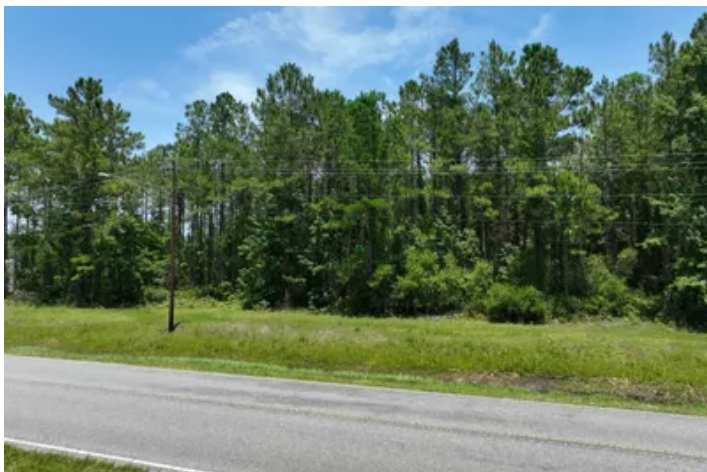


1.07 +/- Ac Commercial, St. Marys, GA
0 Colerain Rd
Saint Marys, GA 31558

\$72,500
1.07± Acres
Camden County



1.07 +/- Ac Commercial, St. Marys, GA
Saint Marys, GA / Camden County

SUMMARY

Address

0 Colerain Rd null

City, State Zip

Saint Marys, GA 31558

County

Camden County

Type

Undeveloped Land, Commercial

Latitude / Longitude

30.780544 / -81.593234

Acreage

1.07

Price

\$72,500



1.07 +/- Ac Commercial, St. Marys, GA Saint Marys, GA / Camden County

PROPERTY DESCRIPTION

Prime Commercial Acreage – 1.07 Acres in St. Marys, GA

This 1.07-acre commercial parcel is ideally situated off Colerain Road in the heart of St. Marys' rapidly growing corridor. With high visibility and convenient access, this site is a strategic location for retail, office, or flex space development. Surrounded by residential growth and commercial activity, the property is positioned to capitalize on the area's continued expansion.

Property Features:

- 1.07 Acres Zoned Commercial
- Located on Busy Colerain Road
- Excellent Road Frontage and Accessibility
- Ideal for Retail, Office, or Flex Space Development
- Surrounded by Established and Growing Residential Communities

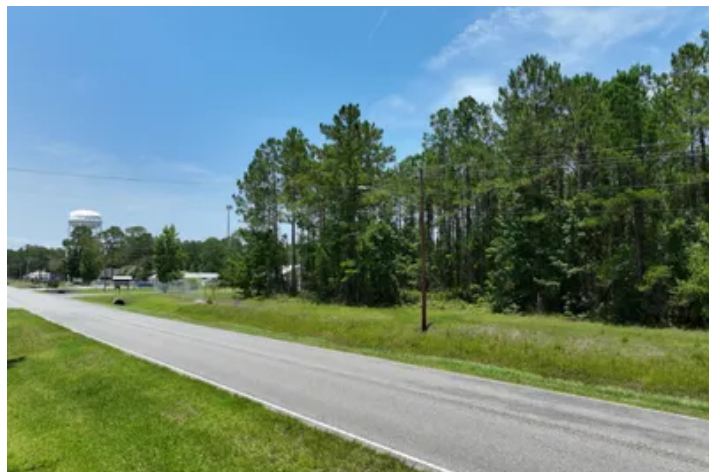
Conveniently Located:

- 12 minutes to Downtown St. Marys, GA
- 13 minutes to Kingsland, GA
- 36 minutes to Jacksonville, FL
- 41 minutes to Brunswick, GA

