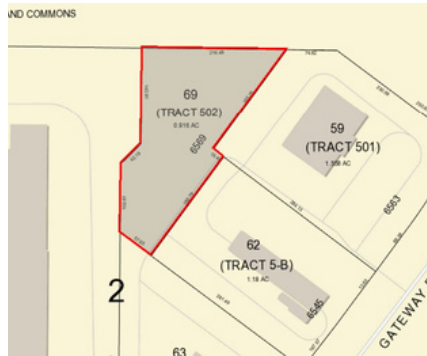


# Billings Family Portfolio Sale



6555-6565 TALOKAS LANE



6569 GATEWAY ROAD



5710 WARM SPRINGS RD

## DETAILS

- ✓ 4 Properties for 1 Great Price
- ✓ Total Acreage 7.1 acres  
Price/Acre \$157,746
- ✓ 30 Day Closing
- ✓ General Commercial Zoning
- ✓ Agent Co-op 3%

Don't miss this opportunity to invest in four prime commercial land parcels in the Columbus, GA area. Sellers are motivated – this is a rare closeout deal for investors, developers, or business owners.

**Original List Price \$1,865,700**

Now offering at **60% of list price!**

PRICED TO SELL AT

**\$1,120,000**



doug@jefcoatre.com  
alissa@jefcoatre.com



2952 Warm Springs Road  
Columbus, GA 31909



706-888-1614 (Doug)  
404-782-4197 (Alissa)

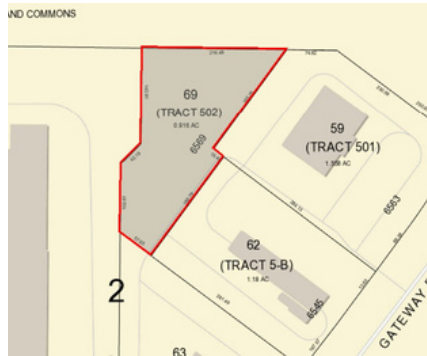


# Billings Family Portfolio Sale

The time is NOW!  
These properties have  
been deeply  
discounted and priced  
to sell. Only \$157,746  
per acre! Call us today  
to take advantage to  
develop in the 2<sup>nd</sup>  
largest city in  
Georgia...Columbus!



**6555-6565 TALOKAS LANE**



**6569 GATEWAY ROAD**



**5710 WARM SPRINGS RD**

## 6555-6565 TALOKAS LANE

- ✓ 4.13 acres
- ✓ GC Zoning
- ✓ Fast Growing Commercial Corridor
- ✓ Ideal for hotel, restaurant, automotive business, retail, or church

## 6569 GATEWAY ROAD

- ✓ 0.91 acres
- ✓ GC Zoning
- ✓ Close Proximity to Midland Commons
- ✓ Ideal for small scale retail, service, drive thru restaurant, laundromat, auto maintenance business, or contractor

## 5710 WARM SPRINGS ROAD

- ✓ 2.06 acres
- ✓ GC Zoning
- ✓ Excellent road frontage & accessibility
- ✓ Ideal for retail, restaurant, flex office/warehouse, daycare, or auto maintenance



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**POPEYES**

# TALOKAS LANE

## GATEWAY ROAD

## WARM SPRINGS ROAD

## SHOPPING / ENTERTAINMENT

- 4 Target  
PetSmart  
The Fresh Market  
Michaels  
Bowlero Columbus
- 5 AMC Ritz 13
- 6 Peachtree Mall
- 7 Columbus  
State University

