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

$2,100,000
6.36± Acres
Camden County







SUMMARY

Address
6.36 Ac Laurel Island Parkway

City, State Zip
Kingsland, GA 31548

County
Camden County

Type
Commercial, Undeveloped Land

Latitude / Longitude
30.826697 / -81.674998

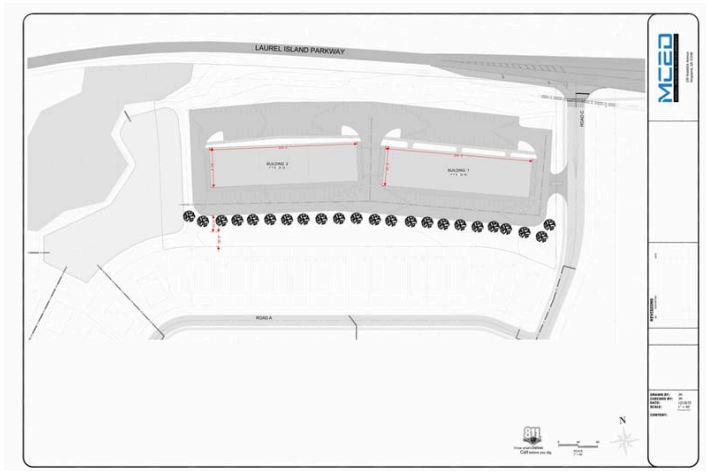
Acreage
6.36

Price
$2,100,000

Property Website
www.mossyoakproperties.com







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 currenlty under construction. The detention is already incoporated 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.

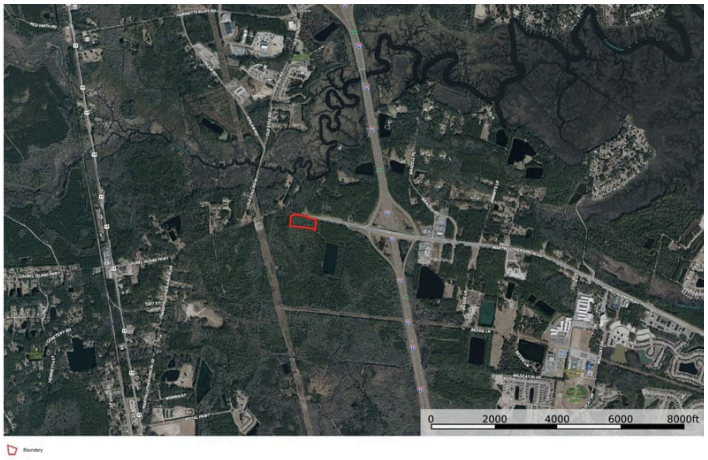
- 6.36 Acres with 745'+/- Ft of frontage on Laurell Island Parkway
- Clear visibility from Exit 6 on I-95
- PD Zoning to accomidate a wide variety of Commercial / Multi-Family Uses
- Adjacent to a new 300+ Unit Development
- 5,200+ Daily Traffic Count
- Ready to go, Wetland JD and Development Plans in 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