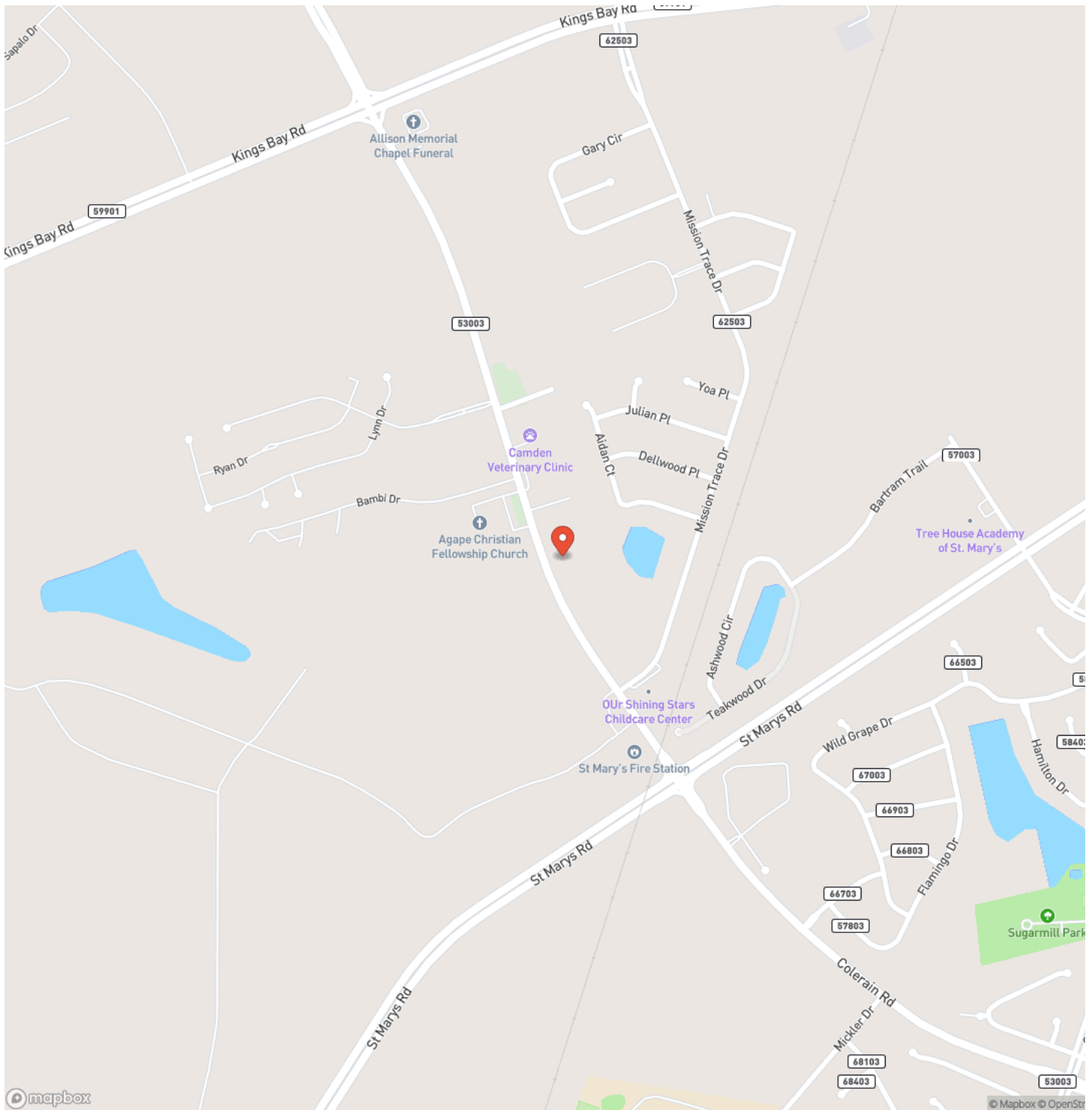
This is a rare opportunity to secure a high-visibility commercial site in one of Southeast Georgia's most active growth corridors.

Contact **Brogan Napier** (Cell: [904-814-9737](tel:904-814-9737)) with Mossy Oak Properties for more information on this property or others like it.

