



EXECUTIVE SUMMARY

SOUTH GA DEVELOPMENT OPPORTUNITY

HIGHWAY 84 W, CAIRO, GA 39827



OFFERING SUMMARY

Sale Price:	\$215,000 - \$770,000
Lot Size:	Up to 55.64 Acres
Zoning:	mixed
APN:	00520033 00520033 00520033 00520034005

PROPERTY OVERVIEW

55.64 AC for sale offering excellent development opportunity. Currently broken into 9 lots. Pricing breakdown is featured on page two of this flyer. Parcel sizes can be adjusted based on a Buyer's needs. The lot lines on page 2 are conceptual. A portion of the property is within the city limits of Cairo with the balance being in the county. Great sites for commercial, residential, industrial, and agricultural uses. For more information, please contact the listing agent.

LOCATION OVERVIEW

Located along U.S. Highway 84 just east of downtown Cairo, the offered parcels sit directly across from the Tired Creek Golf Course and only a few miles south of the 960-acre Tired Creek reservoir, which is a popular destination for fishing, boating, and other recreational activities. Cairo is a growing area with convenient access to Thomasville, Bainbridge, and Tallahassee.

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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LAND LOTS

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OF LOTS 9 | TOTAL LOT SIZE 1.42 - 22.0 ACRES | TOTAL LOT PRICE \$215,000 - \$770,000 | BEST USE DEVELOPMENT

STATUS	LOT #	SIZE	PRICE
Available	1	22 Acres	\$770,000
Available	2	2.2 Acres	\$330,000
Available	3	4.65 Acres	\$348,000
Available	4	3 Acres	\$450,000
Available	5	2.2 Acres	\$330,000
Available	6	4.51 Acres	\$337,500
Available	7	1.42 Acres	\$215,000
Available	8	1.42 Acres	\$215,000

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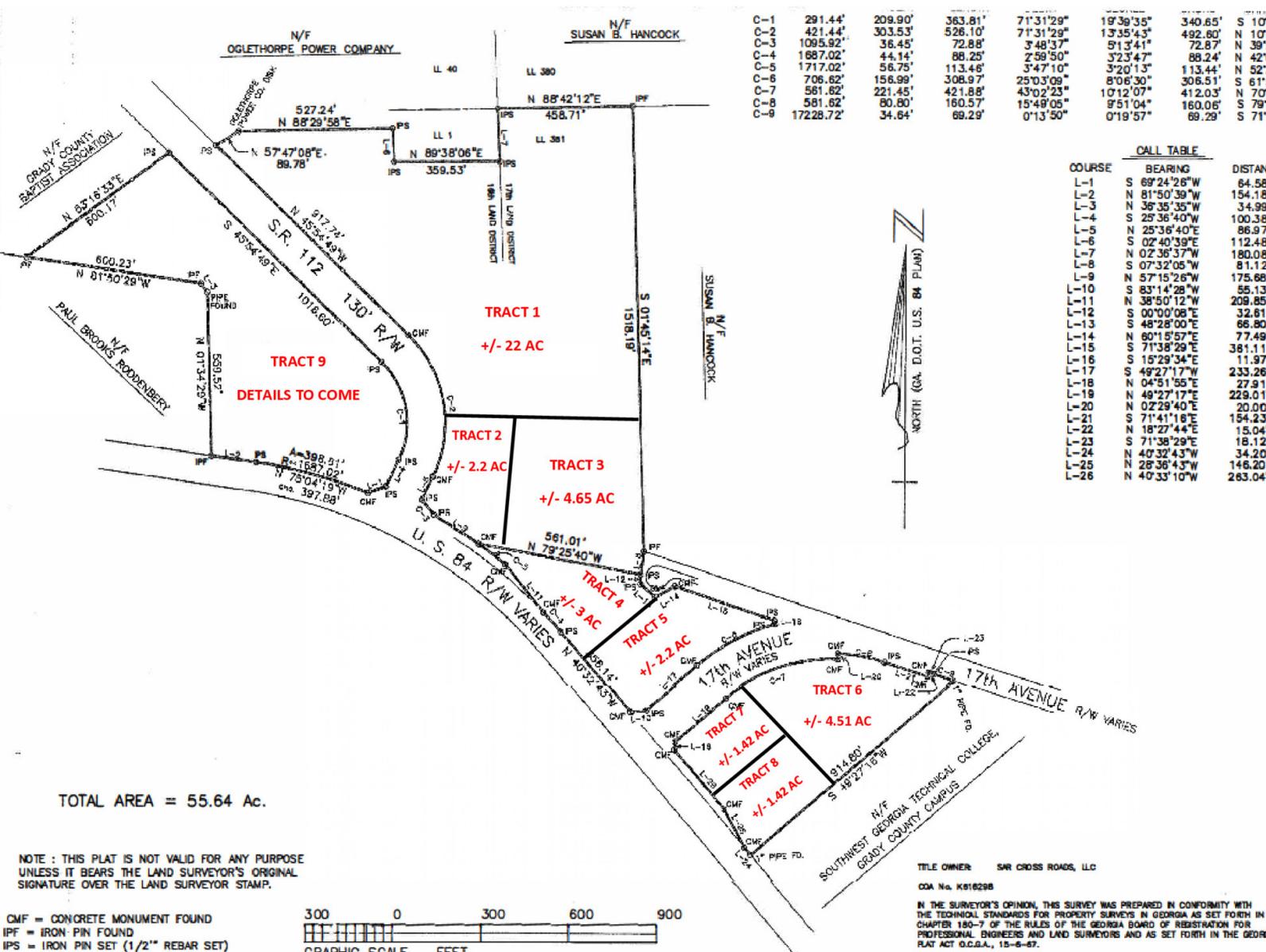