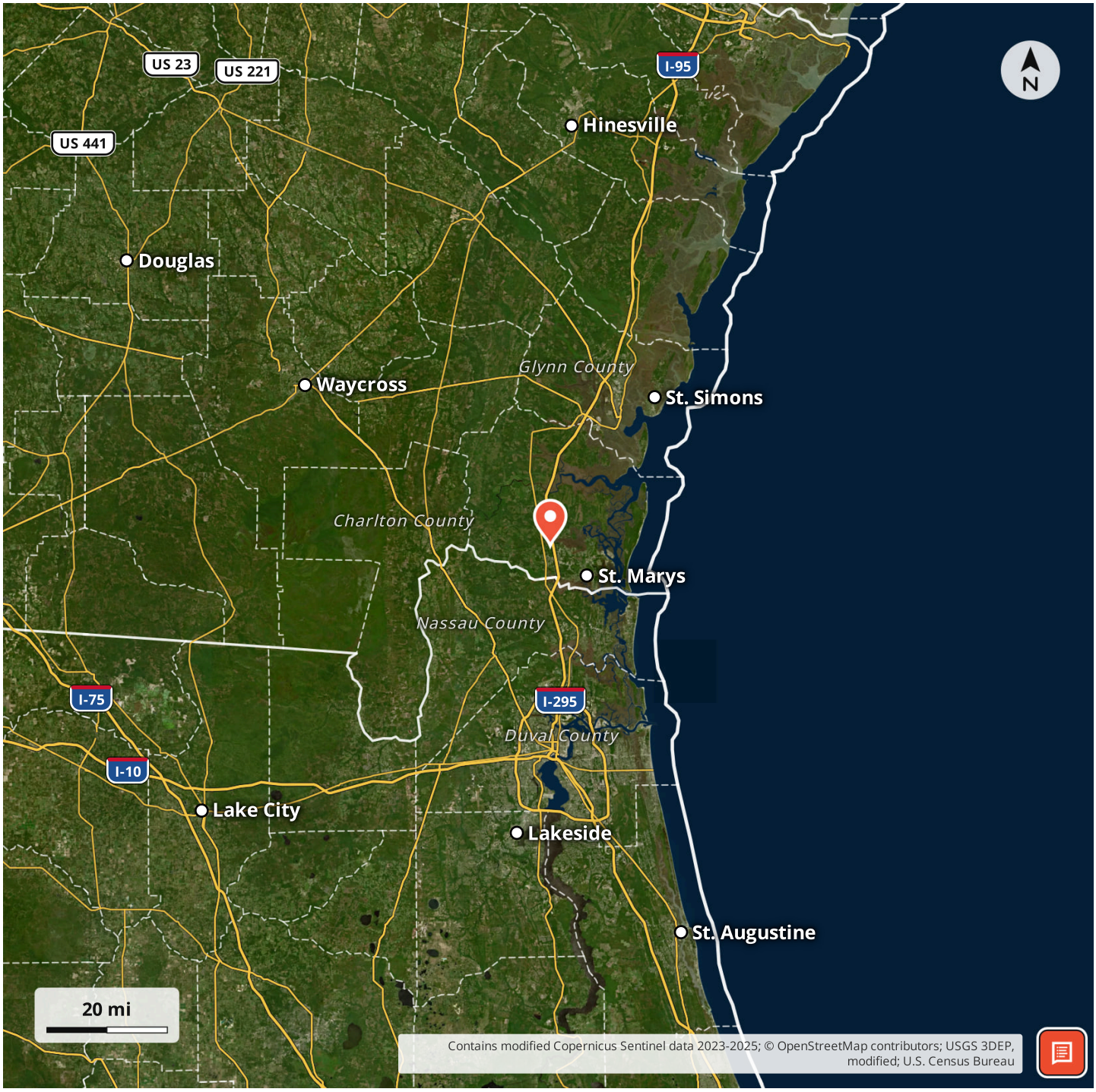



0
2000
4000
6000
8000ft

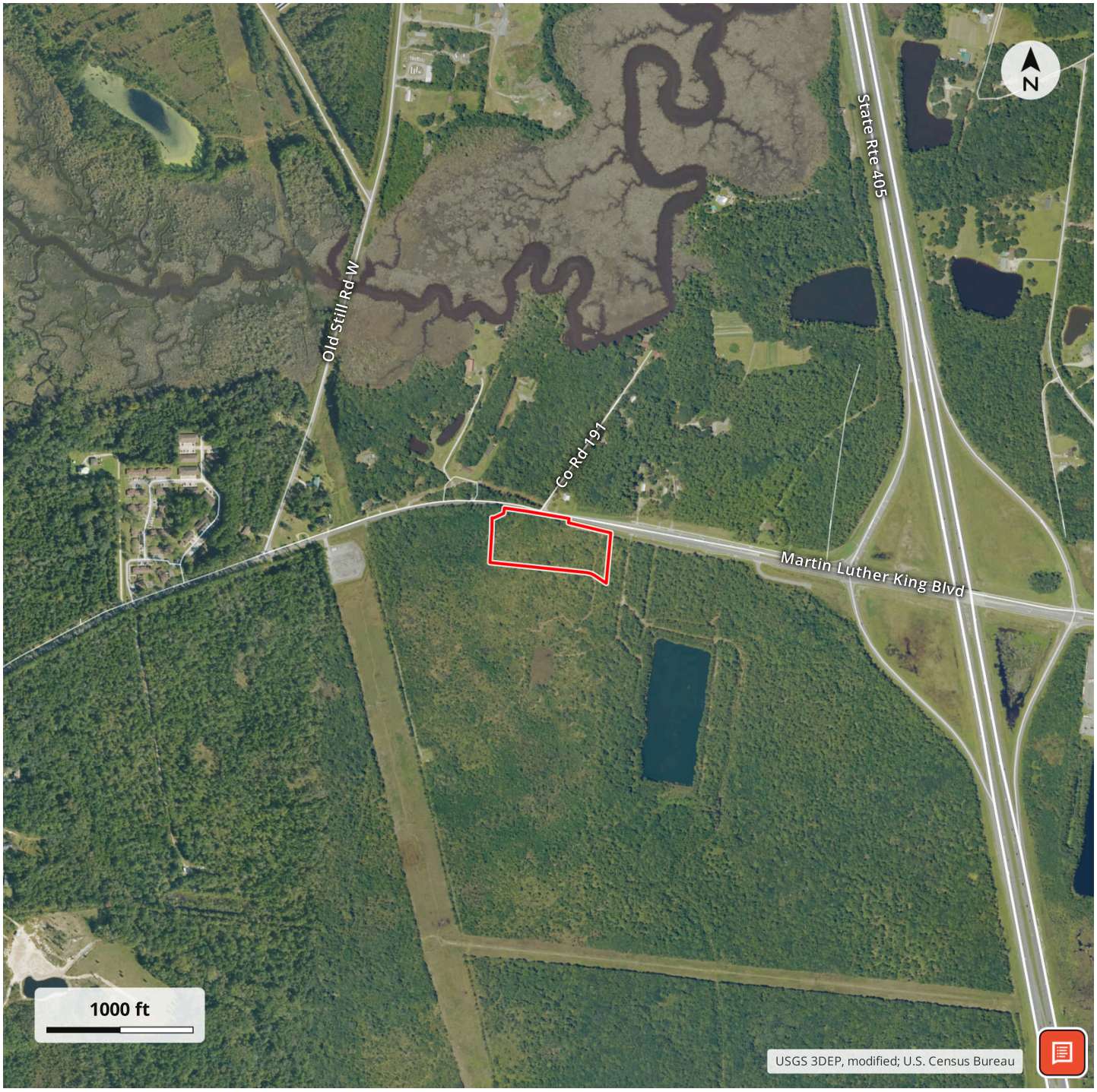



6.36+/- Ac
Approximate GIS Boundary

Regional Map



Locator Map


N
State Rte 405
Old Still Rd W
Co Rd 191
Martin Luther King Blvd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Terrell Brazell

Mobile
(912) 674-2700

Email
tbrazell@mossyoakproperties.com

Address
309 Arnow Court

City / State / Zip
Saint Marys, GA 31558

NOTES

NOTES

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.

Mossy Oak Properties Coastal Land and Real Estate
309 Arnow Court
Saint Marys, GA 31558
(912) 674-2700
https://mossyoakproperties.com/