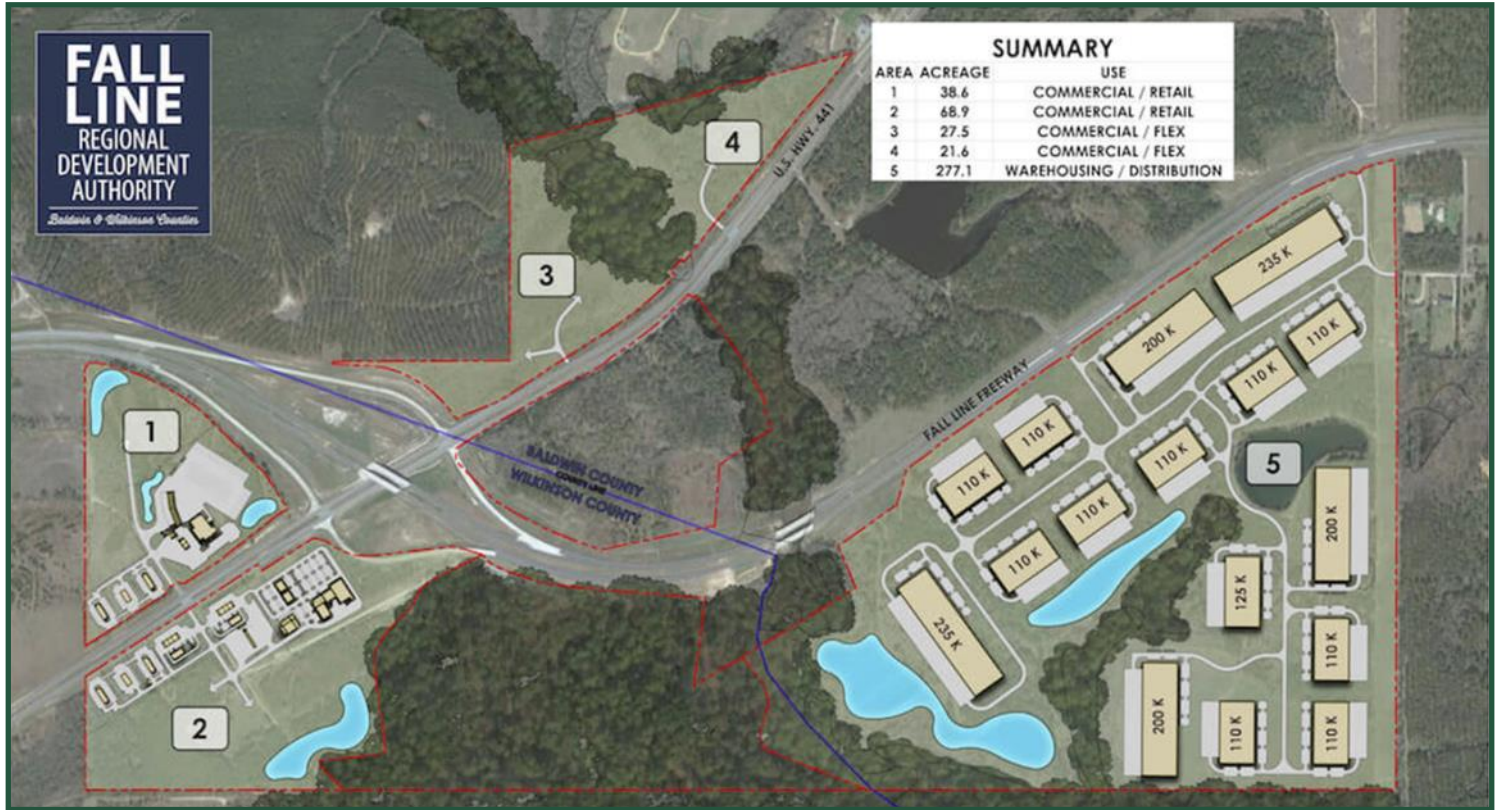


FOR SALE
 Fall Line Freeway
 Ivey, Georgia 31031

CONCEPTUAL PLAN



LOT SIZE: 107.50 Acres

Tract 1 - 38.6 Acres - Location for truck stop with retail, restaurants, etc.
 Tract 2 - 68.9 Acres - Location for other retail, restaurants, etc.

UTILITES: Utilities are in Tract 3 & 4 and will need to bring to Tracts 1 & 2

Estimated time for utilities to be there is 12 to 18 months (Water & Sewer)

TRUCK TRAFFIC: The current semi truck traffic count is estimated at 1,000 trucks per day at the intersection of Highway 441 and the Fall Line Freeway.

