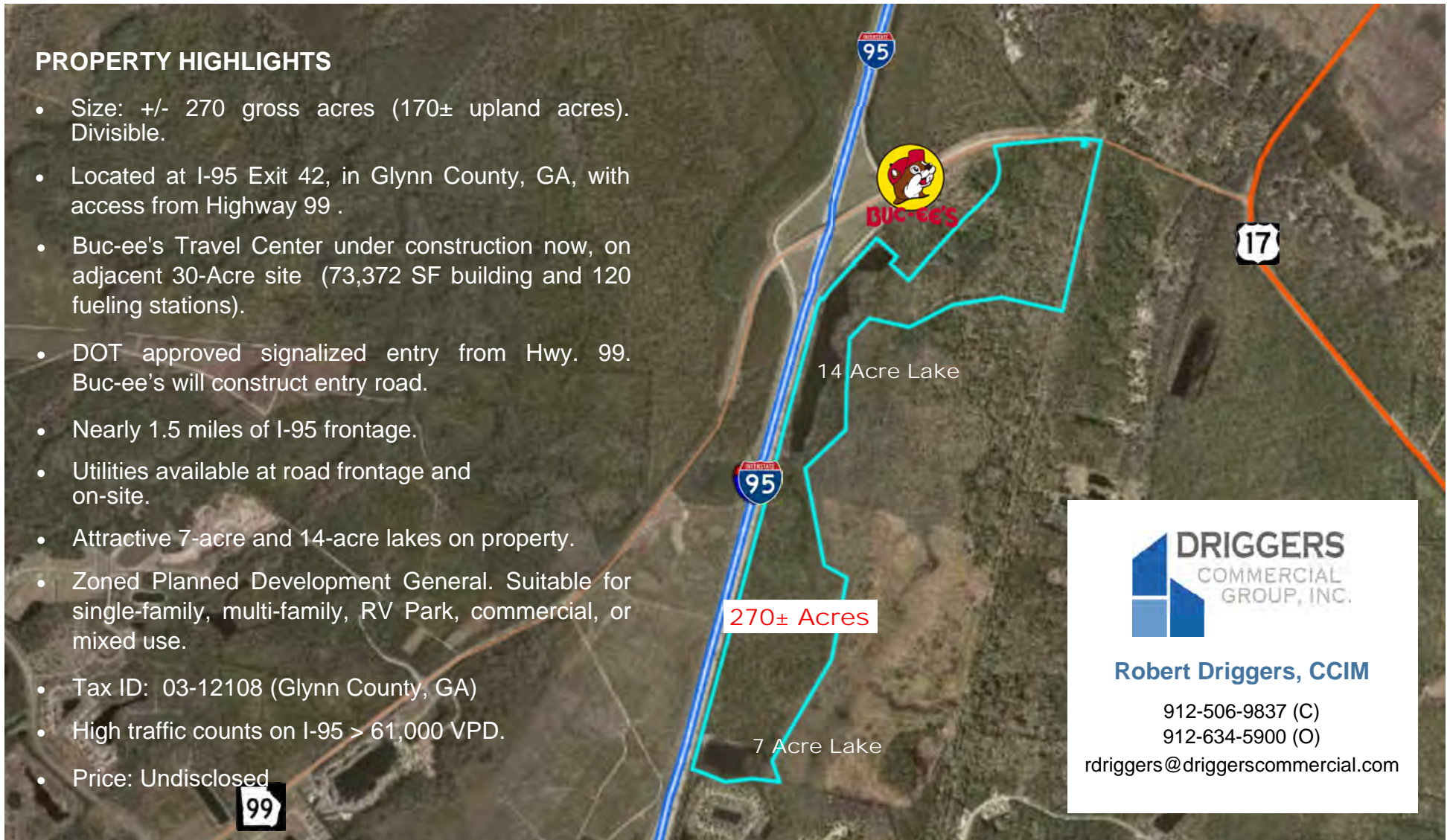


For Sale: 270± Acres Development Land, Surrounding Proposed Buc-ee's

I-95, Exit 42, Glynn County, (Brunswick), GA 31525

PROPERTY HIGHLIGHTS

- Size: +/- 270 gross acres (170± upland acres). Divisible.
- Located at I-95 Exit 42, in Glynn County, GA, with access from Highway 99 .
- Buc-ee's Travel Center under construction now, on adjacent 30-Acre site (73,372 SF building and 120 fueling stations).
- DOT approved signalized entry from Hwy. 99. Buc-ee's will construct entry road.
- Nearly 1.5 miles of I-95 frontage.
- Utilities available at road frontage and on-site.
- Attractive 7-acre and 14-acre lakes on property.
- Zoned Planned Development General. Suitable for single-family, multi-family, RV Park, commercial, or mixed use.
- Tax ID: 03-12108 (Glynn County, GA)
- High traffic counts on I-95 > 61,000 VPD.
- Price: Undisclosed