SITE PLAN

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TOTAL AREA = 55.64 Ac.

NOTE : THIS PLAT IS NOT VALID FOR ANY PURPOSE UNLESS IT BEARS THE LAND SURVEYOR'S ORIGINAL SIGNATURE OVER THE LAND SURVEYOR STAMP.

TITLE OWNER: SAR CROSS ROADS, LLC

COA No. K516298

IN THE SURVEYOR'S OPINION, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A., 15-6-67.

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CONCEPTUAL PLAN 1

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SAR Cross Roads LLC Planning Cairo, Georgia

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CONCEPTUAL PLAN 2

SOUTH GA DEVELOPMENT OPPORTUNITY

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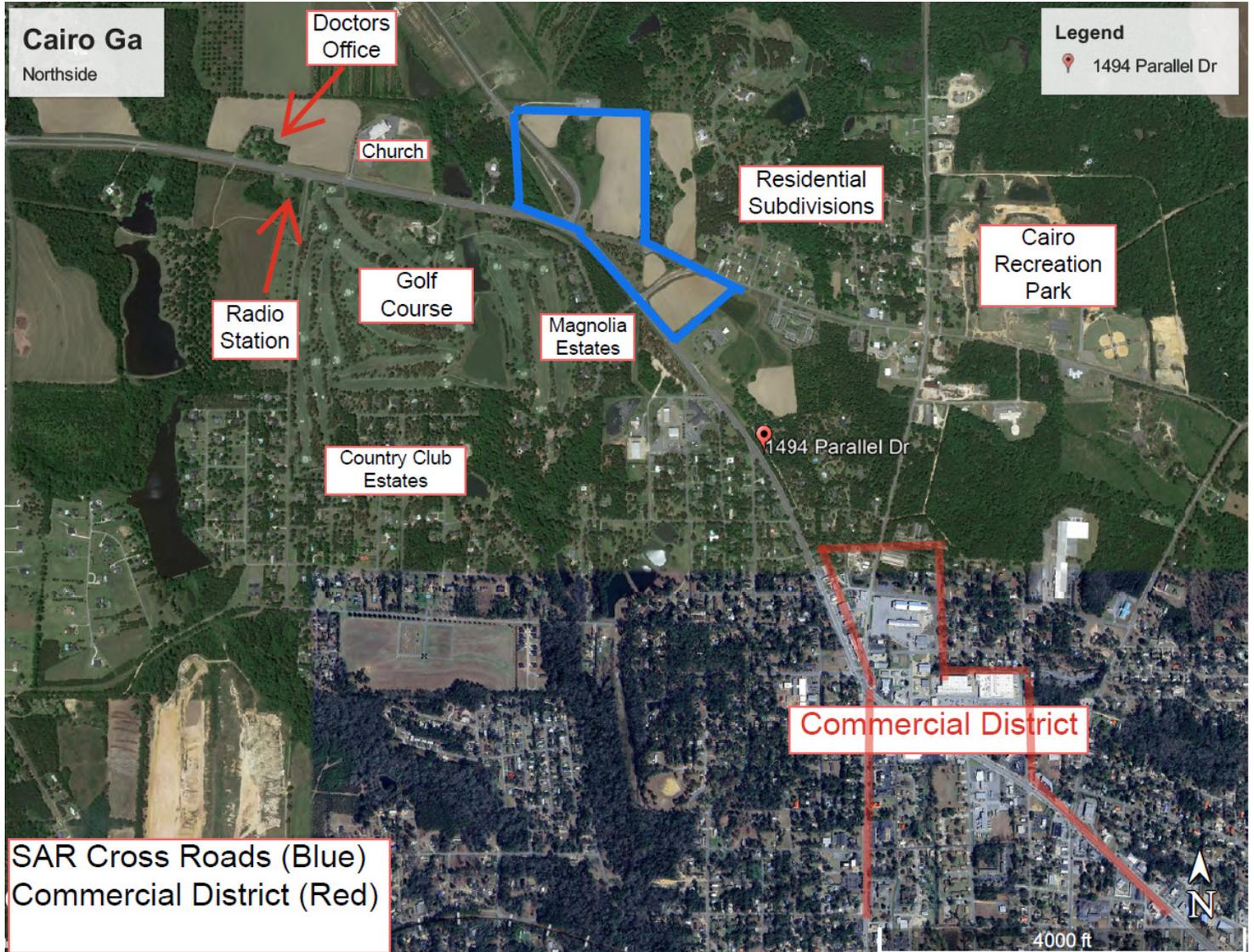




