

# TWO PARCELS TOTALING 27 ACRES

Highway 96, Fort Valley, GA 31030  
Peach County

Parcel A - 18.85 Acres

- Zoned C-2 Commercial

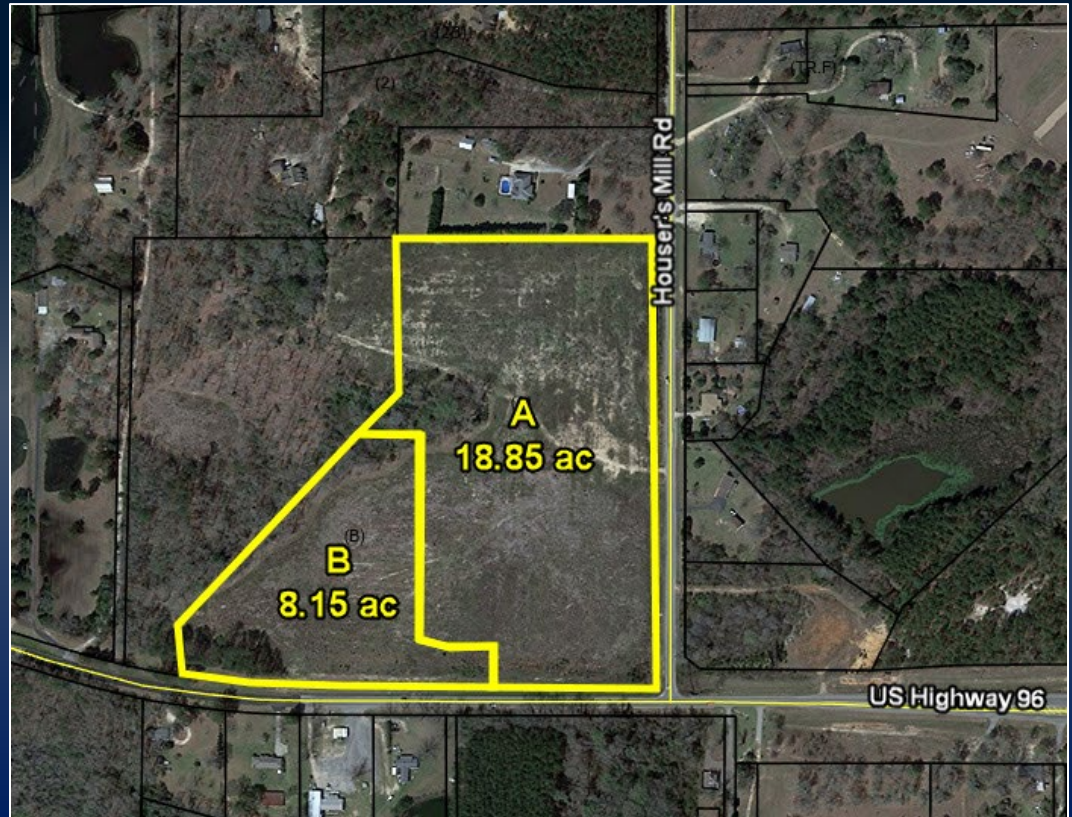
Parcel B - 8.15 Acres

- Zoned R-AG with a Commercial Class

Possible additional acreage available

1300 ft of frontage on Hwy 96 & 1300 ft of frontage on Housers Mill Rd

Call For Pricing



**DEREK FOSTER C: 478.997.1024**

[DFOSTER@THESUMMITGROUPMACON.COM](mailto:DFOSTER@THESUMMITGROUPMACON.COM)

