

FOR SALE

70 ROBY REEVES RD | \$560,000

70 Roby Reeves Rd Sycamore, GA 31790



Daniel Wise
(678) 320-4800

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DISCLAIMER

70 ROBY REEVES RD

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- 9.33 acres commercial-zoned property directly off I-75 in South Georgia
- High visibility & immediate interstate access – key artery between Georgia & Florida
- Includes operating used car dealership & RV campground businesses, as well as owner's residence
- 4-acre lake adds unique aesthetic and recreational appeal
- Ideal site for truck stop, travel plaza, or redevelopment
- Flexible investment – continue current operations or repurpose for higher use
- Motivated seller open to all reasonable offers

OFFERING SUMMARY

Sale Price:	\$560,000
Lot Size:	379,474 SF

DEMOGRAPHICS	5 MILES	10 MILES	25 MILES
Total Households	2,602	3,614	46,201
Total Population	6,721	9,230	115,931
Average HH Income	\$57,415	\$62,891	\$71,928

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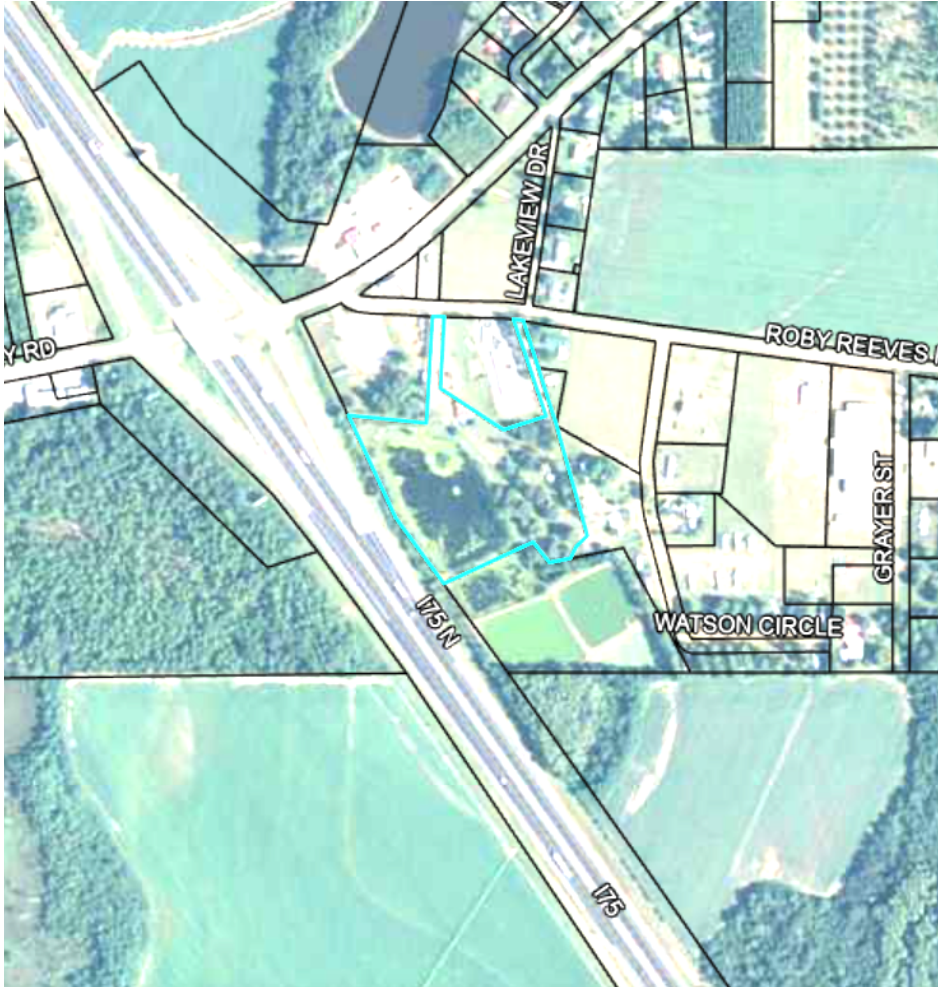


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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

PRICE REDUCTION! Exceptional opportunity directly off I-75 in South Georgia. This 9.33-acre property includes the owner's residence, a profitable used car dealership and RV campground businesses, with flexibility for a new owner to continue operations or repurpose the site. A scenic 4-acre lake enhances the property's appeal. With unmatched visibility and access from the interstate, the site is ideally suited to continue operating the existing business or for redevelopment as a truck stop, travel center, or other high-traffic commercial use. Zoned commercial and positioned along a key Georgia-Florida corridor DIRECTLY off I-75, this property offers strong investment potential. Seller is motivated and will consider all reasonable offers.

