

College Creek Riverfront Property

0 Highway 82 , Brunswick, Georgia 31523

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PROPERTY OVERVIEW



Sale Price

\$2,466,428

Offering Summary

Acreage:	315 Acres
Price / Acre:	\$7,830
State:	Georgia
City:	Brunswick
County:	Glynn
Property Type:	Waterfront, Hunting and Recreational Land, Acreage and Estates, Timberland, Conservation Easements

Property Overview

Located within the Brunswick area, this remarkable 315-acre property offers an extraordinary opportunity to invest in a legacy property. Boasting a deep water and dock able homesite, this property has approximately 1.25 miles of frontage on College Creek. This expansive parcel presents recreation opportunities like hunting, fishing, bird watching and boating. Its strategic location near the coveted Golden Isles of the Georgia Coast and close proximity to Jekyll and St. Simons Islands further enhance its allure. The property is protected by a forestry friendly conservation easement to preserve it for generations to come. The home site is not a part of the easement and has unencumbered access. The homesite is slathered with outstanding marsh and river views guaranteed not to disappoint. Additional acreage is available, contact listing agent for more information.

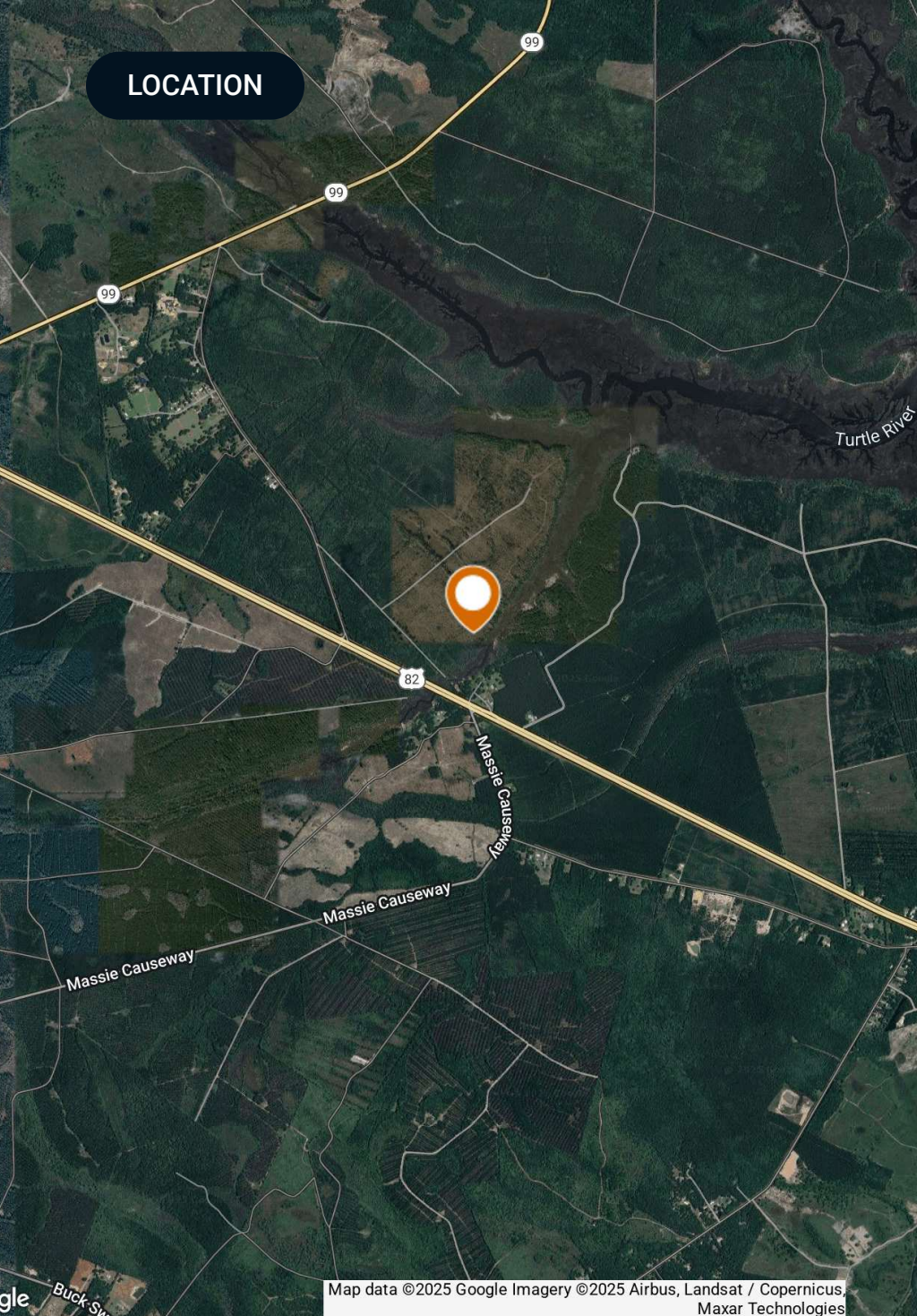
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Upland acres 207.69. Wetland acres 108.14. • Primarily Meggett
Soil Types:	• Bohicket • Sapelo
Taxes & Tax Year:	\$1010.68 for 2025
Zoning / FLU:	PUD
Lake Frontage / Water Features:	Frontage on College Creek
Water Source & Utilities:	Well and Septic
Road Frontage:	Georgetown Road and US Highway 82
Nearest Point of Interest:	St Simons Island, Jekyll Island, Cumberland Island, Blythe Island Regional Park
Current Use:	Vacant
Potential Recreational / Alt Uses:	Hunting, fishing, boating, and kayaking
Land Cover:	Natural pine, hardwood, native grass and cabbage palms