CAIRO, GA OVERVIEW

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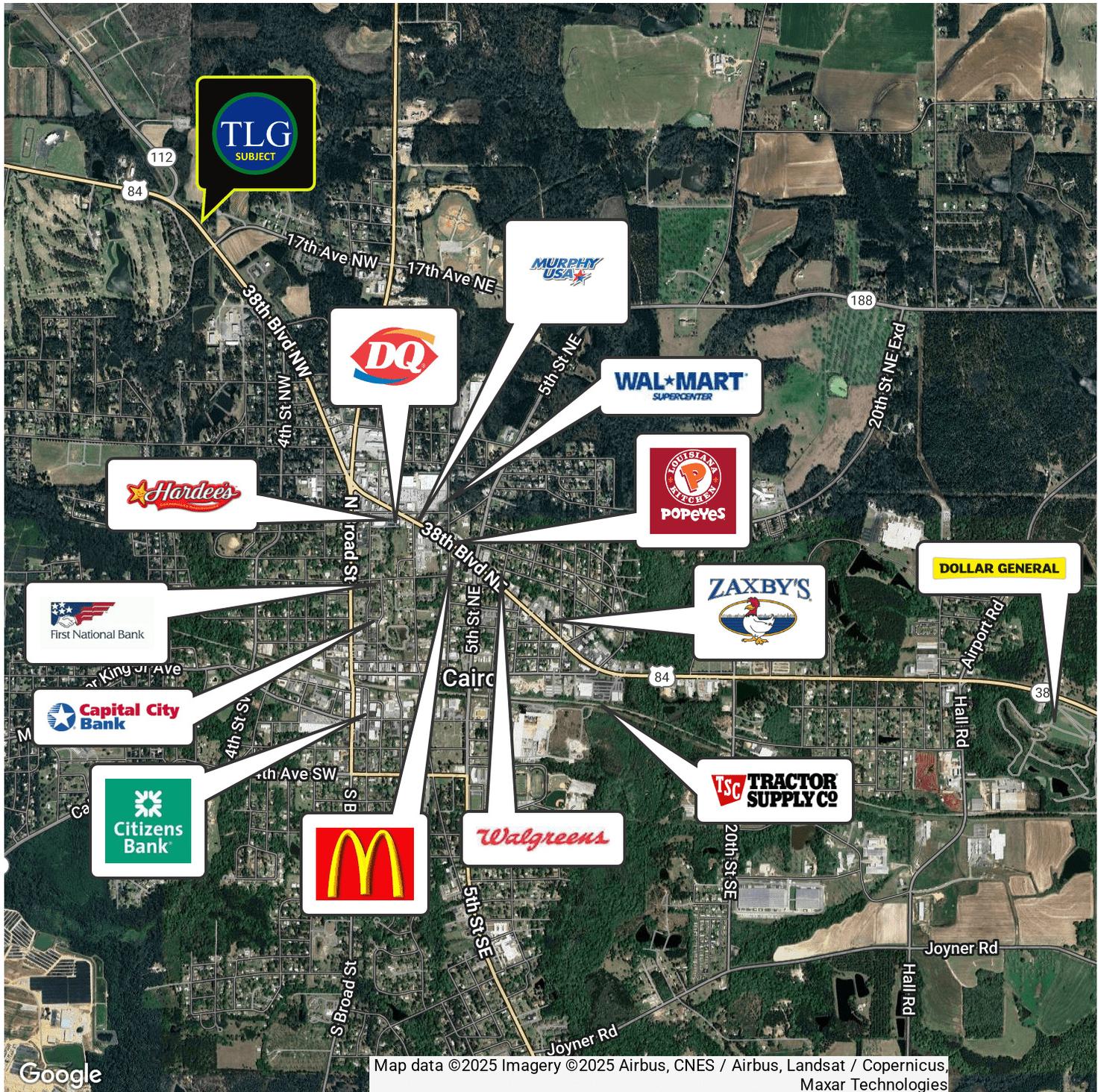