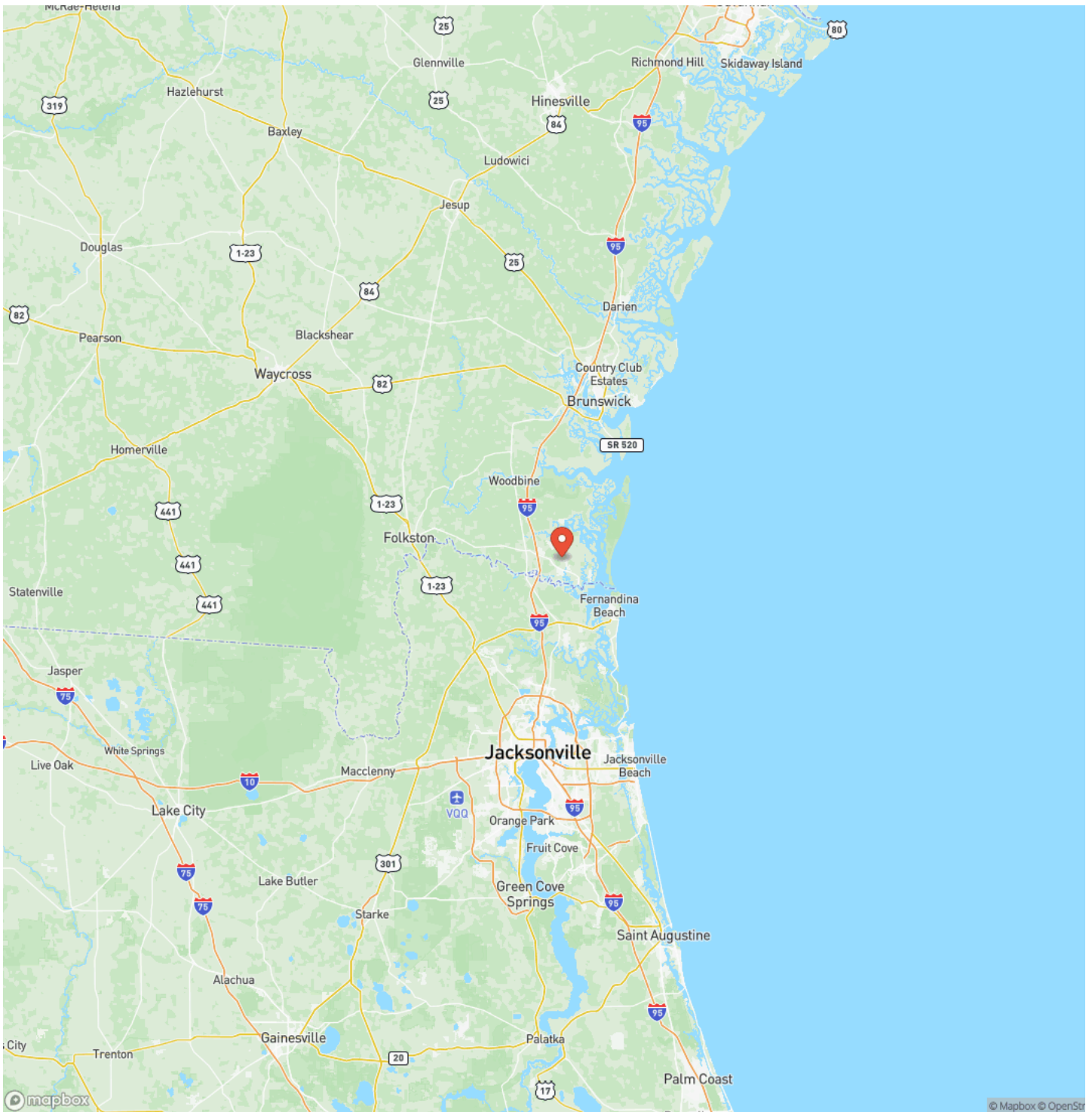
1.07 +/- Ac Commercial, St. Marys, GA
Saint Marys, GA / Camden County



