



± 2.55 Acres off I-75, Exit 110

A significant access improvement is now complete. A newly installed traffic signal, combined with a shared access easement through the adjacent property, provides full signalized access to the site. This enhanced access improves ingress and egress while supporting the property's visibility, functionality, and long-term development potential.

The property consists of approximately 2.55 acres of highly visible commercial land located just off I-75 at Exit 110. The site features C-H-2 zoning, utilities available on-site or at the road, recent grading, and an existing concrete pad—providing a valuable head start for future development.

With excellent interstate visibility and improved signalized access, the property is well-positioned for a variety of commercial uses, including hospitality, retail, automotive, warehouse, office, or flex development.

****Buyer to independently verify all zoning, utilities, boundaries, acreage, easements, access rights, and development potential.**

Offering Summary

Sale Price:	\$2,422,500
Lot Size:	2.55 Acres
I-75 Traffic Count:	86,026 AADT
Callahan Dr. Traffic Count:	23,579 AADT

For further information

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Land for Sale

305 Callahan Dr.



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