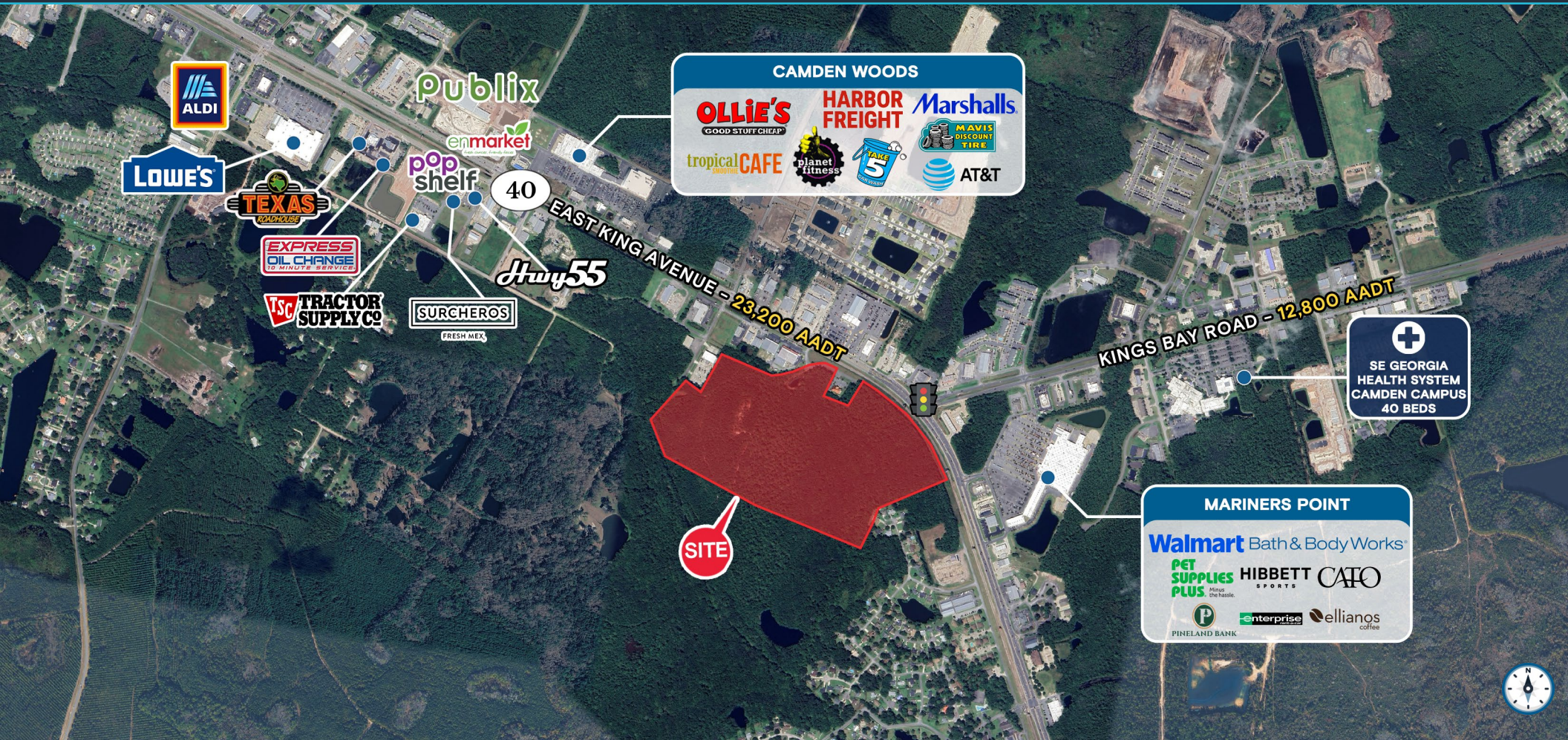


FOR SALE | FOR LEASE

# ±60 ACRES

Highway 40, Kingsland, GA 31548



±60 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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**Nancy Sumner**

