



397 ROCKHOUSE RD E CORDELE REGIONAL DEVELOPMENT OPPORTUNITY

450 Acres of Industrial Land in Cordele, GA

397 Rockhouse Rd E | Cordele, GA 31015



Exclusively listed by Cone Commercial
www.conecommercial.com

Josh Wolfort
404.805.1415
jwolfort@conecommercial.com

Luke Zabinski
404.680.7764
lzabinski@conecommercial.com



CONFIDENTIALITY AND DISCLAIMER

Cone Commercial Real Estate (the "Agent") has been engaged as the exclusive agent for the sale of this 450 Acre Tract of Land in Cordele, GA (the "Property"), by the Owner (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations hereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that:

- (a) The enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request;
- (b) The recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and
- (c) No portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.



ACREAGE	PROPERTY OVERVIEW
<ul style="list-style-type: none">• ±450 ACRES	<ul style="list-style-type: none">• 6,000 FT FRONTAGE ON I-75• INCLUDING BILLBOARD SIGNAGE• OPPORTUNITY FOR COMMERCIAL, INDUSTRIAL, RESIDENTIAL AND MIXED-USE• FORMER TRUCK STOP AND COUNTRY STORE ON PROPERTY IDEAL FOR REDEVELOPMENT



Sale Price: Contact Agents

- Direct Access from Exit 97 on I-75
- Less than 400 Miles from 3 Major Sea Ports: Savannah, Jacksonville, and Tampa
- Less than 8 Hour Drive to Miami Port
- Adjacent to new Middle School and High School

Area Demographics

POPULATION	ONE MILE	TEN MILES	30 MILES
Population	89	24,468	112,165
HOUSEHOLDS			
Households	30	9,374	40,121
INCOME			
Average Household Income	\$40,933	\$43,302	\$46,758
Average House Value		\$164,518	\$150,549