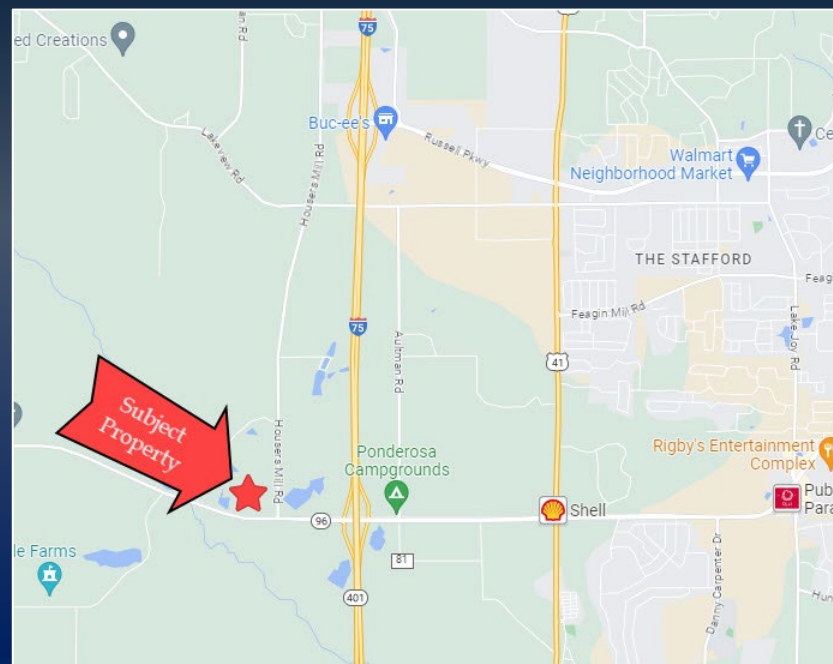
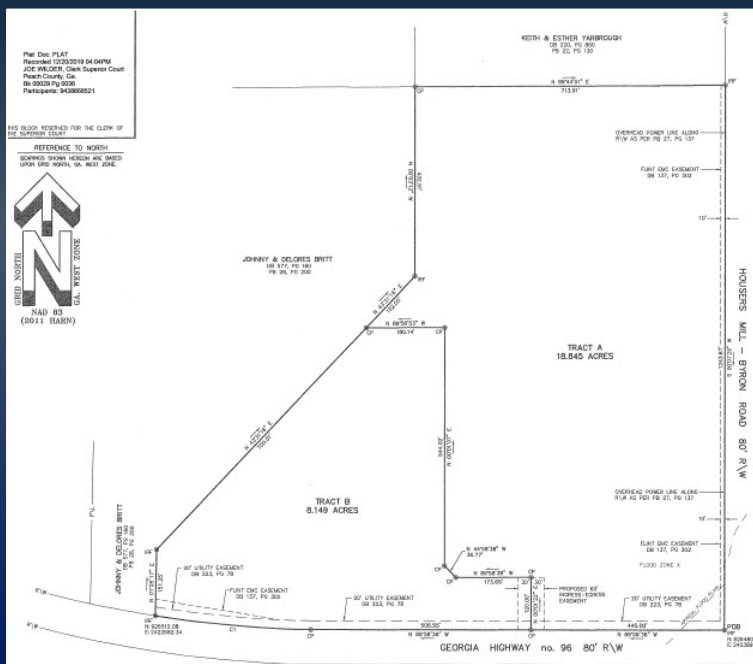
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