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# Property Overview

## HIGHLIGHTS

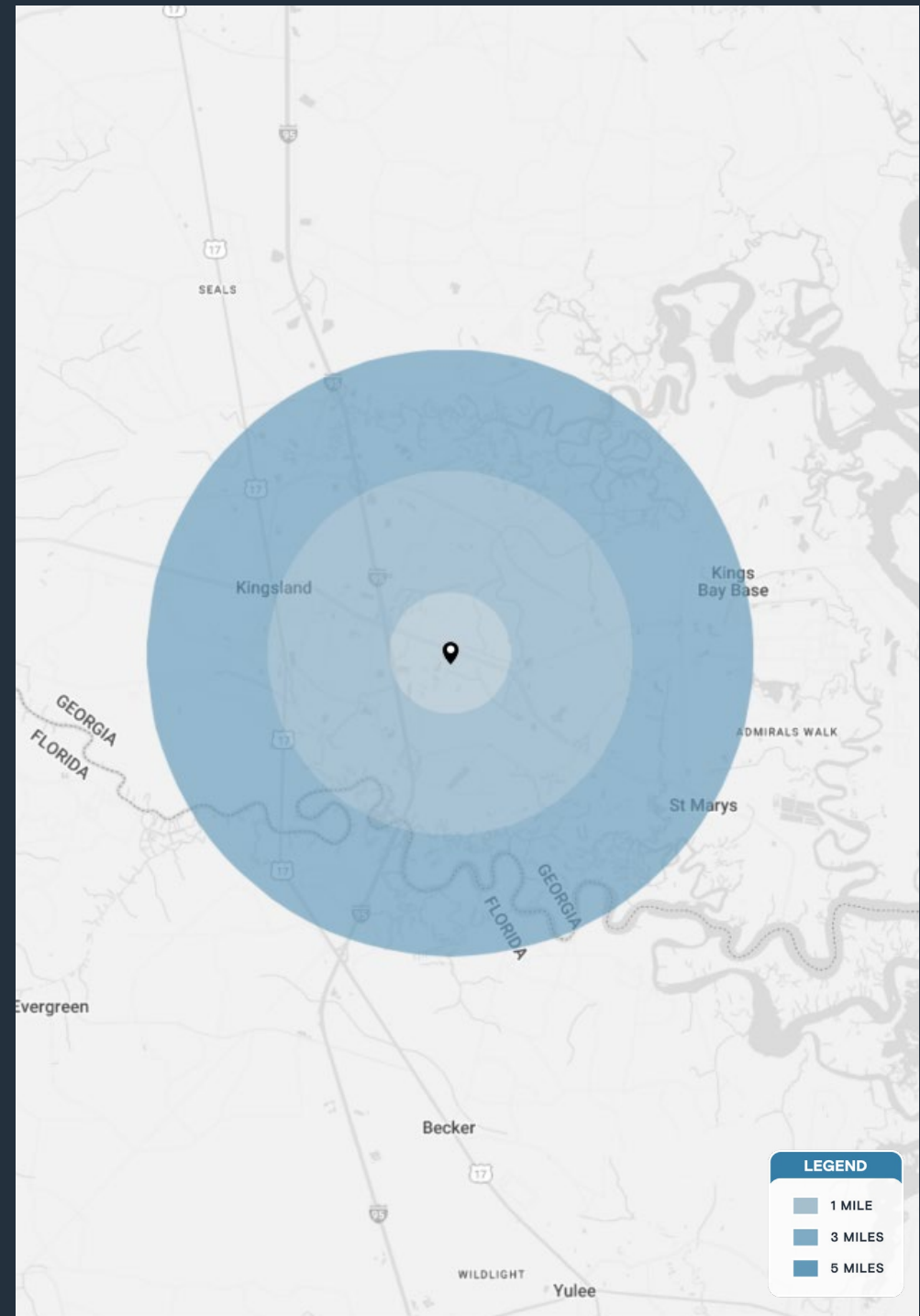
- Total of ±60 acres available for sale or for lease
- Timing of delivery Q3 2027
- The site is 4.4 miles from Kings Bay Naval Base, which has an estimated population of 8,000
- Southeast Georgia Health System - Camden Campus is 1.7 miles from the site and has 40 beds with approximately 130 employees
- Approximately 6.6 miles from I-95 with an estimated 64,200 AADT
- High average household income of \$88,379 within a 3 mile radius
- The rail line remains mostly inactive, operating only on occasional weekend afternoons and certain holidays

