



CRISP MULTI-USE TRACT

160 Old Nesbitt Rd, Cordele, GA 31015

Tom Tuggle, ALC
478.297.5471
tom@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$425,000

PROPERTY OVERVIEW

Positioned just north of the Crisp County Industrial Park and less than three miles from I-75, this strategic investment tract offers high-capacity infrastructure and development potential. With a mix of open land and timber, the property is primed for solar energy, warehousing, manufacturing, or industrial storage.

A 115 kV transmission line borders the north, and the local power company has indicated an available 30 MW of power, making this an ideal location for energy-intensive operations such as a data center or advanced manufacturing facility. Sewer access is nearby, and an additional 70 acres to the south is available for expansion, providing direct rail access along the Heart of Georgia line, further enhancing the site's industrial and logistics potential.

With major transportation routes, rail connectivity, and ample power availability, this site is a prime opportunity for businesses seeking expansion or investors looking to secure land in a high-growth corridor.

OFFERING SUMMARY

Acreage:	56 Acres
Price / Acre:	\$7,589
City:	Cordele
County:	Crisp
Property Type:	Land: Land Investment, Transitional

SPECIFICATIONS & FEATURES

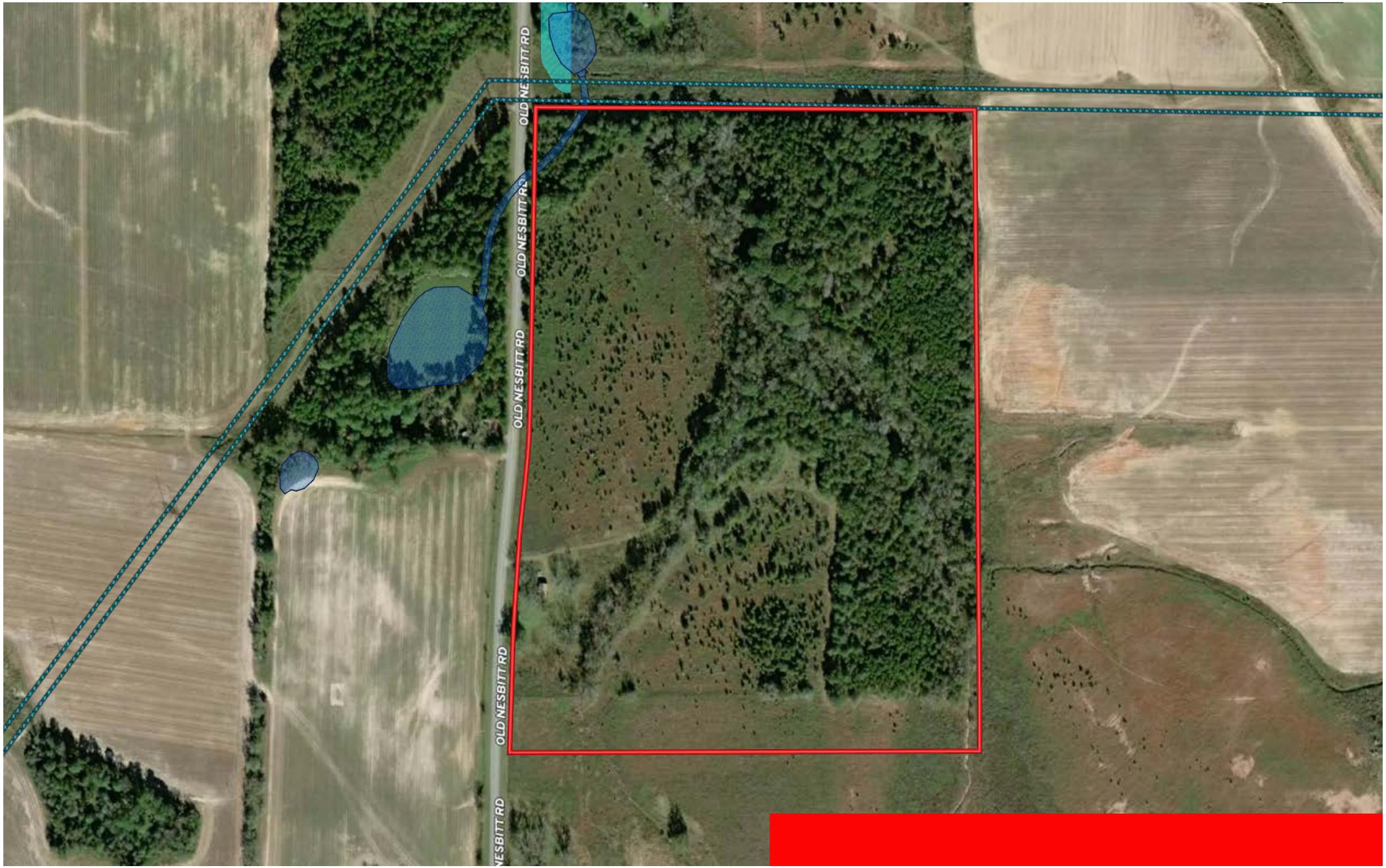


SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Transitional
Uplands / Wetlands:	98%/2%
Soil Types:	Esto Sandy Loam
Taxes & Tax Year:	\$3460
Zoning / FLU:	AG
Water Source & Utilities:	115 KV with extra 30 MW of capacity
Road Frontage:	1767 feet of paved road frontage
Nearest Point of Interest:	Cordele, Georgia
Current Use:	Investment
Land Cover:	Half old field with light regrowth, half mixed hardwood and pine timber. Bordered by a transmission line to the north and Crisp County Cordele Industrial Development Authority Land to the South
Structures & Year Built:	1997 Mobile Home and 2 wells