LOCATION DESCRIPTION

Directly off I-75 Exit 80. At the corner of Bussey Rd and Roby Reeves Rd.

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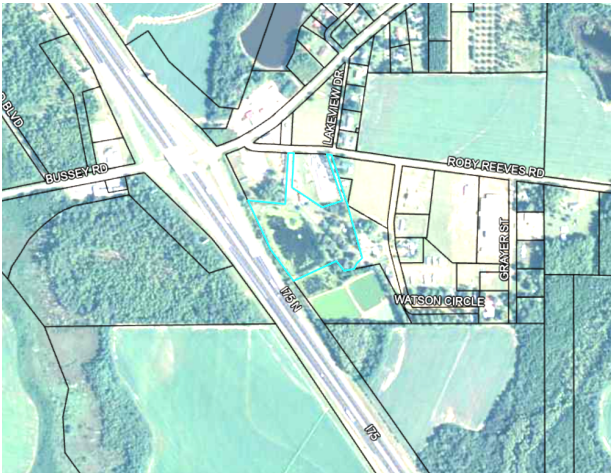


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PHOTO GALLERY

70 ROBY REEVES RD

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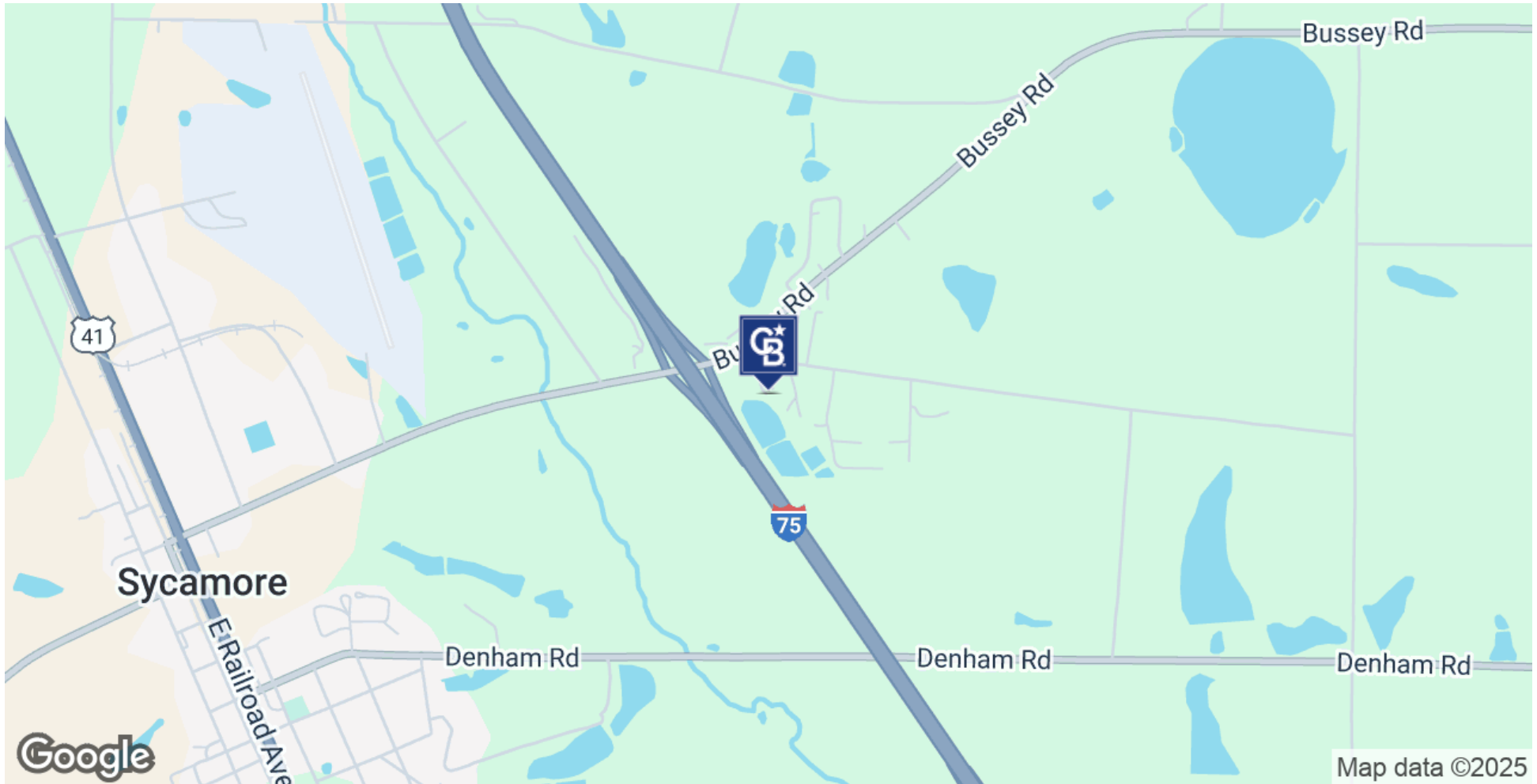