## DEMOGRAPHICS

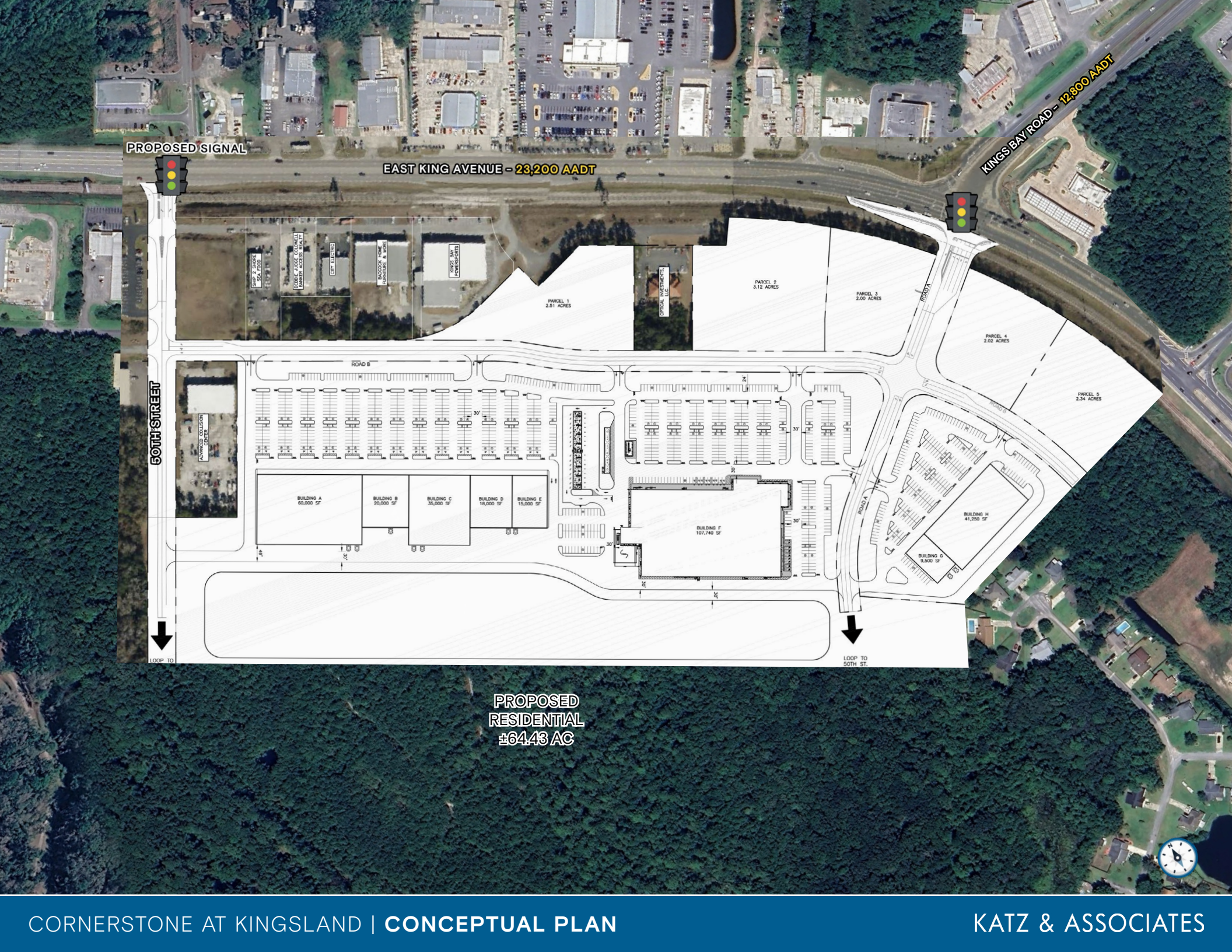
	1 MILE	3 MILES	5 MILES
POPULATION	1,867	19,353	40,401
HOUSEHOLDS	670	7,327	14,923
AVERAGE HH INCOME	\$92,011	\$88,379	\$88,067

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,170	28,122	42,514
HOUSEHOLDS	2,201	10,423	15,668
AVERAGE HH INCOME	\$91,525	\$89,961	\$86,866







