

# SALE

INDUSTRIAL DEVELOPMENT SITES  
Industrial Park Road, Roberta, Crawford County, GA 31078



PROPERTY VIDEO: <https://www.goroundmedia.com/roberta-crawford-industrial-park-georgia/>

**SALES PRICE:**  
**\$15,000/PER ACRE**

## LOCATION OVERVIEW

- Easy access to Interstates 75, 475 and 16 and Georgia Highways 341, 96 and 80
- 20± miles to Interstate 75
- 20± miles east of Macon
- 30± miles south of Warner Robins & Perry
- 173± miles to Port of Savannah

## PROPERTY OVERVIEW

- Lot #1: 4.69 AC
- Lot #2: 6.39 AC
- Lot #3: 3.00 AC
- Lot #4: 6.62 AC
- Lot #5: 2.89 AC
- Lot #6: 5.82 AC
- Lot #7: 5.31 AC
- Lot #8: 9.30 AC
- Permitted uses: (See Use-Occupancy & Construction Regulations Page 8)
- Water and sewage will be supplied by the City of Roberta
- Natural gas service is available from the City of Fort Valley Gas Company
- Electrical available from Georgia Power or Rural Electric Administration depending on location within the Park

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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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Revised 3/22/23

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## INDUSTRIAL DEVELOPMENT SITES Industrial Park Road, Roberta, Crawford County, GA 31078

