

GA Hwy-280 & Hwy-90

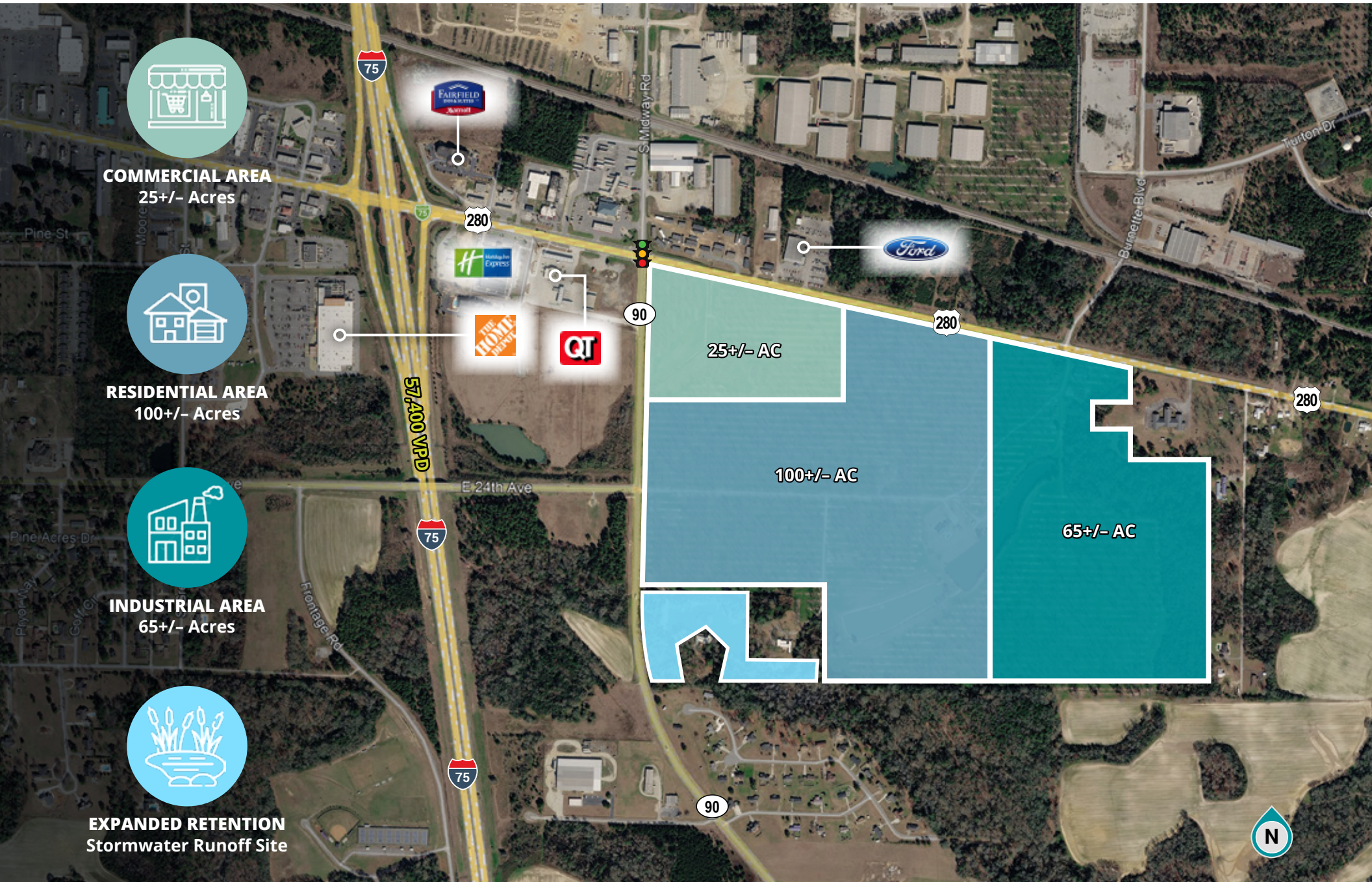
0 GA Hwy 90 | Cordele, GA 31015

- 200+ acres available
- Next to brand new anchor development
- Corner traffic light
- Visibility from I-75
- Zoning: AG
- Seller willing to allow time for rezone/permits
- Hwy 280 Frontage (ft): 3,500+

