

# Prime Development Land

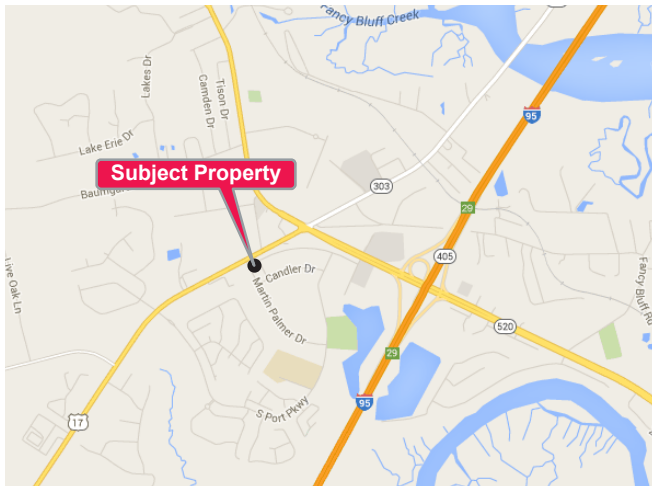
Brunswick, GA



**REDUCED PRICE!**

## ±5 AC of Prime Retail Development Land - FOR SALE

As exclusive agents, we are pleased to offer the following property for sale:



### PROPERTY HIGHLIGHTS

- ♦ ±5 acres with ideal location near signalized intersection of US 17/82 (AADT 13,662) and I-95 (AADT 52,420)
- ♦ Adjacent to fully leased grocery anchored center in rapidly growing Southport/Exit 29 area
- ♦ Zoning: PD (Highway Commercial)
- ♦ Situated among several new subdivisions, school sites, and multiple hotels
- ♦ All utilities at the property line
- ♦ Site is completely cleared and filled
- ♦ Located entirely above the flood plain
- ♦ **SALE PRICE: ~~\$590,000~~ REDUCED! \$535,000**

For further information, please contact our exclusive agent:

**T. Kirk Watson** CCIM  
Executive VP | South Georgia Broker  
[kwatson@phoenixrealty.net](mailto:kwatson@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
T 912.268.4069  
C 912.222.5480  
561 Ocean Blvd.  
St. Simons Island, GA 31522

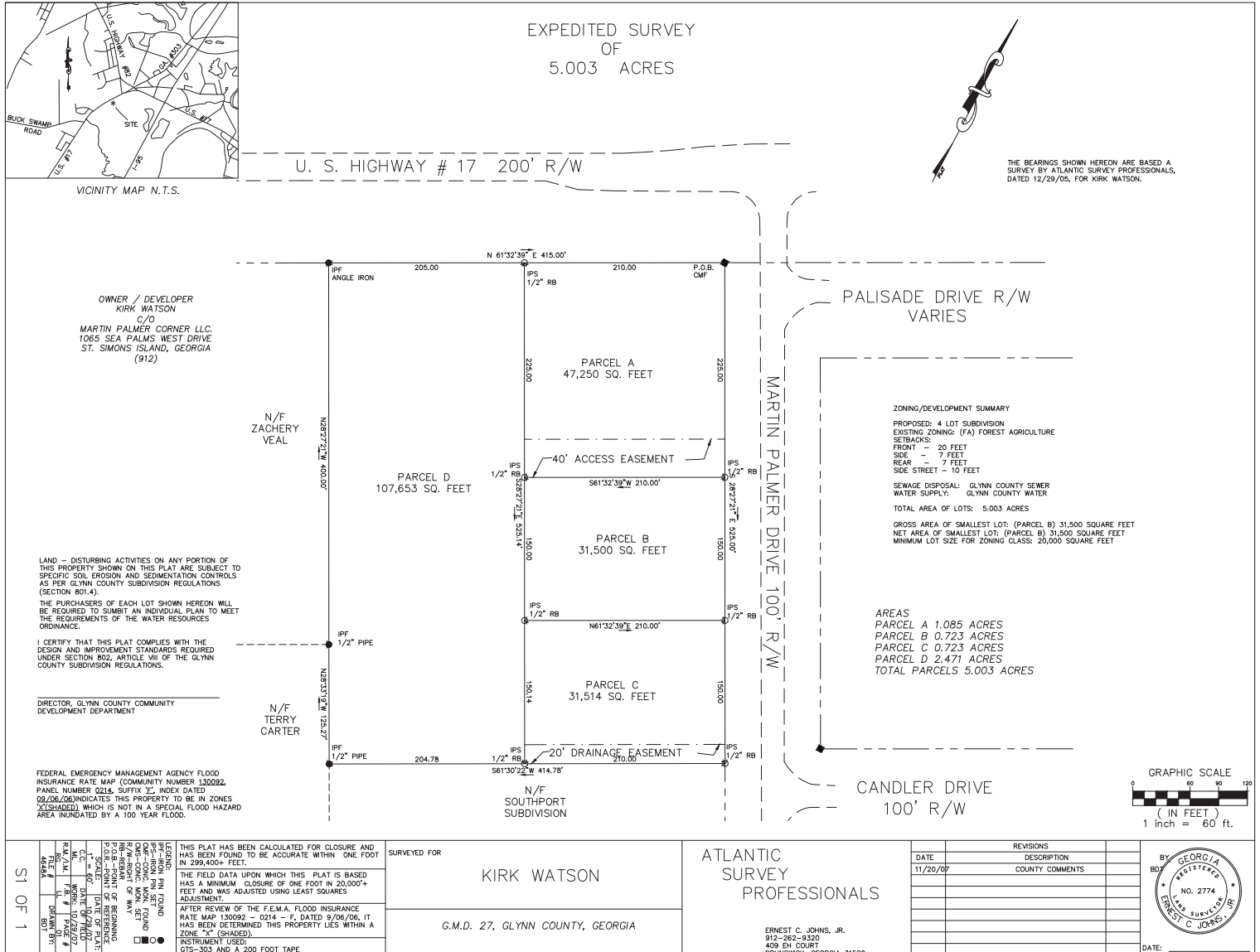
**Newmark**  
Phoenix Realty Group

[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Survey

Brunswick, GA



## Newmark Phoenix Realty Group

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.