

AVAILABLE

I-75 & HWY 257, CORDELE, GA 31015

COMMERCIAL PROPERTY

\$6,672,000



+/- 48 Acres



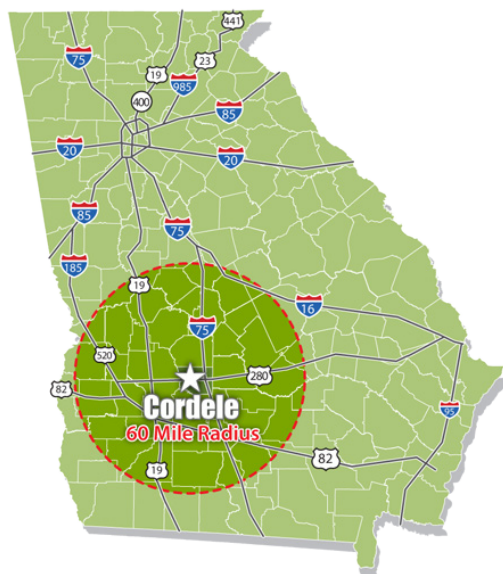
***Parcel lines are estimated & are not to be used as an official survey*

CORDELE-CRISP COUNTY
INDUSTRIAL DEVELOPMENT COUNCIL
Planting Seeds For Prosperity

GRANT BUCKLEY
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ECG
Economic Development Partner

AVAILABLE



I-75 & HIGHWAY 257, CORDELE, GA 31015

PROPERTY HIGHLIGHTS

- » Property runs along I-75 corridor
- » 48+/- Acres
- » Commercial use
- » Zoning: Industrial
- » Multi-use land for sale
- » Across from South Georgia Technical College and Cordele Industrial Park
- » Prime for retail, apartments, motel/hotels, medical facilities & industrial sites.

DEMOGRAPHIC SUMMARY

Cordele - Crisp County 60 mile radius

Population	771,896
Daytime Population	746,949
Available Work Force	331,318
Median Household Income	\$55,365
Median Age	39.4

Source: ESRI 2024

UTILITIES

- » **Natural Gas:** City of Cordele
- » **Public Water:** City of Cordele
- » **Sewer Service:** City of Cordele
- » **Electric Service:** Crisp County Power Commission

LOGISTICS

Airports

Crisp County - Cordele Airport.....	2.7 mi
Southwest GA Regional Airport	48 mi
Atl. Hartsfield-Jackson Int'l Airport.....	136 mi

Highways & Interstates

GA Highway 257.....	0 mi
Interstate 75.....	0.9 mi
Interstate 10.....	133 mi

Ports

Cordele Inland Port.....	1.1 mi
Port of Savannah.....	191 mi
Port of Jacksonville.....	210 mi

KEY EMPLOYERS IN CRISP COUNTY

EMPLOYERS	INDUSTRY	EMPLOYEES
Marvair Division of Airxcel, Inc.	Heating and Cooling Equipment Manufacturings	300
West Fraser	Oriented Strand Boards	162
Helena Industries, Inc.	Pesticide and Other Agricultural Chemical Manufacturing	160
Big Tex Trailer Manufacturing, Inc.	Cargo Trailers	146
Harris Equipment	Heavy Metal Presses and Shears	144
Goldens Foundry	Iron Castings (10-100#)	85