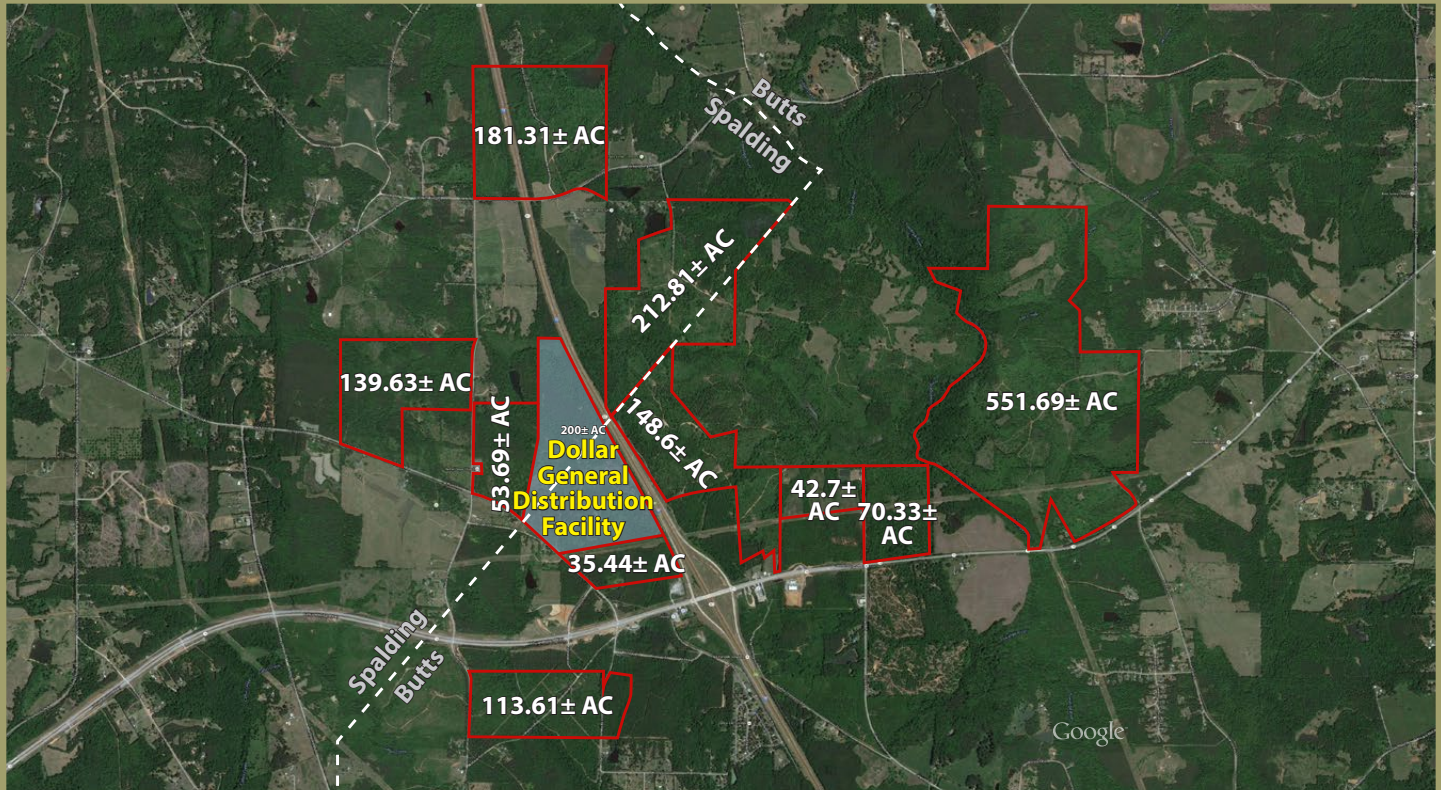


# FOR SALE - 1,549± ACRES UNDEVELOPED LAND

## SPALDING AND BUTTS COUNTY, GEORGIA



### COMMENTS

This opportunity consists of 1,549± acres located in both Spalding and Butts Counties. The properties are located on the east and west side of I-75 at the Highway 16 interchange. The properties are approximately 36 miles from Atlanta, 43 miles from Macon and 215 miles from the Savannah Ports. On May 6, 2016 Dollar General purchased 208 acres of the subject property fronting on Jackson Road and I-75. Dollar General will be building a 1,000,000 sq. distribution facility.

### PROPERTY HIGHLIGHTS

**LOCATION:** The subject property is located in both Butts and Spalding Counties on the east and west side of I-75 at the Hwy 16 Interchange.