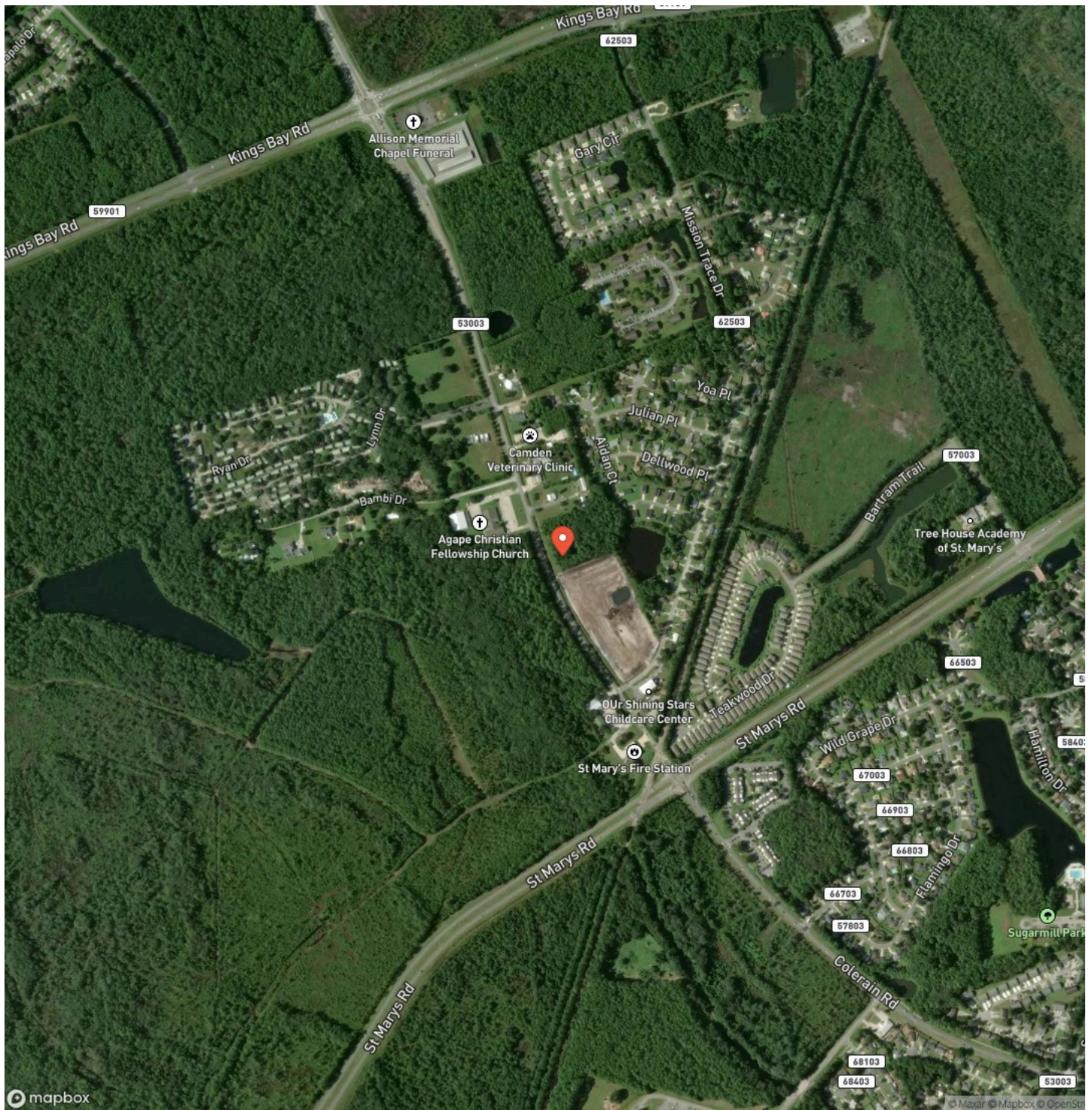
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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