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LOCATION MAP

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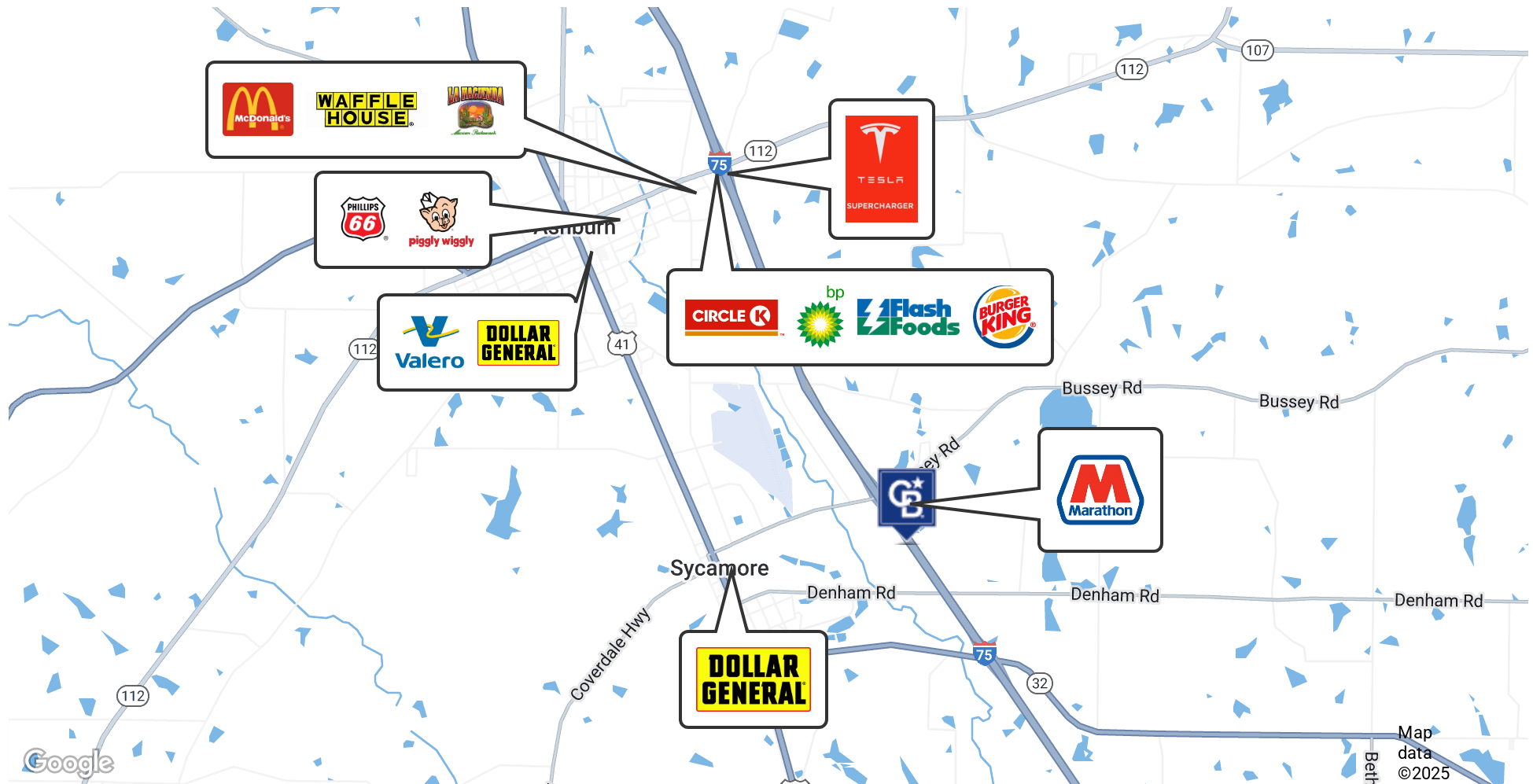