**O: 478.750.7507**

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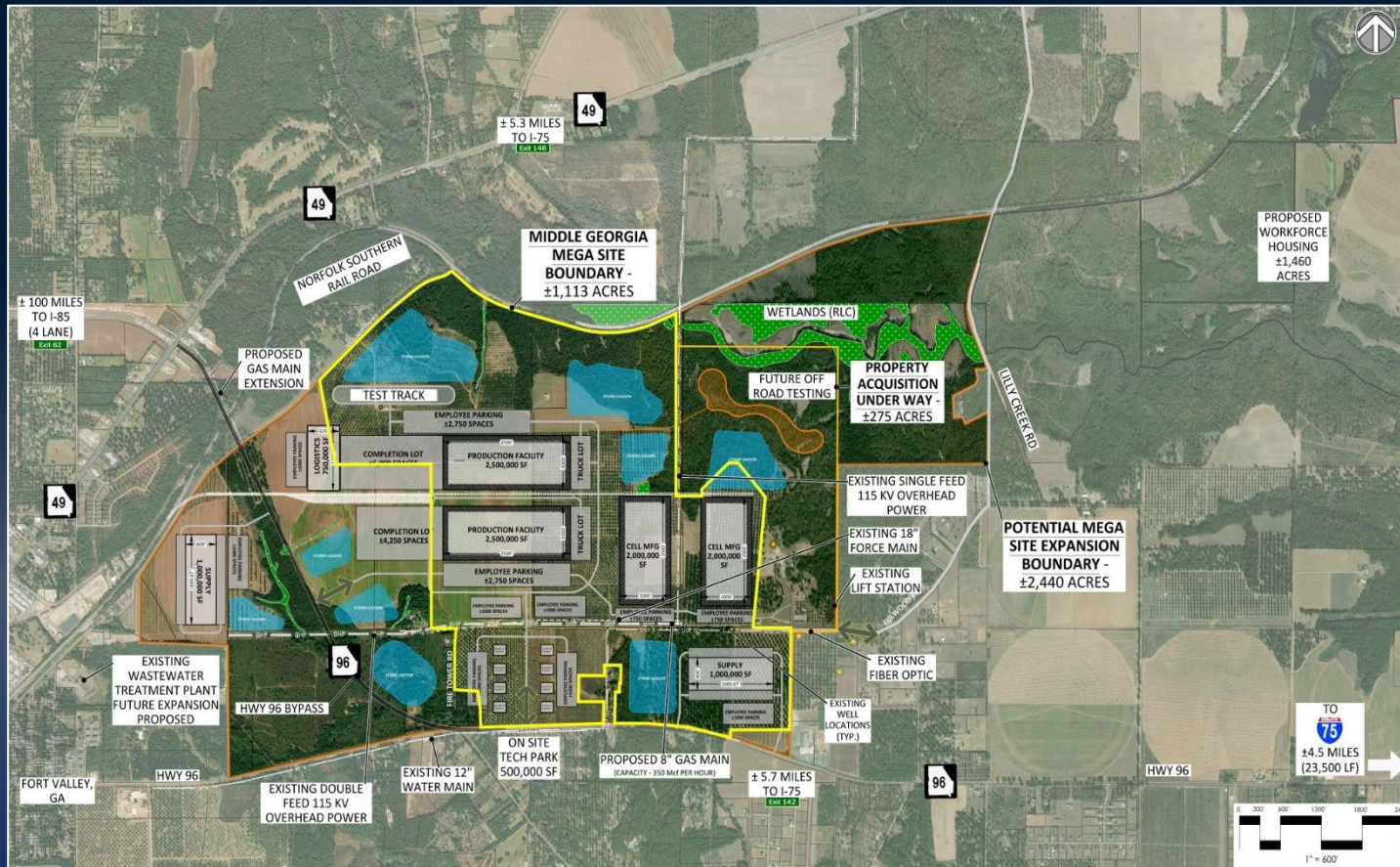


- Utilities include:
  - City of Fort Valley Utilities Department 12" water main
  - 6" gas line
  - Fiber optic cable and 12" gravity flow sewer line (on opposite side of Housers Mill Rd) along Hwy 96
  - Flint EMC 3 phase power is along Hwy 96 R/W
  - Single phase power along Housers Mill Rd.
- Site is approximately .4 miles west of I-75
- Property is also 3 miles east from the 1,471-acre Middle Georgia Mega Site in Peach County off Hwy 96 (see next page)



**HIGHWAY 96, FORT VALLEY, GA 31030  
 PEACH COUNTY**





CONCEPTUAL LAYOUT EXHIBIT  
**MIDDLE GEORGIA MEGA SITE**  
 PEACH COUNTY / GA

**THOMAS & HUTTON**  
 50 PARK OF COMMERCE WAY  
 SAVANNAH, GA 31405 • 912.234.1300  
 www.thomasandhutton.com

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