

**2.69 Acres Commercial / Multi-family
Development Land for Sale St. Marys, GA**
494 Charlie Smith Sr. Hwy
Saint Marys, GA 31558

\$375,000
2.690 +/- acres
Camden County



2.69 Acres Commercial / Multi-family Development Land for Sale St. Marys, GA

Saint Marys, GA / Camden County

SUMMARY

Address

494 Charlie Smith Sr. Hwy

City, State Zip

Saint Marys, GA 31558

County

Camden County

Type

Commercial, Lot

Latitude / Longitude

30.7573 / -81.5758

Acreage

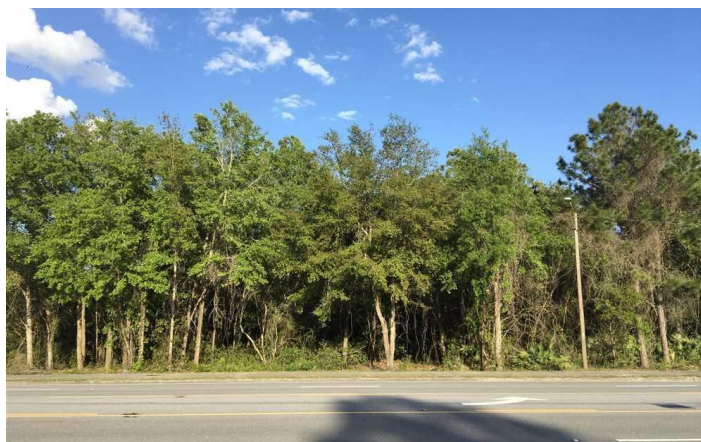
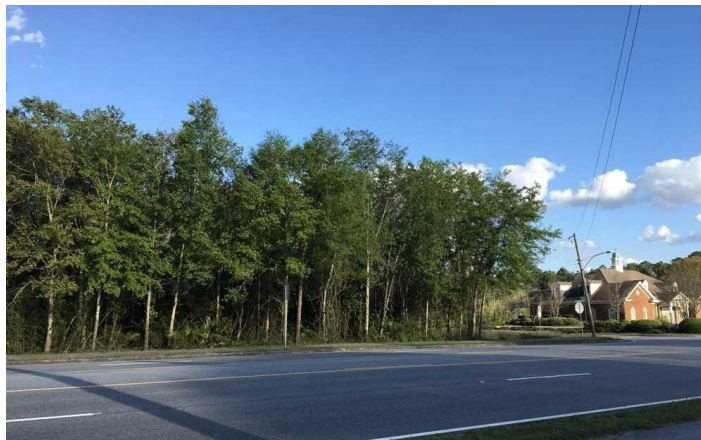
2.690

Price

\$375,000

Property Website

<https://www.mossyoakproperties.com/property/2-69-acres-commercial-multi-family-development-land-for-sale-st-marys-ga-camden-georgia/15921/>



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PROPERTY DESCRIPTION

Prime Commercial / Multi-Family Location in St\ Marys, GA minutes from Naval Station Kings Bay. With 400'ft+/- of frontage on Charlie Smith Sr. Hwy and frontage on two side Streets this property has excellent access. Across the Street from The Heritage Bank and Sonic this property has high visibility. With a Traffic count of 10,700 vehicles per day per the GA DOT this is one of the highest traveled roads in Camden County. Located less than 1,500 feet from the St. Marys Middle School, 755+/-ft to the Post Office, and 1.7 Miles to the Entrance to the Base & St\ Marys Road. At 2.69+/- Acres this property has room for Commercial Retail or Multi-family Apartments. City Water and Sewer are available as are other utilities. Excellent mixed use commercial, development property located in St\ Marys, GA 31558. Seller will divide Contact Terrell Brazell with Mossy Oak Properties for additional information on this property or others like it at 912-674-2700.



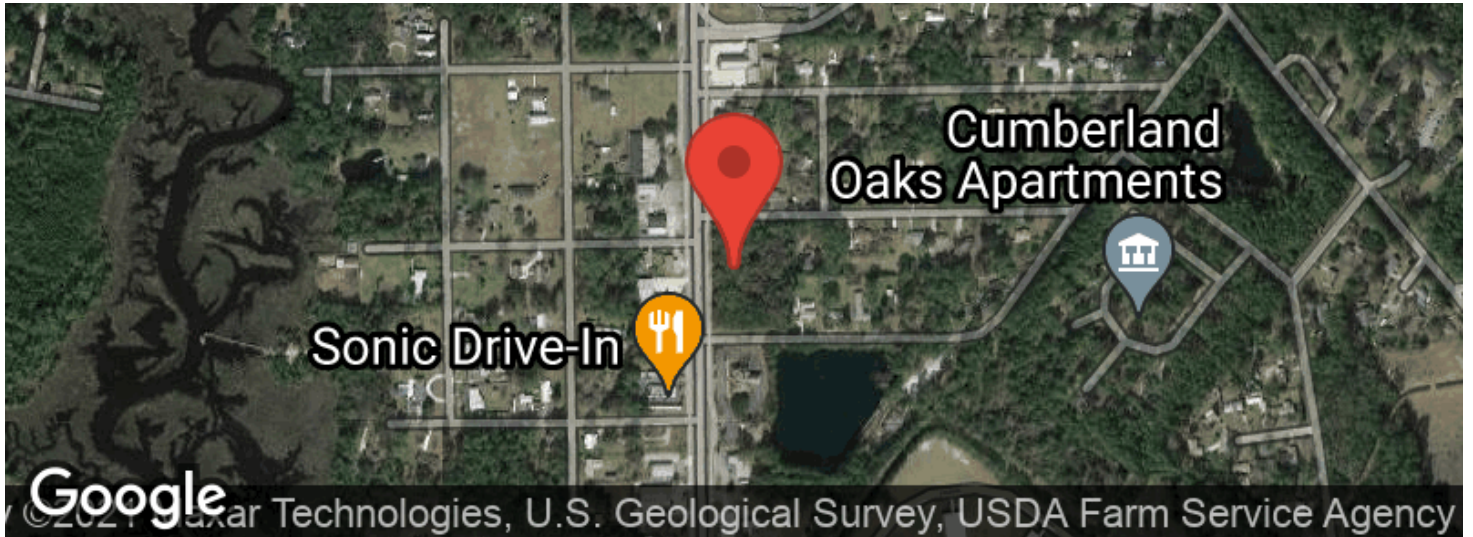
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Saint Marys, GA / Camden County



Locator Maps



Aerial Maps



2.69 Acres Commercial / Multi-family Development Land for Sale St. Marys, GA
Saint Marys, GA / Camden County

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



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



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

MossyOakProperties.com

