

COMMERCIAL LOT FOR SALE

000 GA HIGHWAY 300, CORDELE, GA 31015, CRISP COUNTY

- 22.97 contiguous commercial acres
- Located in the heart of Lake Blackshear, near two highly visible and popular general stores
- Convenient to US Highway 41 & Interstate 75 (Exit 99)

ASKING PRICE
\$25,000 PER SURVEYED ACRE



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PROPERTY INFORMATION

Traffic Counts: (GDOT 2022 Published Data estimate)
GA Highway 300 – 12,000 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	348	2,206	2,814
2028 Population Estimate:	347	2,168	2,773
2023 Households:	165	936	1,220
2028 Households Estimate:	167	931	1,217
2023 Average HH Income:	\$92,129	\$82,833	\$80,905
2028 Average HH Income Estimate:	\$107,954	\$96,708	\$94,419



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