

SALE

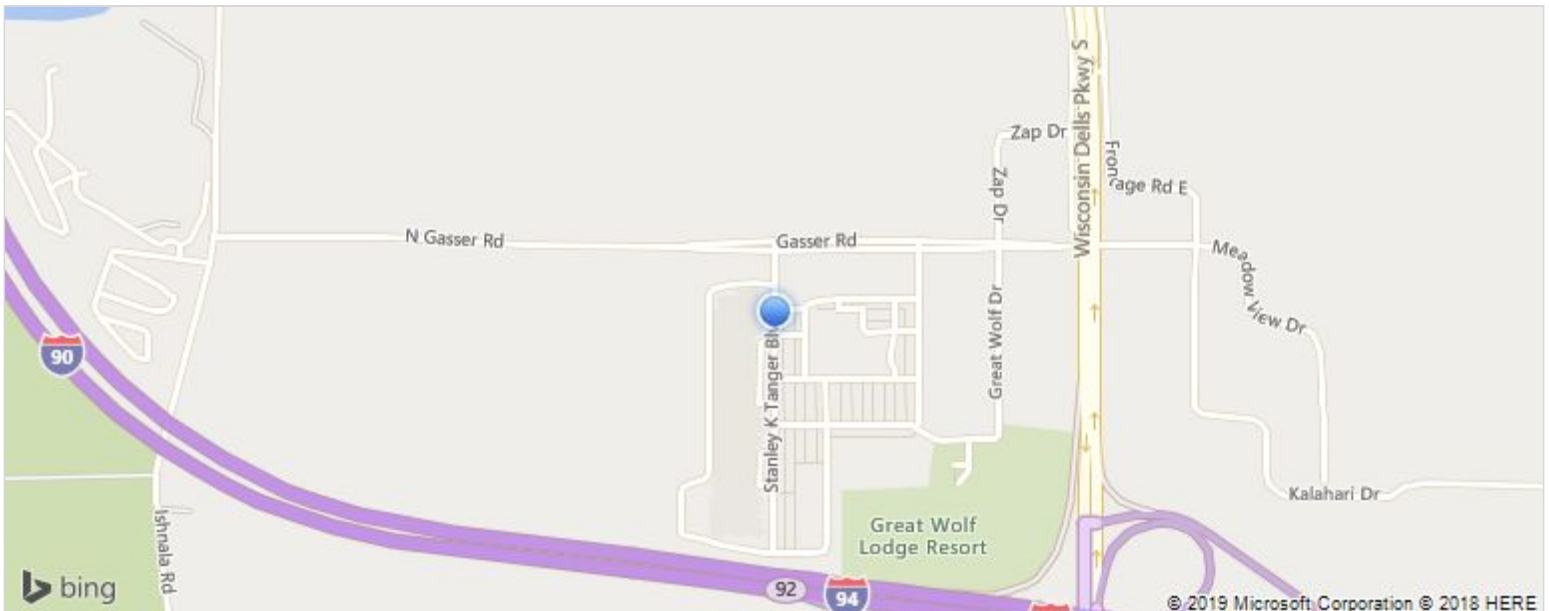
\$4,050,000
Land -Retail
28 AC

Development Sites (Divisible)

Stanley K Tanger Blvd & Bill Gardner Pkwy
Locust Grove, GA 30248



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|-----------------------|----------------|
| Property Type: | Land -Retail |
| Property Use: | Owner Occupied |
| Zoning: | C-2 |
| Listing ID: | YQNYP4 |
| MLS ID: | 20121030 |
| Style: | Other Style |
| Lot Size: | 28 AC |



Development Sites (Divisible) - Stanley K Tanger Blvd & Bill Gardner Pkwy Locust Grove GA, 30248 United States

Property Description

SITE: · Tract 1: 14.87 ± Acres (Divisible) - 2 Acres on corner of this tract sold for new Hampton Inn site. · Tract 2: 15.19 ± Acres (Divisible) · 840' total frontage on Tanger Blvd. TAX ID: · Tract 1: 129-01058006 · Tract 2: 129-01058004 TOPOGRAPHY: Gently rolling and wooded; borders creek ZONED: C-2 AVERAGE DAILY TRAFFIC COUNT 21,430 vehicles per day UTILITIES: · Water/Sewer: Henry County Water & Sewage Authority · Electricity: Georgia Power · Gas: Atlanta Gas Light · Telephone: AT&T PROPERTY TAX BILL: · Tract 1: \$10,000 (Estimated) · Tract 2: \$9,500 (Estimated)

Property Highlights

- NEIGHBORS: Tanger Outlet Mall, Ingles Grocery, Wal-Mart, Captain D's, Ramada Inn, LaQuinta Inn & Suites, Zaxby's, Burger King, McDonald's Denny's, Sunrise China, Mexican Grill, Huddle House, Pizza Hut, Subway, Taco Bell, Kentucky Fried Chicken

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