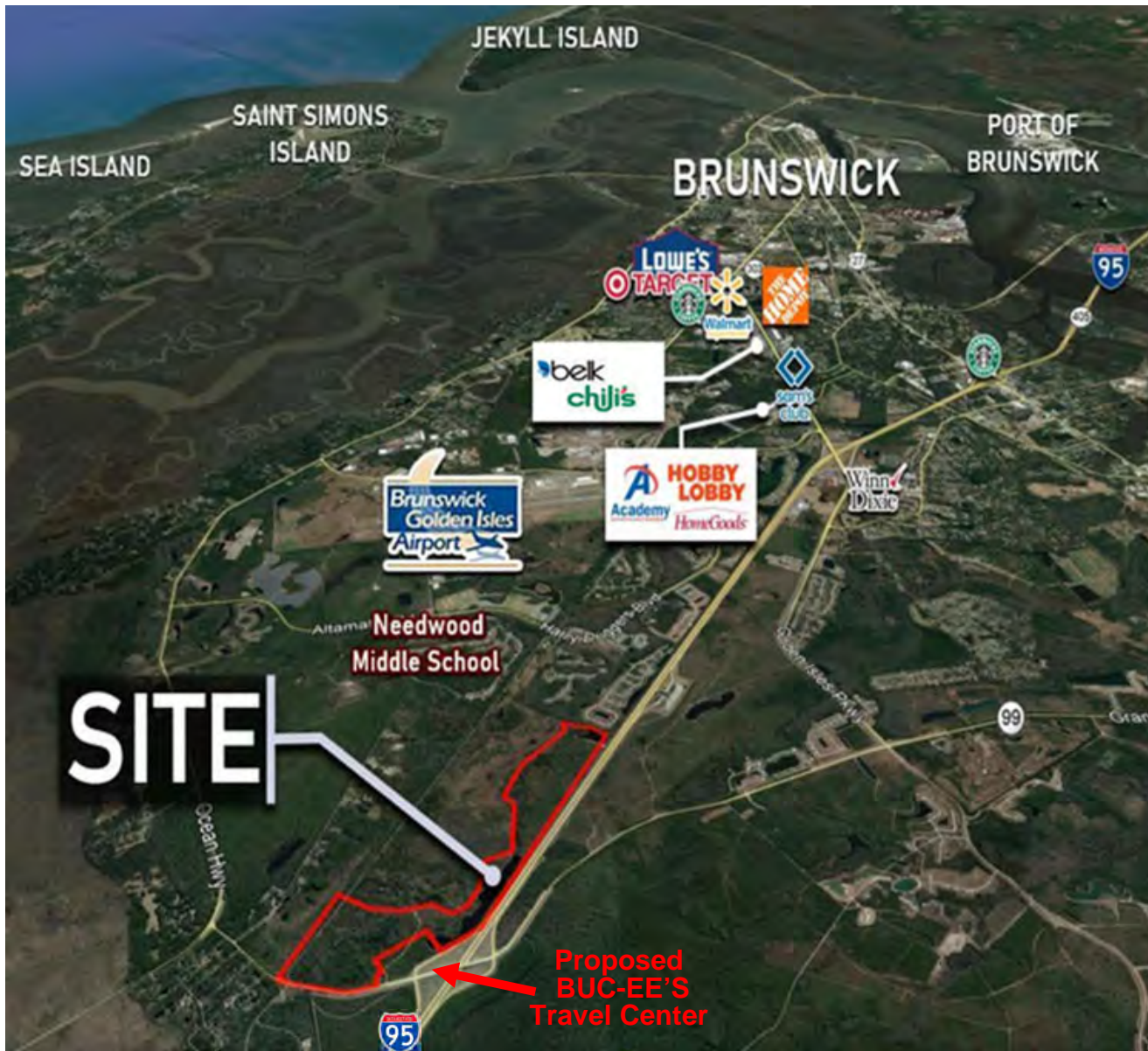


Robert Driggers, CCIM

912-506-9837 (C)

912-634-5900 (O)

