

Approved Marsh Front 22 Lot Subdivision in Saint  
Mary's GA  
0 Ga Hwy 40 East  
Saint Marys, GA 31558

**\$925,000**  
24.650± Acres  
Camden County





## Approved Marsh Front 22 Lot Subdivision in Saint Mary's GA Saint Marys, GA / Camden County

### SUMMARY

#### Address

0 Ga Hwy 40 East

#### City, State Zip

Saint Marys, GA 31558

#### County

Camden County

#### Type

Undeveloped Land

#### Latitude / Longitude

30.752971 / -81.585203

#### Acreage

24.650

#### Price

\$925,000

#### Property Website

<https://www.mossyoakproperties.com/property/approved-marsh-front-22-lot-subdivision-in-saint-mary-s-ga-camden-georgia/80916/>



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### **PROPERTY DESCRIPTION**

#### **Incredible Development Opportunity – 22-Lot Marsh Front Subdivision – St. Mary's, GA**

Excellent opportunity to develop a approved 22-lot single-family subdivision in coastal St. Mary's, GA. Located just 2.5 miles from Kings Bay Naval Submarine Base, under 1 mile to St. Mary's Middle School, and only 3.5 miles from downtown St. Mary's, this property combines convenience and marshfront views.

- **Approved 22 single family lots** – Streamlined start for builders or investors
- **Marsh front setting** – Quiet, scenic views with coastal charm
- **Excellent location** – Minutes to schools, base, and downtown, under 5 miles to I-95
- **Strong local demand** – Ideal for military families and long-term residents

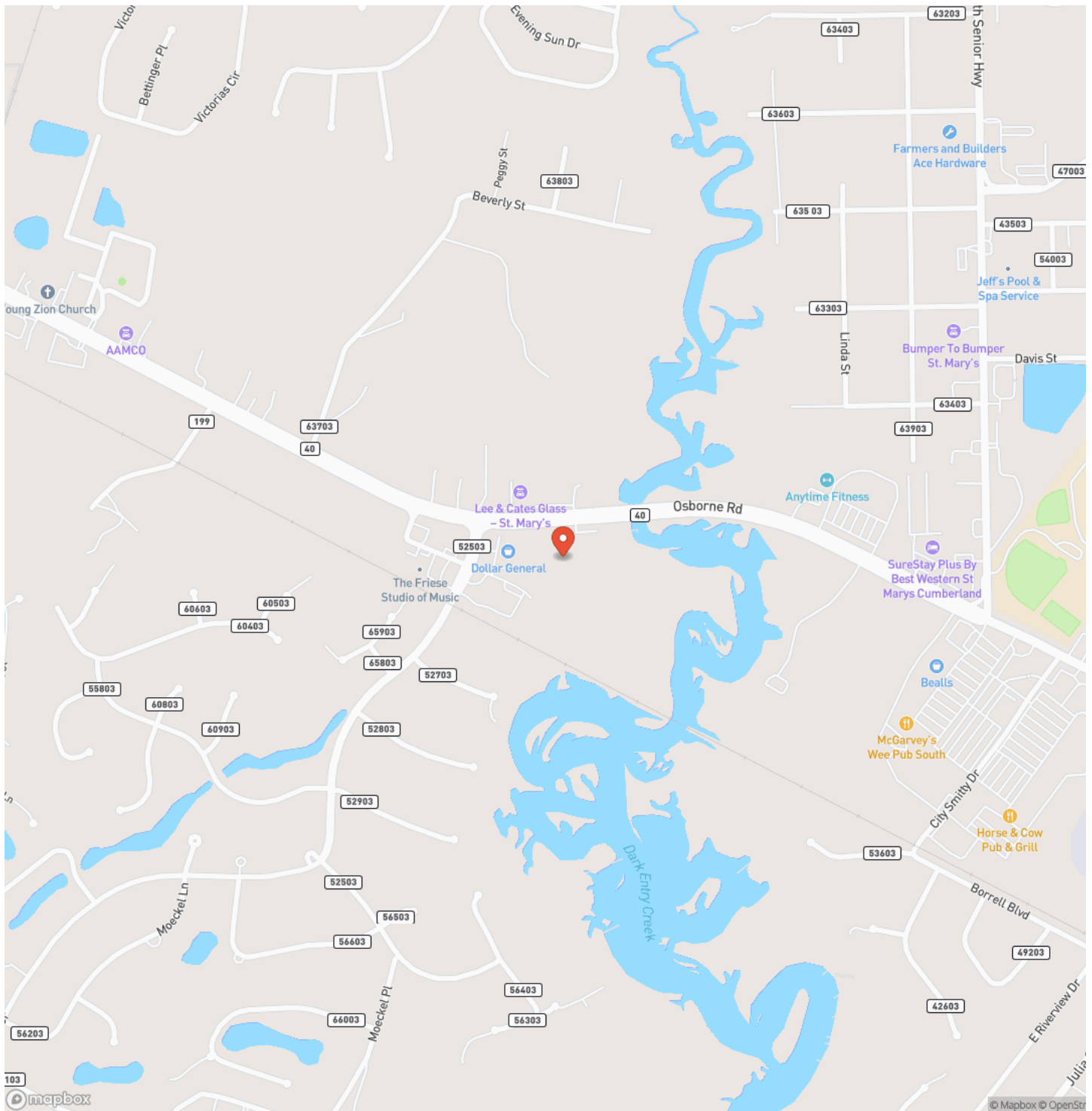
Contact Brogan Napier (Cell: [904-814-9737](tel:904-814-9737) ) or ([Email:bnapier@mossyoakproperties.com](mailto:bnapier@mossyoakproperties.com)) with Mossy Oak Properties for more information on this property or others like it.



