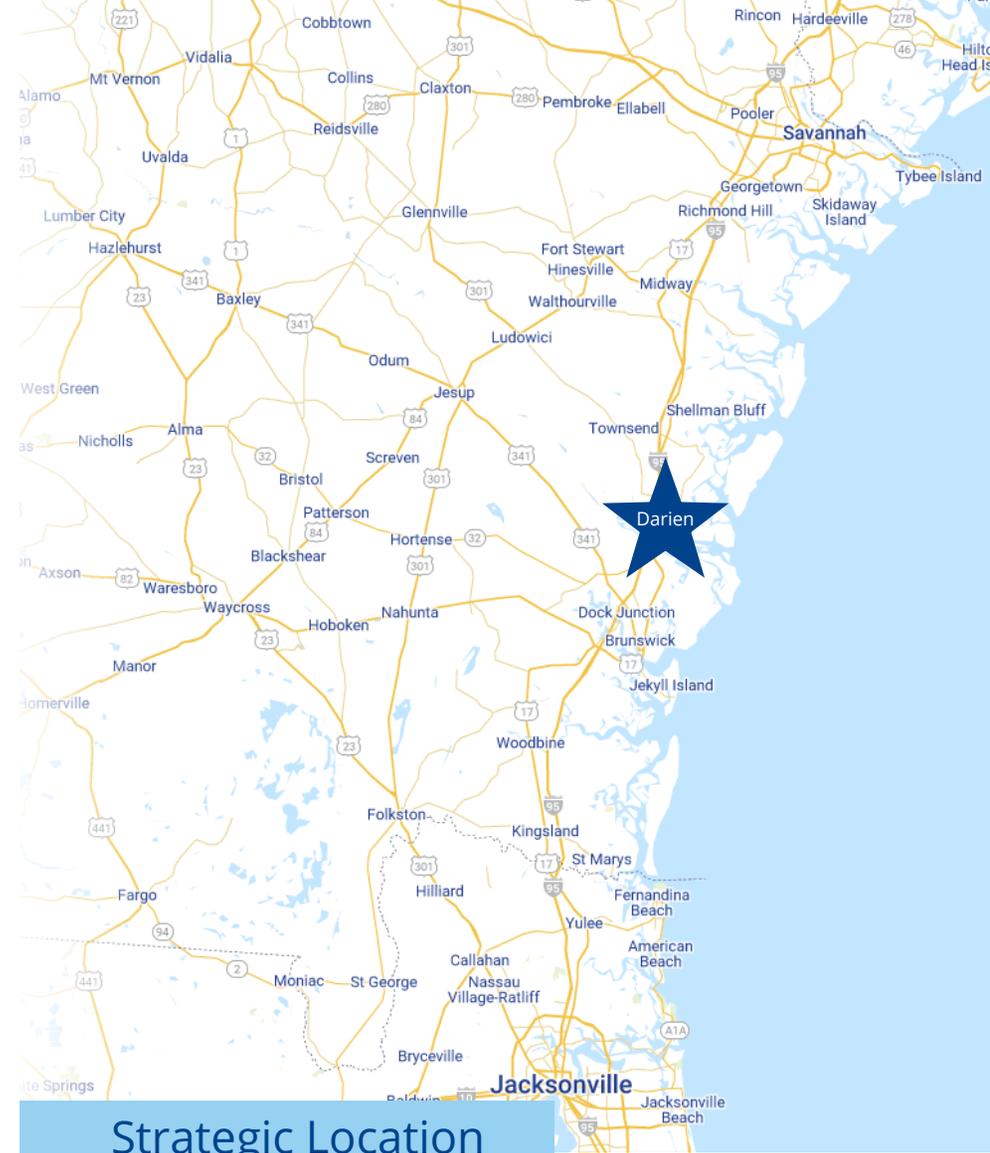
# Darien, Georgia



**Darien, Georgia**, is a charming coastal town located in McIntosh County along the Atlantic coast. Known for its rich history and scenic beauty, Darien is the second oldest planned city in Georgia, established in 1736 by Scottish Highlanders. The town offers a glimpse into the past with its historic sites, such as Fort King George and the Butler Island Plantation. Visitors and residents alike enjoy the picturesque waterfront, abundant wildlife, and outdoor activities like boating and fishing. Darien's vibrant local culture is reflected in its annual events, seafood cuisine, and the welcoming community atmosphere, making it a unique and attractive destination in the Southeast.

## Business Incentives in McIntosh County

- **Access to a large labor pool:** Five-county labor shed with over 91,000 workers
- **Low corporate tax rate:** 5.75%, with single factor apportionment formula
- **Strong local banking institutions:** For financing assistance



## Strategic Location

### Less than 1 Hour

from Savannah, Georgia and Jacksonville, Florida

### Situated Along Interstate 95

the primary East Coast corridor, connecting to Interstate 16 at Savannah and Interstate 10 at Jacksonville

**FOR SALE**

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