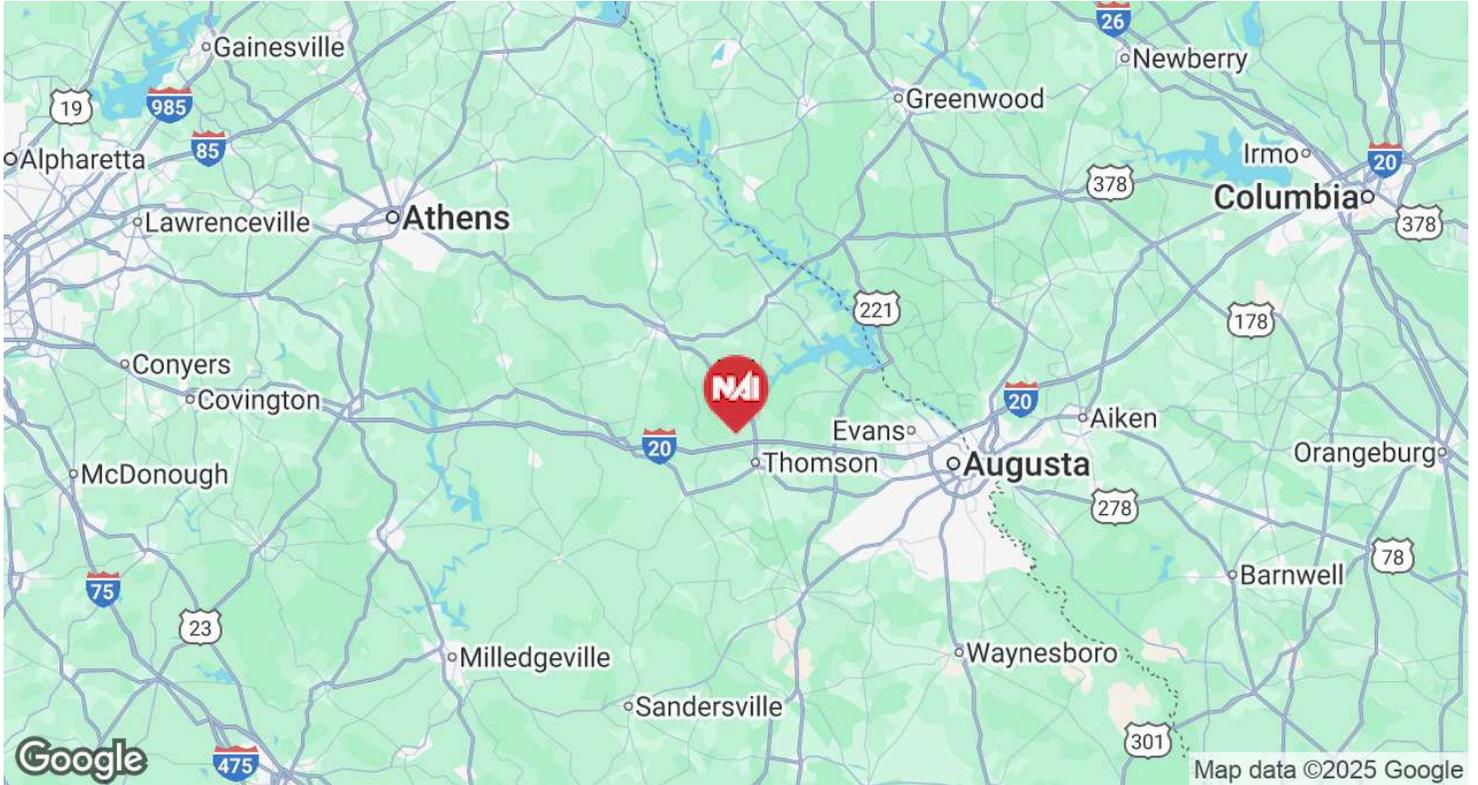


For Sale
114.79 Acres
\$25,000 / AC
Development Land



I-20 East Development Parcel

00 Three Points Road
Thomson, Georgia 30824

Property Overview

Introducing a premier land development opportunity along Interstate 20 at Exit 169, just east of Atlanta. Strategically positioned within the Three Points Interchange—a key area highlighted in the Thomson Future Land Use Plan—this property is designated for Commercial, Industrial, and Manufacturing uses, offering versatility for a wide range of development projects.