**SIZE:** 1,549± Acres: 566± Acres in Spalding County  
982± Acres in Butts County

**ZONING:** AR and C-2 Butts County, AR-1 and C-2 Spalding County.

**ADDITIONAL INFORMATION:** For additional information click on the tabs below:

- [Zoning](#) (0.6 MB PDF)
- [Aerial Photos](#) (17.7 MB PDF)
- [Demographics](#) (0.4 MB PDF)
- [Topo](#) (3.7 MB PDF)
- [Sewer Map](#) (0.8 MB PDF)
- [Dollar General Distribution Facility Information](#) (0.7 MB PDF)

**PRICE:** See Pricing Chart.

**MAJOR & ARROLL, LLC**  
COMMERCIAL REAL ESTATE

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.



### PRESENTED BY:

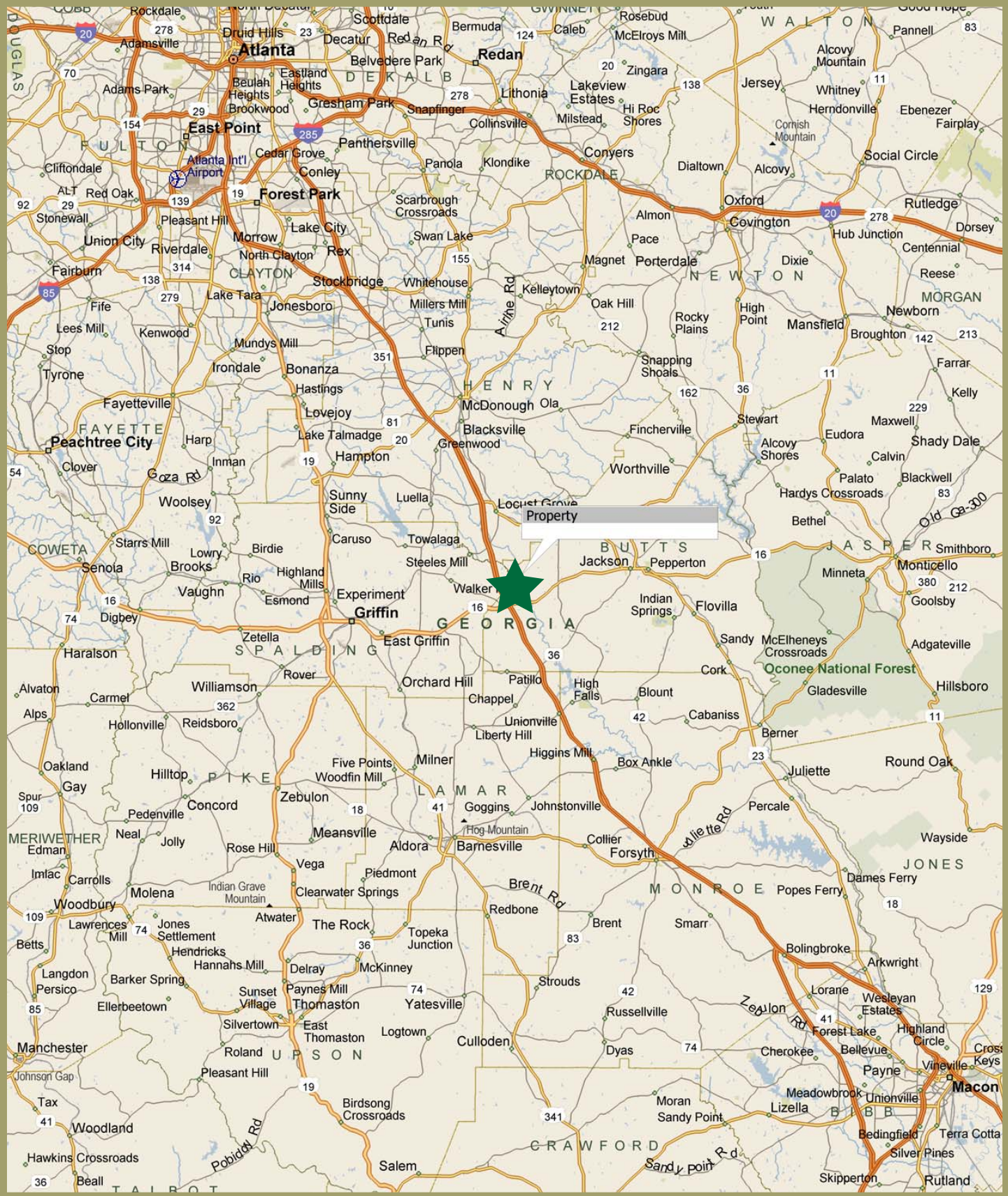
Barry Major  
bmajor@majorandarroll.com  
(404) 845-0056

Rich Arroll  
rarroll@majorandarroll.com  
(404) 250-9612

Major & Arroll, LLC  
91 West Wieuca Road  
Building B, Suite 100  
Atlanta, Georgia 30342  
Fax: (404) 250-9613  
[www.majorandarroll.com](http://www.majorandarroll.com)