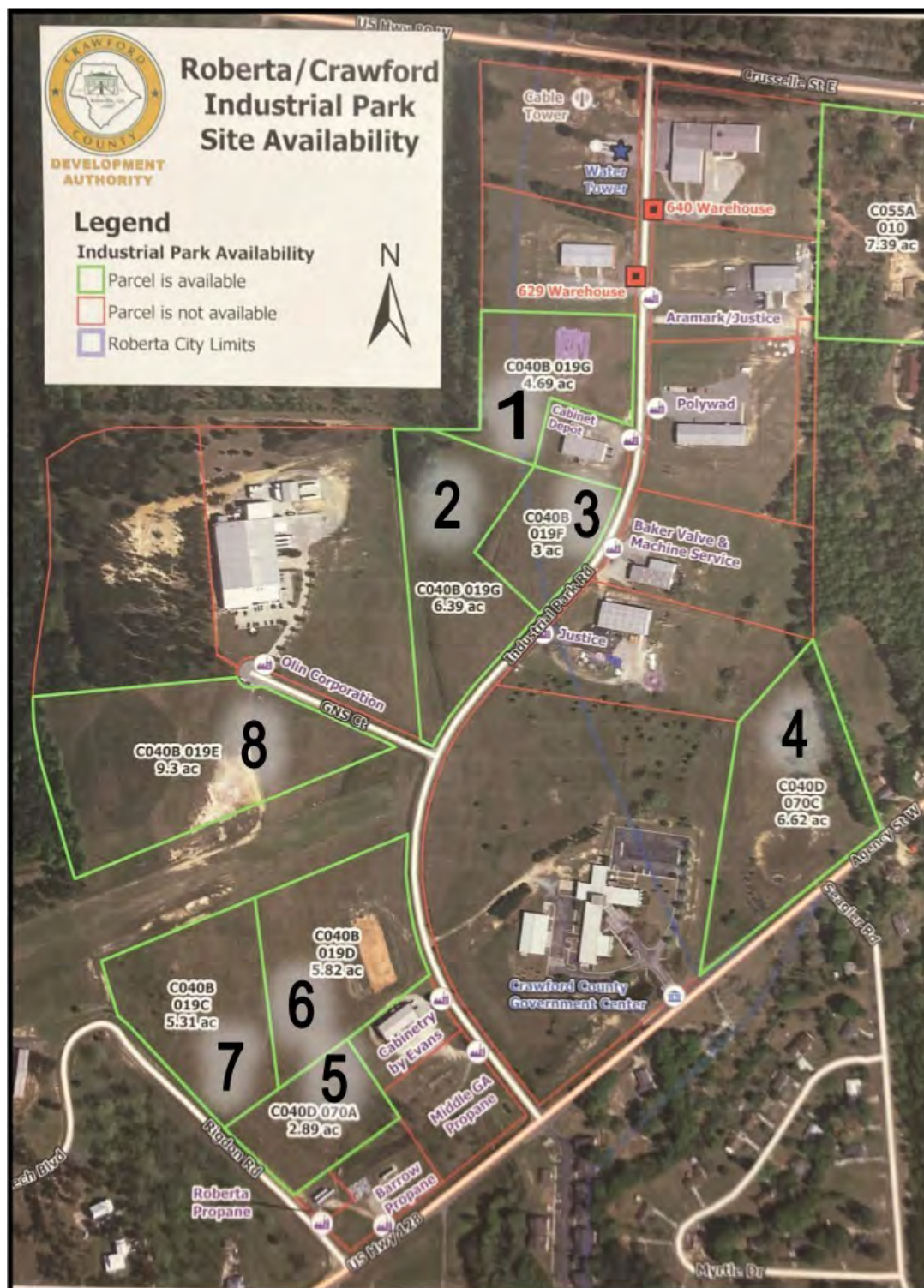
VIDEO:	<a href="https://www.goroundmedia.com/roberta-crawford-industrial-park-georgia/">https://www.goroundmedia.com/roberta-crawford-industrial-park-georgia/</a>
LOCATION:	Industrial Park <ul style="list-style-type: none"><li>- West Crusselle Street</li><li>- Rigdon Road</li><li>- West Agency Street</li><li>- Industrial Park Road</li><li>- GNS Court</li></ul>
PARCELS:	<ul style="list-style-type: none"><li>• Lot #1: C040B 019G - 4.69 AC</li><li>• Lot #2: C040B 019G - 6.39 AC</li><li>• Lot #3: C040B 019F - 3.00 AC</li><li>• Lot #4: C040D 070C - 6.62 AC</li><li>• Lot #5: C040D 070A - 2.89 AC</li><li>• Lot #6: C040B 019D - 5.82 AC</li><li>• Lot #7: C040B 019C - 5.31 AC</li><li>• Lot #8: C040B 019E - 9.30 AC</li></ul>
PERMITTED USES:	<ul style="list-style-type: none"><li>• Manufacturing, warehousing, processing, fabrication, repair and servicing of any product, and any other normal industrial use</li><li>• See Use-Occupancy &amp; Construction Regulations Page 8</li></ul>
UTILITIES:	<ul style="list-style-type: none"><li>• All utilities available</li><li>• City water and sewage within the Industrial Park supplied by the City of Roberta.</li><li>• Natural gas service is available from the City of Fort Valley Gas Company</li><li>• Electrical supplied by Georgia Power or Rural Electric Administration depending on location within the Park</li></ul>
ZONED:	Commercial / Industrial
<b>SALES PRICE: \$15,000 / PER ACRE</b>	



