

SugarOak  
Realty, LLC®

# PRIME B-2 COMMERCIAL LAND

UP TO 27 ACRES ON MAJOR CORRIDOR IN DUBLIN, GA

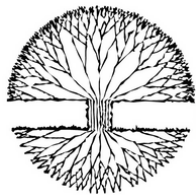
**FOR SALE**



- FLEXIBLE TRACT SIZES - SOLD SEPARATELY OR COMBINED
- ZONED FOR RETAIL, OFFICE, DINING, HOSPITALITY & MORE
- TRACTS 1-5 RANGING FROM 0.79 TO 14.6 ACRES

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# SITE OVERVIEW

UP TO 27 ACRES ON MAJOR CORRIDOR IN DUBLIN, GA

## SITE

- Total Combined Acreage: 27 AC across five tracts - can be sold separately or combined.
  - Tract 1: 14.60 AC
  - Tract 2: 6.72 AC
  - Tract 3: 4.59 AC
  - Tract 4: 1.30 AC
  - Tract 5: 0.79 AC
  - Possible Assemblage: +/- 22 AC

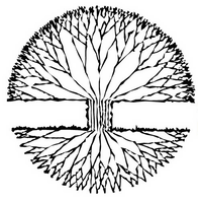
## ZONING

- **B-2 Highway-oriented business district** uses:
  - Retail, professional, financial, and personal business establishments including limited manufacturing
  - Federal, state, county, and city hospitals, institutions, offices, and service facilities.
  - Restaurants, cafés, and food service.
  - Hotels
  - Theaters, commercial recreation facilities, and museums
  - Full List [HERE](#):



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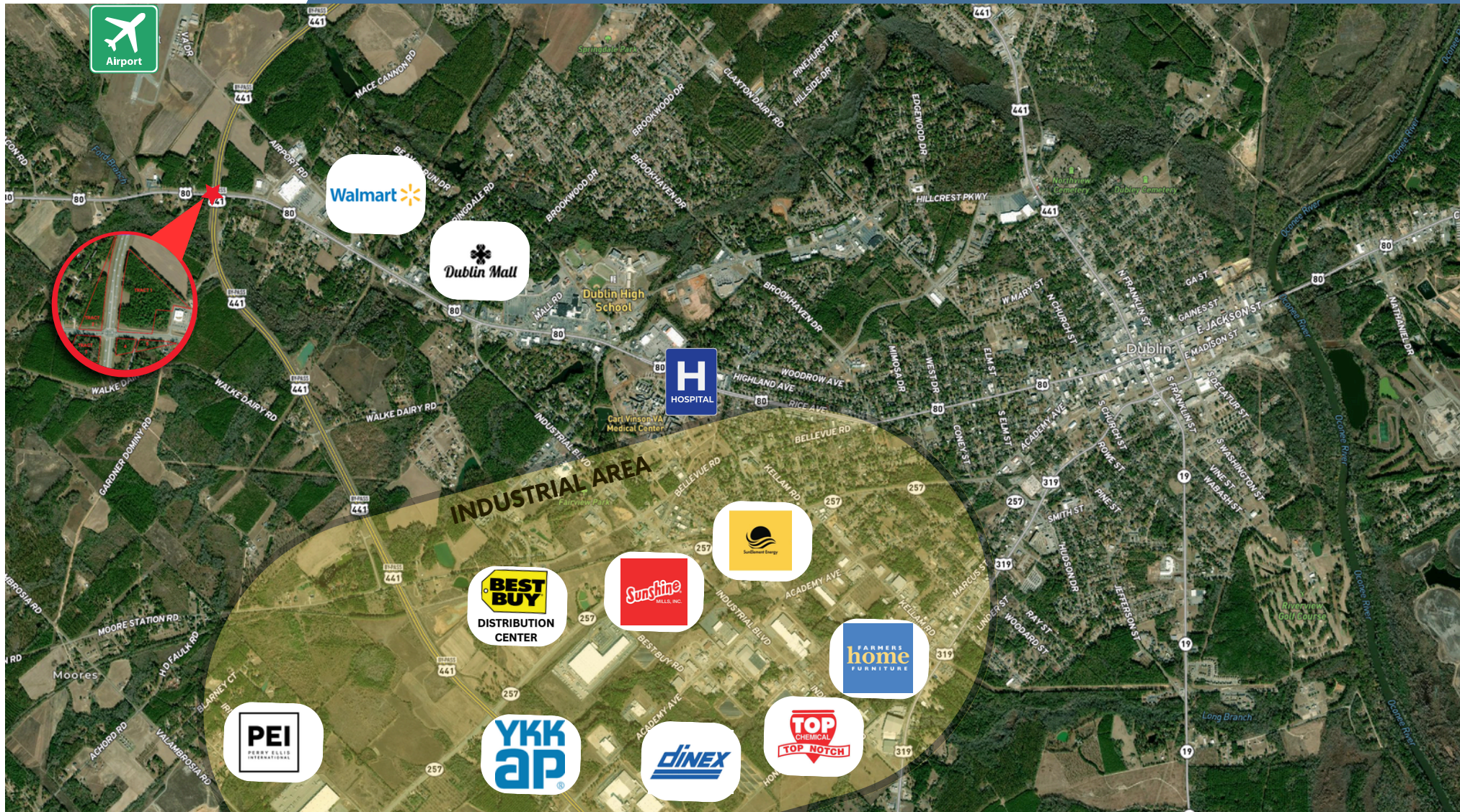




