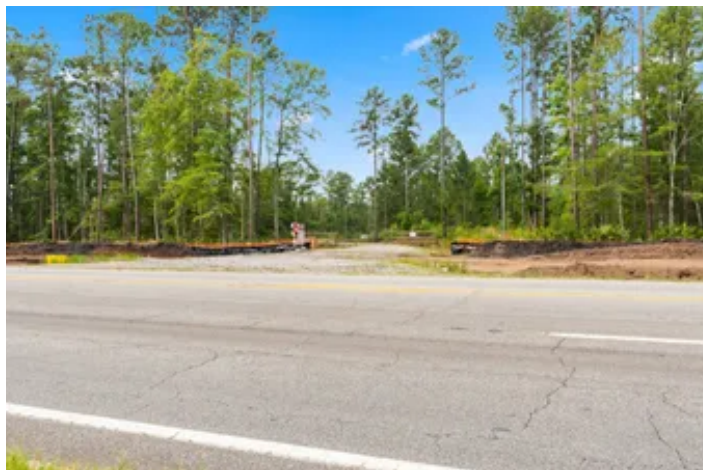


Coastal Estates
1 Coastal Estates Dr.
Brunswick, GA 31525

\$1,100,000
120.280± Acres
Glynn County



Coastal Estates
Brunswick, GA / Glynn County

SUMMARY

Address

1 Coastal Estates Dr.

City, State Zip

Brunswick, GA 31525

County

Glynn County

Type

Undeveloped Land, Lot

Latitude / Longitude

31.2925 / -81.4497

Dwelling Square Feet

0

Acreage

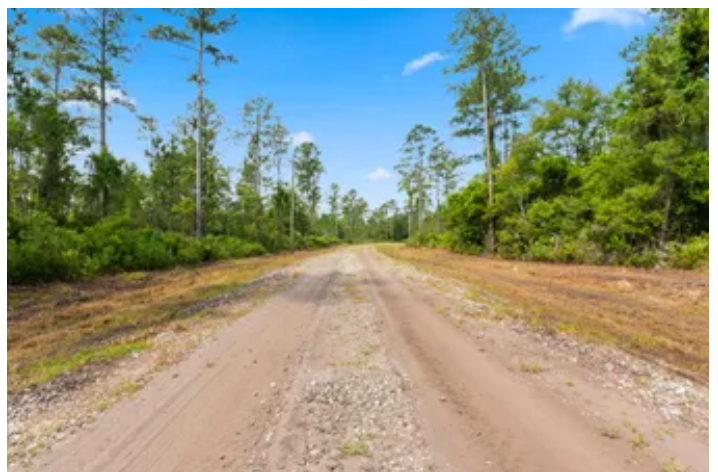
120.280

Price

\$1,100,000

Property Website

<https://www.cartergroupland.com/property/coastal-estates-glynn-georgia/57725/>



PROPERTY DESCRIPTION

Discover a unique investment opportunity with this 120.281-acre property located off Highway 17 in Glynn County, GA. Situated near the new Buc-ee's location at the intersection of I-95 and Highway 99, this prime parcel is at the heart of a rapidly growing area in Brunswick, GA. The property is adjacent to the historic Hofwyl-Broadfield Plantation State Historic Site, offering a blend of history and modern development potential.