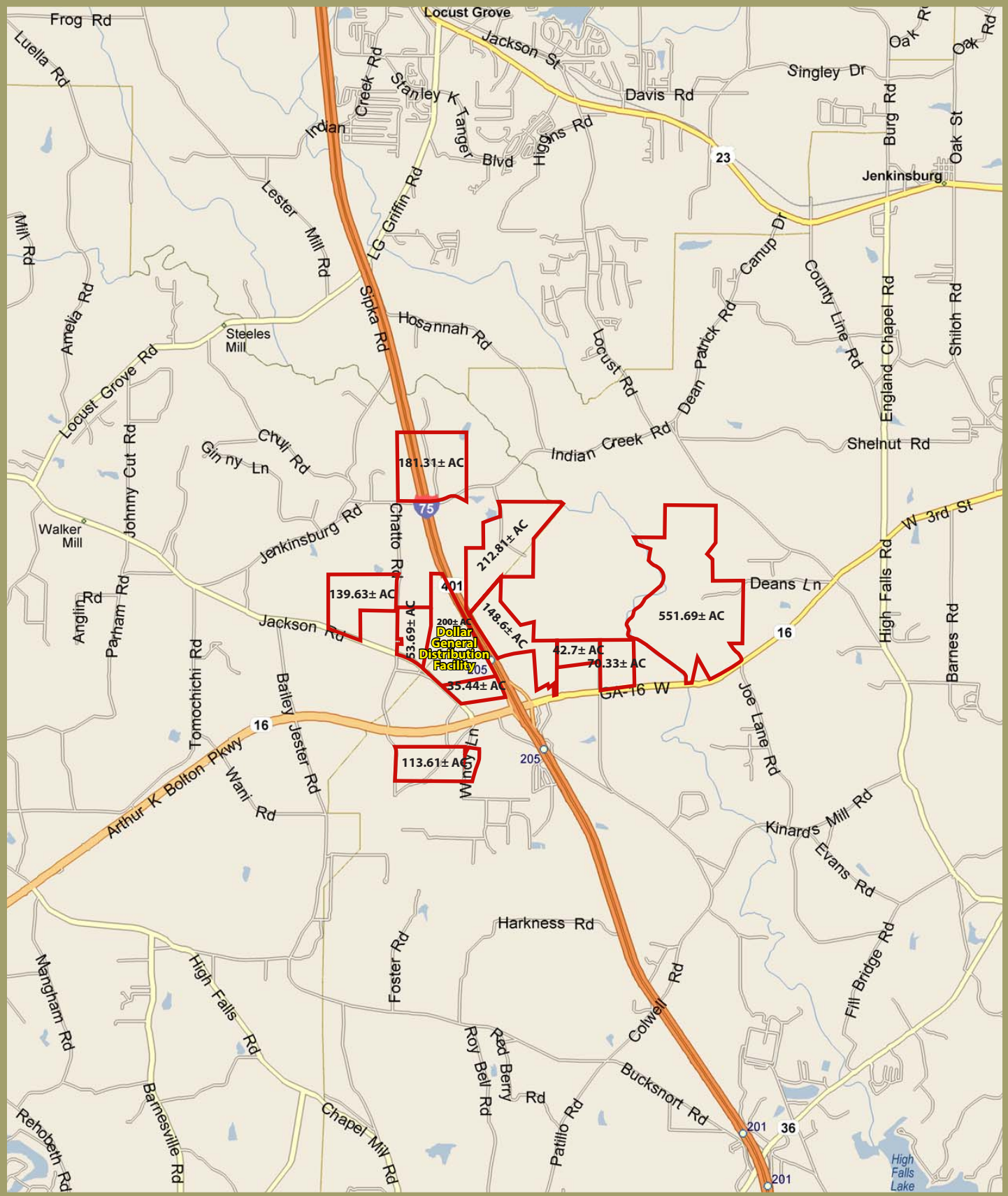


# LOCATION MAP



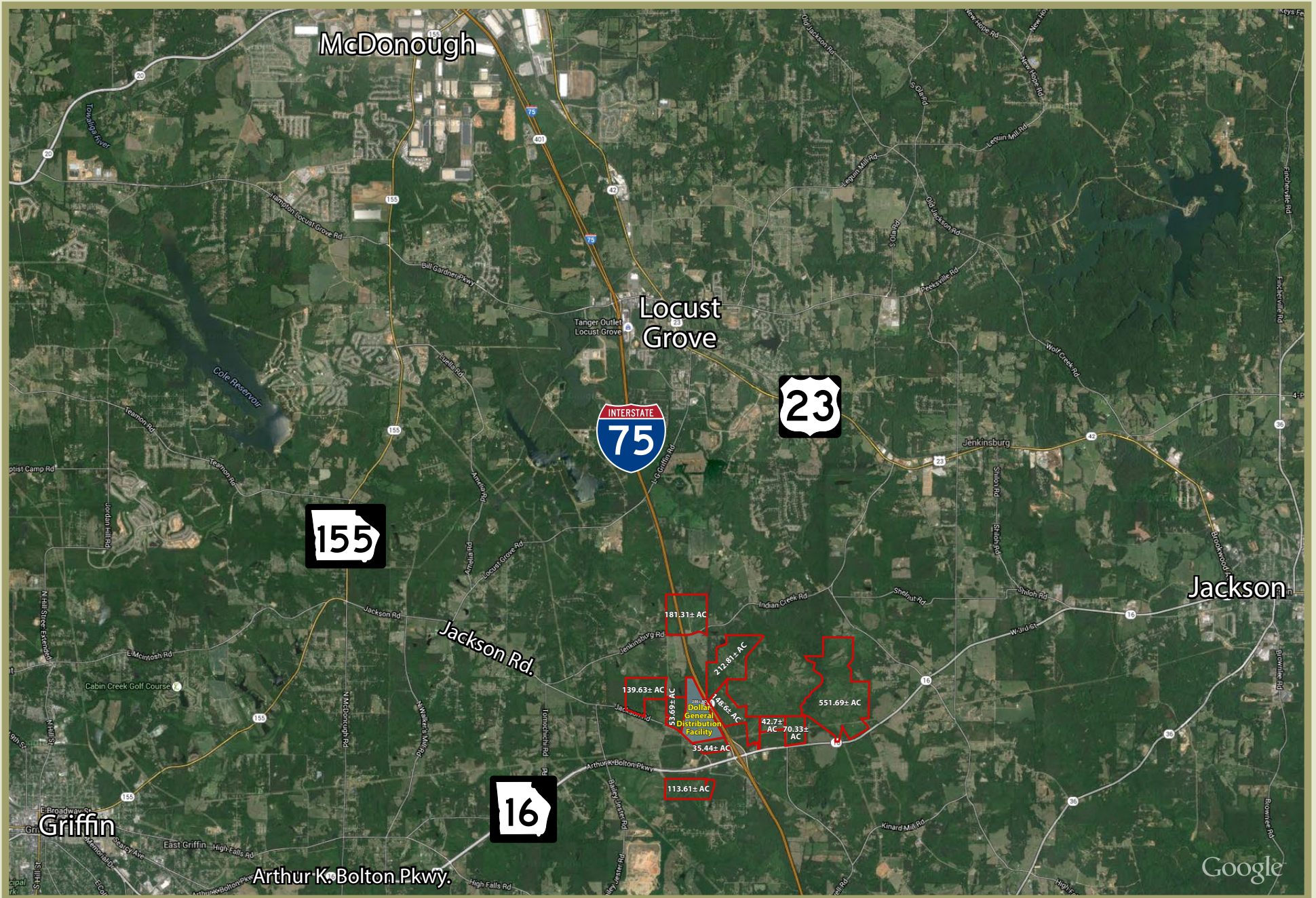


# LOCATION MAP



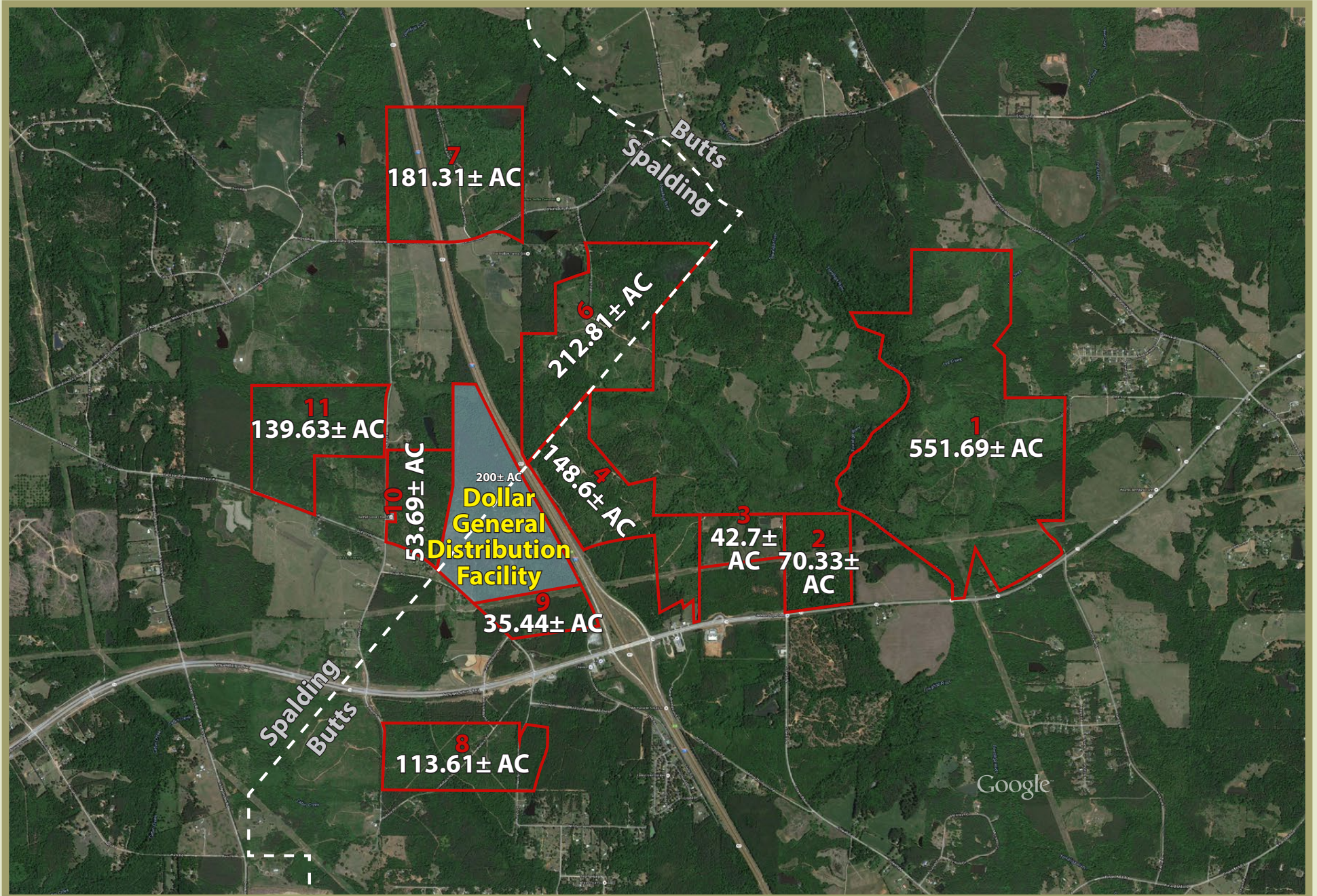


# AERIAL





# AERIAL

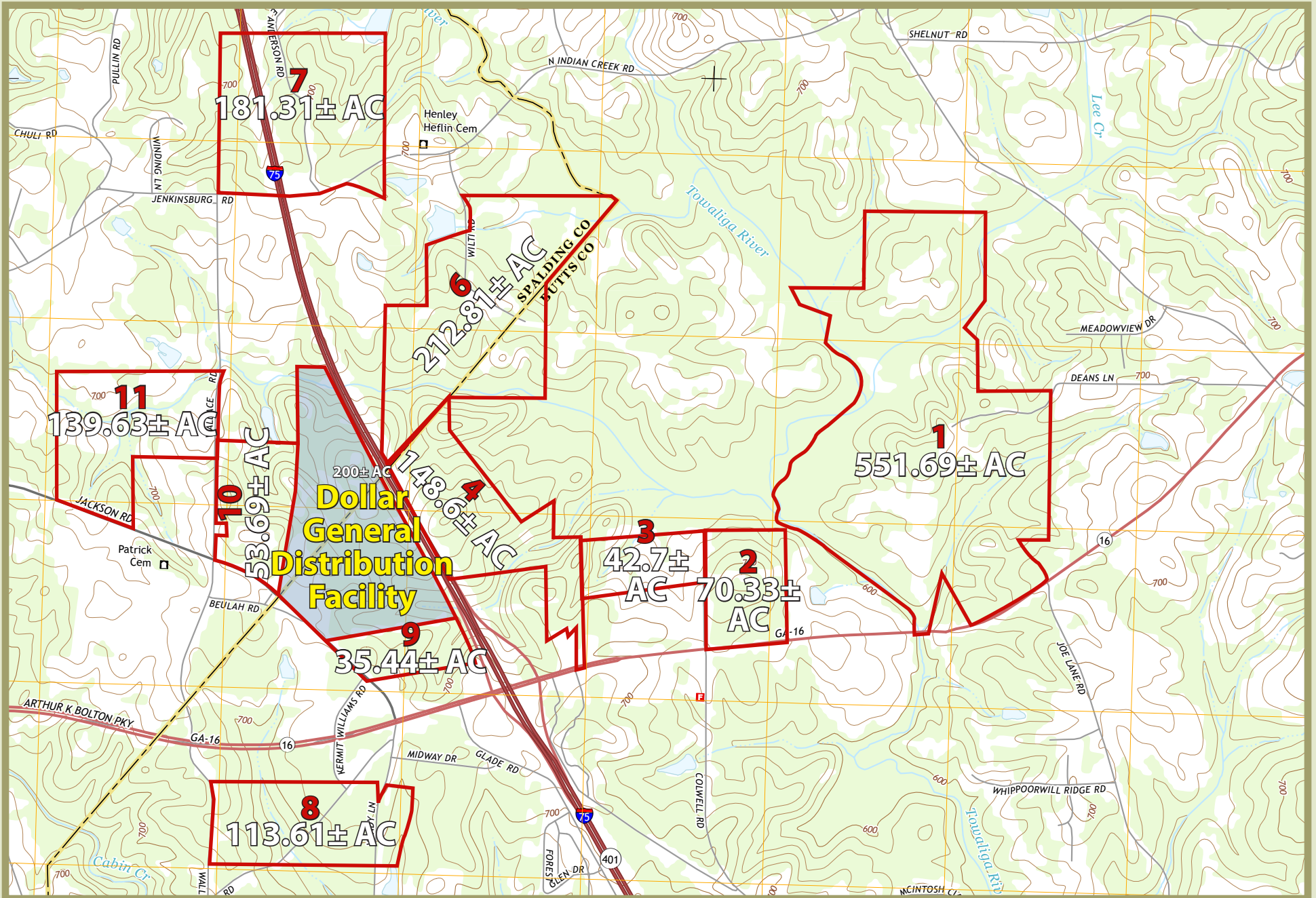




