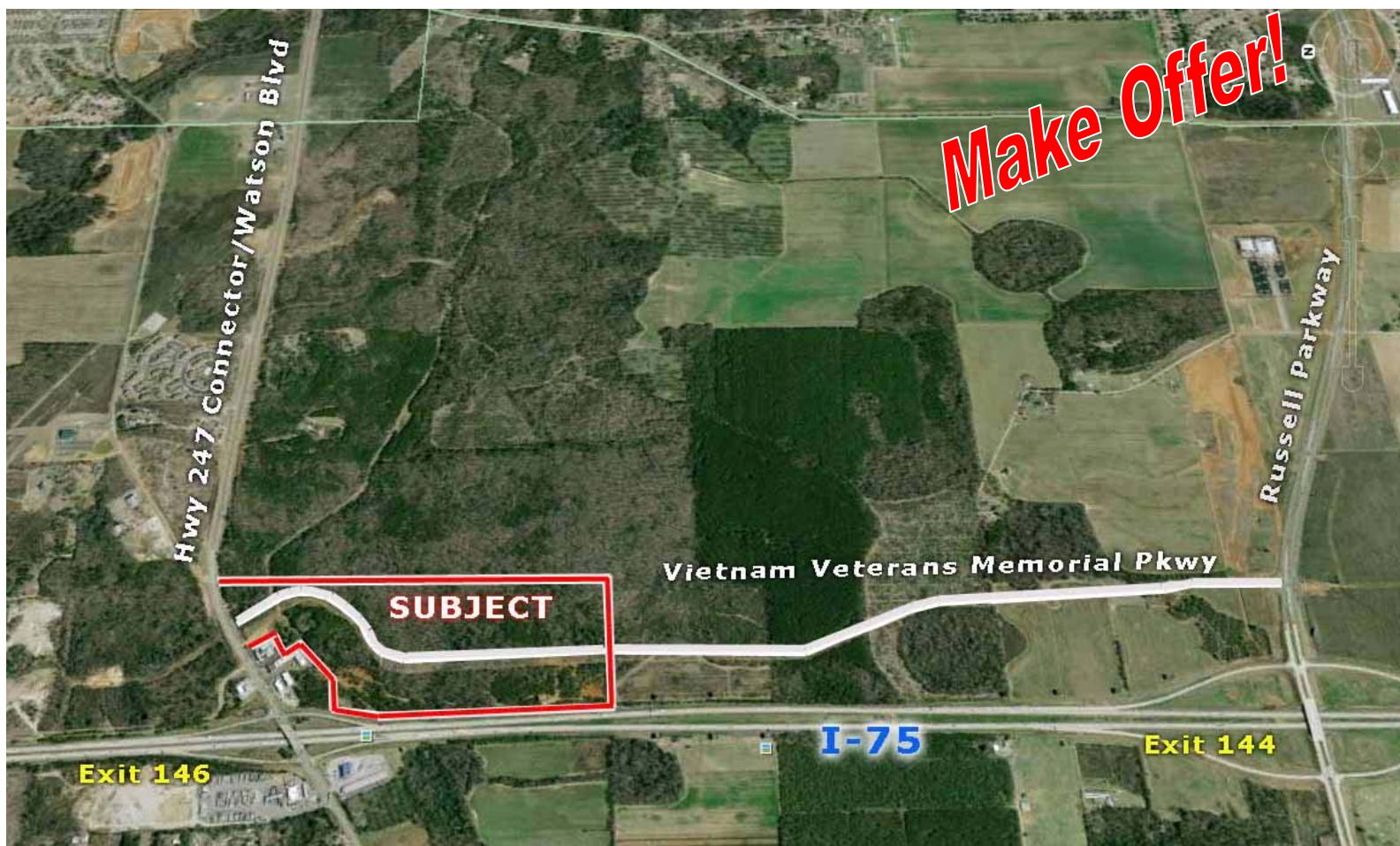


FOR SALE
73.25 Acres READY FOR DEVELOPMENT
Frontage Road at Hwy 247 Connector
Peach County, Georgia