The site's location provides exceptional accessibility, sitting directly off the I-20 exit with seamless regional connectivity. Augusta is just a 35-minute drive, while Atlanta can be reached in under two hours, making this an ideal hub for business operations, logistics, or large-scale commercial development.

With strong visibility and convenient interstate access, this property presents an outstanding opportunity for investors and developers seeking growth in a high-demand corridor.

Property Highlights

- Direct access off I-20 Exit 169
- Thomson Future Land Use designation
- Zoned Commercial, Industrial, Manufacturing
- 35 minutes to Augusta
- Under two hours to Atlanta
- High visibility and accessibility

Offering Summary

Sale Price:	\$25,000 / acre
Lot Size:	114.79 Acres

For More Information

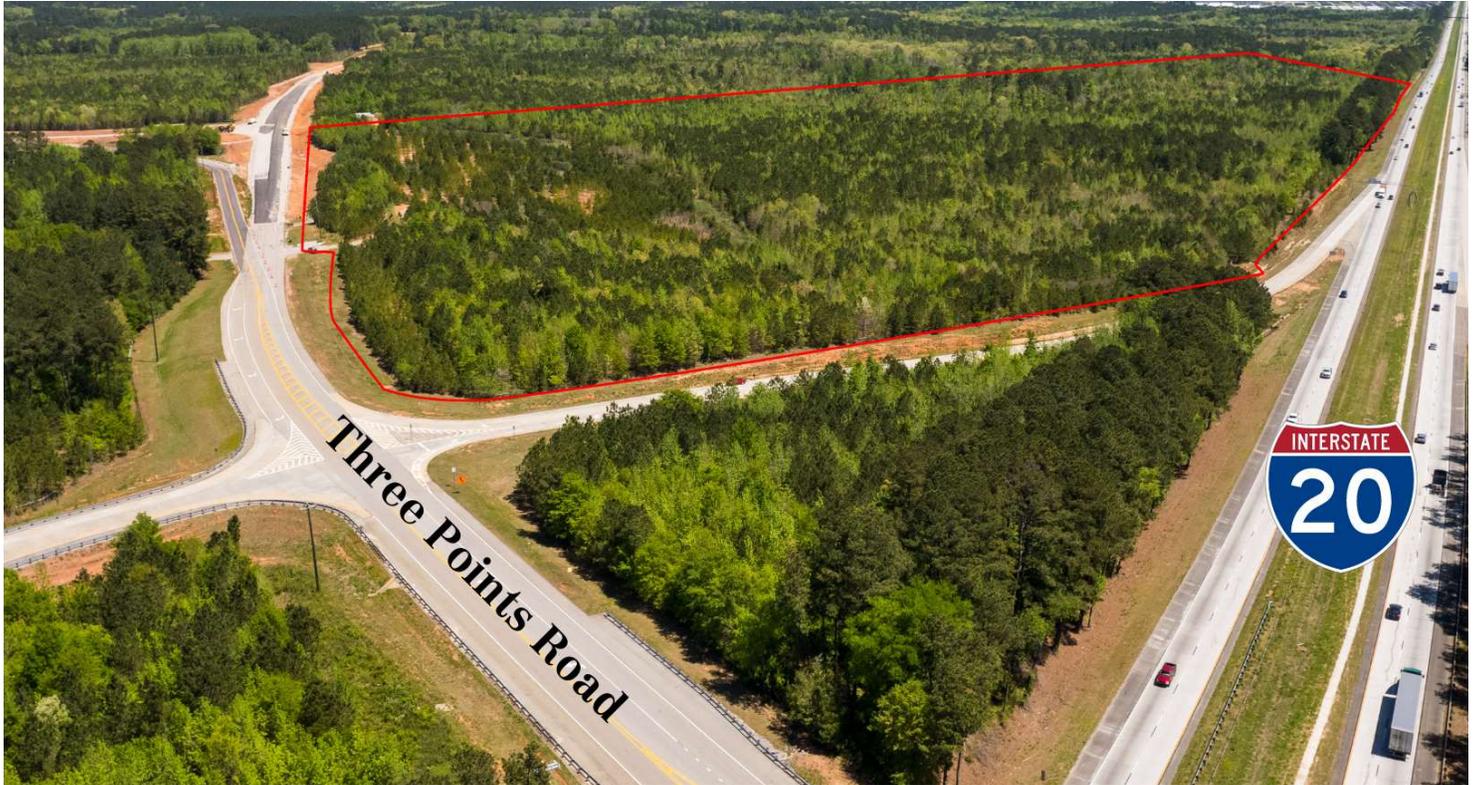
Brian Elrod, CCIM
O: 706 553 1000 | C: 678 859 6110
brian@naielrod.com | GA #251606

