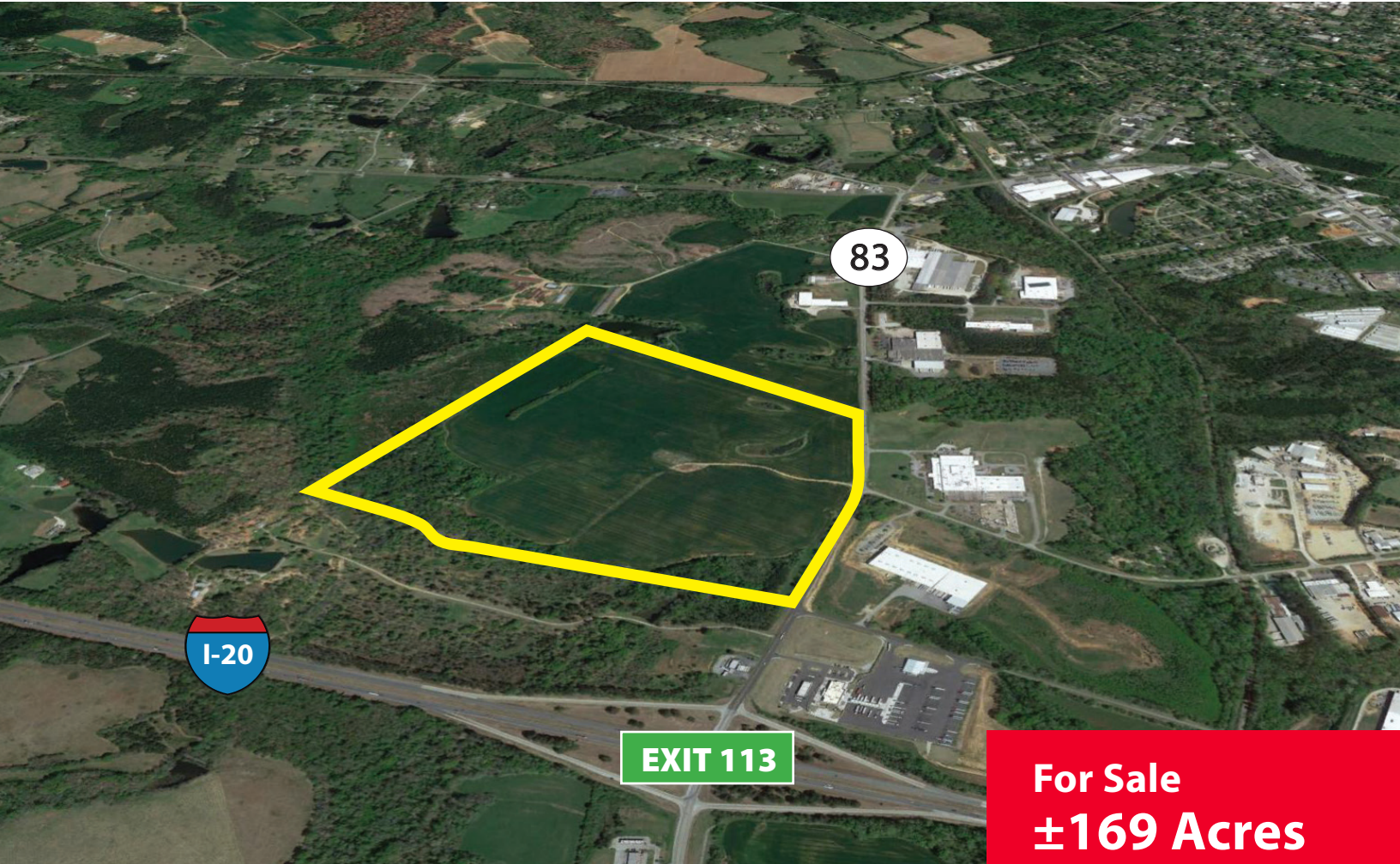




Madison Farms

0 Hwy 83 | Madison, GA 30650



For Sale
±169 Acres
Morgan County



IPG Properties
PO Box 364, Gainesville, GA 30503
770.536.6555
www.ipgproperties.com

