

6.36+/- Ac Prime Commercial Frontage Kingsland, GA  
6.36 Ac Laurel Island Parkway  
Kingsland, GA 31548

**\$2,100,000**  
6.360± Acres  
Camden County



**6.36+/- Ac Prime Commercial Frontage Kingsland, GA  
Kingsland, GA / Camden County**

**SUMMARY**

**Address**

6.36 Ac Laurel Island Parkway

**City, State Zip**

Kingsland, GA 31548

**County**

Camden County

**Type**

Commercial

**Latitude / Longitude**

30.826697 / -81.674998

**Acreage**

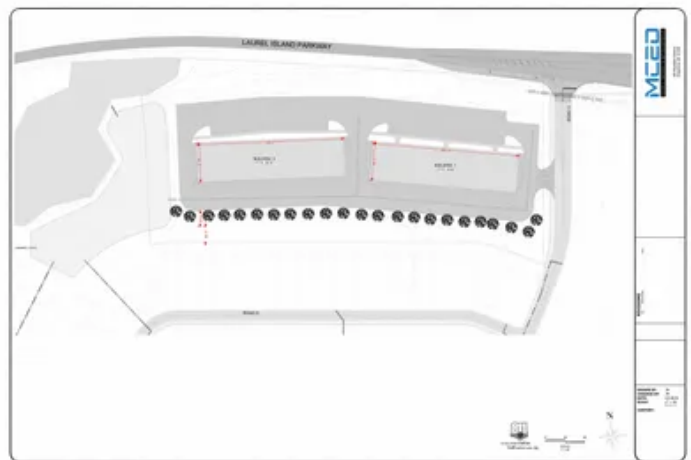
6.360

**Price**

\$2,100,000

**Property Website**

<https://www.mossoakproperties.com/property/6-36-ac-prime-commercial-frontage-kingsland-ga-camden-georgia/105103/>



## 6.36+/- Ac Prime Commercial Frontage Kingsland, GA Kingsland, GA / Camden County

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### **PROPERTY DESCRIPTION**

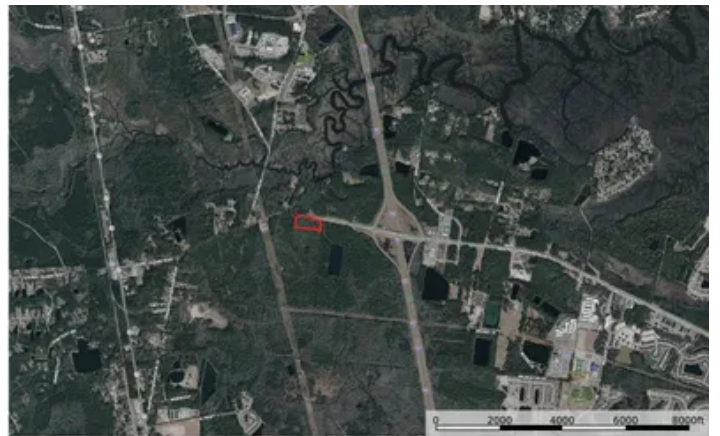
#### **6.36+/- Ac Prime Commercial Acreage Located on Laurel Island Parkway**

Prime Commercial Location with 745'ft+/- of frontage on Laurel Island Parkway with a PD Zoning in The City of Kingsland that is easily seen from the I-95 ramp at Exit 6. Easy access and clear visibility to I-95 makes this site hard to miss. The PD Zoning is attached and outlines both Commercial and Multi-Family development options. With 5,200 daily users per Georgia DOT 2024 Traffic counts this site has excellent location. There is a planned 4 -Lane Expansion of the Laurel Island Prkwy that will connect with State Route 40. A shared driveway with a 300+ Unit residential known as Salt Branch which is currently under construction. The detention is already incorporated into the community plan so the property will not have to use any acreage for detention ponds. The Sellers can offer a cleared & filled pad ready site if desired. The property has City Water and Sewer. An Easy ride to Kings Bay Submarine Base, Kingsland and St.Marys gives this property great location.