- NOTES:**
- Convenient to Fall Line Freeway & Industrial Park.
 - Located 23.2 miles (27 minutes) from I-16.
 - Ideal for Truck Stop and other Industrial/Retail Development.
 - See aerial map for nearest truck stops to subject property.
 - Tract 5 conceptual of Industrial Park for Distribution and Warehousing
 - The Fall Line Freeway (State Route 540) is a 215 mile long highway from Columbus, GA to Augusta GA. Also known as the "Middle Georgia Corridor."

Sale Price: Call Agent

**FOR MORE
 INFORMATION
 CONTACT**

Trip Wilhoit, CCIM, ALC
 478-746-9421 (O)
 478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
 478-746-9421 (O)
 478-951-5100 (C)
patty@fickling.com

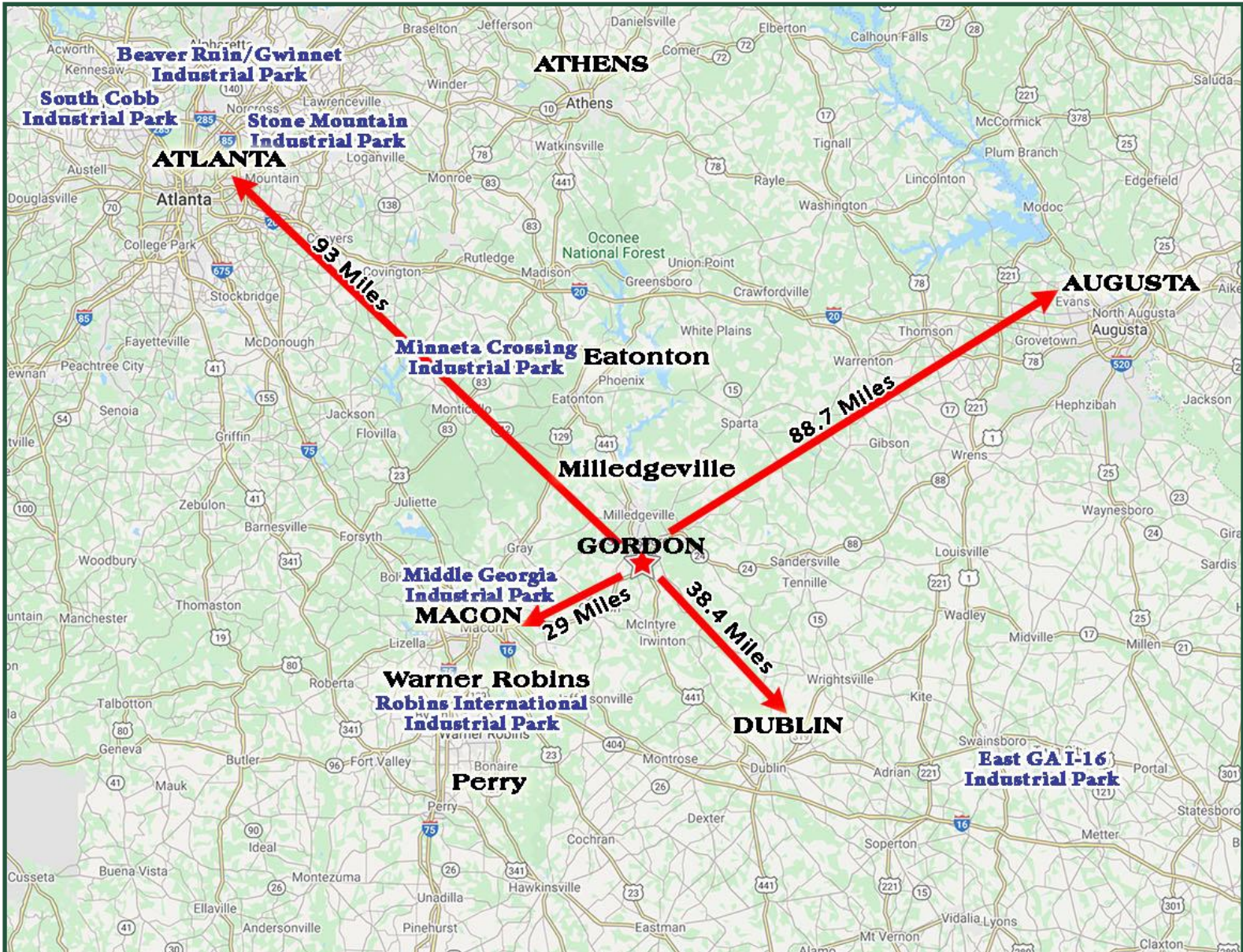
georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

