

3.24+/- Ac Commercial Corner on Laurel Island Parkway
0 Laurel Island Parkway
Kingsland, GA 31548

\$1,500,000
3.240± Acres
Camden County



**3.24+/- Ac Commercial Corner on Laurel Island Parkway
Kingsland, GA / Camden County**

SUMMARY

Address

0 Laurel Island Parkway

City, State Zip

Kingsland, GA 31548

County

Camden County

Type

Commercial, Undeveloped Land

Latitude / Longitude

30.823971 / -81.660998

Acreage

3.240

Price

\$1,500,000

Property Website

<https://www.mossoakproperties.com/property/3-24-ac-commercial-corner-on-laurel-island-parkway-camden-georgia/110314/>



3.24+/- Ac Commercial Corner on Laurel Island Parkway Kingsland, GA / Camden County

PROPERTY DESCRIPTION

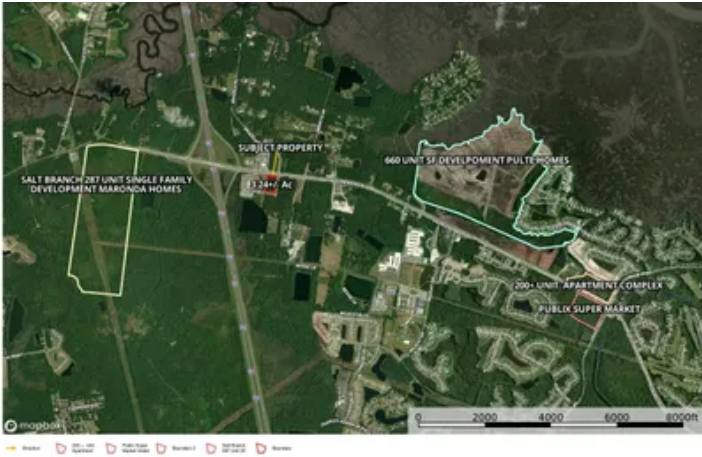
3.24+/- Ac Commercial Corner on Laurel Island Parkway

Prime Commercial Corner on the recently 4-Laned Laurel Island Parkway at the first Cross-Access point on the eastside of Exit 6 I-95. A daily traffic county of 11,600+ form the 2024 GDOT Traffic Study. This high visibility corner lot boast the best access for both east & west bound traffic. the 3.24 Acres accomadates plenty of room for a Gas Station, Hotel, Resturant, Commercial Retail or combination of both. Laurel Island is booming with growth with multuple new developments currenlty under construction totalling over well over 1,000 new residential units currently perimtted in close proximity. Laurel Island Parkway is also one of the primary access point to Naval Station Kings Bay from I-95. Also The road also isn the primary access to Camden County High School with approximatley 2,900 students in attendants as well as the College of Coastal Georgia.

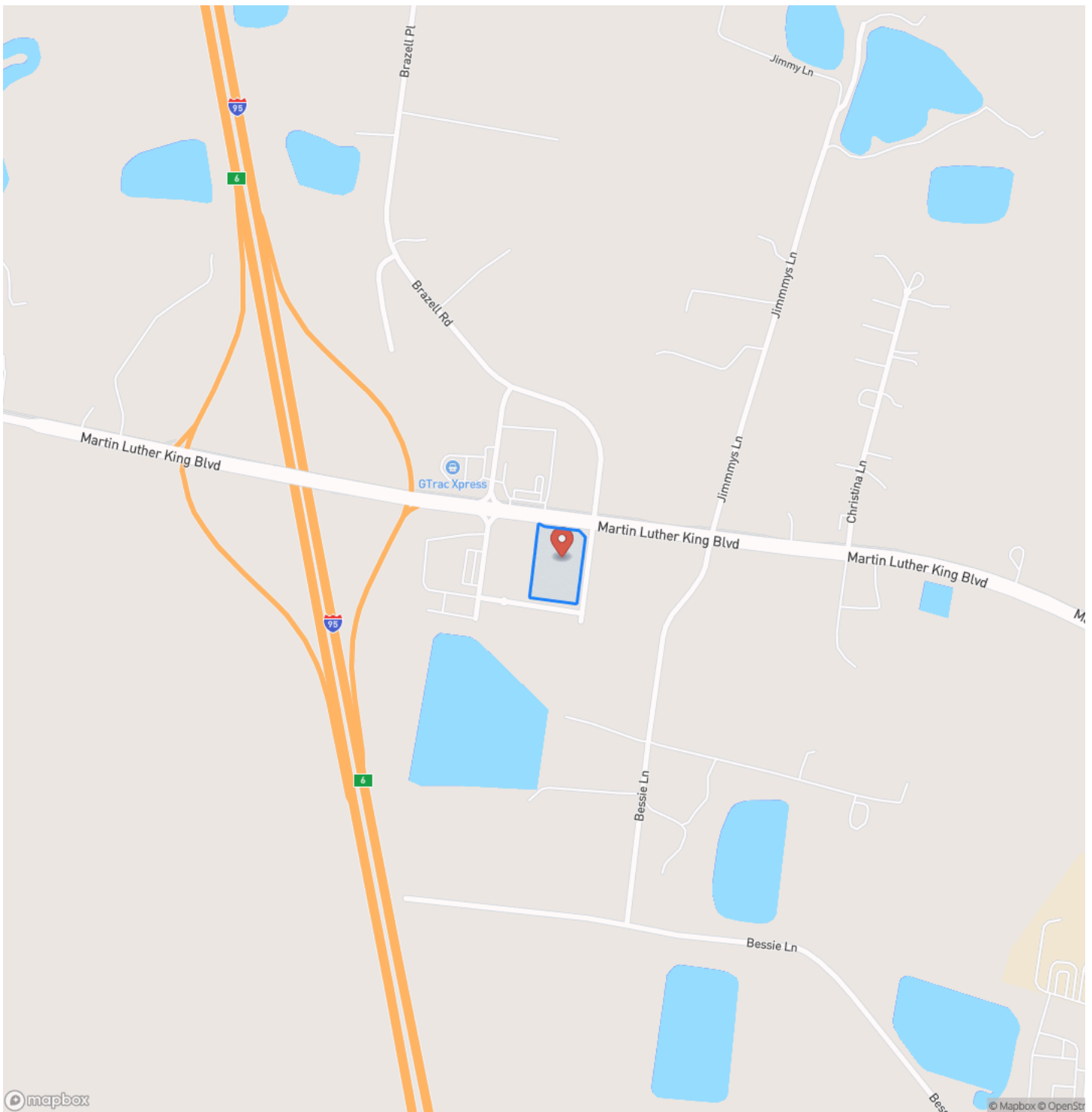
- Prime 3.24+/- Acres Commercial Corner on Laurel Island Parkway
- 1st Cross Access to West Bound Side - east side of I-95
- Road frontage on 3 sides
- Over 11,600+ Daily Traffic Count from GDOT
- High Visibility from I-95 Exit 6
- Primary Access to Camden County High School
- Primary access to Naval Station Kings Bay form North on I-95
- Over 1,000 Residential Units within 1 Mile of location