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## AERIAL MAP

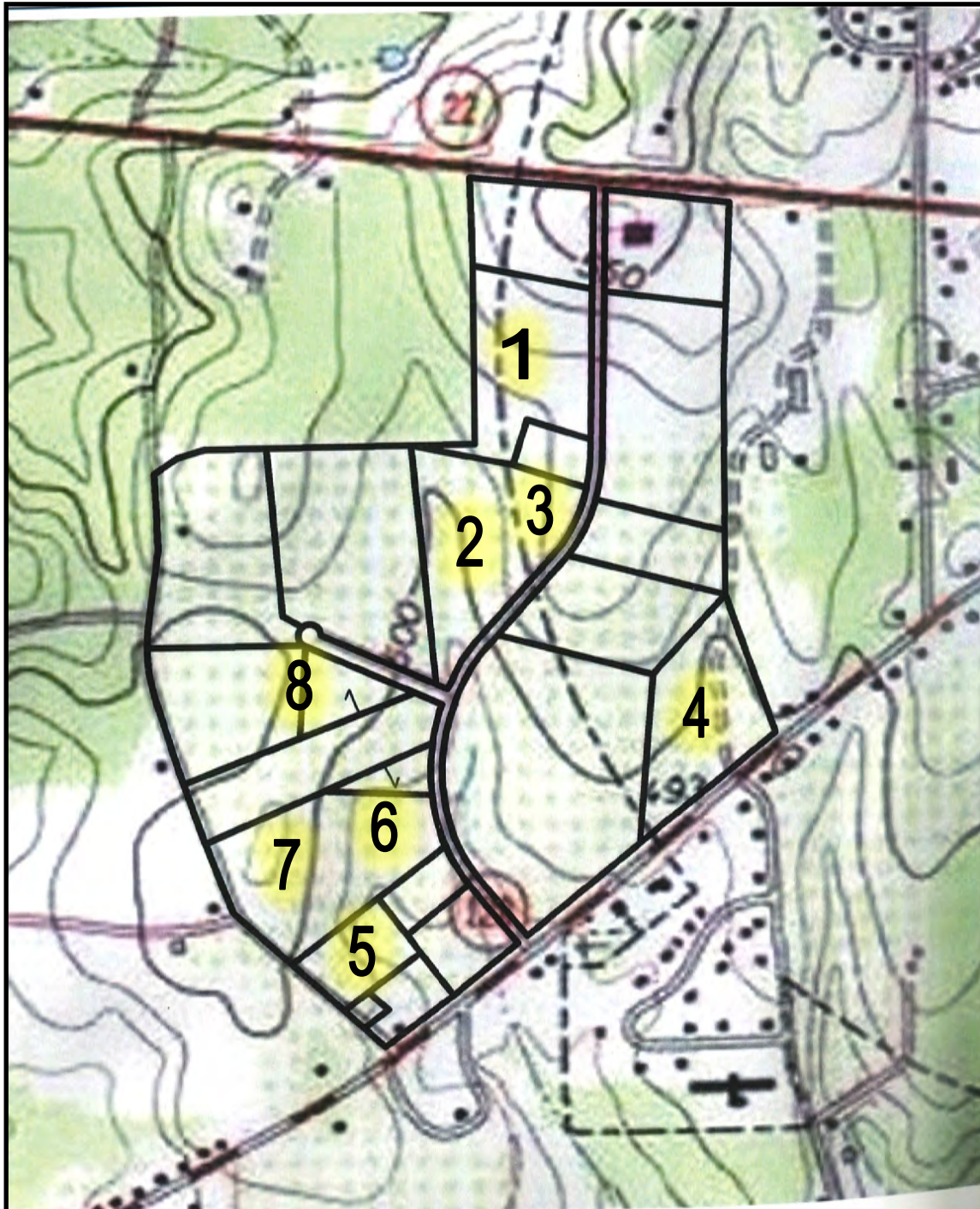