FOR SALE
Fall Line Freeway
Ivey, Georgia 31031

AREA MAP



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

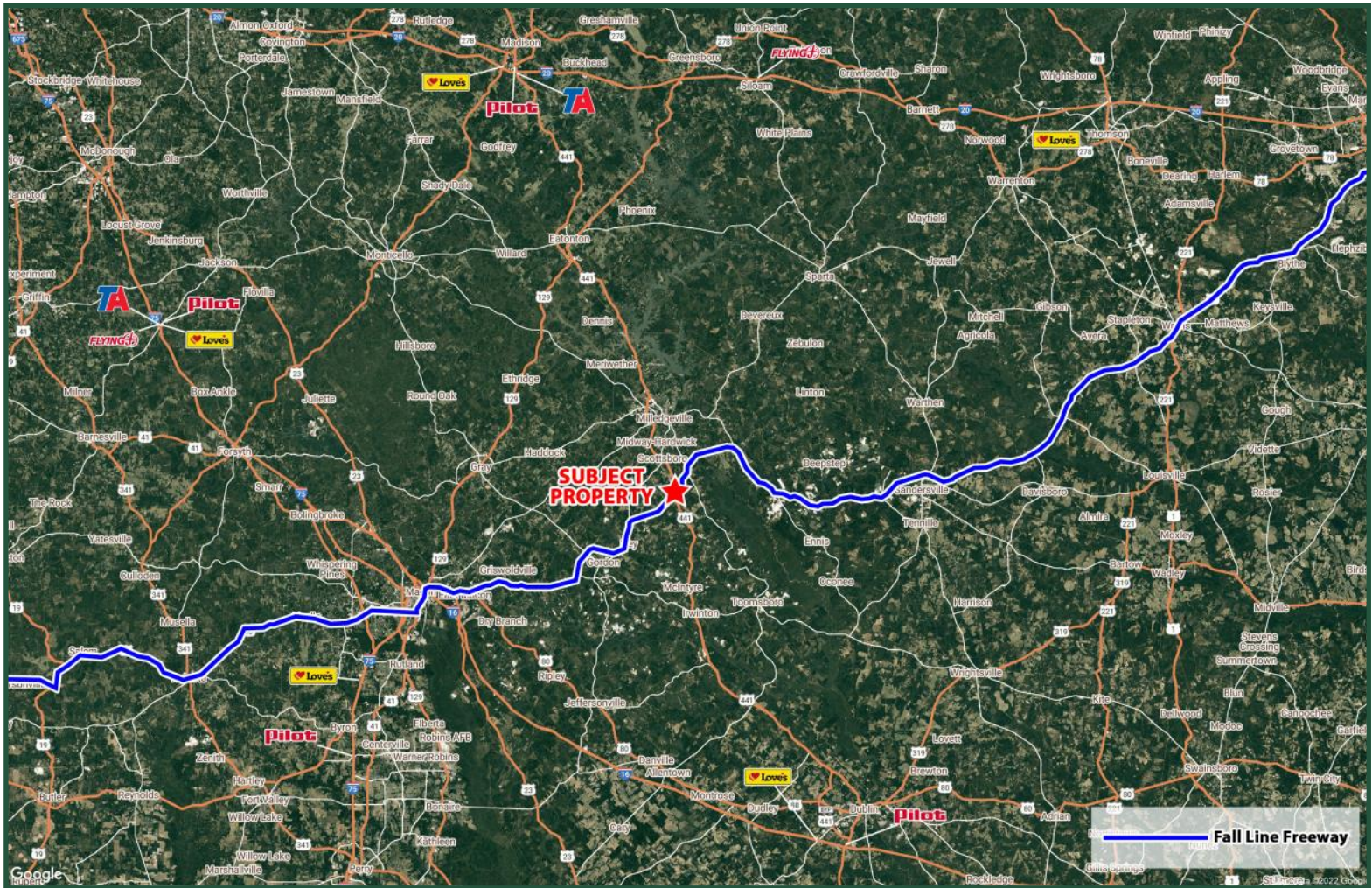
georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

FOR SALE
Fall Line Freeway
Ivey, Georgia 31031

AERIAL - FALL LINE FREEWAY & TRUCK STOP LOCATIONS



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company