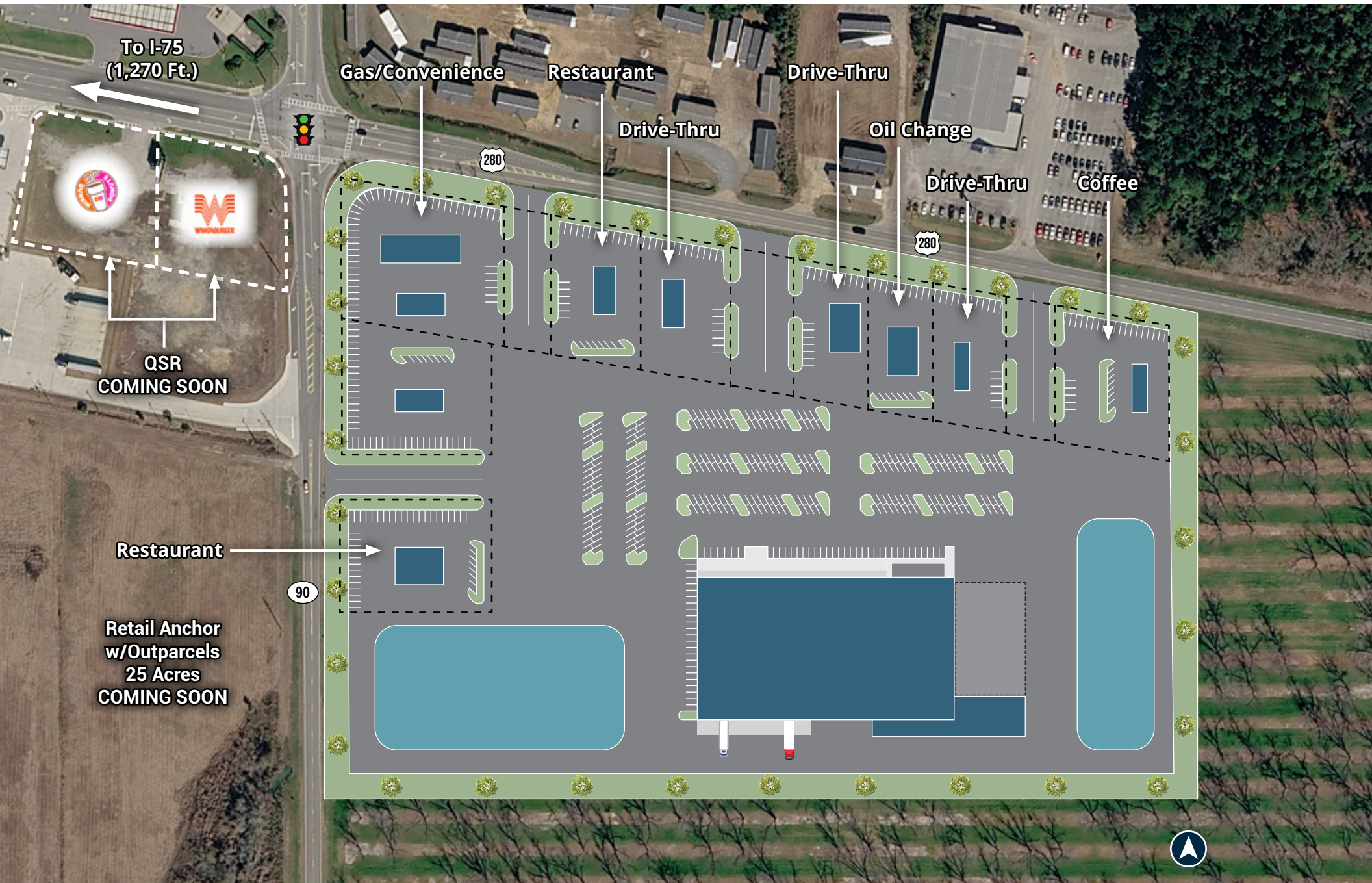


- » Willing to subdivide as needed
- » Seller will allow time for rezone

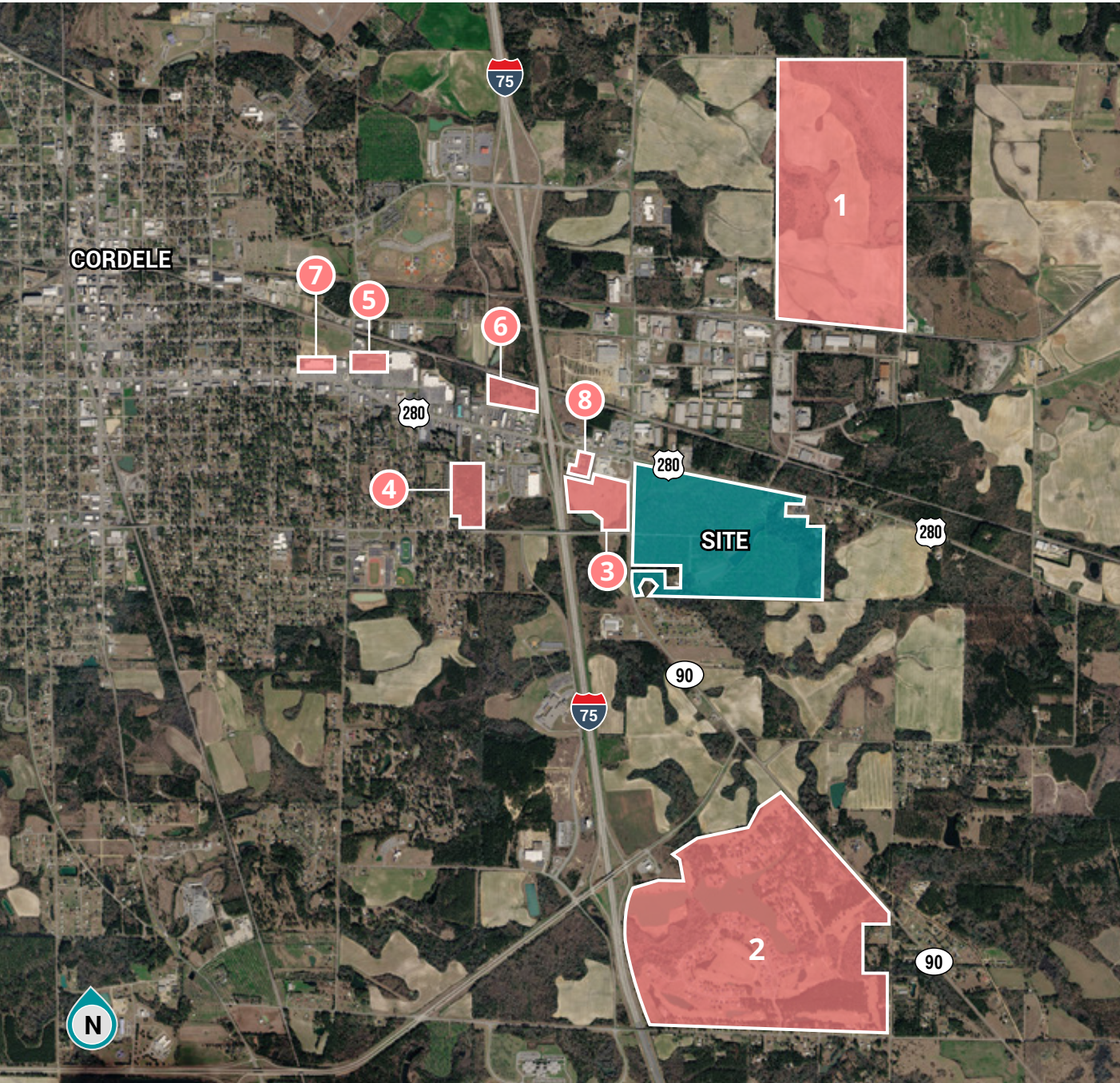
CONCEPTUAL SITE PLAN



RETAIL CORNER CONCEPT PLAN



NEARBY DEVELOPMENTS COMING SOON



NEW DEVELOPMENTS IN 2026

- 1** **Project Splice**, a \$2.1B data center campus that is set to break ground in 2026, bringing 277 jobs to the immediate area.
- 2** **Pine Hills Country Club** is undergoing a \$4.8M renovation and will be transformed into a destination-style golf course with new amenities and 60+ additional single-family lots.
- 3** A \$20M **Master Retail Development** project is coming soon just across the street and will consist of a 45K SF grocery anchor and five outparcels for new QSR/Restaurant groups. This will bring 100+ jobs once completed.
- 4** A new **114-unit multifamily** project is set to break ground in 2026 and will include a mix of retail space as well.
- 5** **ALDI** just opened a brand-new store in Jan-2026
- 6** Area under contract with a national developer who will be delivering a **junior-anchored shopping center**.