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RETAIL MAP

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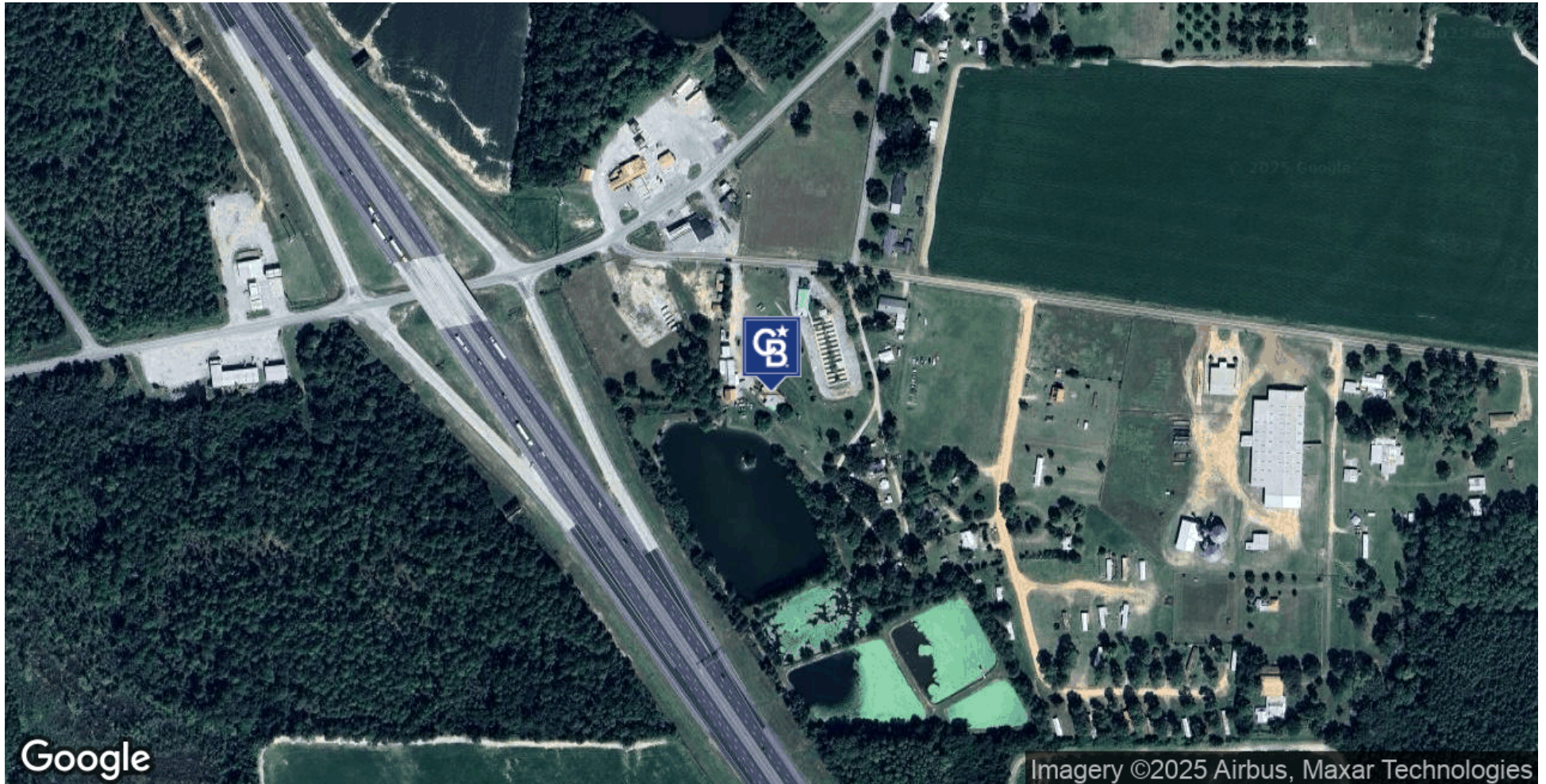