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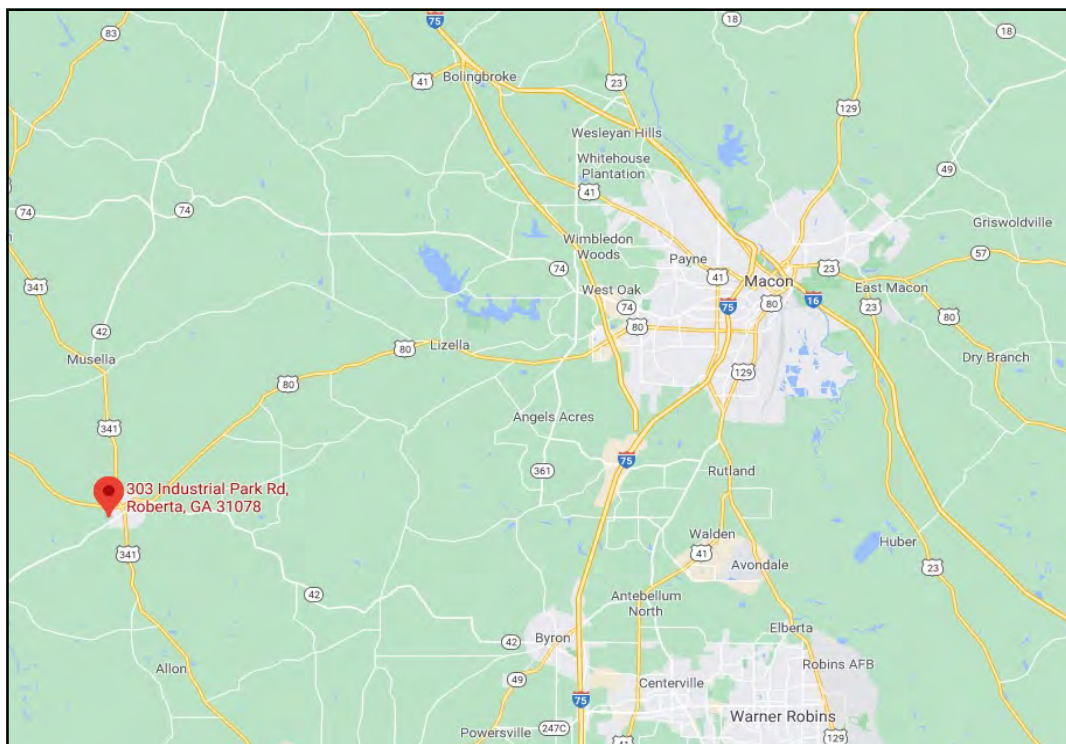
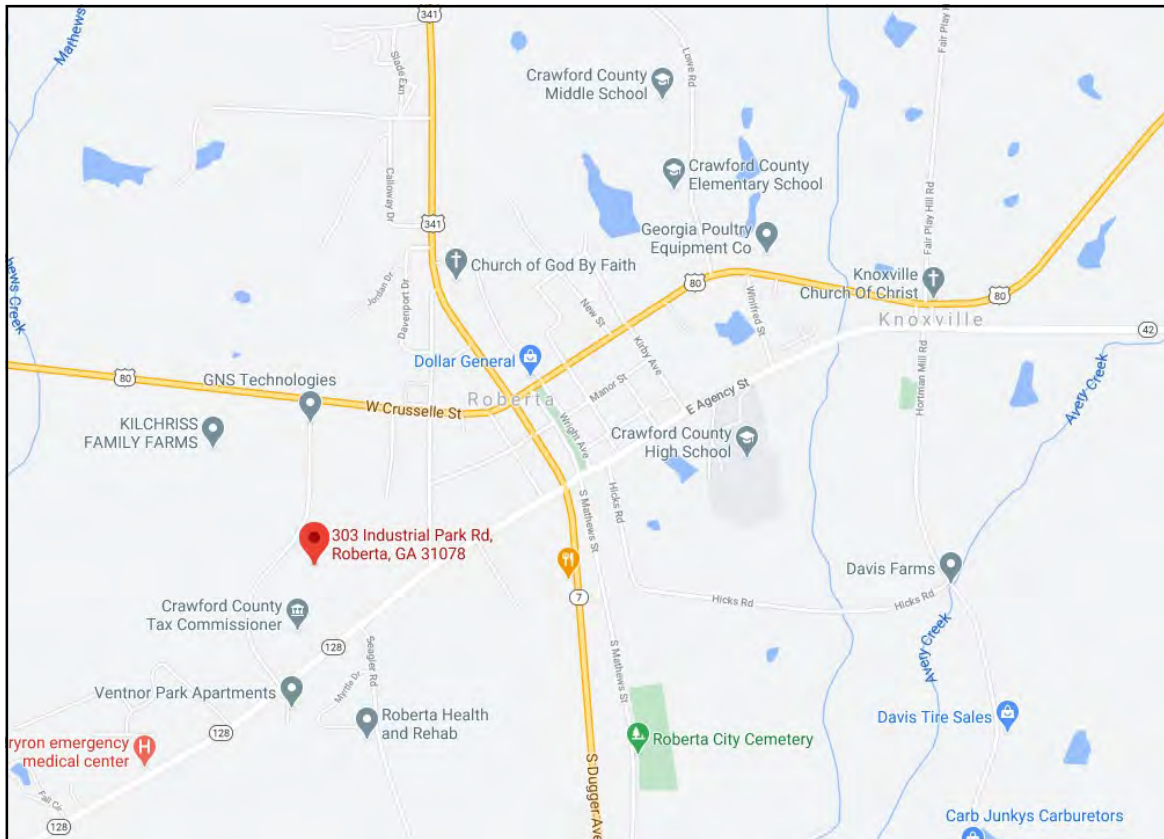
TOPO MAP



