

DEVELOPMENT SITE AVAILABLE

I-95 & ST. MARYS ROAD, ST. MARYS, GA

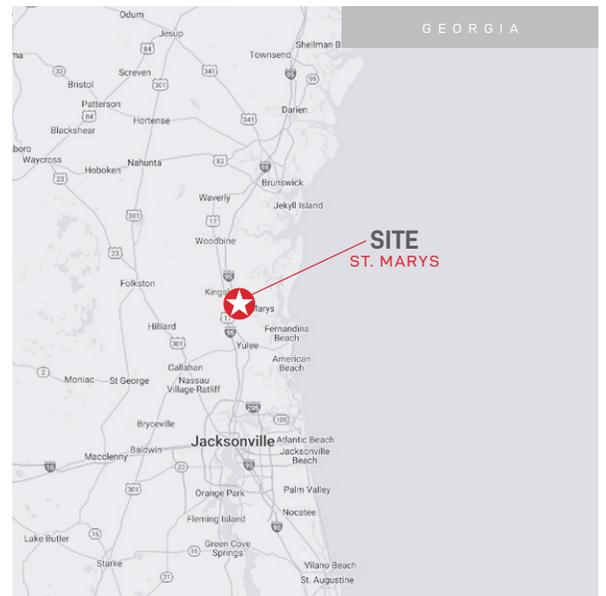


PROPERTY INFORMATION

- 3.7-acre site just off of I-95 in St. Marys at Exit 2 between Jacksonville, FL and Brunswick, GA
- Site is adjacent to new fire station and road to be completed in Q1 2026 with emergency traffic signal
- Located across from planned golf community to include 1,500 single family homes (see page 3)
- Very conservative estimated population growth projection exceeds 15% over the next five years
- Multiple large-scale projects are underway in downtown St. Marys

DEMOGRAPHICS

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------|-----------|------------|------------|
| Population 2025 | 4,835 | 29,393 | 41,954 |
| Projected Population 2030 | 5,572 | 32,656 | 46,070 |
| Average Household Income | \$109,861 | \$91,049 | \$92,736 |



CONTACT

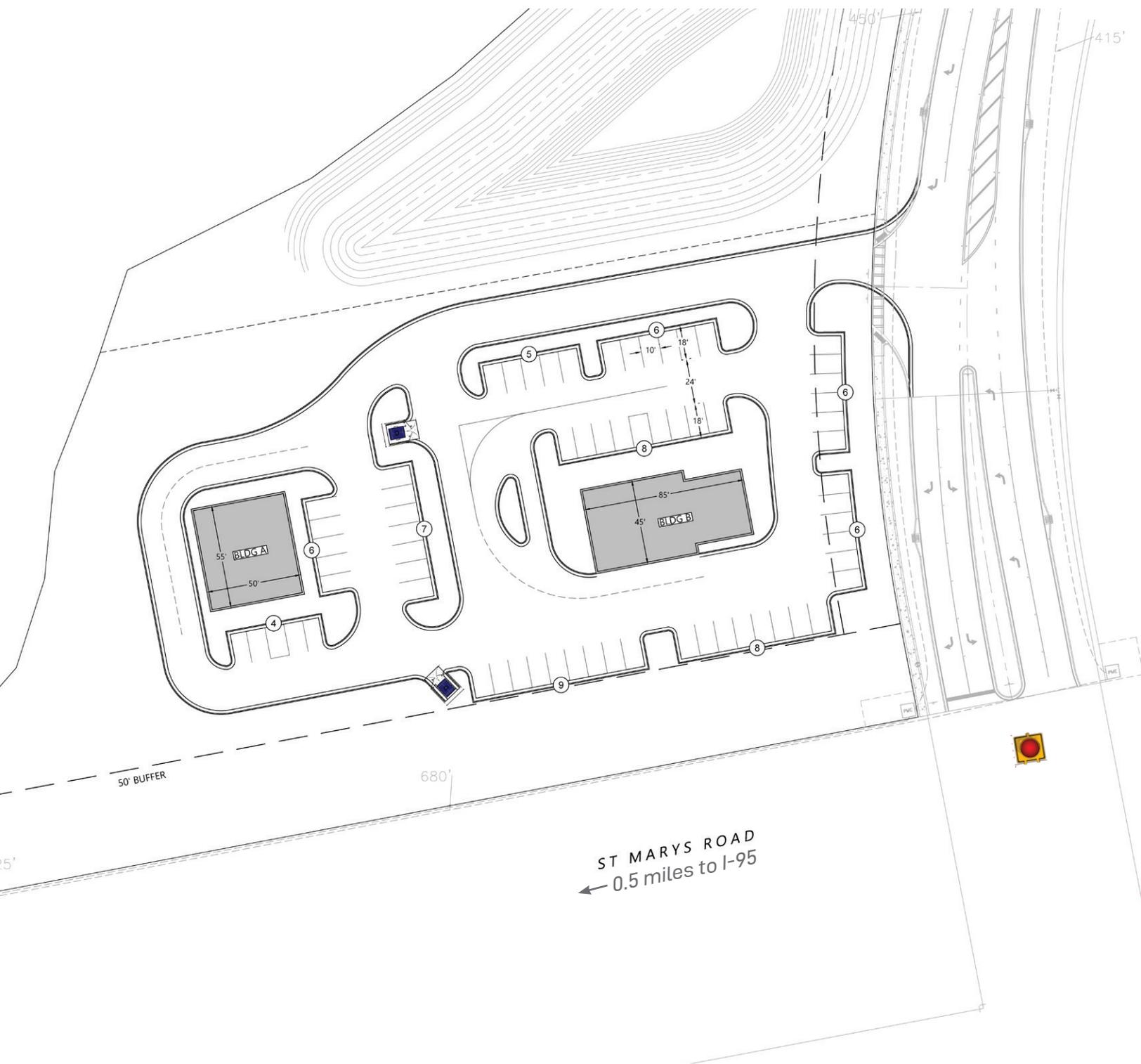
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