rdriggers@driggerscommercial.com

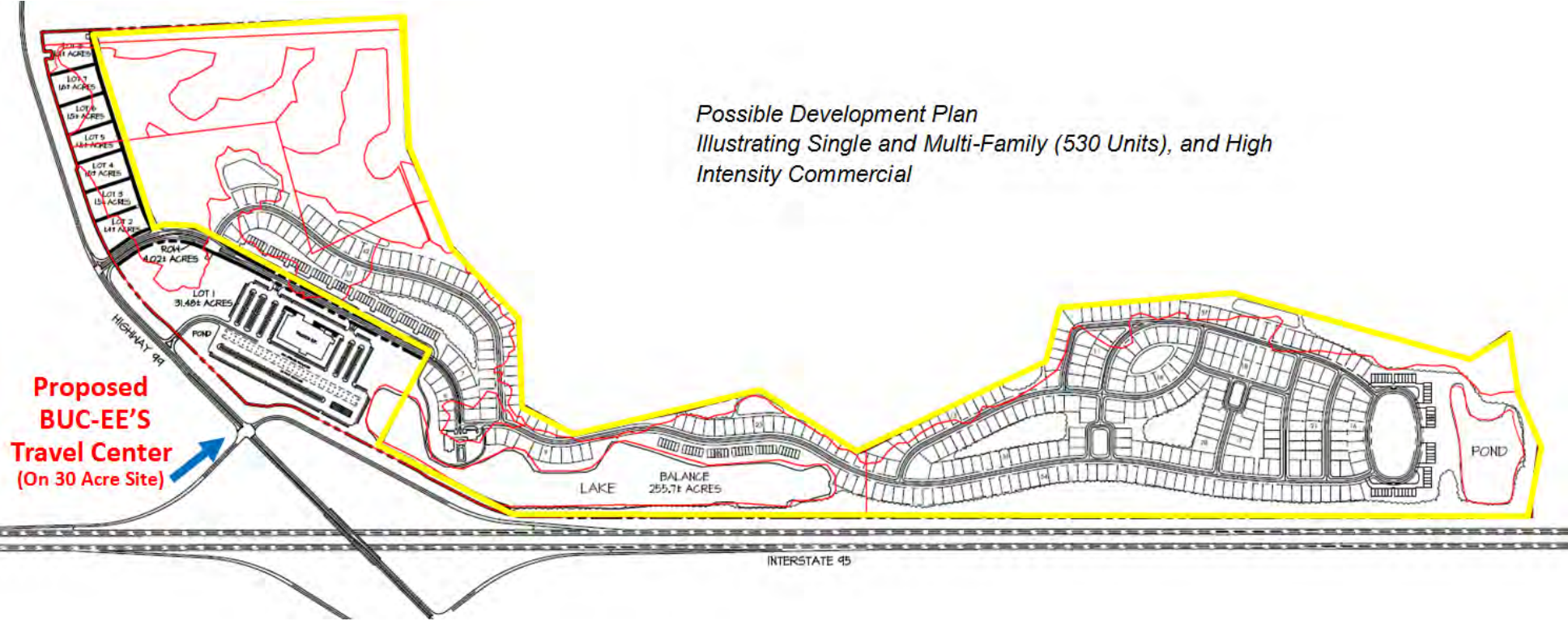


Partial List of National