LOCATION



Location & Driving Directions

Parcel: 02 02966 02-03004

GPS: 31.1964845443, -81.6589302983

Driving Directions:

- From I-95 Exit 29, go 6.5 miles west on US 82/520
- Turn right on Georgetown Road
- Property is on the right

Showing Instructions:

Call listing agent

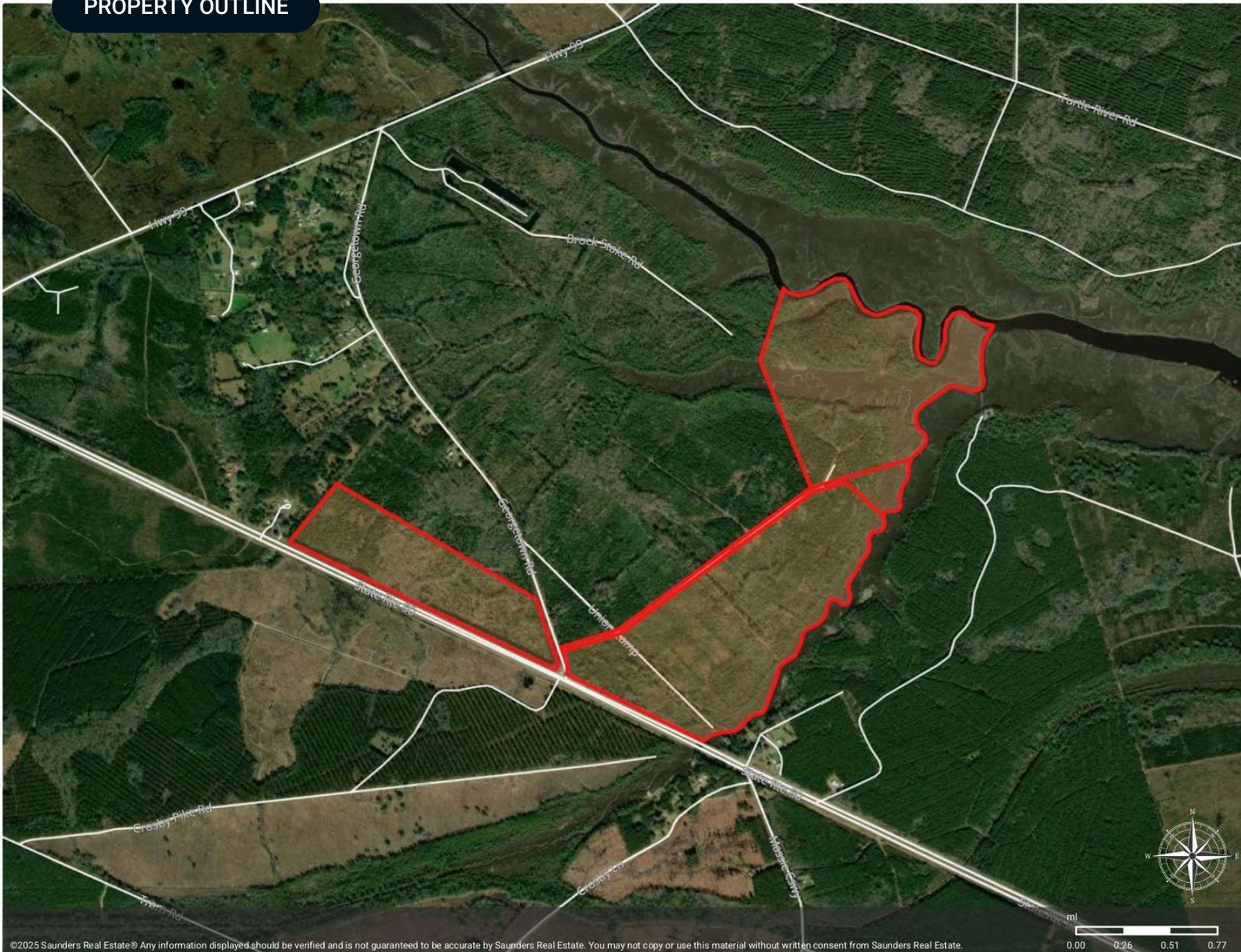
PROPERTY OUTLINE



Overview

Census Roadways TIGER

- Parcel
- Parcel (selected)



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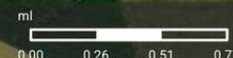
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WETLANDS

