

±3AC OF PRIME COMMERCIAL LAND – EXIT 29

3250 HWY 82, BRUNSWICK GA, 31523



BLYTH ISLAND HWY

HWY 82

LOCAL MARKET EXPERT

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PROPERTY DETAILS



PROPERTY SPECIFICS

300 Ft of Frontage on Hwy 82 (AADT 15,400)

0.5 Miles From I-95 (AADT 64,100)

Zoning: General Commercial

Heavy Commercial & Residential Development Nearby

3 miles to Port of Brunswick

All Utilities at the property line



±3 Acres Available



Easy Access To Hwy-82 And I-95



Zoning: GC

Flexible Development Use:

General Commercial Acreage allowing for a variety of development uses including retail storefront, gas station/C - store, restaurant, bank and more.

Premium Location:

Strategically situated along the I-95 corridor, Exit-29 provides convenient access to the GA Port of Brunswick, boasting strong residential and commercial development

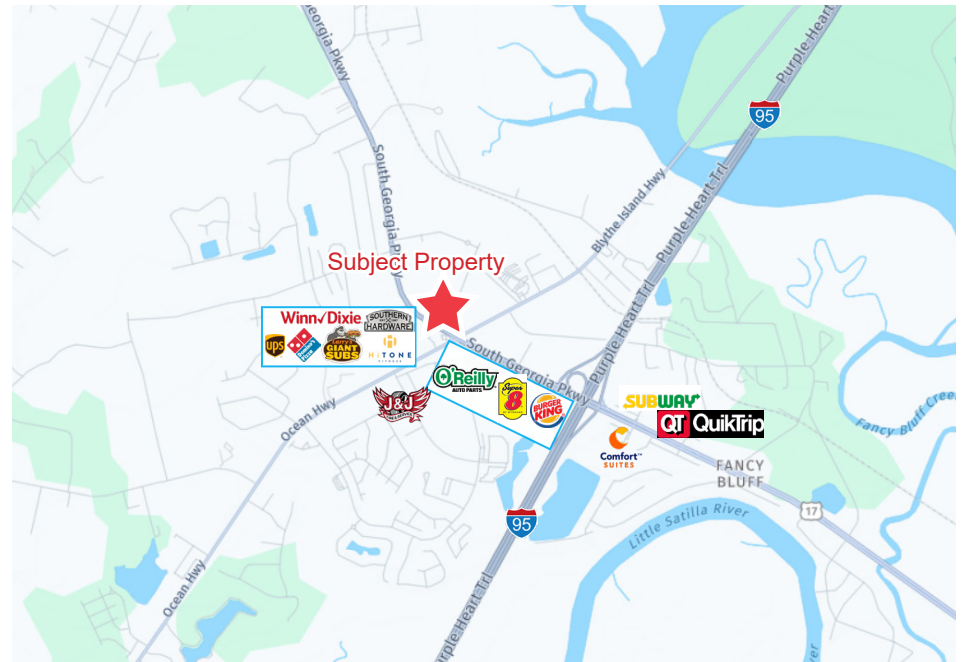
Accessibility:

Conveniently positioned near I-95, Hwy-82 and Hwy-17, providing easy access to Brunswick, Jacksonville, Savannah and surrounding areas.