- 7** **Hobby Lobby** will be opening a brand-new store in Q2 of 2026.
- 8** The prior **Ramada Inn Hotel** has been redeveloped into a **102-unit luxury studio apartment complex**.

All developments noted above are within a 1-mile radius of the subject property.

PROPERTY AERIAL



AVAILABLE:
Stormwater
capacity off-site

CRISP COUNTY



Cordele, Georgia has strong agricultural roots and this sector remains vitally important to our economy and economic development efforts, our rail lines, local airport and our location on Interstate 75, GA HWY 280, GA HWY 300 and HWY 90 position us ideally for logistics-dependent industries and import-export businesses throughout South Georgia, Northern Florida and Eastern Alabama. Located only 183 miles from the Port of Savannah by rail, and conveniently located in relation to other Southeastern ports at Charleston, South Carolina, Brunswick, Georgia, and Jacksonville, Florida.



CORDELE INLAND PORT

Cordele-Crisp County is the only Georgia community along I-75 that is served by three major railroads: CSX, Norfolk Southern, and the Heart of Georgia Railroad. Taking full advantage of these resources is the Cordele Inland Port® that provides direct rail access to the Georgia Ports Authority in Savannah, Georgia.



Crisp County, with the help of the Economic Development Authority, can offer an array of development incentives including:



Waiver of Business License Fee (first year)



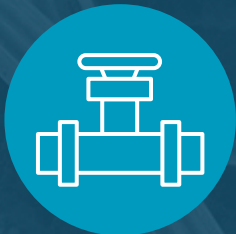
Waiver of Occupation Tax (first year)



Waiver of Building Permits Fees for: renovation of existing buildings and new building construction.



Waiver of Alcohol License Fee (first year) for new restaurants.



Waiver of Initial Water and Gas Deposit



Same Day Power Connection & Waived Deposits: Crisp County Power Commission can provide same-day connection in many cases as well as the opportunity to waive deposit requirements.



RURAL Zone: Qualifying projects can earn Job Tax Credits, Investment Credits, and Rehabilitation Credits.



Waiver of Tap Fees

GA Hwy-280 & Hwy-90

0 GA Hwy 90
Cordele, GA 31015

- » Financial incentives available from the local and state municipalities
- » 300+ jobs to be created in the immediate area over the next three years

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