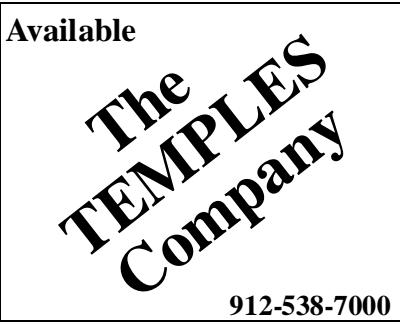


Available Land Data



The Temples Company
P.O. Box 405 - 301 Mosley Street
Vidalia, GA 30475
Phone: 912-538-7000 Fax: 912-538-7715
www.thetemplescompany.com

Surplus Property • Site Selection • Tenant Representation • Investment Properties

Property: Hartley-U.S. 280 (2.136 acres), Lyons, Georgia - Tract I

Address: Not assigned

Sales Price: \$295,000.00

Lease Price: \$30,000.00/year net (2)

Property: Acreage 2.136

Width: 440 +/- Depth: 215 +/-

Taxes: City:

County:

Site Plan [] Survey [X]

440' Frontage
Between
Lyons, Georgia
and
Wal-Mart Supercenter

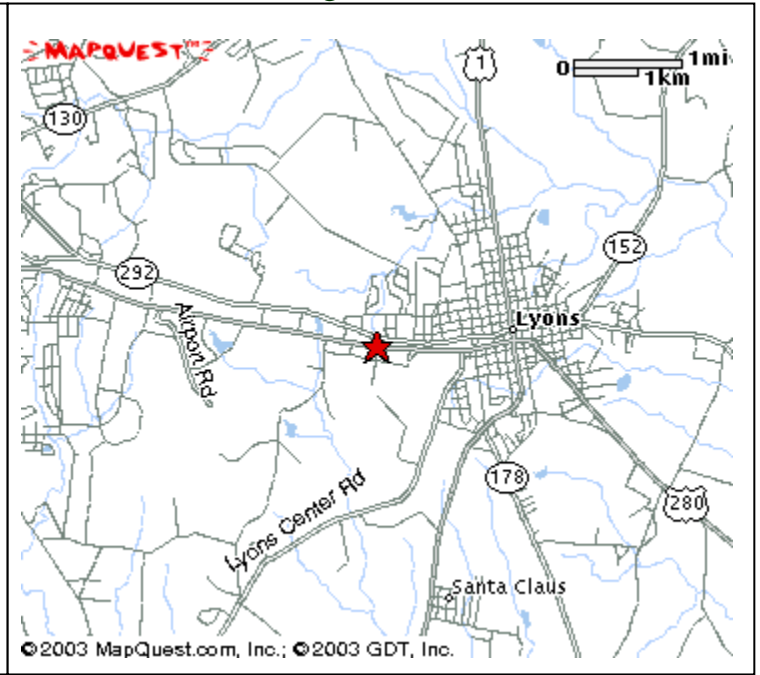
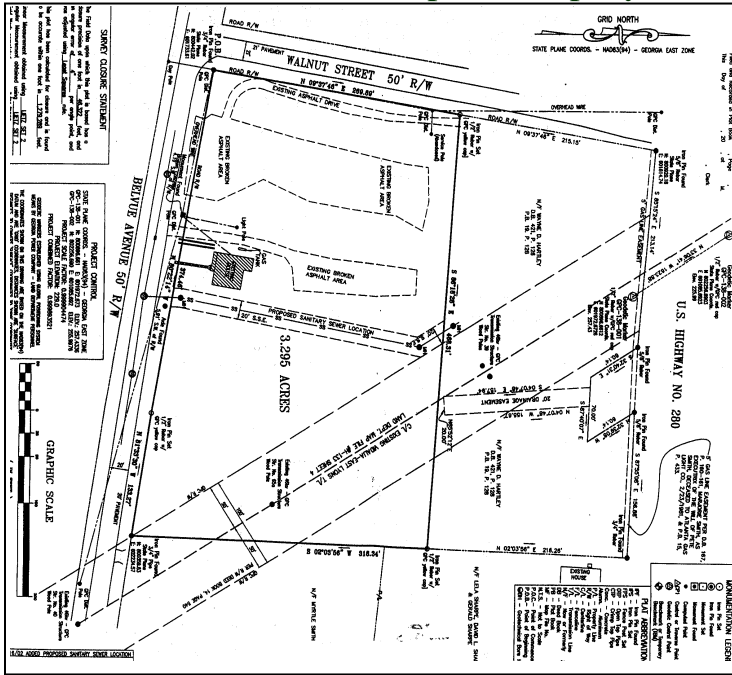
Main Street: U.S. 280 # Curb Cuts: (1) Traffic Count: 11,929

Side Street: Walnut Street # Curb Cuts: (1) Traffic Count: N/A

Utilities: Electric Yes Gas Yes Water Yes Sewer Yes

Comments: (1) Curb cuts not applied for, possibly could use existing. (2) Owner willing to Build-to-suit for qualified tenant.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness.



Demographic Snapshot

Geography: 20 Miles

Population

Total Population	58,834
Male Population	51.5%
Female Population	48.5%
Median Age	34.4
Population Density (per sq. mi.)	46.8
Employees	16,201
Establishments	1,878

Income:

Median HH Income	\$28,900
Per Capita Income	\$14,462
Average HH Income	\$38,539

Households:

Total Households	21,335
Average Household Size	2.56
Household Growth 1990 - 2000	16.4%

Housing:

Owner Occupied Housing Units	60.1%
Renter Occupied Housing Units	24.5%
Vacant Housing Units	15.5%

Race:

White	65.9%
Black	28.1%
American Indian, Eskimo, Aleut	0.2%
Asian	0.4%
Hawaiian or Pacific Islander	0.0%
Other	4.7%
Multirace	0.7%

Ethnicity:

Hispanic	8.7%
Non-Hispanic	91.3%

Available

**The
TEMPLES
Company**

912-538-7000

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