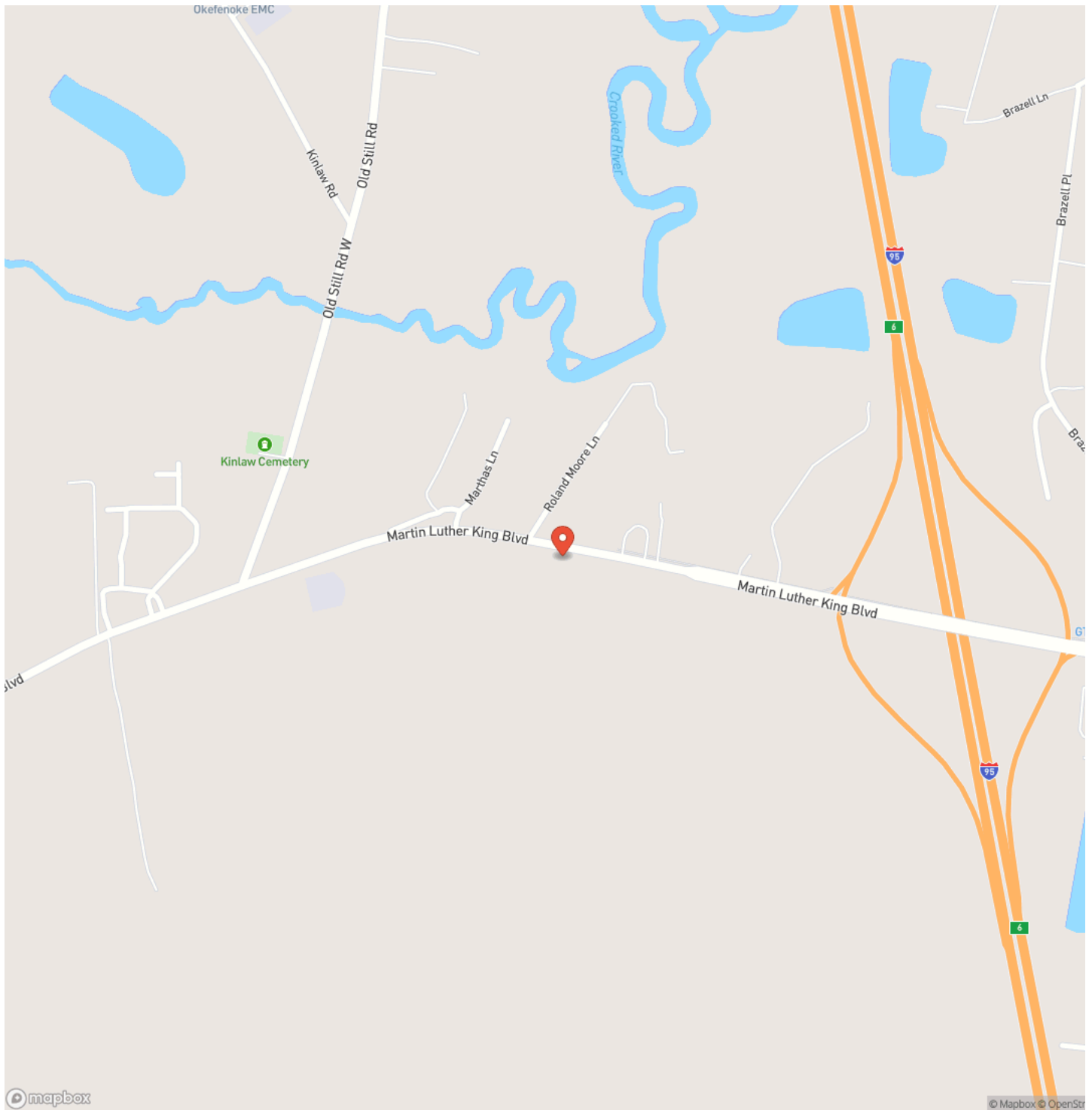
- 6.36 Acres with 745'+/- Ft of frontage on Laurell Island Parkway
- Clear visibility from Exit 6 on I-95
- PD Zoning to accomidate a wide variety of Commercial / Multi-Family Uses
- Adjacent to a new 300+ Unit Development
- 5,200+ Daily Traffic Count
- Ready to go, Wetland JD and Development Plans in hand.
- Planned 4-lane - Expansion of Laurel Island Prkwy
- Easy Drive to Naval Station Kings Bay
- Fast Growing Area and future State Route