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## INDUSTRIAL DEVELOPMENT SITES Industrial Park Road, Roberta, Crawford County, GA 31078

### MAPS



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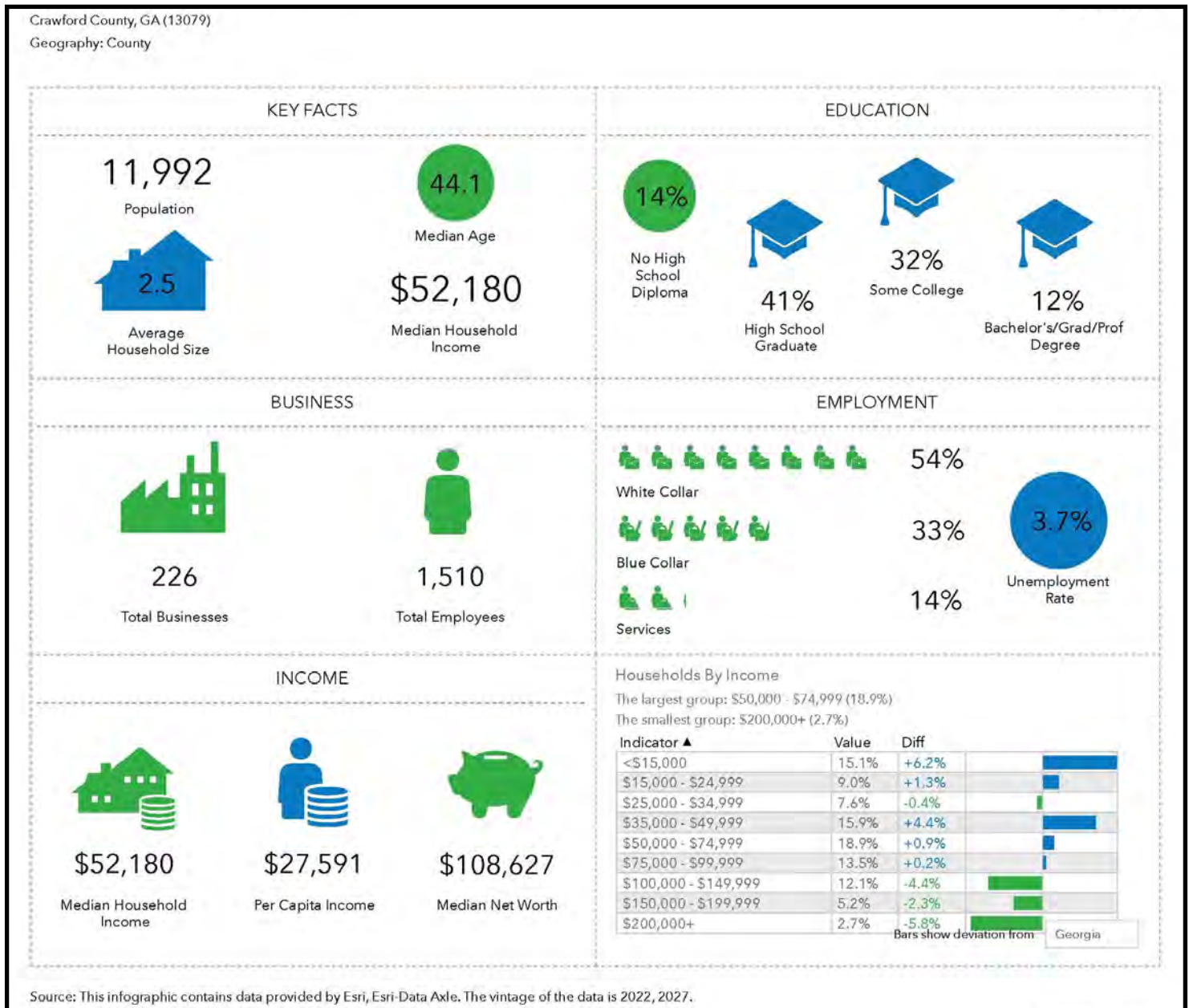
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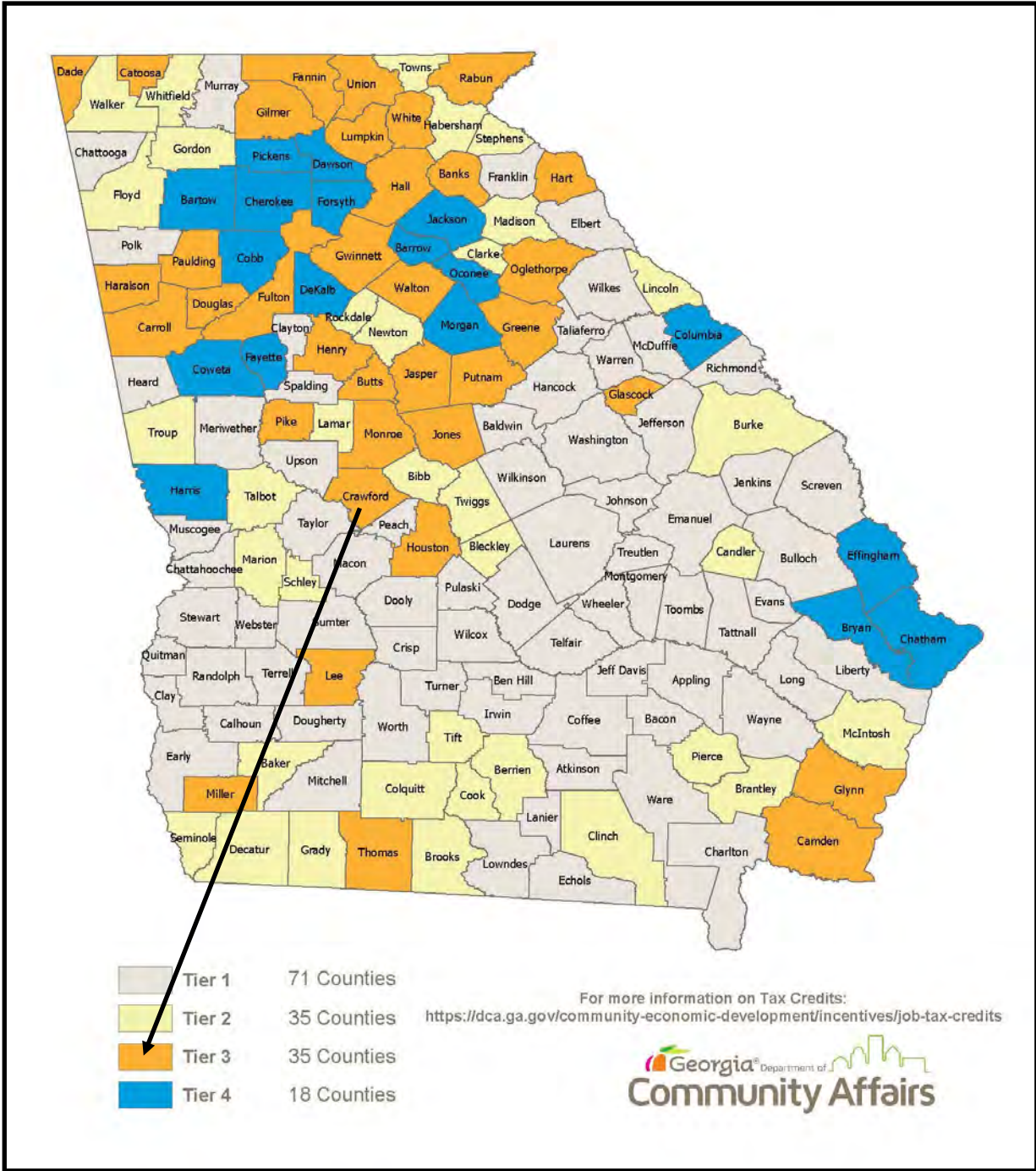
## DEMOGRAPHICS - CRAWFORD COUNTY



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2023 GEORGIA JOB TAX CREDITS



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## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### SECTION 5 - USE REQUIREMENTS OF THE PARK

The principal purpose and use of the Park is industry.