Crisp Multi-Use Tract

Crisp County, Georgia, 56 AC +/-

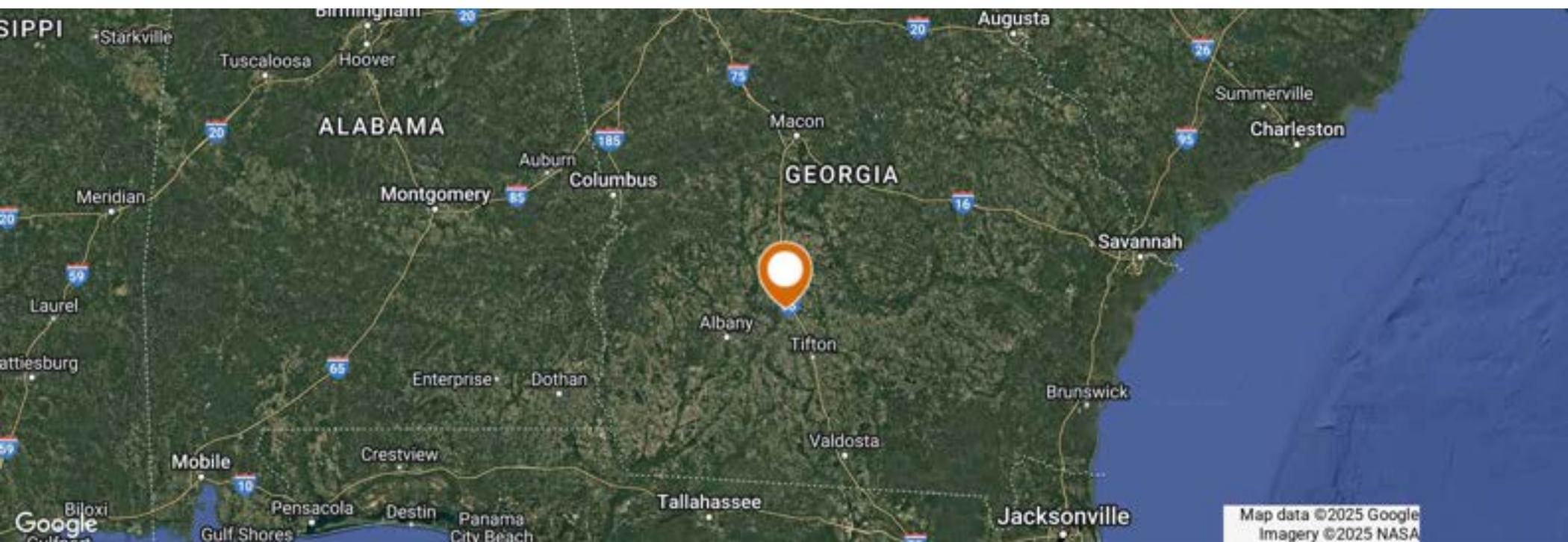


LOCATION

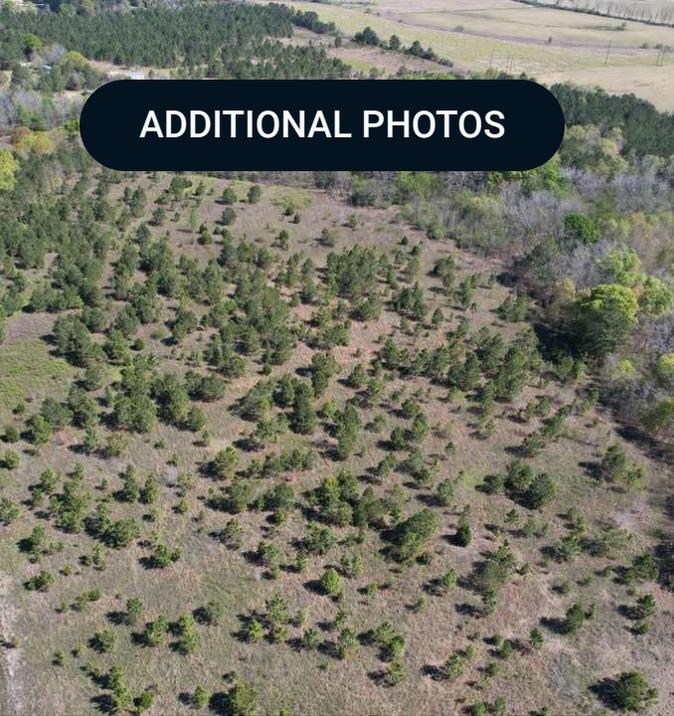


LOCATION & DRIVING DIRECTIONS

Parcel:	039 060
GPS:	31.970367399999999, -83.726
Driving Directions:	GPS: 160 Old Nesbitt Road, Cordele, Georgia 31015
Showing Instructions:	Contact Listing Agent



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

