

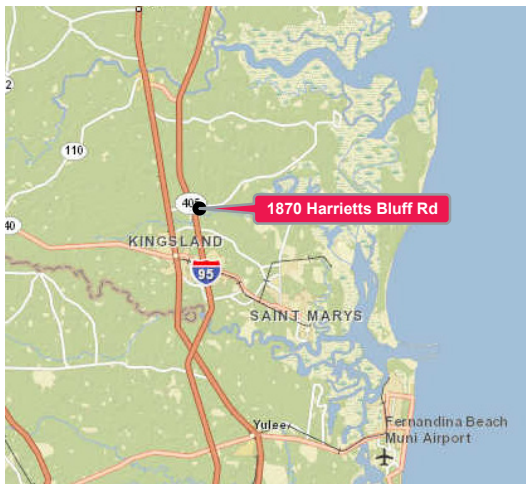
# 1870 Harrietts Bluff Rd

Woodbine, GA | 31569



## ±3.46 Net Usable AC Parcel - I-95, Exit 7, S.E. GA - FOR SALE

As exclusive agents, we are pleased to offer the following property for sale:



### PROPERTY HIGHLIGHTS

- ◆ ±3.46 net usable AC parcel: \$230,000
- ◆ Seller financing available
- ◆ Owner will subdivide, lease or build-to-suit
- ◆ Additional land available
- ◆ Zoning: Interchange Commercial
- ◆ 7 miles north of GA/FL border
- ◆ Site is cleared, rough graded with curb cuts and all utilities in place
- ◆ Additional engineering for further development available for review
- ◆ Well suited for any interstate orientated commercial use
- ◆ AADT: 52,420 (2012)

For further information, please contact our exclusive agent:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.