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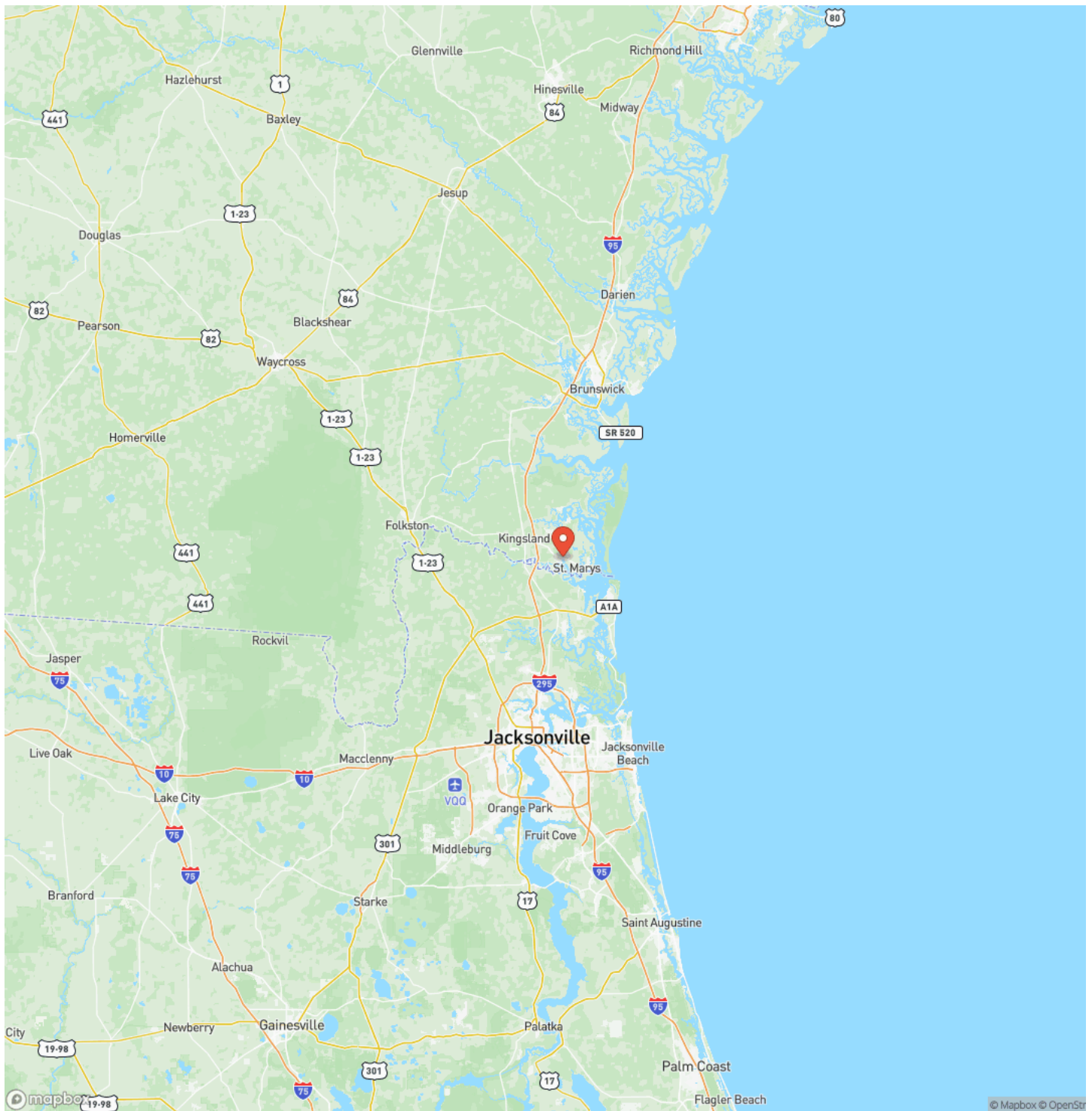