Retailers

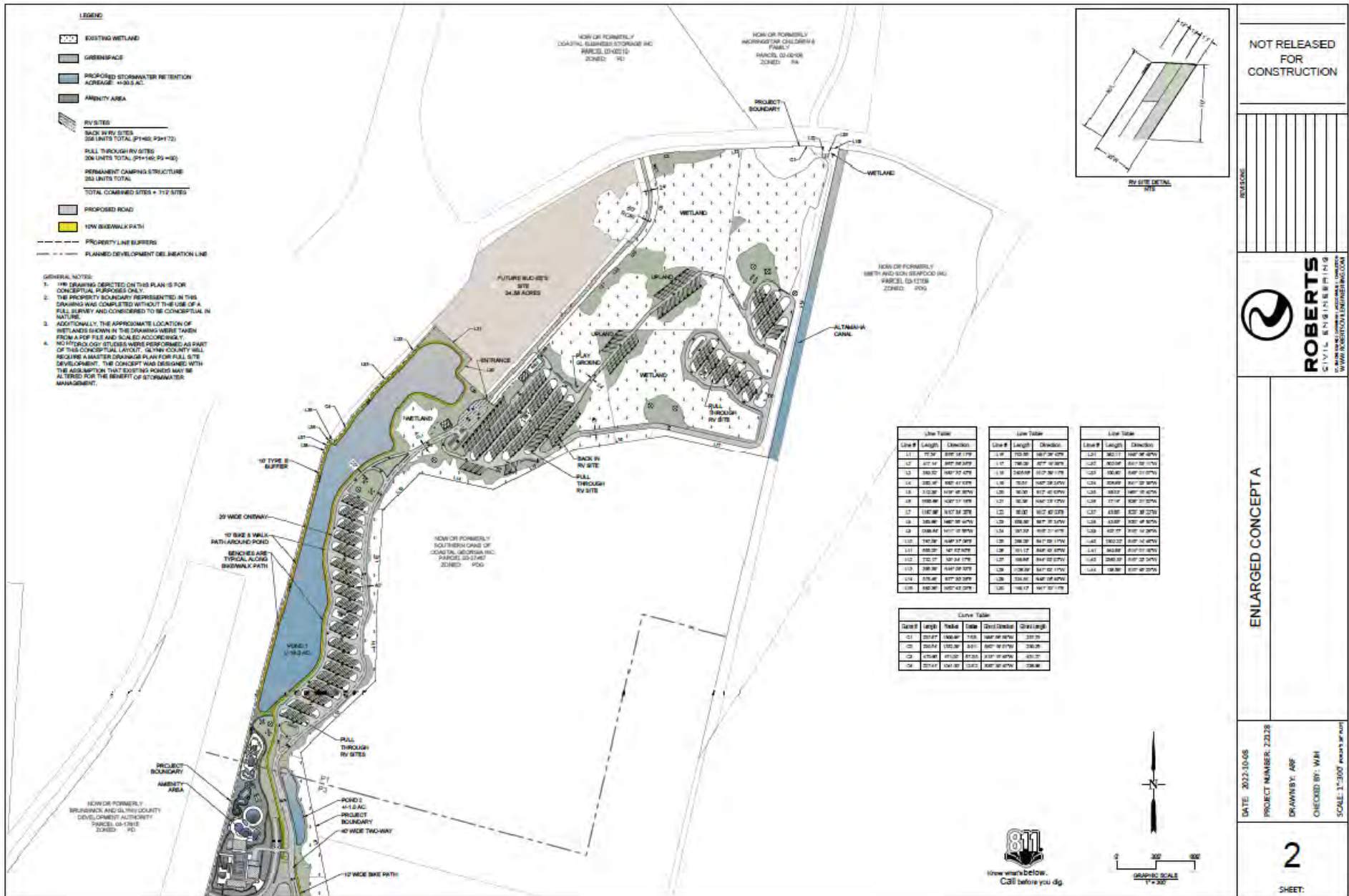
Located within 4 miles South of Property