RETAILER MAP

SOUTH GA DEVELOPMENT OPPORTUNITY

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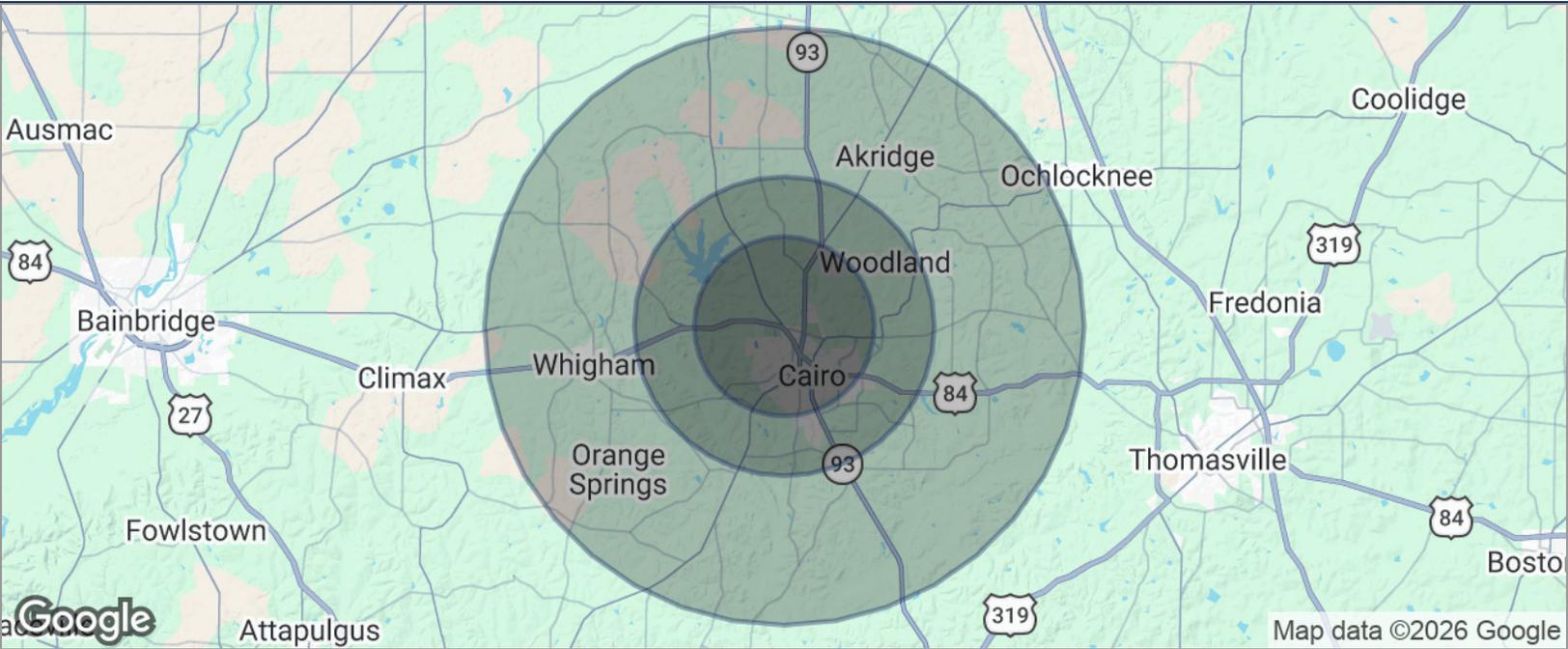
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DEMOGRAPHICS MAP

SOUTH GA DEVELOPMENT OPPORTUNITY

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,306	14,326	24,487
MEDIAN AGE	38	39	41
MEDIAN AGE (MALE)	37	38	39
MEDIAN AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,985	5,552	9,640
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$63,482	\$70,139	\$77,689
AVERAGE HOUSE VALUE	\$185,190	\$196,976	\$206,919

* Demographic data derived from 2020 ACS - US Census

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