

SALE

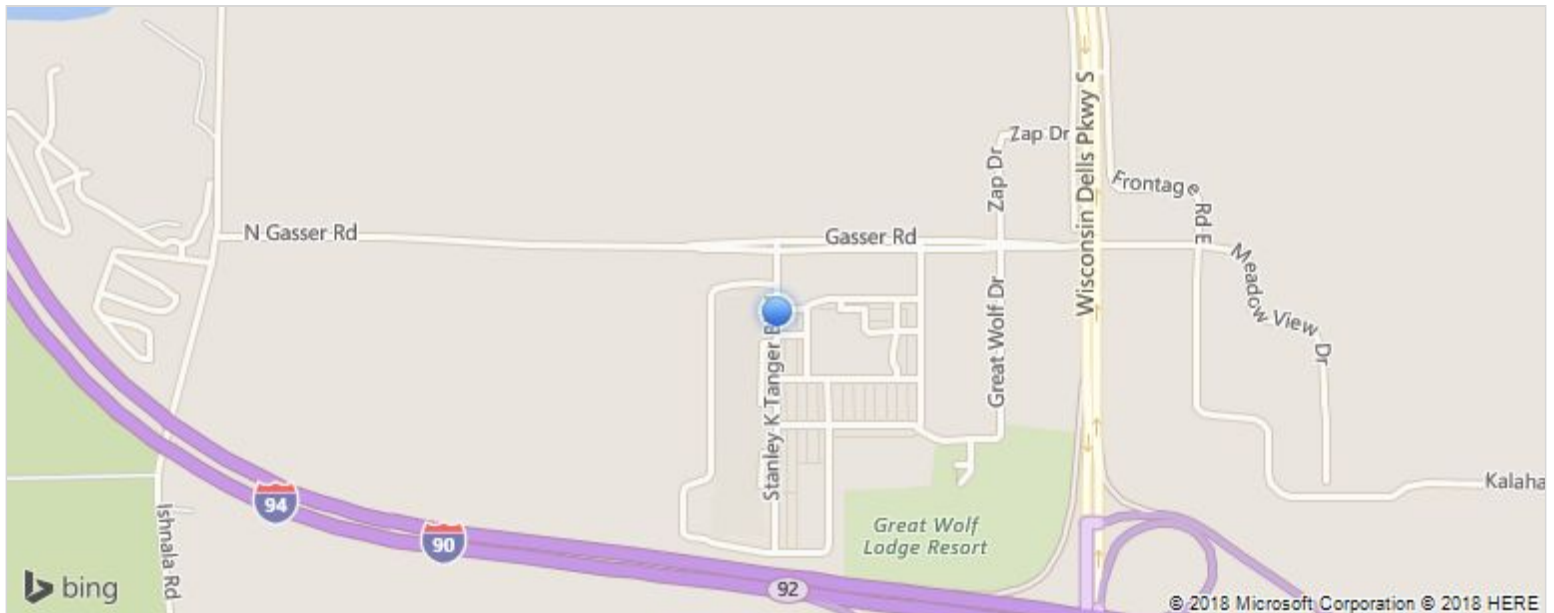
**\$4,050,000**  
**Land -Retail**  
**28 AC**

**Development Sites (Divisible)**

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



<b>Property Type:</b>	Land -Retail
<b>Property Use:</b>	Owner Occupied
<b>Zoning:</b>	C-2
<b>Listing ID:</b>	YQNY4
<b>MLS ID:</b>	20121030
<b>Style:</b>	Other Style
<b>Lot Size:</b>	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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