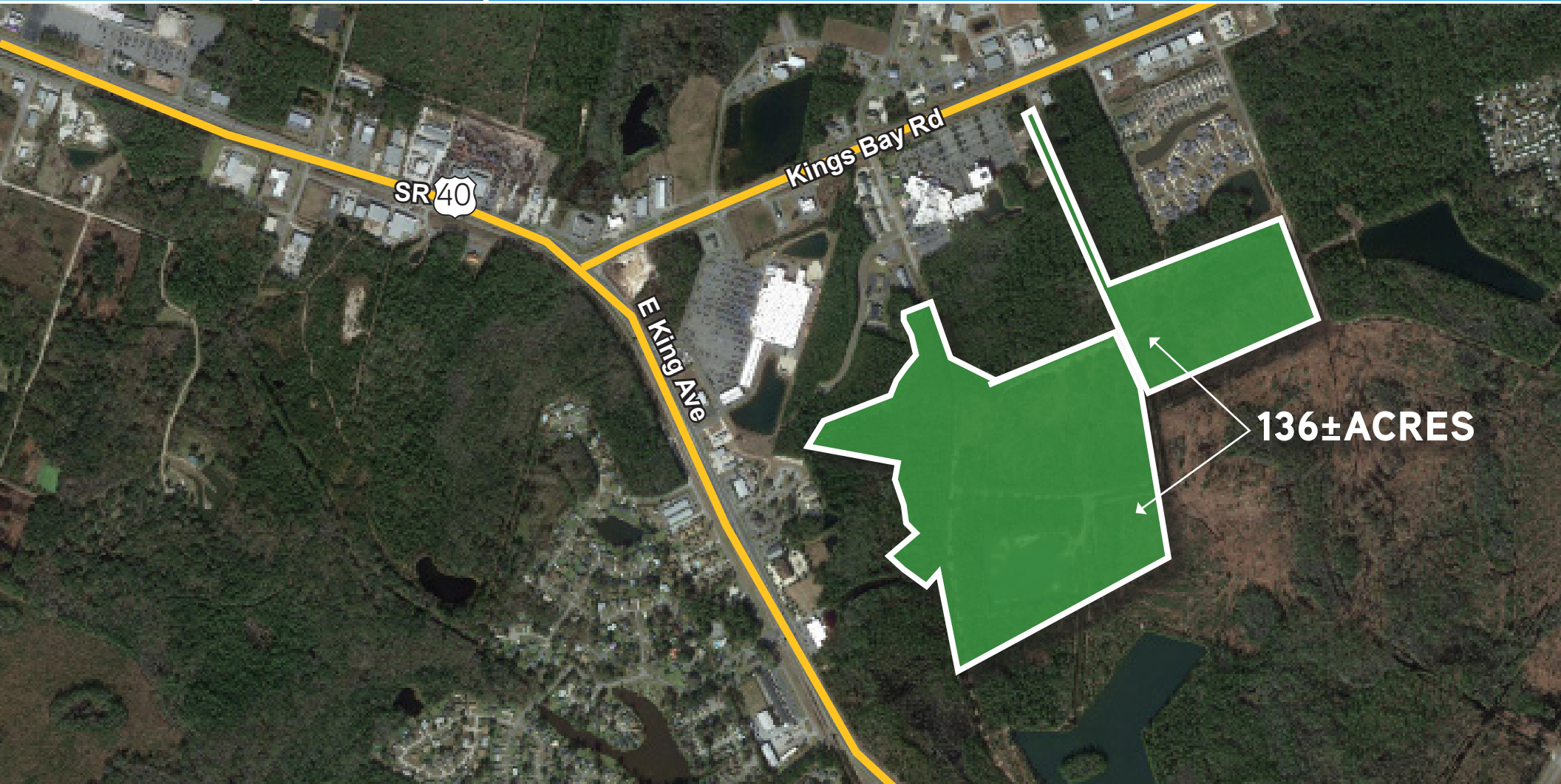


# LARGE RESIDENTIAL LAND TRACT FOR SALE

ST. MARYS, GA 31558



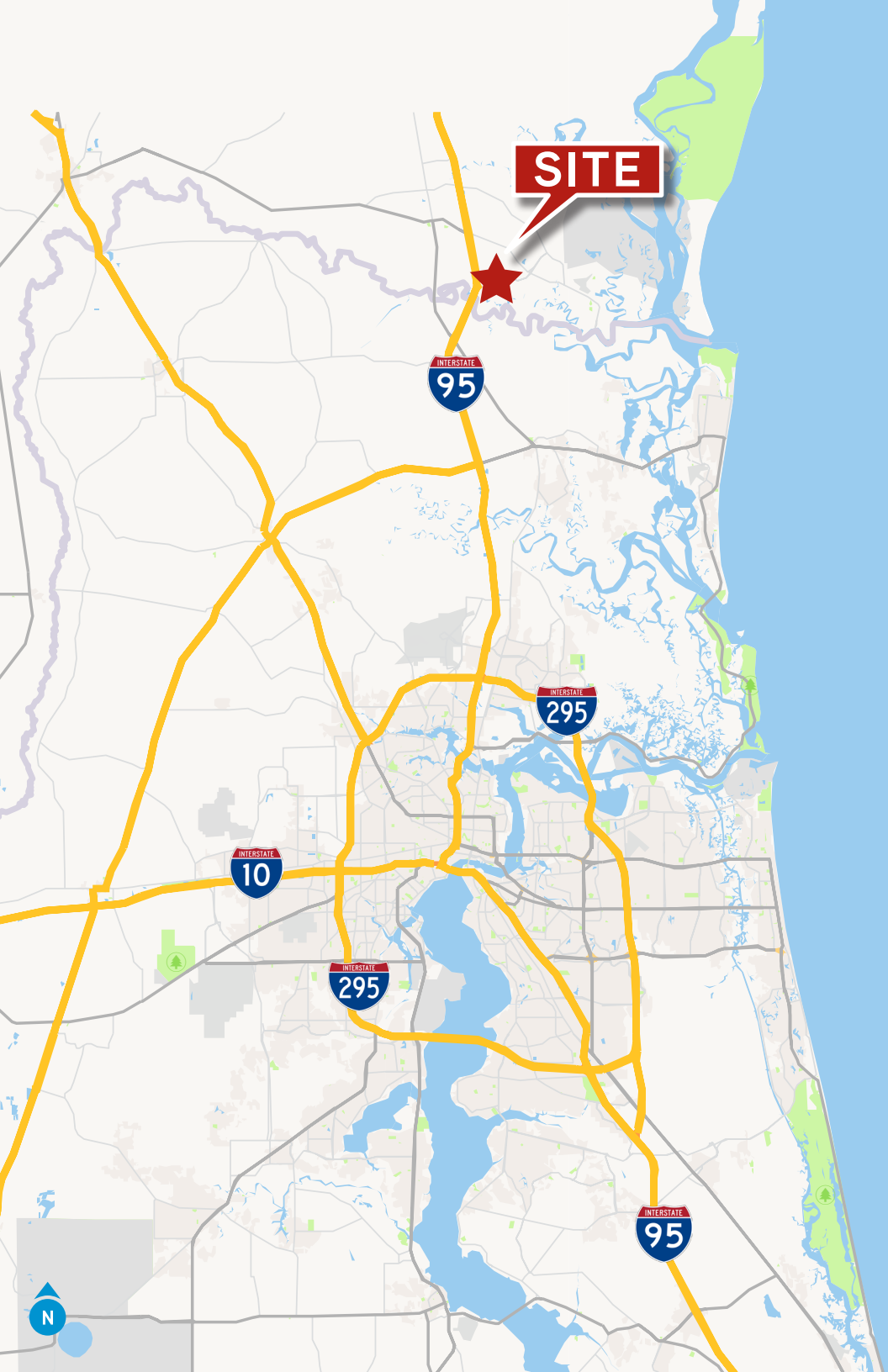
Accelerating success.

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# PROPERTY INFORMATION

## ST. MARYS, GA 31558



### PROPERTY HIGHLIGHTS:

- ZONING: PD ALLOWING R-1 SF USE AND R-3 MF USE
- ACRES: 136
- PARCELS LOCATED IN THE SE QUADRANT OF SR40 AND KINGS BAY RD
- ADJACENT TO GEORGIA HEALTH HOSPITAL AND WALMART ANCHORED RETAIL
- PRIOR APPROVALS IN PLACE FOR 352 HOMES AND UP TO 440 MULTIFAMILY UNITS
- CLOSE TO KINGS BAY SUBMARINE BASE
- ACCESS TO KINGS BAY ROAD AND SR40

**PRICE: \$1,899,000**

### Area Demographics

5 mi. radius

Source: ESRI Business Analyst



**Current Population**  
(2020)

38,291



**Projected Population**  
(2025)

39,935



**Average Household Income** (2020)

\$78,407



**Projected Household Income** (2025)

\$86,498



Accelerating success.



# LOCATION MAP



Laurel Island Plantation

Winding River

College of Coastal Georgia

Cottages At Camden

Lake Bridge

Sugar Mill Elementary School

Camden Middle School

Ashton Cove Apartments

**CAMDEN WOODS SHOPPING CENTER**

Camden Way Apartments

Winn/Dixie

**LOWE'S**  
Home Improvement Warehouse

**Mariner's Point**

**GEORGIA HEALTH HOSPITAL**

E King Ave

Mariners Landing

**SITE**

Kings Bay Rd

Kings Bay Submarine Base

Hammock Cove Apartments

The Reserve at Sugar Mill

Mary Lee Clark Elementary School

Brant Creek

95

SR 40

N

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