PROPOSED SIGNAL

EAST KING AVENUE - 23,200 AADT

KINGS BAY ROAD - 12,800 AADT

50TH STREET

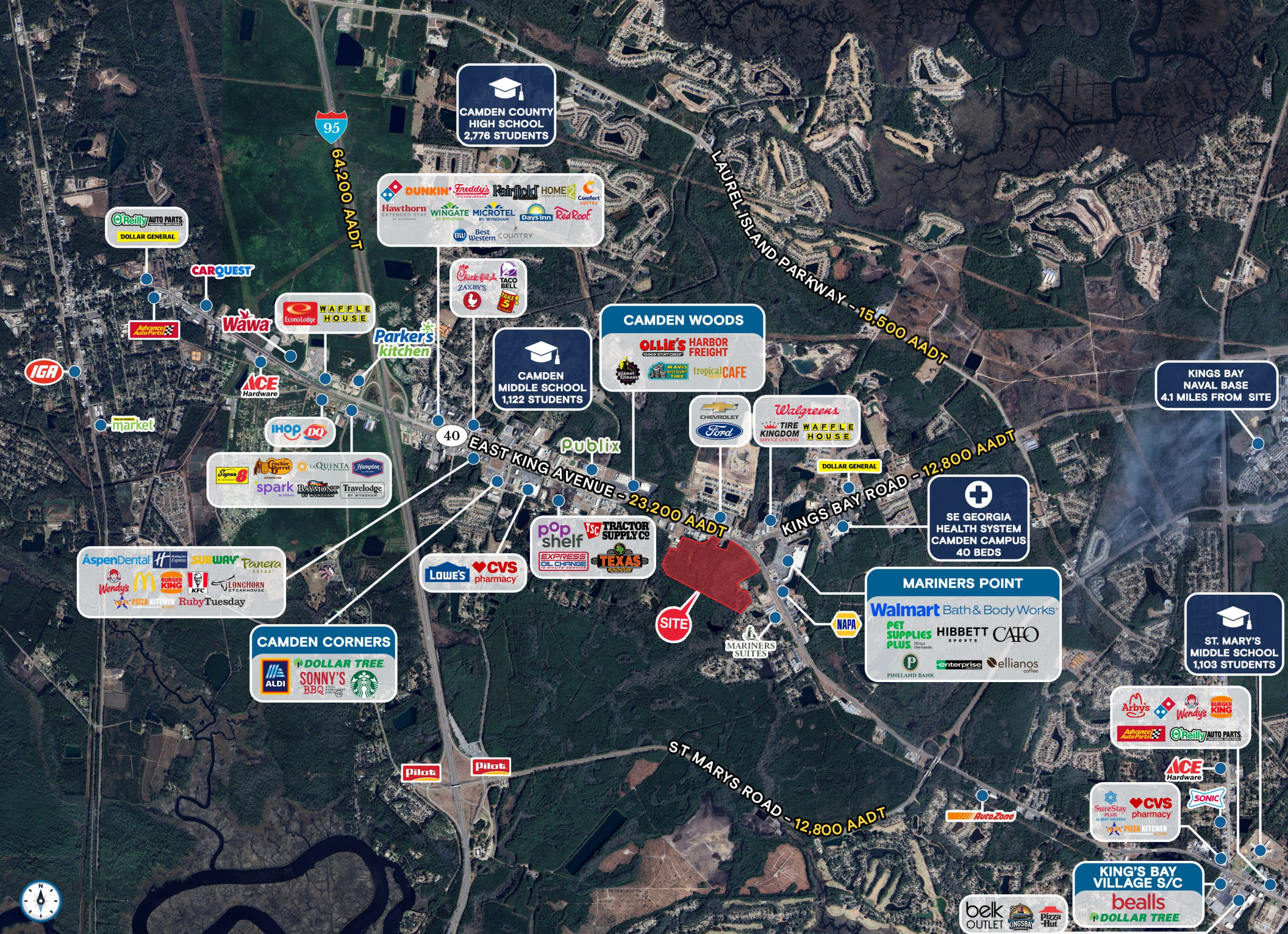
LOOP TO

LOOP TO 50TH ST.