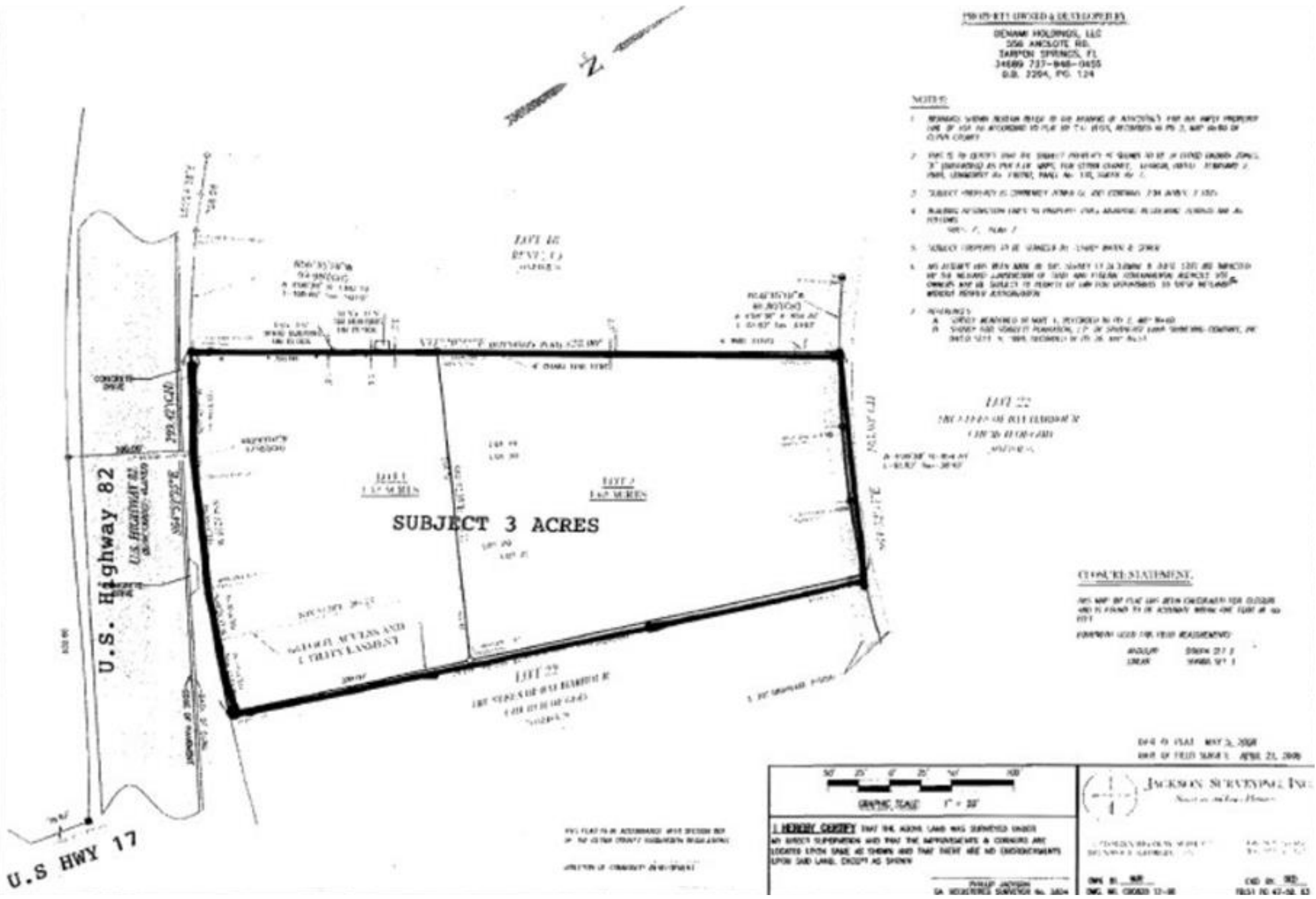
Price: \$650,000

3250 Hwy 82 offers unmatched Retail Development opportunities in Brunswick's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.