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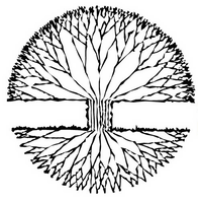
# LOCATION OVERVIEW

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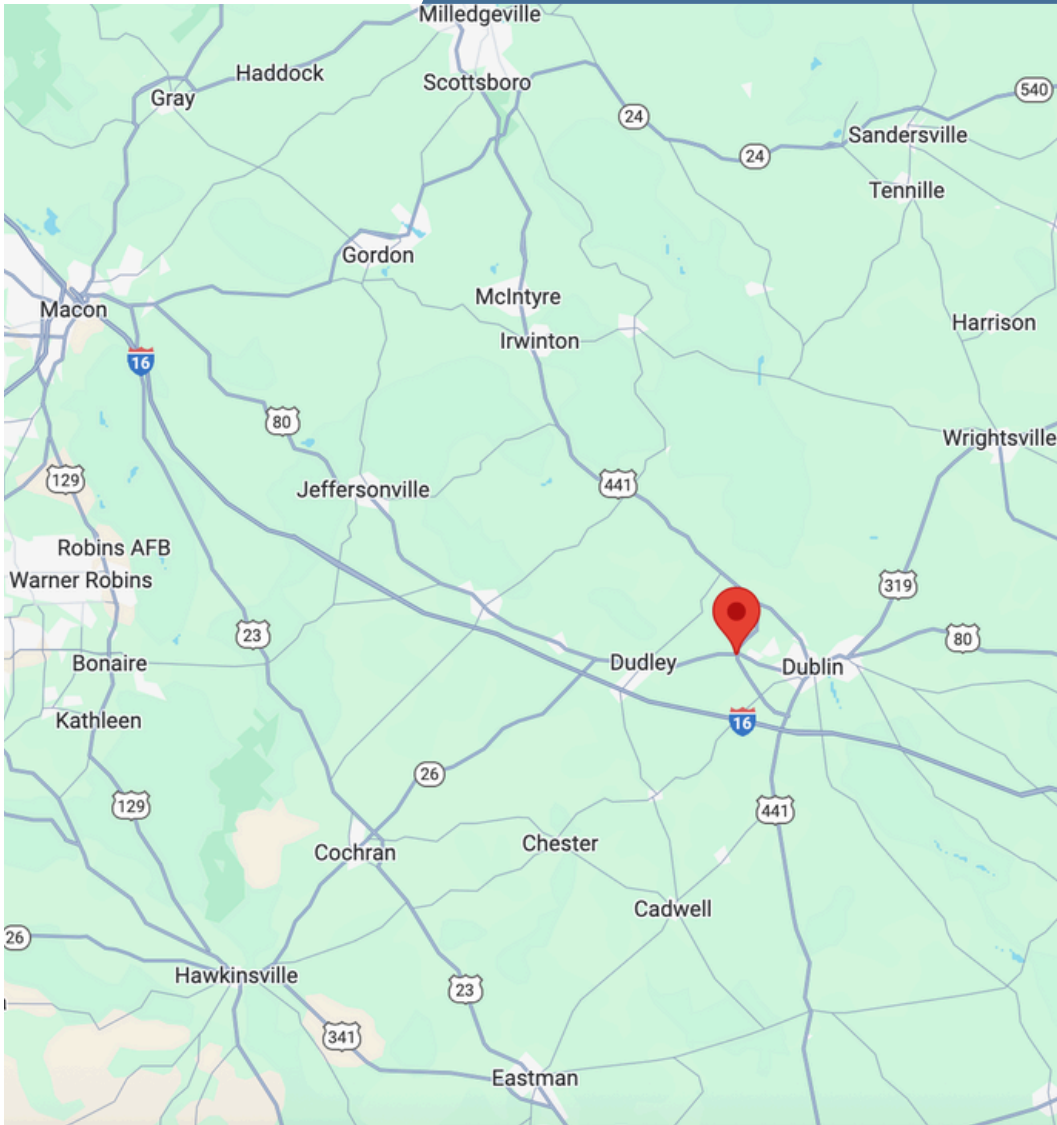




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# LOCATION OVERVIEW

UP TO 27 ACRES ON MAJOR CORRIDOR IN DUBLIN, GA



## LOCATION HIGHLIGHTS

- Parcel ID: 099A023 (All 5 Tracts)
- Coordinates: 32.55299, -82.97866
- Jurisdiction: City of Dublin & Laurens County, GA
- Quick access to US-441, US-80, and Interstate 16
- Nearby landmarks include:
  - Downtown Dublin (~3.5 mi)
  - W.H. "Bud" Barron Airport (~4 mi)
  - Fairview Park Hospital, Walmart, and national retailers

## TRAFFIC & ACCESS

- Estimated Daily Traffic (ADT):
  - HWY 80 - 9, 610 vehicles/day
  - 441 Bypass - 5,560 vehicles/day
  - HWY 16 - 20,000 – 36,000 vehicles/day

## AREA DEMOGRAPHICS

- DUBLIN, GA (City)
  - Population: ~16,000
  - Median Household Income: ~\$40,400
- LAURENS COUNTY, GA
  - Population: ~49,600
  - Median Household Income: ~\$49,700

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