PROPOSED  
RESIDENTIAL  
±64.43 AC

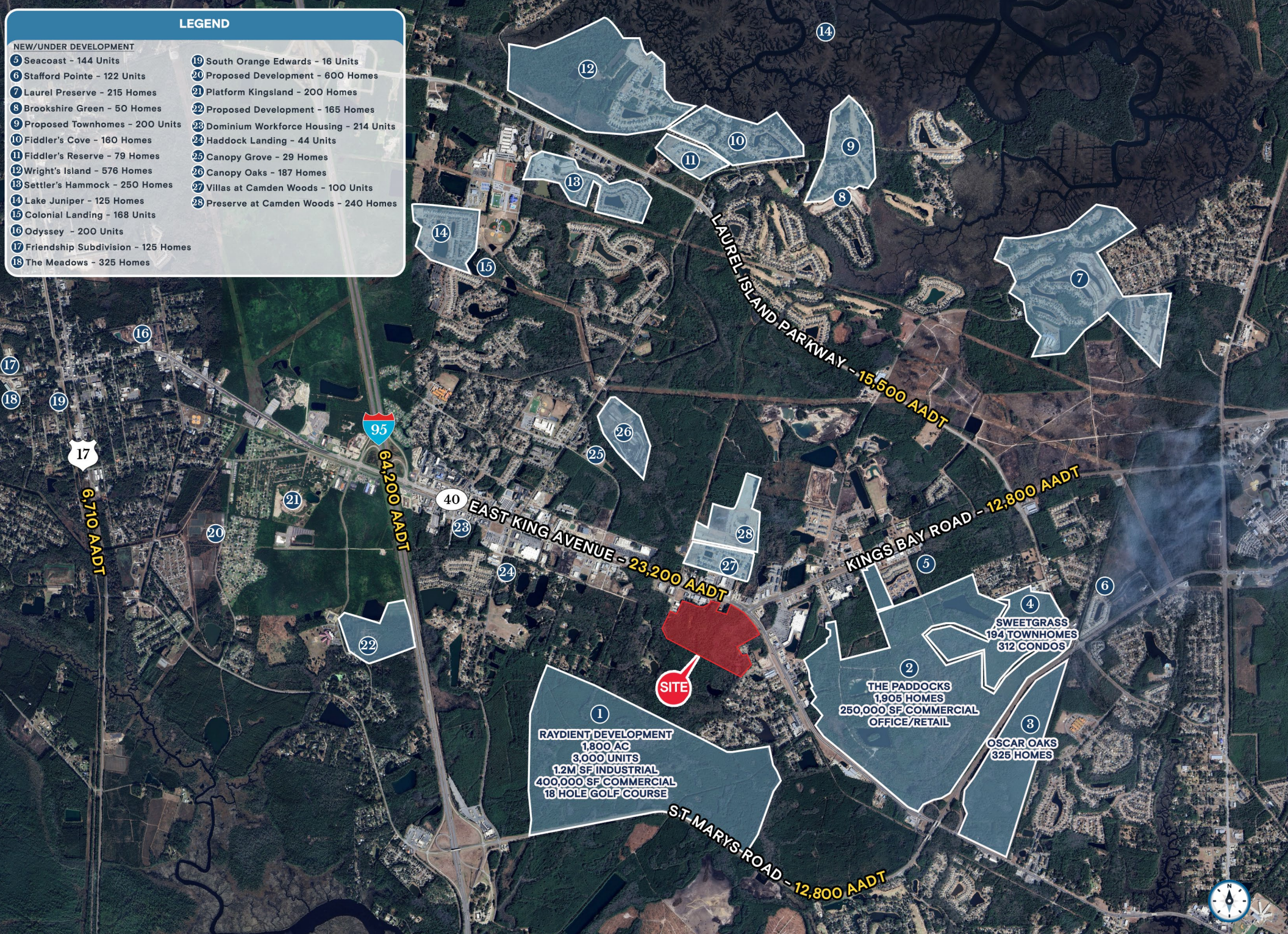




**LEGEND**

**NEW/UNDER DEVELOPMENT**

- 5 Seacoast - 144 Units
- 6 Stafford Pointe - 122 Units
- 7 Laurel Preserve - 215 Homes
- 8 Brookshire Green - 50 Homes
- 9 Proposed Townhomes - 200 Units
- 10 Fiddler's Cove - 160 Homes
- 11 Fiddler's Reserve - 79 Homes
- 12 Wright's Island - 576 Homes
- 13 Settler's Hammock - 250 Homes
- 14 Lake Juniper - 125 Homes
- 15 Colonial Landing - 168 Units
- 16 Odyssey - 200 Units
- 17 Friendship Subdivision - 125 Homes
- 18 The Meadows - 325 Homes
- 19 South Orange Edwards - 16 Units
- 20 Proposed Development - 600 Homes
- 21 Platform Kingsland - 200 Homes
- 22 Proposed Development - 165 Homes
- 23 Dominion Workforce Housing - 214 Units
- 24 Haddock Landing - 44 Units
- 25 Canopy Grove - 29 Homes
- 26 Canopy Oaks - 187 Homes
- 27 Villas at Camden Woods - 100 Units
- 28 Preserve at Camden Woods - 240 Homes



# Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.07.26