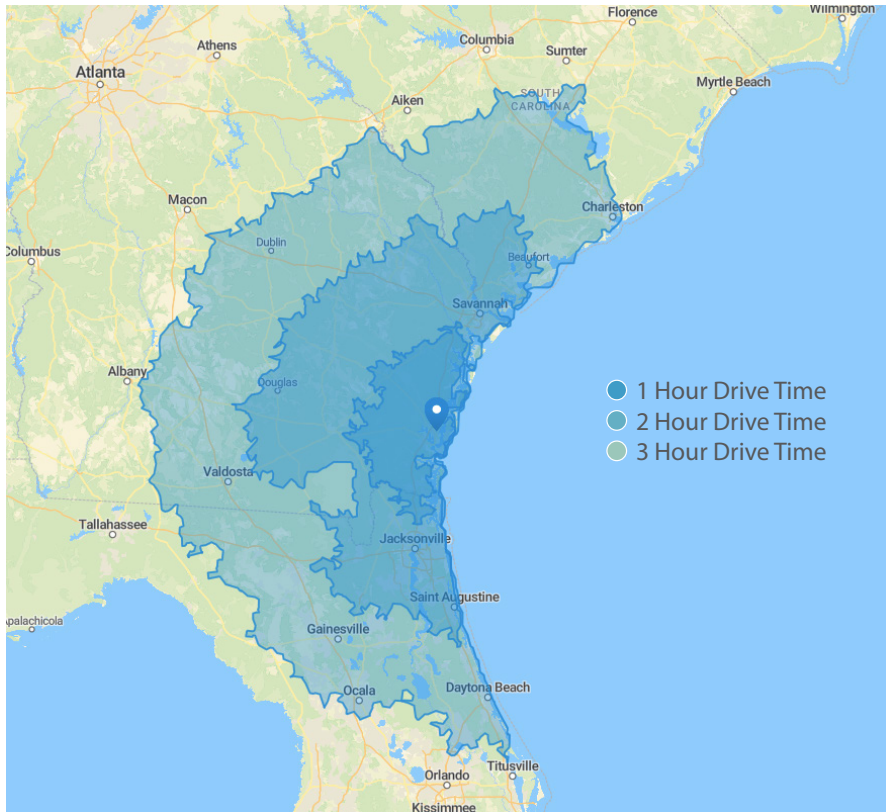
PROPERTY PHOTOS



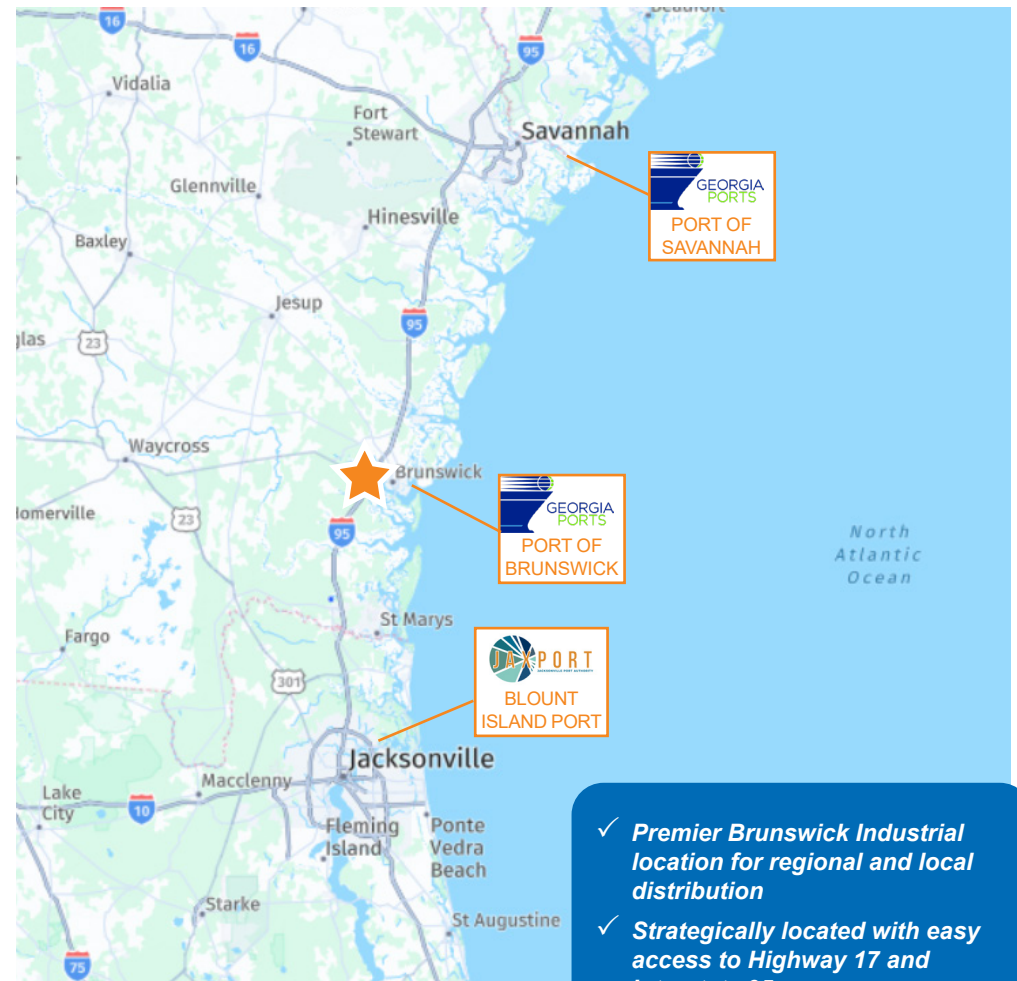
PROPERTY SURVEY



EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	3 mins	1.2
US-17/Hwy-82	0 mins	Direct Access
Port of Brunswick	10 mins	4.6
Jax International Airport	46 mins	51.3
JaxPort	55 mins	59.0
Port of Savannah	1.2 hr	82.5



- ✓ Premier Brunswick Industrial location for regional and local distribution
- ✓ Strategically located with easy access to Highway 17 and Interstate 95