## Locator Map



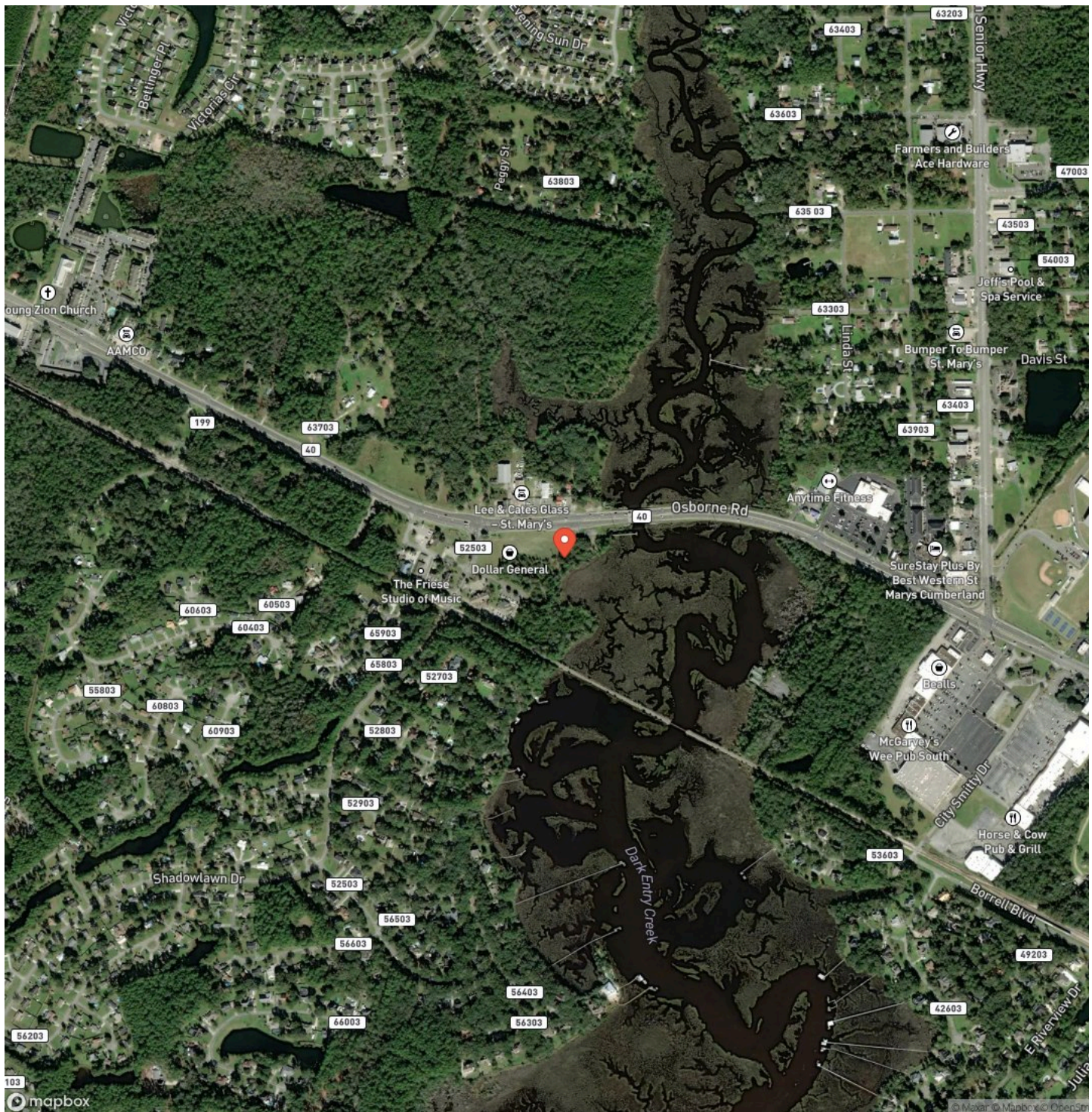


## Locator Map





## Satellite Map





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Saint Marys, GA / Camden County

LISTING REPRESENTATIVE  
For more information contact:



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309 Arnow Court  
**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **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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**Mossy Oak Properties Coastal Land and Real Estate**

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