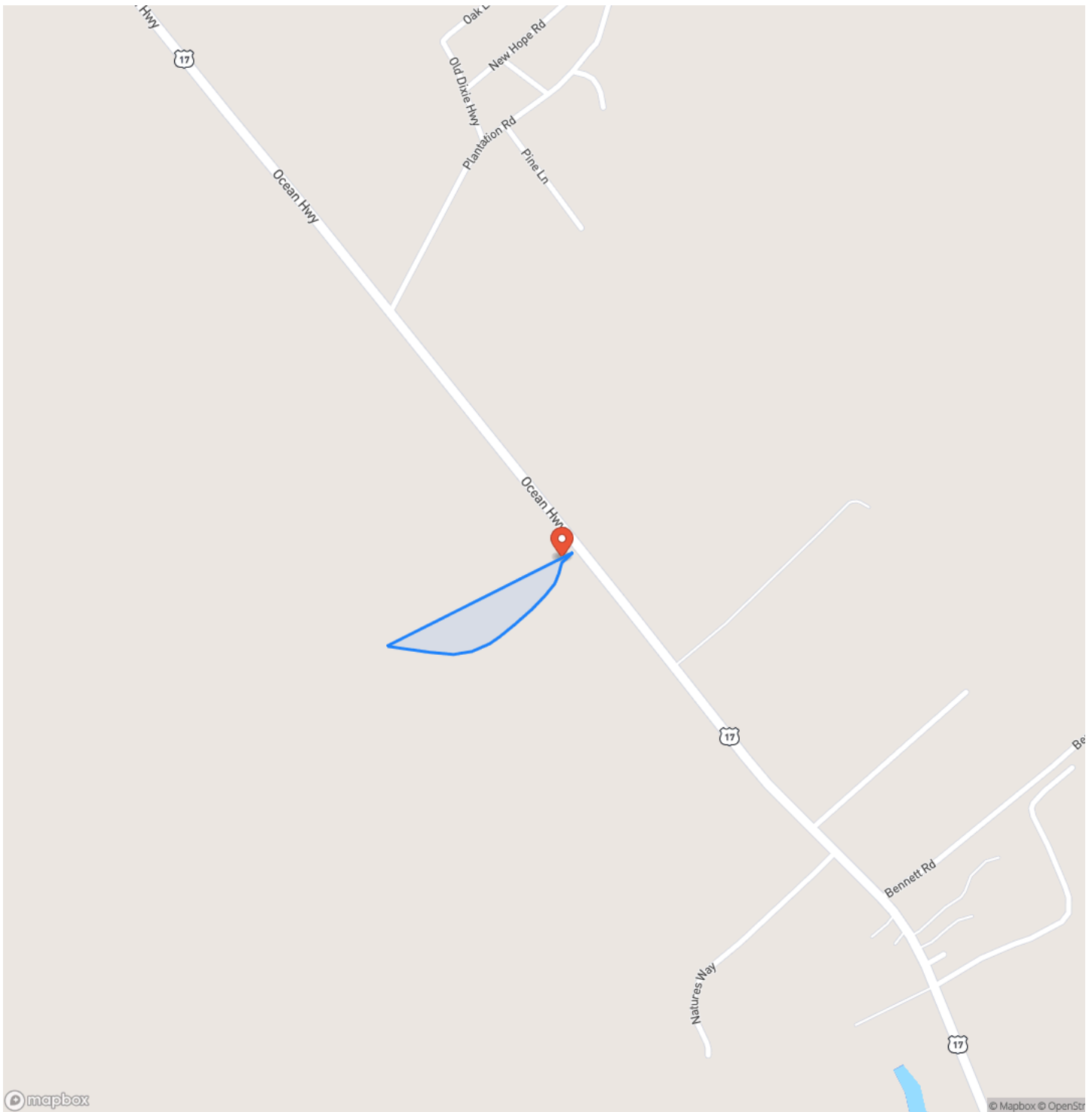
Boasting excellent road access on Highway 17, which is currently being widened to four lanes, this mostly upland property is primed for residential development. The land features a well-maintained road system within the parcel, ensuring easy navigation and access throughout the property.

Additionally, this property is already zoned for 75 homes under the Glynn County Planned Development District zoning text for The Golden Isles Gateway, making it a ready-made opportunity for developers looking to bring a new residential community to the area. The buyer may also have the opportunity to extend nearby utilities to the property, further increasing its development potential and possibilities.