Wetlands NWI

- ▬ Polygon
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine
- Wetlands NWI: Estuarine

CODE	DESCRIPTION	ACRES
E2EM1/USN	Estuarine and Marine Wetland	34.31
PFO1/4R	Freshwater Forested/Shrub Wetland	20.83
PFO1/4Cd	Freshwater Forested/Shrub Wetland	17.00
E2EM1N	Estuarine and Marine Wetland	16.82
E1UBL	Estuarine and Marine Deepwater	9.69
E2SS3P	Estuarine and Marine Wetland	6.18
E2USN	Estuarine and Marine Wetland	1.70
PEM1B	Freshwater Emergent Wetland	1.14
E2USM	Estuarine and Marine Wetland	0.47
TOTAL UPLAND		207.69
TOTAL WETLAND		108.14
TOTAL		315.83



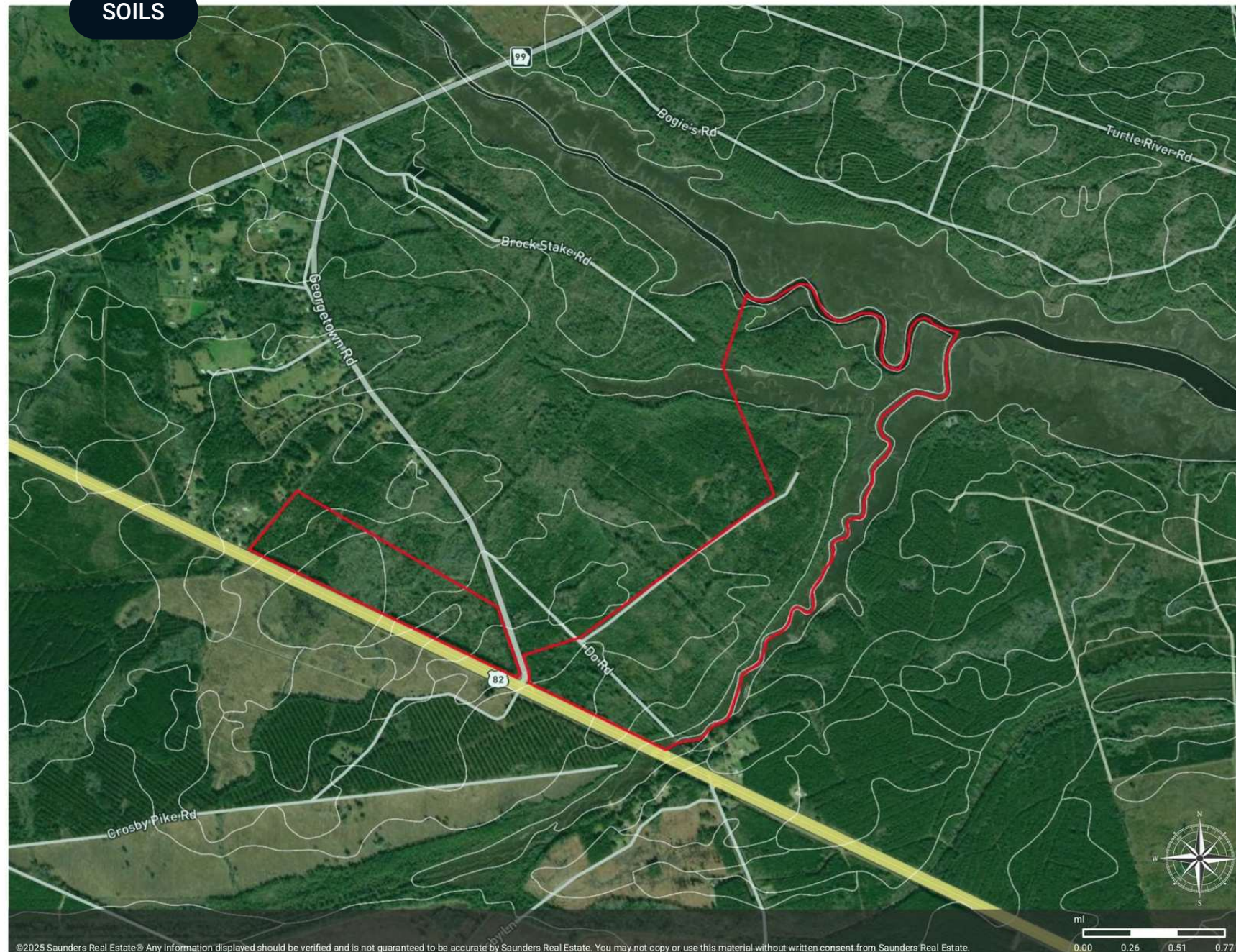
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SOILS

Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
Me	Meggett	125.96
BO	Bohicket	62.36
Sa	Sapelo	47.54
Om	Olustee	34.28
Br	Brookman	14.85
Bk	Bladen	11.94
W	Water	11.53
Pe	Pelham	7.36
TOTAL		315.83



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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