# PRICING CHART

<u>PARCEL NUMBER</u>	<u>ACREAGE</u>	<u>COUNTY</u>	<u>ZONING</u>	<u>FRONTAGE</u>	<u>Asking Price</u>
1	551.69 +/- acres	Butts	AR	Hwy 16	\$4,200 per acre <del>\$7,500 per acre</del>
2	70.33 +/- acres	Butts	AR	Hwy 16	\$30,000 per acre
3	42.7 +/- acres	Butts	C-2	Hwy 16	\$30,000 per acre
4	148.6 +/- acres	Butts	C-2	Hwy 16	\$20,000 per acre
6	212.81 +/- acres	Butts / Spalding	AR small C-2	Wilti Rd and I-75	\$7,500 per acre
7	181.31 +/- acres	Spalding	AR 1	Jenkinsburg Rd and I-75	\$12,500 per acre
8	113.61 +/- acres	Butts	AR	Windy Lane	\$18,000 per acre <del>\$25,000 per acre</del>
9	35.44 +/- acres	Butts	C-2	Jackson Rd. and I-75	\$32,000 per acre <del>\$45,000 per acre</del>
10	53.69 +/- acres	Spalding	AR	Jackson Rd. and Wallace Road	\$40,000 per acre
11	139.63 +/- acres	Spalding	C-2	Jackson Rd. and Wallace Rd	\$15,000 per acre