Contact Terrell Brazell for more information on this property or others like it at [912-674-2700](tel:912-674-2700) or tbrazell@mossyoakproperties.com

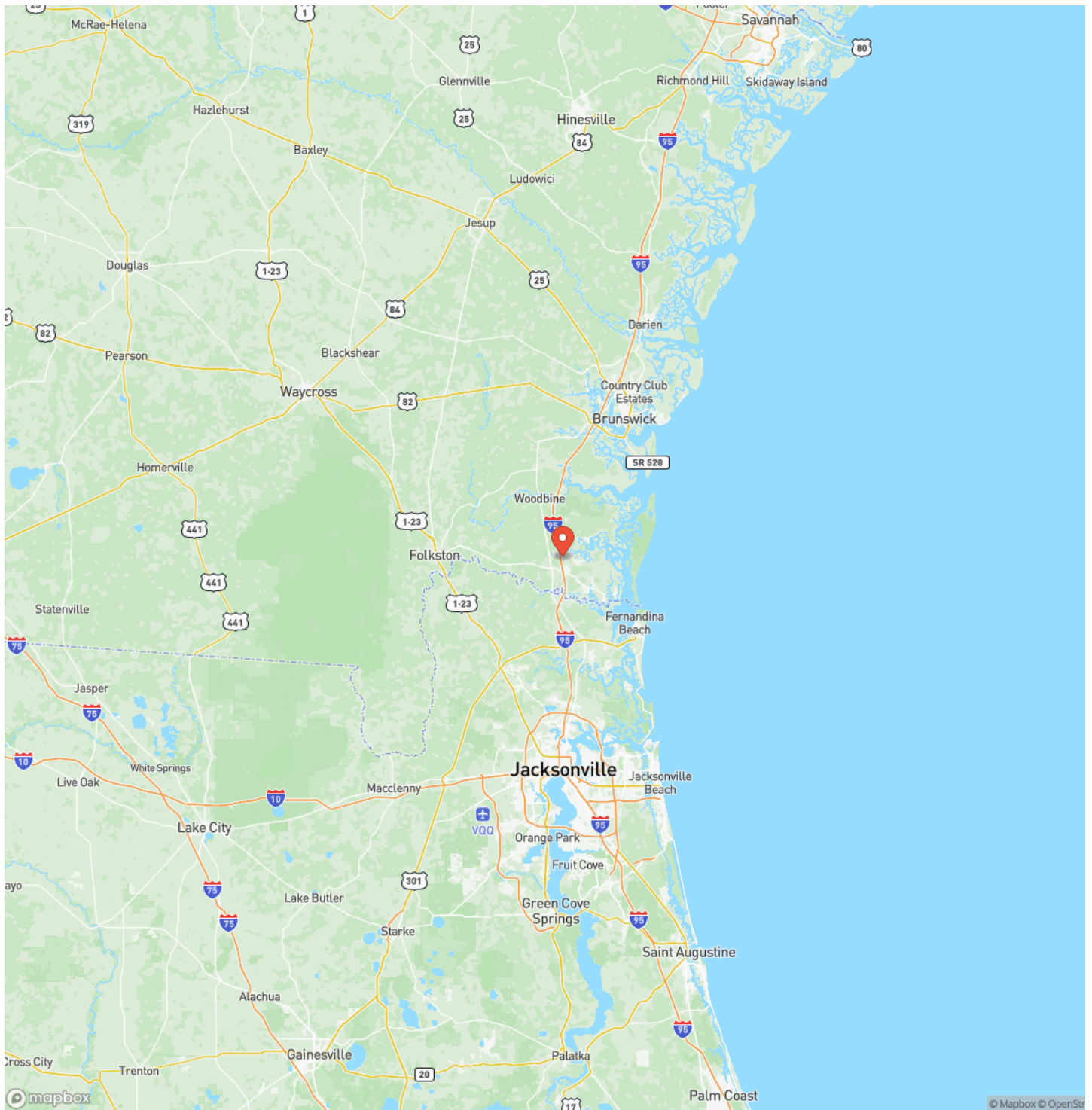
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Kingsland, GA / Camden County**



