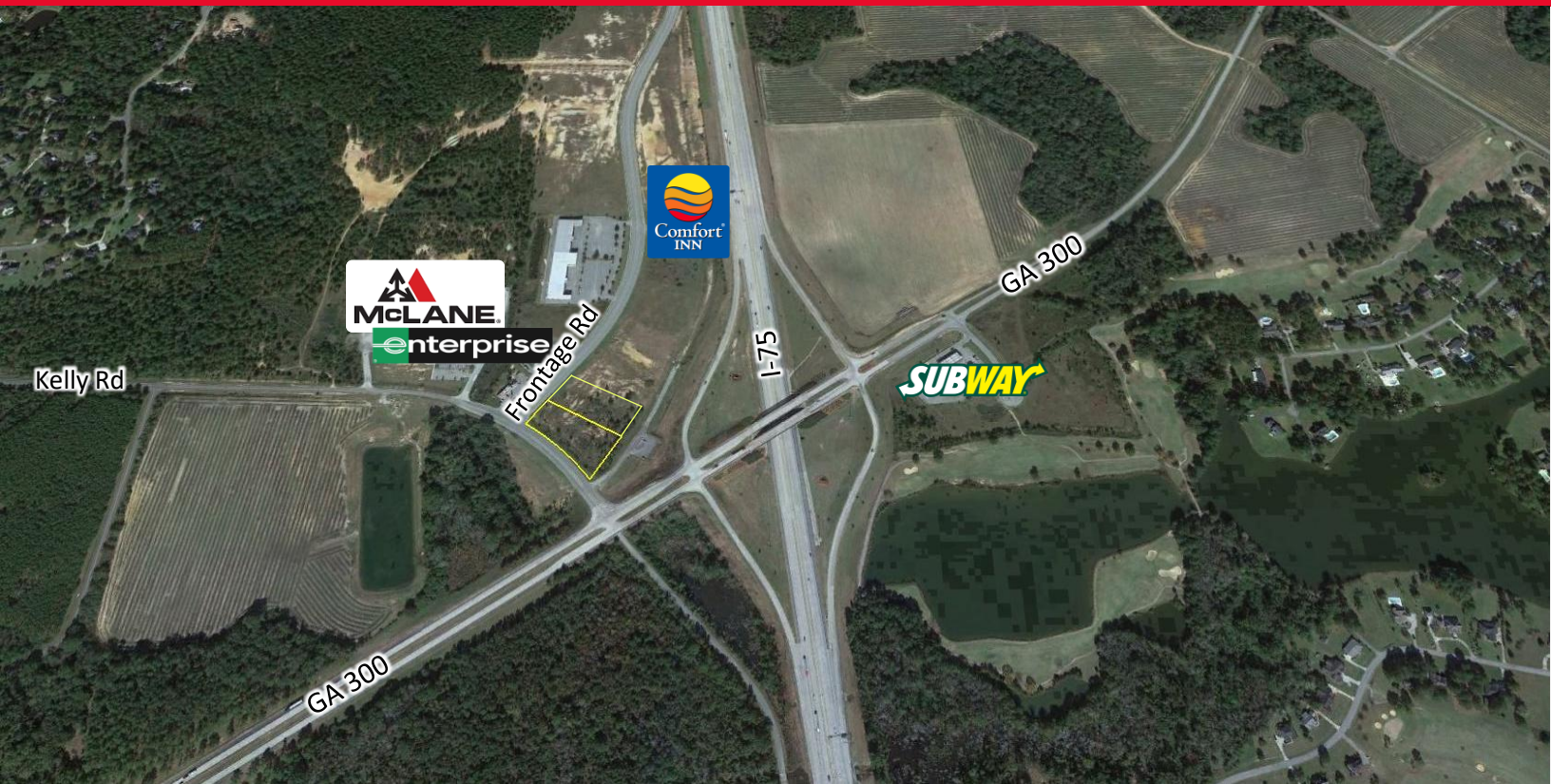




FOR SALE

I-75 INTERCHANGE AT GA 300

Cordele, GA 31015

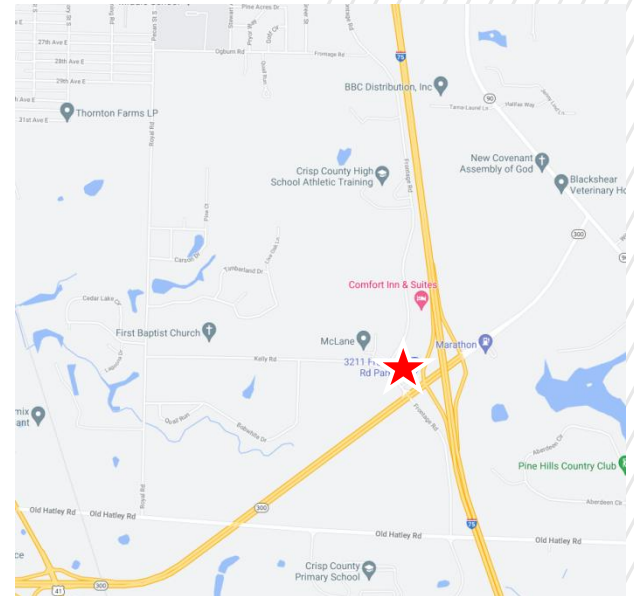


PROPERTY HIGHLIGHTS

3.04 acre tract located at northeast corner of Frontage Road and Kelly Road in Cordele, Crisp County, Georgia at the interchange of I-75 and GA 300. GA 300 is the developmental highway that connects the Greater Albany, GA area to I-75.

BUILDING SF	N/A
LAND SF	132,422
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	3,430 VPD

SIGNAGE TYPE	N/A
3-MILE (POP.)	7,960
5-MILE (POP.)	13,984
AVG HH. INCOME	\$73,115
SPACE USE	TBD



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FOR SALE

I-75 INTERCHANGE AT GA 300

Cordele, GA 31015

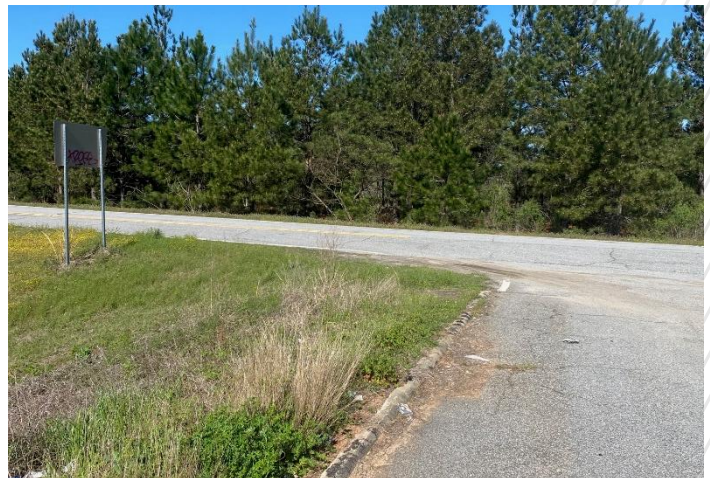
ADDITIONAL INFORMATION

3.04 acre tract located at intersection of GA 300 and I-75 in Cordele, GA. Visibility from I-75. Unimproved site, curb cuts have not been applied for, but great potential with traffic for interstate related uses. Seller may consider subdivision.



LEGAL INFORMATION

TAX PARCEL ID	C39D 001G and C39D 001H
2024 RE TAXES	\$2,944.18
ZONING	Highway Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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