# TOPOGRAPHY / ACREAGE / PARCEL NUMBER



MAJOR & ARROLL, LLC

COMMERCIAL REAL ESTATE

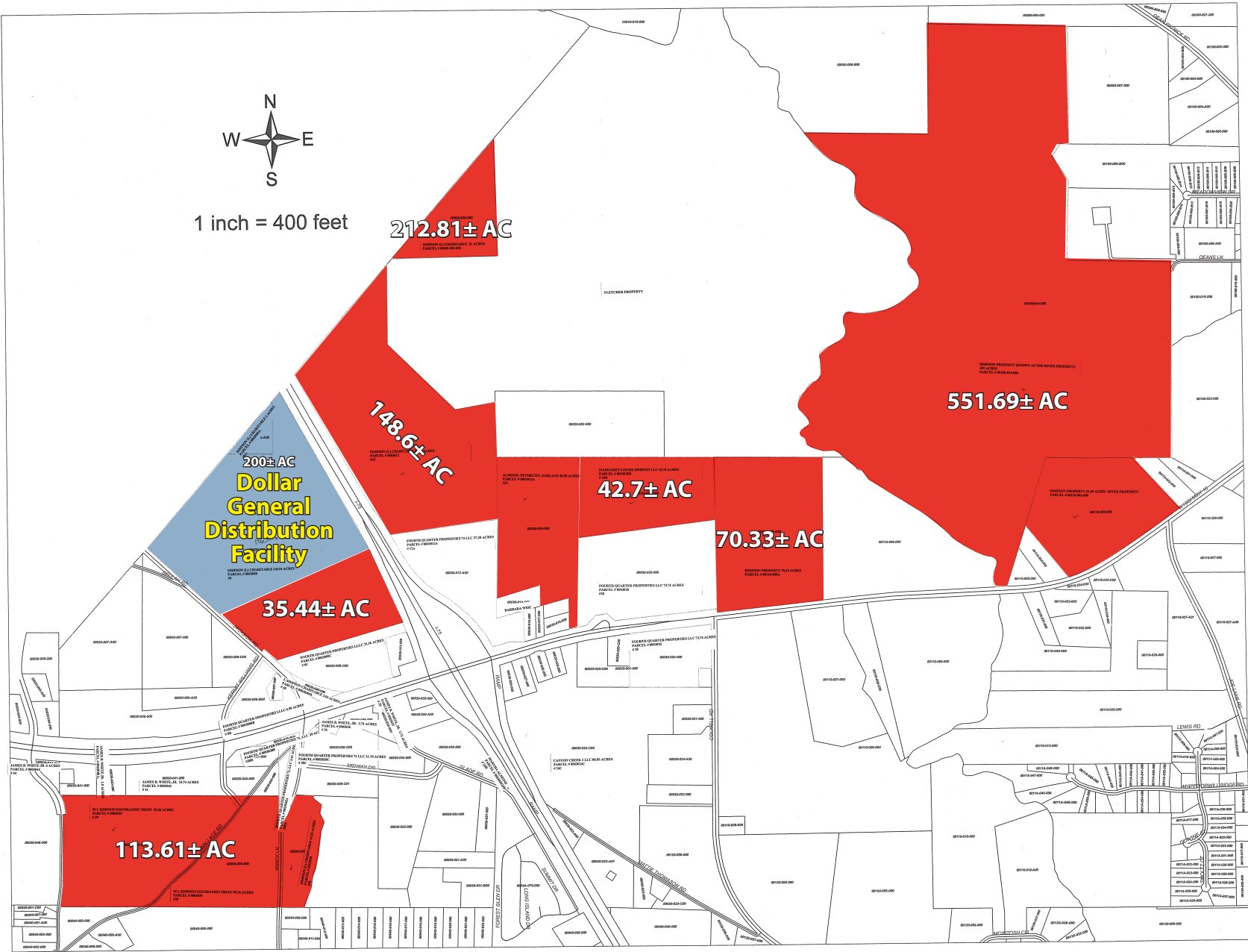


# AERIAL



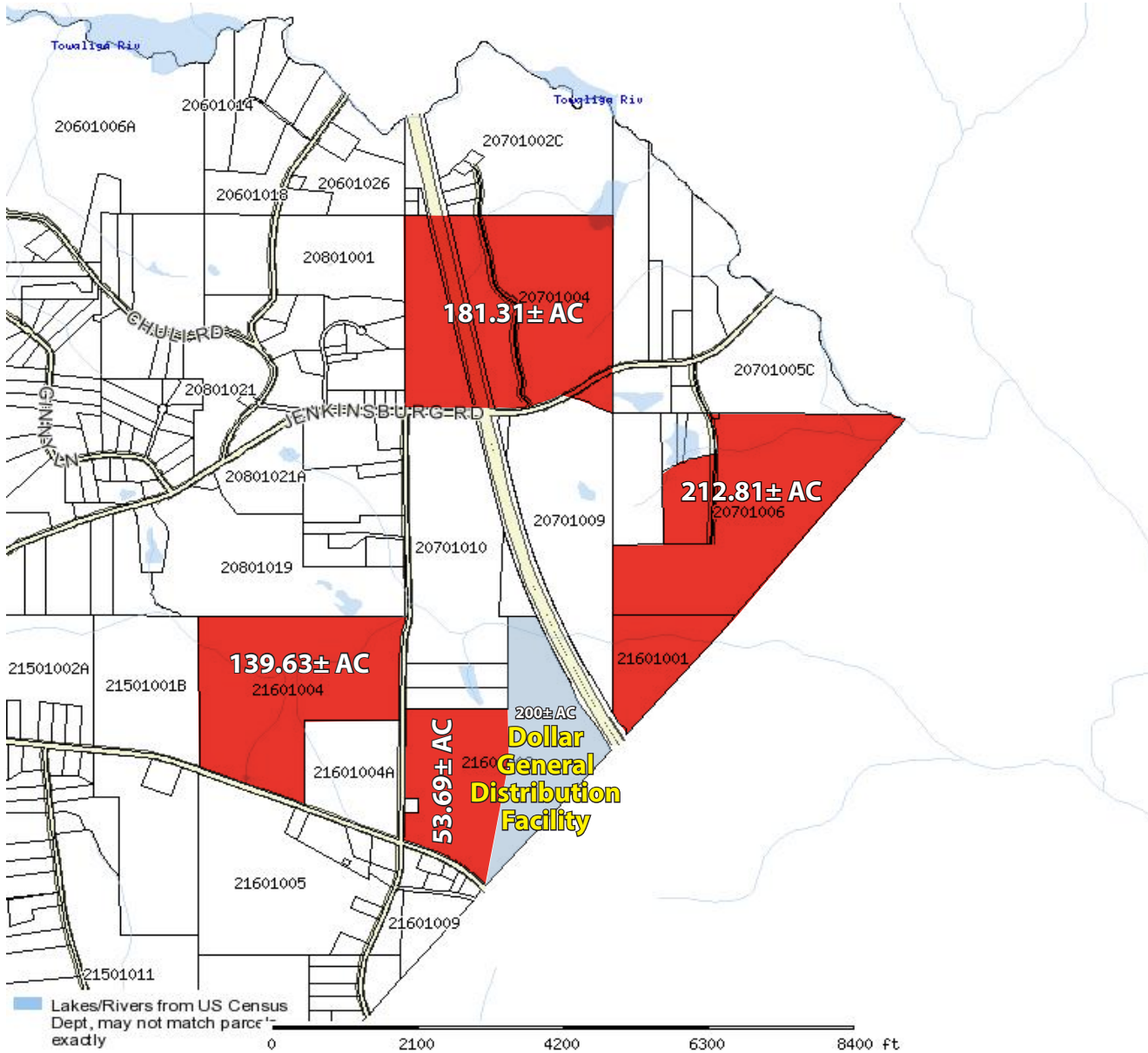


