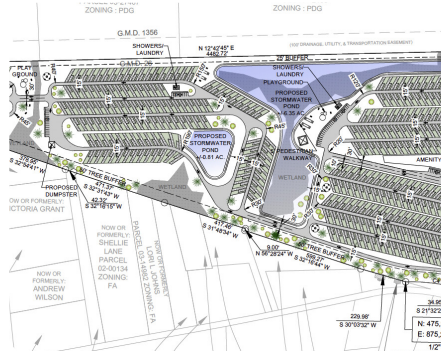




Highway 99 Commercial Tract 2

11.65 +/- Acres | Glynn County, GA | \$3,995,000



ADDRESS

7340 Highway 99
Brunswick, GA 31525

LOCATION

Located south of Highway 99 between Interstate 95 and Highway 17. Located less than a half a mile east from Buc-ee's.

PROPERTY SUMMARY

Prime commercial development opportunity located less than half a mile from the new Buc-ee's and Interstate 95, this offering includes two strategically positioned tracts—Tract 2 (11.652 acres) and Tract 3 (5.954 acres)—flanking the entrance to a 56-acre high-end RV resort currently under construction.

This site offers exceptional visibility, direct access, and exposure to rapidly growing traffic volumes, which are expected to increase significantly with the ongoing four-lane expansion of Highway 17. The Georgia Department of Transportation has recently installed new roundabouts to the east and west of the site to improve traffic flow and connectivity.

Just across I-95, D.R. Horton has broken ground on a large-scale residential development entitled for 2,301 homes, further signaling the area's explosive growth. Additionally, construction is underway on the first three buildings of the 750-acre Tradewinds Industrial Park, located in the southwest quadrant of Exit 42.

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