

JUST LISTED

TBRE

REAL ESTATE SERVICES

NEW LISTING: PRIME DEVELOPMENT OPPORTUNITY

±4.98 AC COMMERCIAL LAND IN MONROE'S RETAIL CORRIDOR

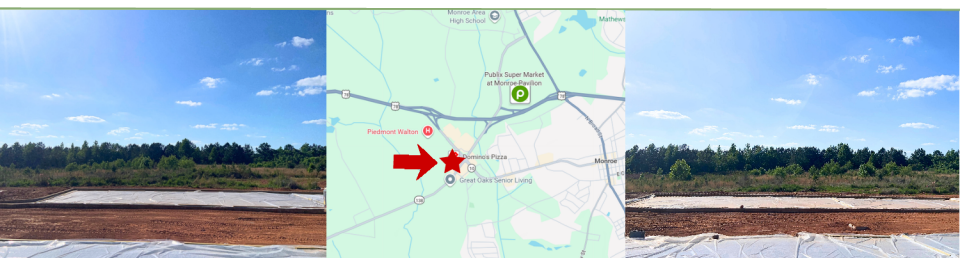
High-Visibility Development Site – Exclusively Listed by TBRE

Strategically located at 280 Highway 138 in Monroe, GA, this ±4.98-acre B-3 zoned commercial site offers exceptional visibility, accessibility, and development potential. Surrounded by major national retailers and restaurants, including Home Depot, Walmart, Tractor Supply, McDonald's, and Dunkin', the property benefits from strong retail synergy and steady consumer traffic. Supported by affluent demographics, proximity to Piedmont Walton Hospital, and a rapidly growing market, this site presents an outstanding opportunity for hospitality, retail, medical, or mixed-use development.



PROPERTY SNAPSHOT

- Approximately 4.98 Acres of B-3 Zoned Commercial Land
- Prime Location Along High-Traffic Highway 138 Corridor
- Ideal for Hotel, Motel, Strip Retail, or Mixed Commercial Development
- Piedmont Walton Hospital is just minutes away
- Average Household Income Exceeds \$85,925 Within 5 Miles radius
- Adjacent to a Japanese hibachi/sushi restaurant and boba tea and chicken concepts
- Surrounded by major national retailers including Tractor Supply, McDonald's, Dunkin' Donut, Zaxby's, Applebee's, Home Depot, and Walmart



WHY TBRE

We don't just list – we close.

We don't just market – we position.

We don't just transact – we maximize value.

**Whether You're
Developing, Investing,
or Expanding
–TBRE Delivers.**

From prime commercial land to transformative development projects, TBRE delivers results in every transaction.

**Let's talk about what's next –
for your property, your portfolio,
or your vision.**

**Land in
Monroe
Delivers**

Prime Visibility

Flexible Development

Strong Demographics

High Growth Market



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