# BUTTS COUNTY TAX PLAT



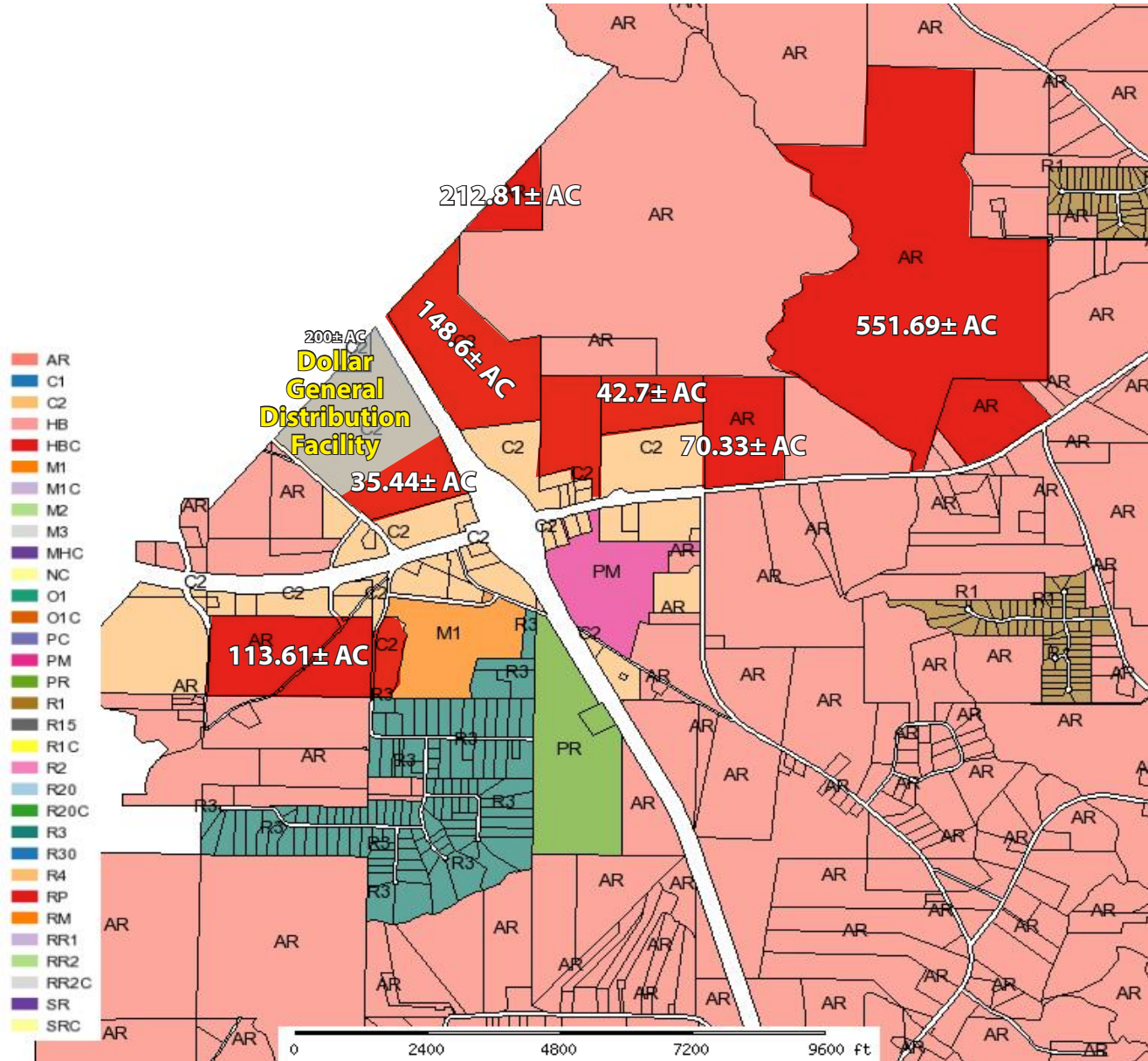


# SPALDING COUNTY TAX PLAT





# BUTTS COUNTY ZONING MAP





# SPALDING COUNTY ZONING MAP