- Excellent Development or Investment tract.
- Located at Hwy 247 connector/I-75 Exit, Peach County, GA with frontage on I-75.
- Zoned - C-2
- Over 6,000 feet of road frontage means good visibility and lower development costs
- Approximately 2,500 feet of frontage on I-75
- Excellent multi use development tract
- All utilities available
- Quick access to I-75 and Robins Air force Base
- Convenient to Warner Robins /Centerville
- Traffic Counts: 64,440 vpd - I-75
9,390 vpd - 247 Connector (Exit 146)

Offering Price: \$95,000 / Acre
(Can be subdivided. Call agent for pricing)

Nearby neighbors include: Econo Lodge, Subway, Flash Foods Convenient Store, Pilot Truck Stop, Knights Inn and Arby's



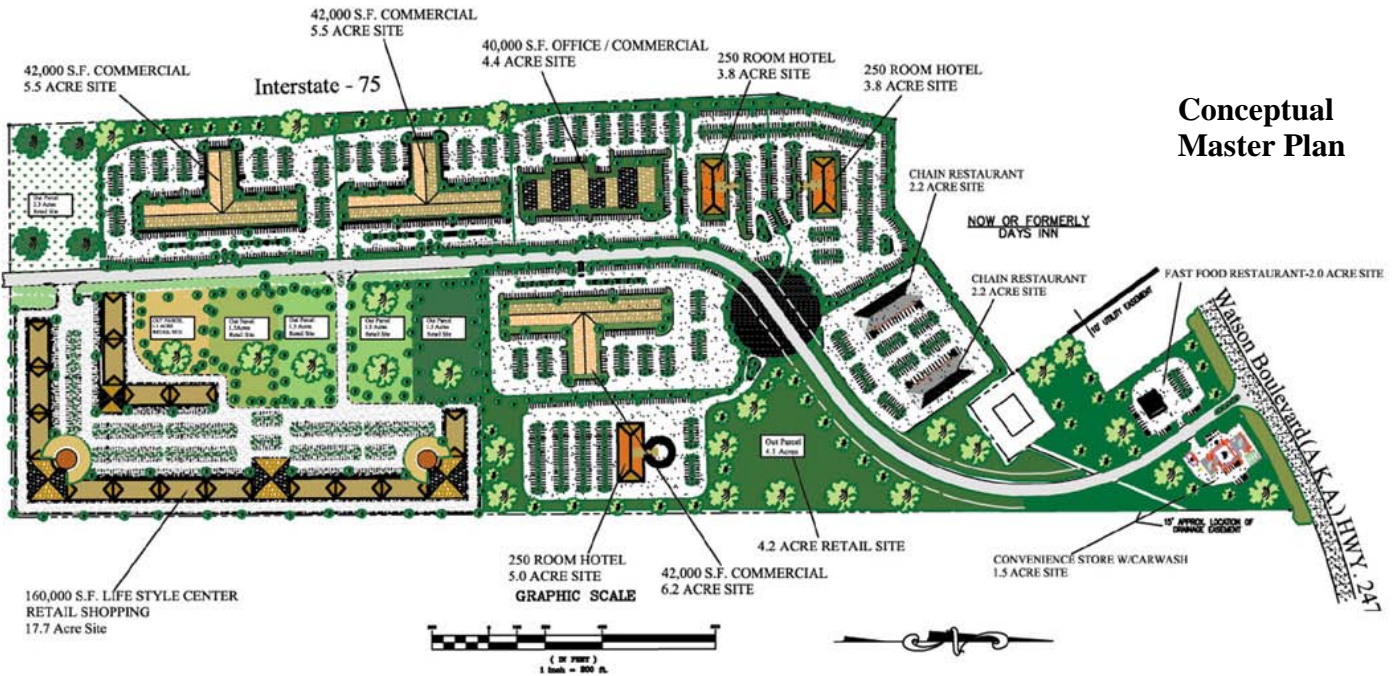