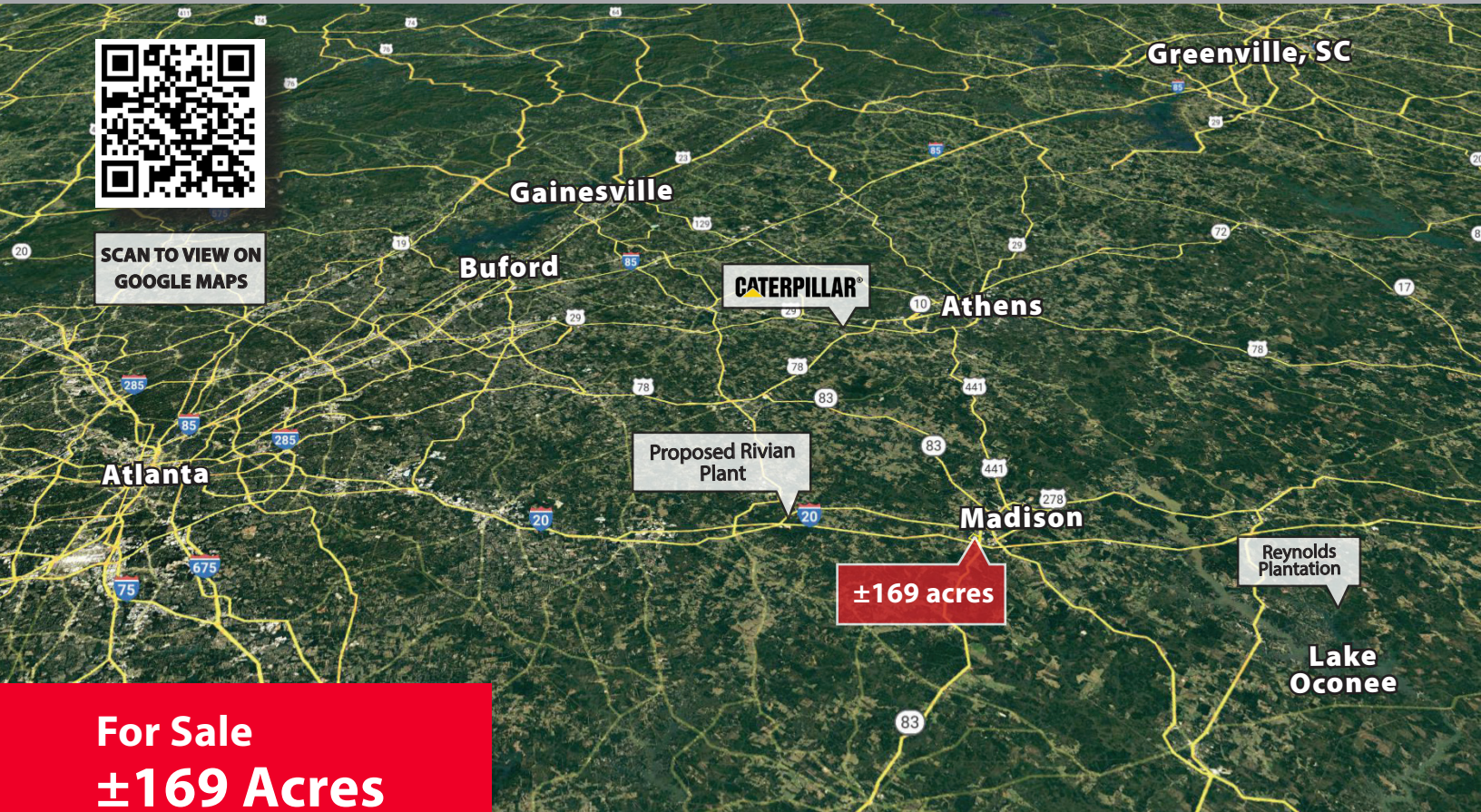
Gene Baldwin
gbaldwin@ipgproperties.com
706.474.2835 (cell)
770.536.6555 x 223 (office)

LOCATION DETAILS

0 Hwy 83 | Madison, GA 30650



SCAN TO VIEW ON
GOOGLE MAPS



For Sale
±169 Acres

Morgan County

PROPERTY FEATURES:

±169 acres for sale in Madison, GA (Morgan County)