#### 5.1 Permitted uses:

Permitted uses shall be manufacturing, processing, fabrication, warehousing, repair and servicing of any product, and any other normal industrial use so long as the occupant complies with these requirements and any laws or regulations of the U. S., State of Georgia, and any sub-division or agency thereunder.

5.1.1 The occupant must conform to the rules of the Environmental Protection Division of the Georgia Department of Natural Resources, as to emissions of odors, dust, smoke, gas, noise and vibrations.

5.1.2 Industry must also conform to the standards of SECTION 99 of the Roberta Comprehensive Land Development Ordinance.

#### 5.2 Restricted operations or uses

The following operations or uses shall not be permitted:

5.2.1 Residential

5.2.2 Trailer Courts

5.2.3 Labor Camps

5.2.4 Junk Yards

5.2.5 Stockyards or slaughter houses, fat rendering, tanning  
or distillation of bones

5.2.6 Creosote or creosote products manufacture



## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### SECTION 6 - SITE REQUIREMENTS

#### 6.1 Setback Requirements

6.1.1 The front, side, or rear setback line for buildings shall be a minimum of one hundred (100) feet along highways U. S. 80 and Ga. 128. Front and side yard setback lines for intersecting streets shall be a minimum of fifty (50) feet. Side and rear property line setbacks shall be thirty (30) feet where said property line is not adjacent to U. S. 80, Ga. 128 or intersecting streets.

6.1.2 Minimum distance between principal and accessory buildings shall be twenty (20) feet. Accessory and temporary buildings shall comply with SECTION 93 of the "Roberta Comprehensive Land Development Ordinance."

#### 6.2 Area coverage

6.2.1 The total roofed-over area, ground area covered by all buildings and roofed-over structure, shall not cover more than sixty (60) per cent of the total area of any lot.

#### 6.3 Yard requirements

6.3.1 All yards not paved for drives or parking must be so mulched, seeded, sodded or otherwise protected from erosion. Facilities for loading docks, drives, drainage and parking must be prepared as described in SECTIONS 7.1.1, 7.2.1, and 14 of these regulations.

#### 6.4 Building heights

6.4.1 The maximum height of all buildings and structures shall be governed by SECTIONS 52, 82, and 101 of the "Roberta Comprehensive Land Development Ordinance."

#### 6.5 Lot area

6.5.1 Each lot shall not be reduced in area, re-subdivided, or altered in any other way without the expressed written consent of the Authority after an appeal has been taken to the Authority as provided in SECTION 16 of these regulations.

## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### 6.6 Curb cuts and access driveways

6.6.1 Curb cuts or access driveways from federal and state highways shall be governed by the applicable regulations of such governmental body.

### 6.7 Drives

6.7.1 All drives shall be paved or graveled.

## SECTION 7 - PARKING AND LOADING REQUIREMENTS

### 7.1 Parking

7.1.1 Parking spaces shall be provided as required in SECTION 62.2 of the "Roberta Comprehensive Land Development Ordinance."

### 7.2. Loading docks

7.2.1 Truck loading docks and doors shall be constructed only on the side or rear of any building or structure, and the traffic area around the loading docks and doors shall be paved. Truck loading docks and doors shall be located so as to accommodate all trucks and trailers without requiring maneuvering or protrusion into any street during the time of loading or unloading. See SECTION 63 of the "Roberta

## SECTION 8 - OUTDOOR STORAGE

8.1 Any operation not conducted within a building such as outdoor storage of materials and outdoor servicing activities shall be screened from all streets. These activities shall be limited to the rear two-thirds (2/3) of the property or behind the front setback lines.

