



Highway 17 Commercial Frontage

6.28 +/- Acres | Glynn County, GA | \$1,125,000



ADDRESS

4270 Highway 17 N
Brunswick, GA 31525

LOCATION

Directly across from Reagan Drive.

PROPERTY SUMMARY

Excellent opportunity to acquire 6.279 acres of commercial / light industrial land featuring 1,258 feet of frontage along Highway 17, which is currently being expanded to four lanes, offering exceptional visibility and accessibility. The property is development-ready, with a retention pond already constructed at the rear, helping to reduce upfront development costs and accelerate project timelines. The seller has cleared and graded the majority of the site and imported over 2,000 loads of fill dirt, elevating the property above Highway 17. All major utilities are available, including fiber optic service running directly to the site, making this location well suited for logistics, distribution, manufacturing, or a wide range of service-oriented commercial uses. Strategically located with convenient access to Interstate 95, the property provides excellent connectivity to downtown Brunswick, St. Simons Island, Sea Island, and Jekyll Island.

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