

FOR SALE

TWO VACANT COMMERCIAL LOTS



COLDWELL BANKER
COMMERCIAL
HARTUNG



PROPERTY DETAILS

SALE PRICE: \$649,000

Parcel ID #0046 078000 (3 Acres +/-)

Parcel ID #0046 078A00 (3 Acres +/-)

Located in Miller County GA

Traffic Counts: 4,690 GDOT

Market: Georgia

Submarket: South Georgia

Visit Colquitt: [Here](#)

SHARON HEARD

229-869-3113 m

sharonheard@bellsouth.net email

cbhartung.com website

...THIS IS AN INVESTORS DREAM

- 6 acres cleared and ready to build!
- Tier III real estate market
- There is much need here with new housing developments beginning nearby
- There are 750 employees at the local hospital and 80% commute
- Inside the city limits from Bainbridge makes it convenient on a high traffic road, for whatever you want to build.
- This is a great community with room for expansion and supported by the local leadership and people!
- There is a new housing development coming diagonally behind this location consisting of 49 new and upscale homes. They already have had the groundbreaking ceremony. Also, there is another housing development (44 apartments) 2 minutes from this location.
- There are 750 employees at the local hospital and 80% commute
- Colquitt is a charming little town that offers the arts! Cotton Hall is a venue that offers locals the opportunity to participate in storytelling and music, and they have performed at the White House.
- Both the city and county are offering a tax abatement of 80% the first year.
- If you are an investor, you should take a close look at this thriving and friendly town can offer!!

Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office
850.386.1797 Fax

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It's 20 minutes from Bainbridge, 45 minutes from Dothan, an hour from Albany, and about an hour to Tallahassee. It's located on a very busy 4 lane Hwy, US 27, that handles approximately 6,500 travelers daily. US Hwy 91 intersects Hwy 27 about 2 blocks over, with approximately 3500 travelers daily. This property is within the city limits and that makes it very convenient.

Colquitt is ranked TIER 3 by the state, along with Lee County and Thomas County, which is really great! No county touching Colquitt has that ranking.



AREA LOCATION MAP



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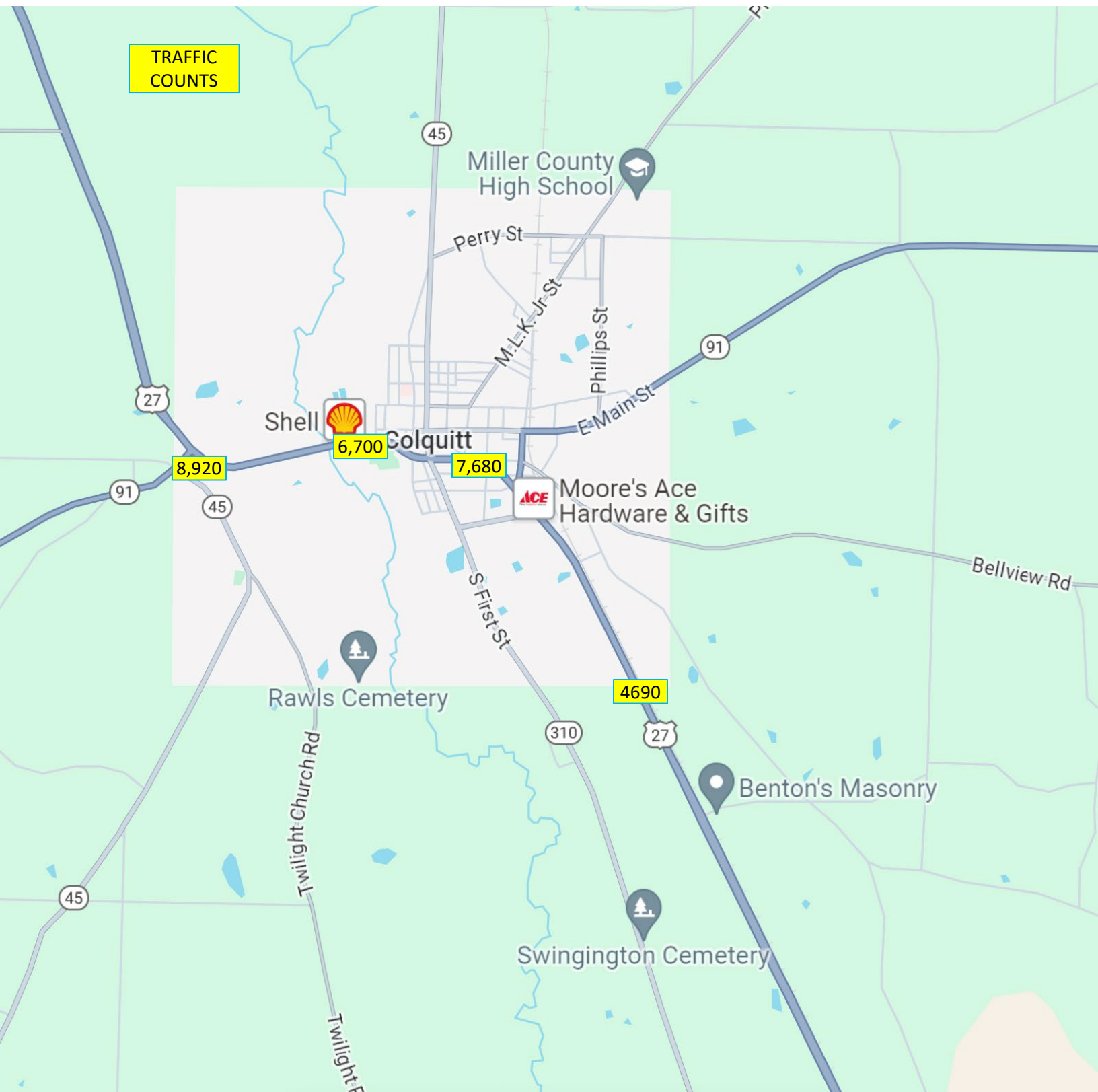
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TRAFFIC COUNTS



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