

Commercial Tracts for Sale I-20 and GA Hwy 100 (Exit 5) Tallapoosa, Ga. 30176

- **22 +/- acres with commercial zoning, all city utilities with permitted entrances**
- **Substantial frontage on interstate with possible billboard sites**
- **520 ft frontage on GA 100 with an additional street in place to serve second tier sites**
- **Two 1 acre pad ready sites on front for retail, etc. (may be purchased separately)**
- **Ideal layout for truck plaza or equipment storage/sales yard**
- **Great visibility from interstate and from GA 100**
- **Priced to sell at \$325,000 for all or will divide as required**
- **Seller motivated, bring any offers**

*Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com*

www.westgeorgiacommercial.com

22 ACRE COMMERCIAL SITE

22.15 acres
with interstate frontage

2 pad ready sites
1 acre each

I-20
EXIT 5

GA. HWY 100

EXXON

WAFFLE
HOUSE

HONDA PLANT
¼ MILE

CITGO



ATTENTION

**HARDEE'S/BURGER KING/KRYSTAL
EXCLUSIVE BREAKFAST BUSINESS, ¼ MILE FROM
700+ HONDA EMPLOYEES**

DQ, KFC, TACO BELL ARE ONLY COMPETITION

**SELLER WILL PROVIDE PAD READY TO INCLUDE DRIVEWAYS AND DETENTION
ALL UTILITIES TO CURB**

\$195,000 OBO

**AUTO PARTS PAD
ZERO NATIONAL COMPETITION IN THE AREA
\$150,000 OR WILL BTS**

22 acres commercial site I-20 and Hwy 100 (Exit 5)