Target	Walmart Super Center
Sam's Club	Home Depot
HomeGoods	TJ Maxx
Lowe's	Ross Dress for Less
Ulta	Dicks Sporting Goods
Office Depot	Ross Dress for Less
Old Navy	Hibbett Sporting Goods
Dollar Tree	PetSmart
Hobby Lobby	Bealls
Rack Room Shoes	Ashley Furniture
Big Lots	Dollar General
Kirklands	Books A Million
Academy Sports	JoAnn's Fabrics
Staples	Michaels
Belk	Five Below
Goodwill	Hibbett Sporting Goods
Publix	Walmart Neighborhood Market

Potential Development Plan- Residential



Potential Development Plan- RV Resort (717 Pads)



NOT RELEASED FOR CONSTRUCTION

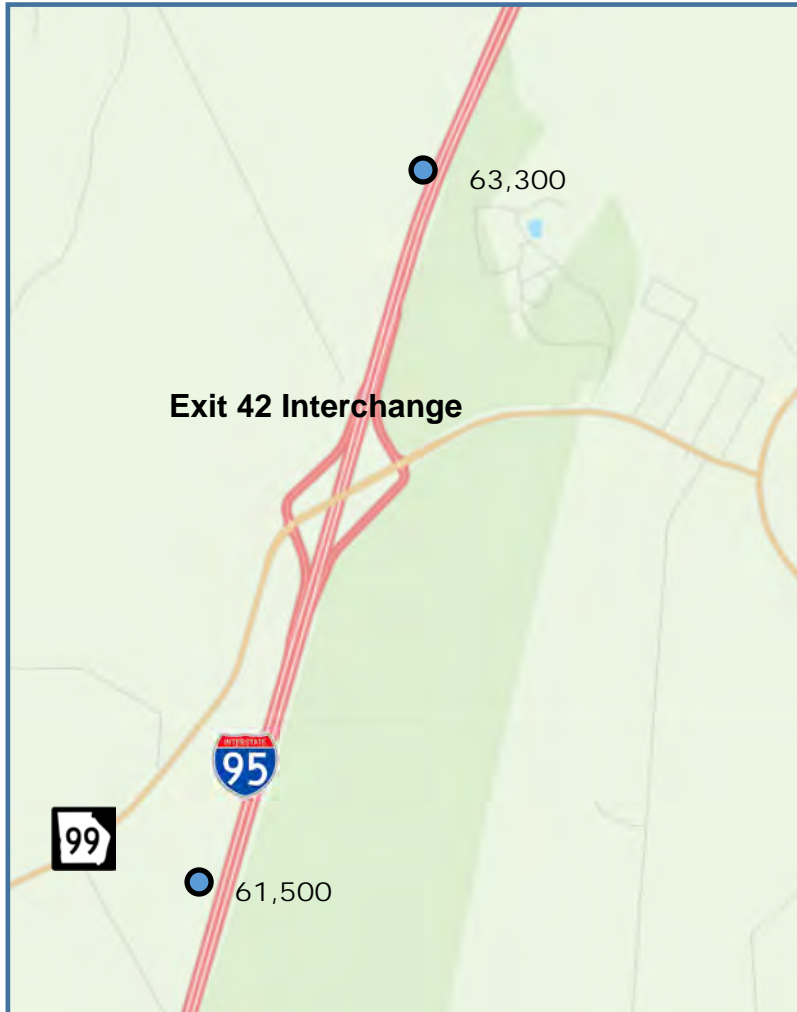


ENLARGED CONCEPT A

DATE: 2022-10-05
 PROJECT NUMBER: 22228
 DRAWN BY: ASB
 CHECKED BY: WH
 SCALE: 1"=300' (except as noted)

2

SHEET



Travel Distances and Traffic Counts

Approximate Distances from Site

Brunswick, GA (Downtown)	10 Miles
Jekyll Island, GA	28 Miles
St. Simons Island, GA	17 Miles
Atlanta, GA	285 Miles
Savannah, GA	67 Miles
Jacksonville, FL	74 Miles

2022 Traffic Counts

I-95 North, Brunswick, GA	63,300 VPD
I-95 South, Brunswick, GA	61,500 VPD

Source: Georgia Department of Transportation



Robert Driggers, CCIM

912-506-9837 (Cell)

912-634-5900 (Office)

rdriggers@driggerscommercial.com

Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.