Minimum setback lines for outdoor storage and activities shall be:

8.1.1 One hundred (100) feet for areas adjacent to U. S. 80 and Ga. 128,

8.1.2 Fifty (50) feet for areas adjacent to intersecting streets and residential areas, and

8.1.3 Thirty (30) feet for all other arrangements.



## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### SECTION 9 - SIGNS

#### 9.1 General industrial signs

General industrial signs shall be regulated as outlined in SECTION 97.2.4 of the Roberta Comprehensive Land Development Ordinance.

### SECTION 10 - FENCES, SCREENING AND BUFFERS

#### 10.1 Fences

10.1.1 Security fence may have a double purpose of security purposes and screening. Decorative fence may be used if occupant so desires.

#### 10.1.2 Screening

Screening shall be done by a wall or fence of solid appearance six (6) feet tall or higher. The Authority will determine when a screen is necessary.

#### 10.1.3 Buffers

The Authority will determine when a buffer is necessary.

**Buffer:** A dense planting of shrubs and trees established and maintained to a height of not less than six (6) feet on a strip of land not less than ten (10) feet in width.

### SECTION 11 - LANDSCAPING

11.1 All unpaved land shall be grassed and maintained in a clean, presentable and safe condition. Parking lots, service areas and drives shall be paved.

All buildings and lots shall be landscaped and maintained in a clean presentable condition. The property owner or lessee shall be responsible for the removal of undergrowth, weeds, debris, rubbish, trash, excess dirt, industrial waste or garbage, or any other unsightly material upon his property. Open dumps will not be allowed. Sanitary conditions that meet health standards shall be maintained. A landscape plan shall be required before building is started and submitted to the Authority for approval.

## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### SECTION 12 - CONDITIONS OF OPERATIONS

12.1 All manufacturing and operations shall be a credit and positive contribution to the community and environment. Rules, laws and regulations of noise, smoke, dust, dirt, industrial sewage and waste, odors, and other factors that affect environment must meet the Environmental Protection Division of the Georgia Department of Natural Resources and Federal Environmental Protection Agency standards.

### SECTION 13 - BUILDING AND CONSTRUCTION STANDARDS

13.1 Buildings shall be constructed according to the following standards:

- 13.1.1 Southern Standard Building Code
- 13.1.2 Southern Standard Plumbing Code
- 13.1.3 Southern Standard Mechanical Code
- 13.1.4 Southern Standard Gas Code
- 13.1.5 National Electrical Code

### SECTION 14 - UTILITIES

#### 14.1 Water and Sewage

Water and sewage services will be supplied by the City of Roberta to the property of each owner or occupant at the owner's or occupant's expense, and each owner or occupant shall connect to the said facilities, except when specific exemption is granted by the Authority in writing.

#### 14.2 Natural gas

Natural gas service in Roberta is available from the City of Fort Valley Gas Company who has the franchise for gas service in Roberta. Since part of the Park is located in the city limits this gas service will be available.



## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

### 14.3 Electric services

Electrical services are available from either Georgia Power Company or Rural Electric Administration depending on the location of the industry within the Park.

### 14.4 Drainage

An adequate drainage system for surface water shall be provided on each lot. This may include open ditches and culverts to be determined by acceptable engineering procedures but in no case shall culverts be less than twelve (12) inches in diameter.

### 14.5 Utility right-of-way

The Authority reserves the right to construct utility lines overhead and utility lines, pipes and conduits underground through an area of not more than twenty (20) feet in width across the real estate covered by these regulations, and each property owner or lessee shall execute any and all instruments necessary and reasonable for the further development of the Park, including the granting of easements of not more than twenty (20) feet in width, for gas lines, sanitary sewer, storm sewers, telephone lines, entrance and access roads and electrical lines; provided, that no such area or easement shall interfere with any building plans for, or buildings constructed on, any such property. The Authority's right to construct and maintain utility service as described hereinabove shall be exercised reasonably and in such a manner as to prevent undue interference with the proper use of the property. All utility lines shall be established within twenty (20) feet of property lines except in those cases wherein the Authority determines that it would be impractical or unreasonable to restrict the utility lines to the areas within twenty (20) feet of property lines. The contractor of such construction or Authority shall restore the land surface of any such easement to its original condition.

## USE-OCCUPANCY & CONSTRUCTION REGULATIONS

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