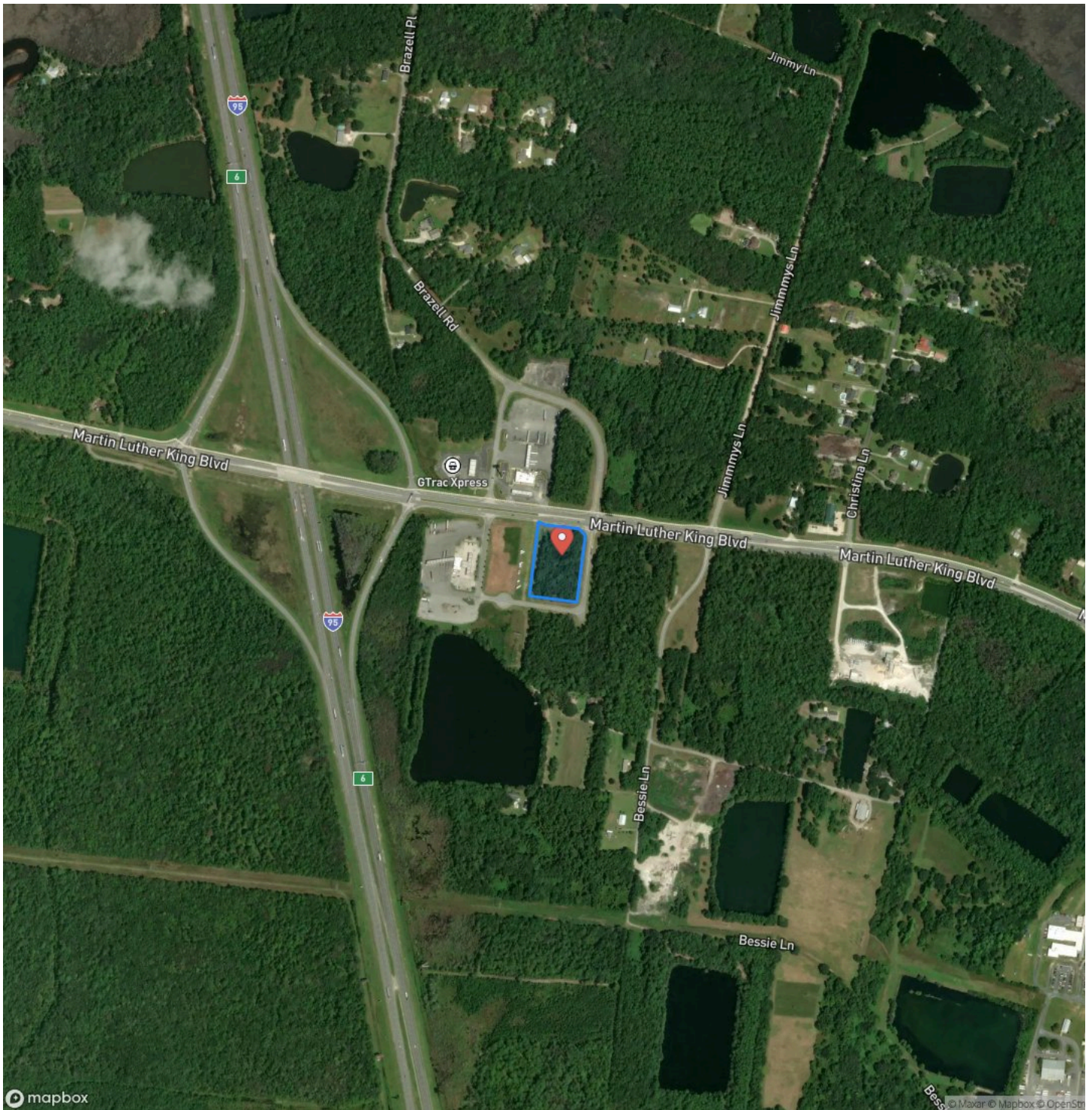
Locator Map



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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