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AERIAL MAP

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DEMOGRAPHICS

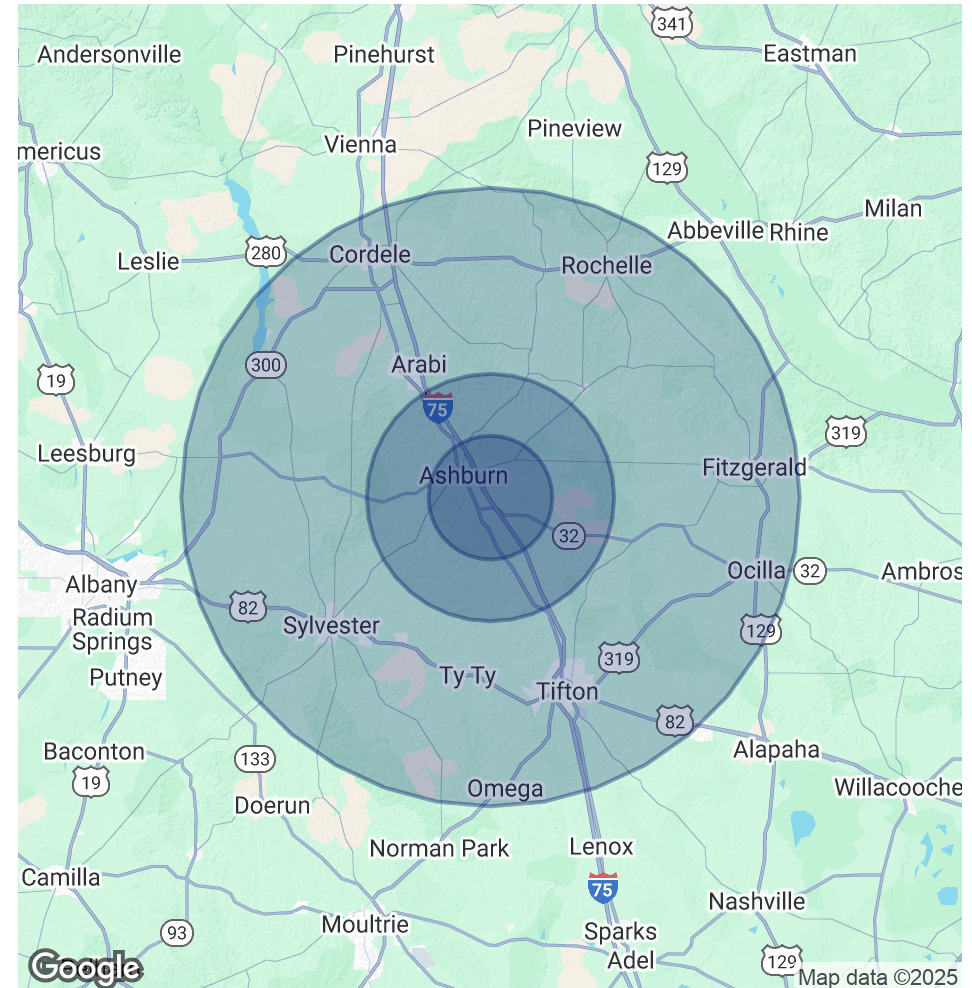
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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	6,721	9,230	115,931
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	2,602	3,614	46,201
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$57,415	\$62,891	\$71,928
Average House Value	\$133,869	\$144,985	\$172,714