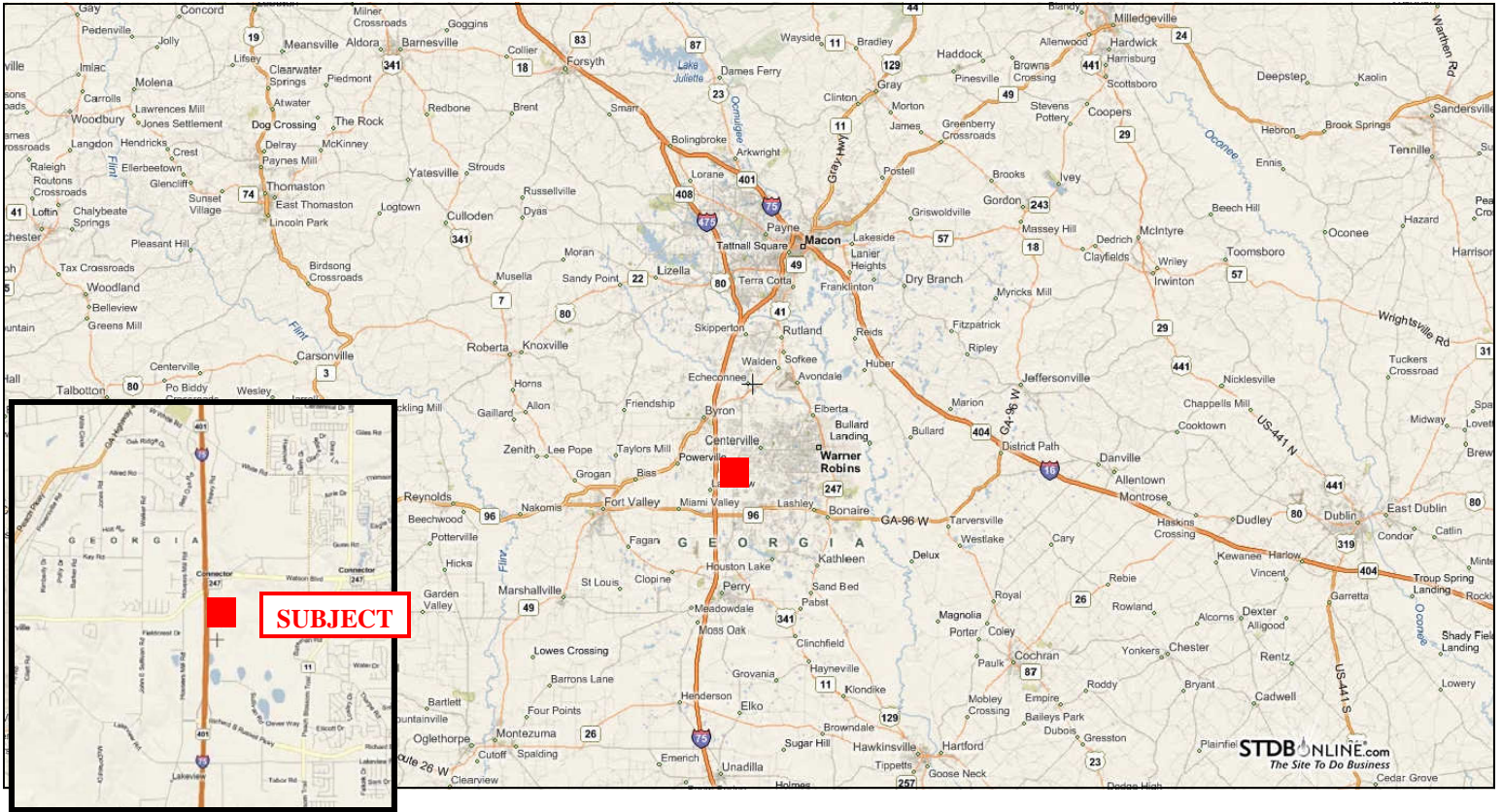
Contact:
Larry Crumbley, CCIM, CPM, SIOR, CRE
Or
Donnie Laurens
478-746-9421

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

www.fickling.com

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73.25 Acres · Frontage Road at Hwy 247 Connector · Warner Robins · GA



Conceptual Master Plan

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Over 6,000 feet of frontage on
Vietnam Veterans Memorial Pkwy



I-75 Exposure



I-75 Frontage



View from I-75 North
bound lane



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Out Parcels Available



Partially cleared site



Partially cleared site



Partially wooded area



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