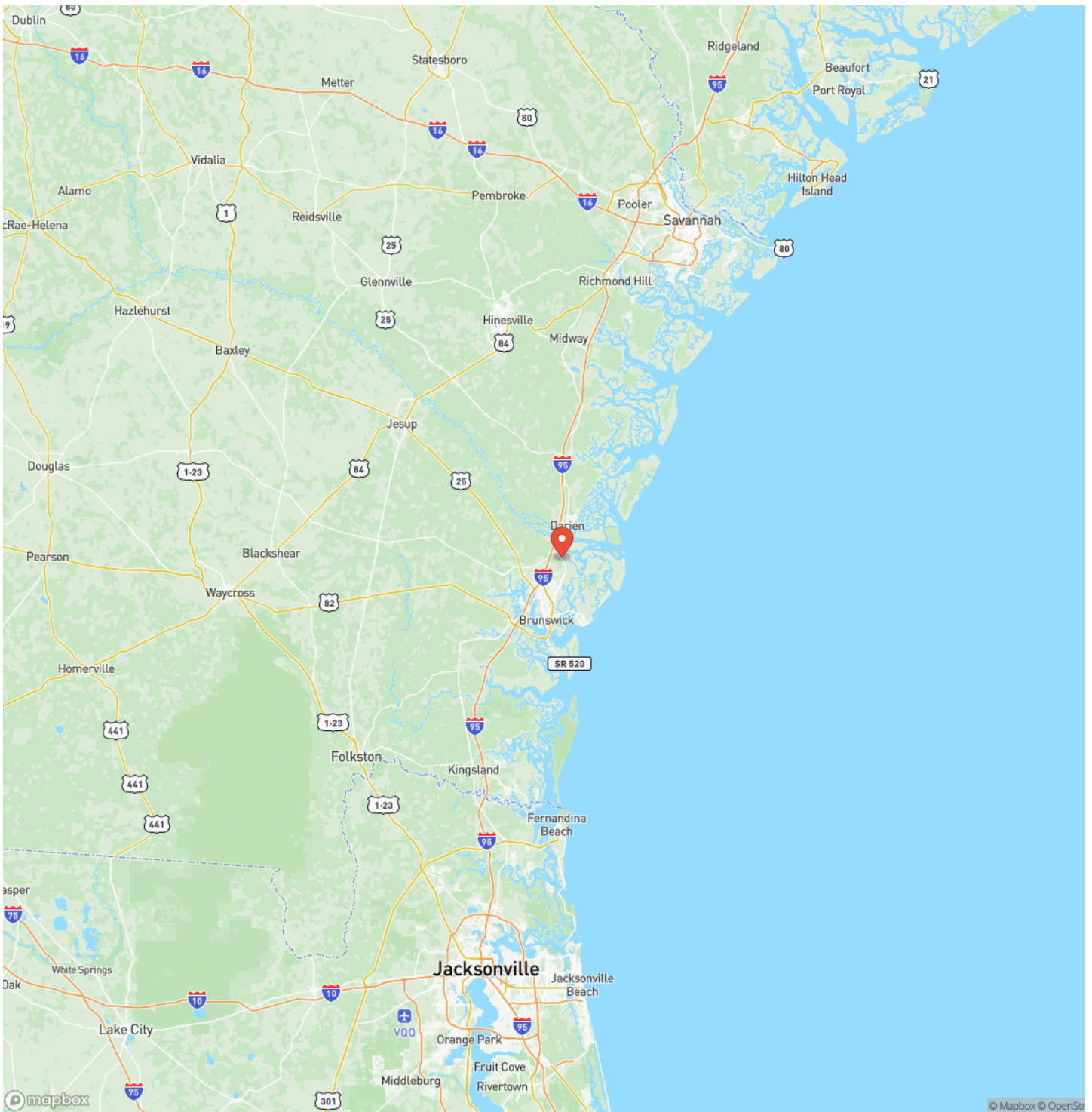
Located in a thriving region with significant ongoing development, this land offers immense potential for investors and developers. The booming area of Brunswick, GA, presents numerous opportunities for growth and expansion, making this property a valuable asset for anyone looking to capitalize on the region's development. Don't miss this exceptional opportunity to invest in one of Glynn County's most promising areas, perfect for developing a new neighborhood in a booming locale.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle Cato

Mobile

(912) 715-8809

Office

(912) 551-8349

Email

kyle@cartergroupland.com

Address

122 Island Professional Park

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Carter Group
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Saint Simons Island, GA 31522
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