Demographics data derived from AlphaMap



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AREA ANALYTICS

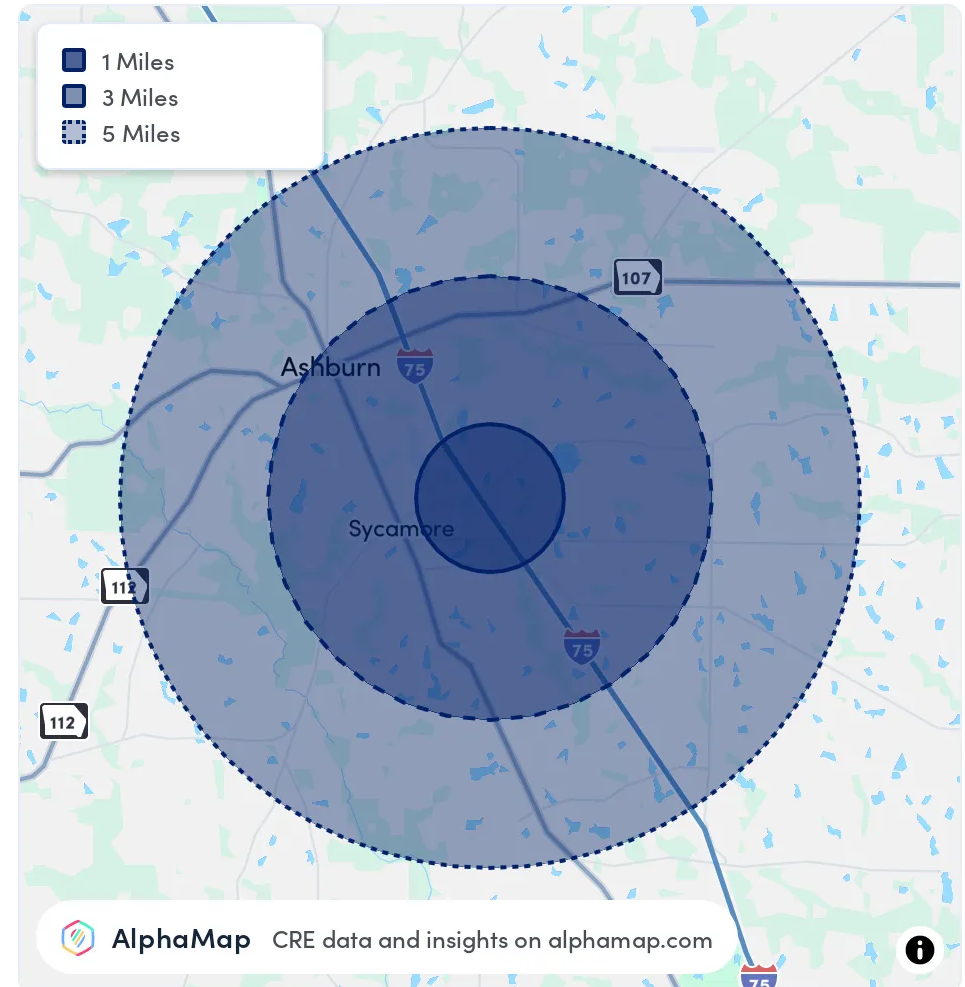
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	344	4,534	6,721
Average Age	42	40	41
Average Age (Male)	41	39	39
Average Age (Female)	43	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	123	1,734	2,602
Persons per HH	2.8	2.6	2.6
Average HH Income	\$64,514	\$55,914	\$57,415
Average House Value	\$184,597	\$130,921	\$133,869
Per Capita Income	\$23,040	\$21,505	\$22,082

Map and demographics data derived from AlphaMap



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ADVISOR BIO

70 ROBY REEVES RD
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DANIEL WISE

Commercial Real Estate Agent

daniel.wise@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 941-5032

GA #437964

PROFESSIONAL BACKGROUND

Daniel Wise is an analytical, results-driven commercial real estate agent with Coldwell Banker Commercial, serving the metro-Atlanta area. Daniel holds a BBA in Finance from Emory University and an MBA in Economics from The University of Chicago Booth School of Business. His background in investment banking, where he was involved in major transactions such as high yield bonds and leveraged loans, and his experience as a strategy consultant for Fortune 500 companies, provide him with a solid understanding of market dynamics and investment strategies.

In his role at Coldwell Banker Commercial, Daniel focuses on helping investors find properties that align with their investment objectives and effectively marketing commercial properties to prospective buyers. He also applies his expertise to assist local nonprofits with their fundraising efforts, bringing a community-focused approach to his work.

Daniel is committed to delivering practical and effective solutions to meet the specific needs of his clients, whether they are investing in or selling commercial real estate.

EDUCATION

Emory University, BBA, Finance

The University of Chicago Booth School of Business, MBA, Economics

MEMBERSHIPS

Atlanta Commercial Board of REALTORS, Georgia Association of Business Brokers

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