Contact Terrell Brazell with Mossy Oak Properties for more information at [912-674-2700](tel:912-674-2700)

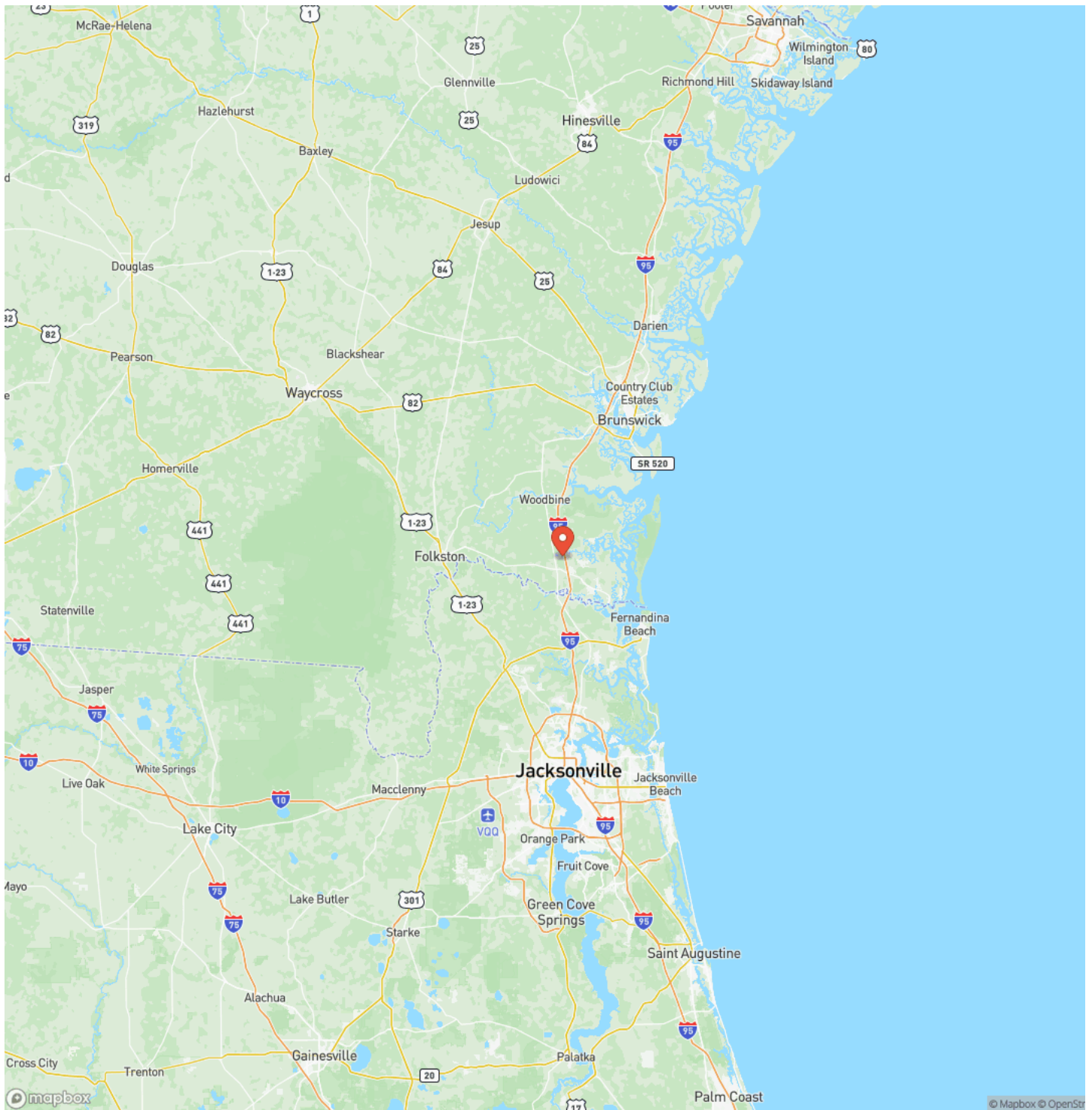
6.36+/- Ac Prime Commercial Frontage Kingsland, GA  
Kingsland, GA / Camden County



## Locator Map



## Locator Map



## Satellite Map







## **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.

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