Will Consider Dividing

Will Consider Build-to-Suit

I-2 Light Industrial Zoning

±2,235 Feet of Frontage on Highway 83

All Utilities at Site

Excellent Site for Rivian or Caterpillar Suppliers

Topography - Flat to Gentle Rolling

Prime Industrial Site

Great Location, ±60 miles from Atlanta via I-20

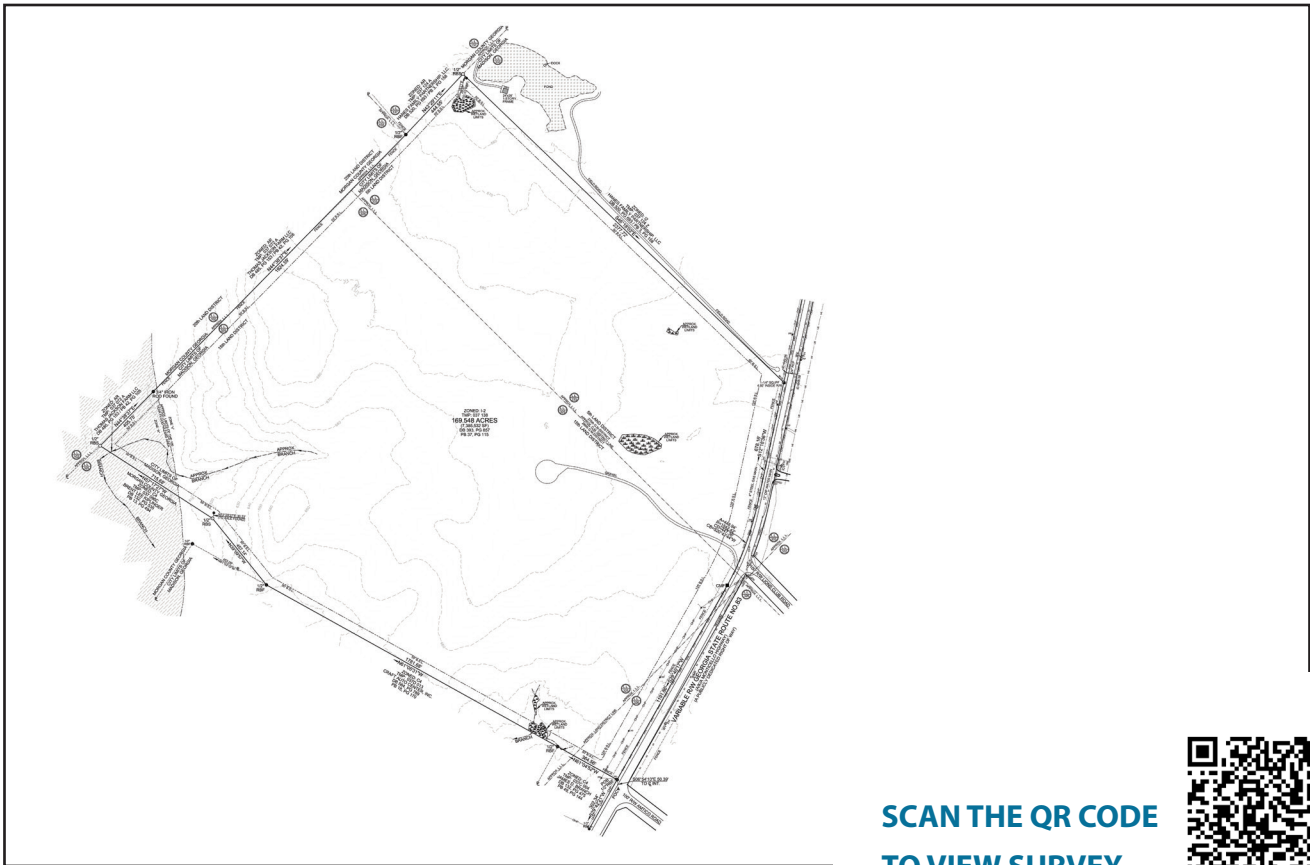


ipgproperties.com



PROPERTY OVERVIEW

0 Hwy 83 | Madison, GA 30650



SCAN THE QR CODE
TO VIEW SURVEY



LOCATION DETAILS

± 1 mile to Hwy 441 and ± 0.25 mile to I-20, Exit 113

University of Georgia - ± 30 miles

Georgia Tech - ± 61 miles

Emory University - ± 58 miles

Multiple Community/Tech Colleges within Driving Distance

Less than 1 mile to Retail, Restaurants, Shopping, etc.

Atlanta / Hartsfield-Jackson Airport - ± 60 miles

Augusta - ± 90 miles

Athens - ± 25 miles

Macon - ± 65 miles

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The Reports and Studies below are available upon request:

SURVEY (2022)

**PHASE I ENVIRONMENTAL ASSESSMENT
(2022)**

**WETLAND DELINEATION REPORT
(2022)**

**TRAFFIC STUDY
(2012)**

**GDOT ACCESS PLAN
(2008 / Confirmed 2022)**

**DEVELOPMENTS OF REGIONAL IMPACT
(2007 / Confirmed 2022)**

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