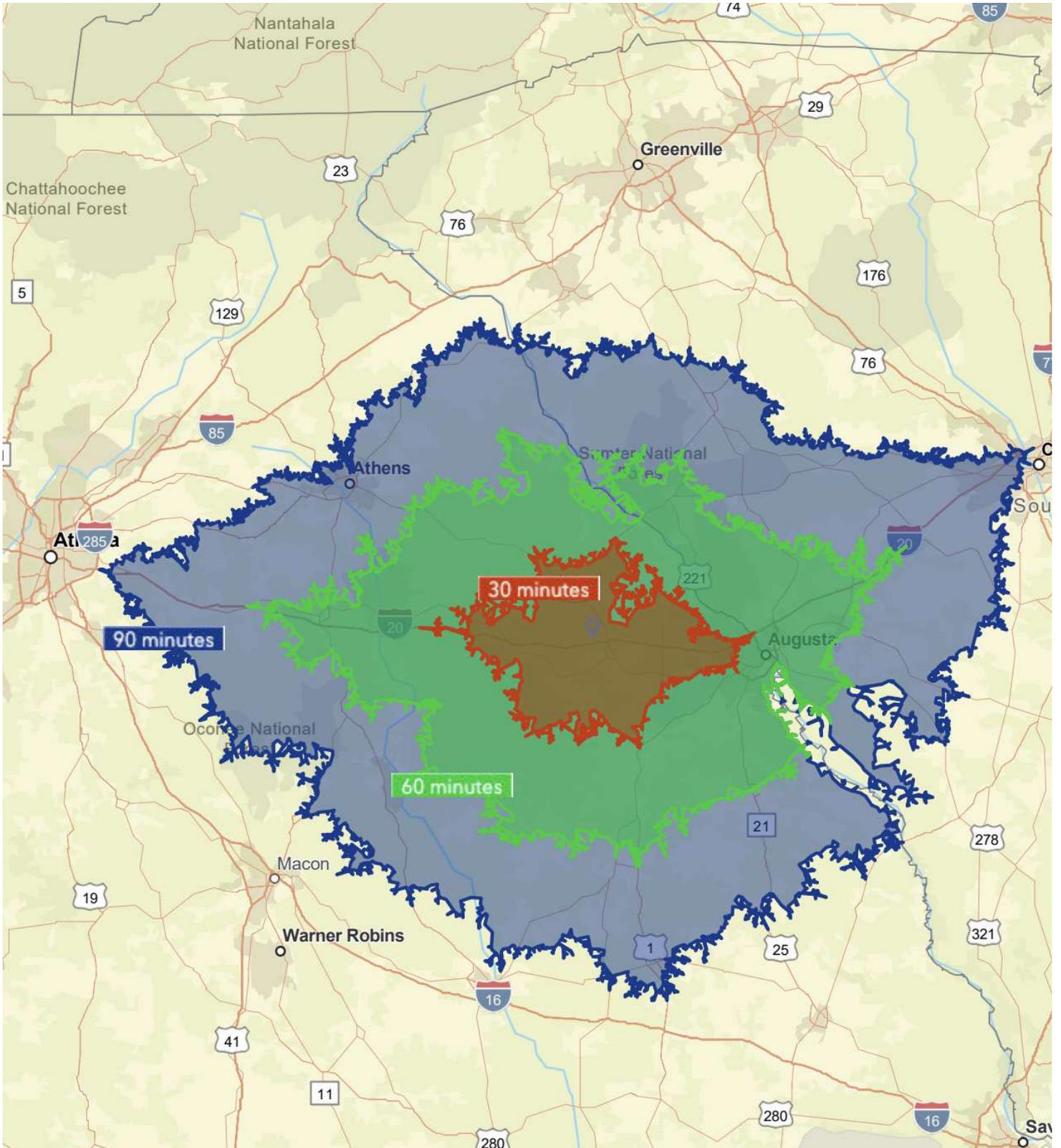
For Sale

114.79 Acres

\$25,000 / AC

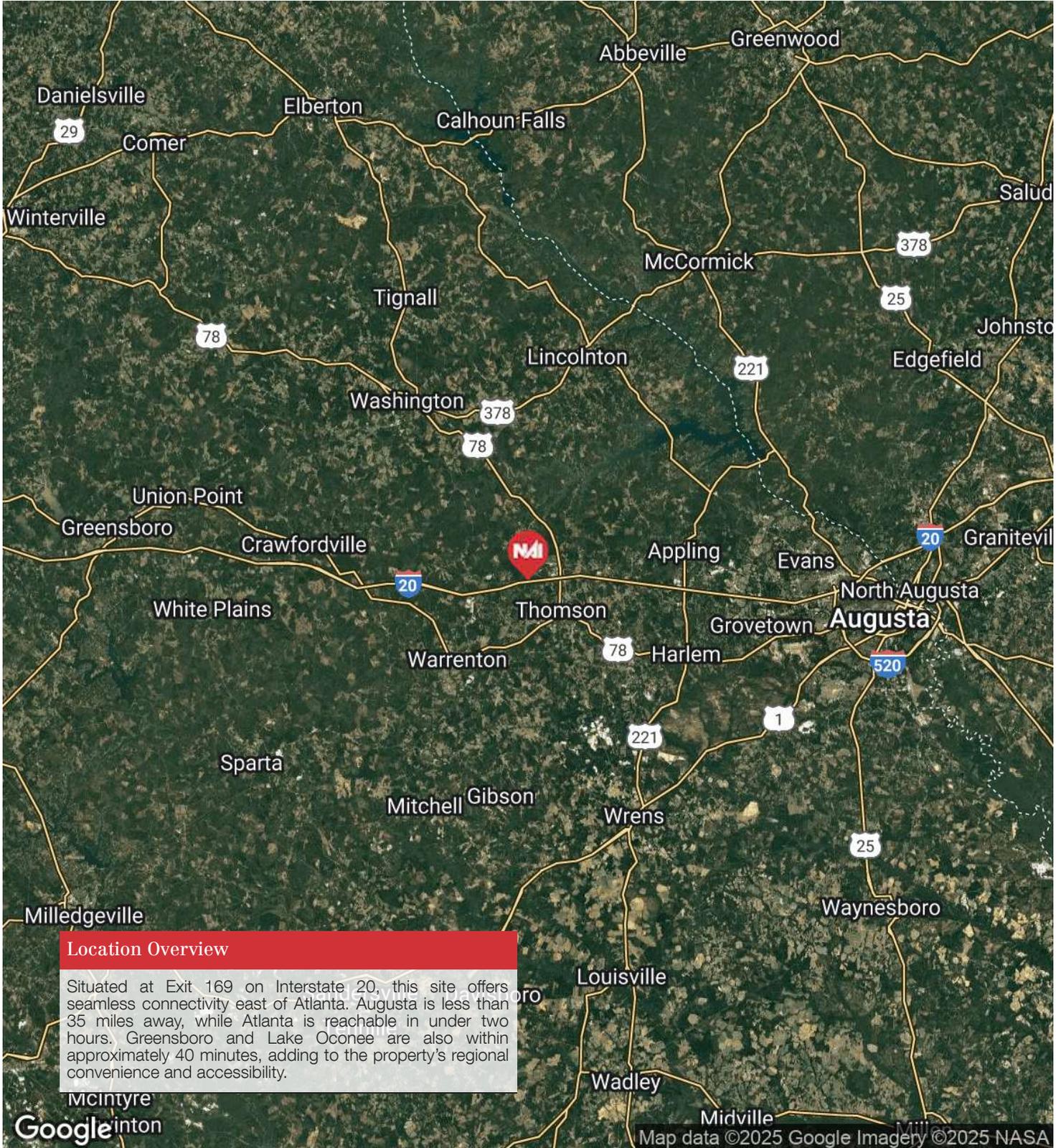
Development Land





Location Map

114.79 Acres \$25,000 / AC
 Development Land

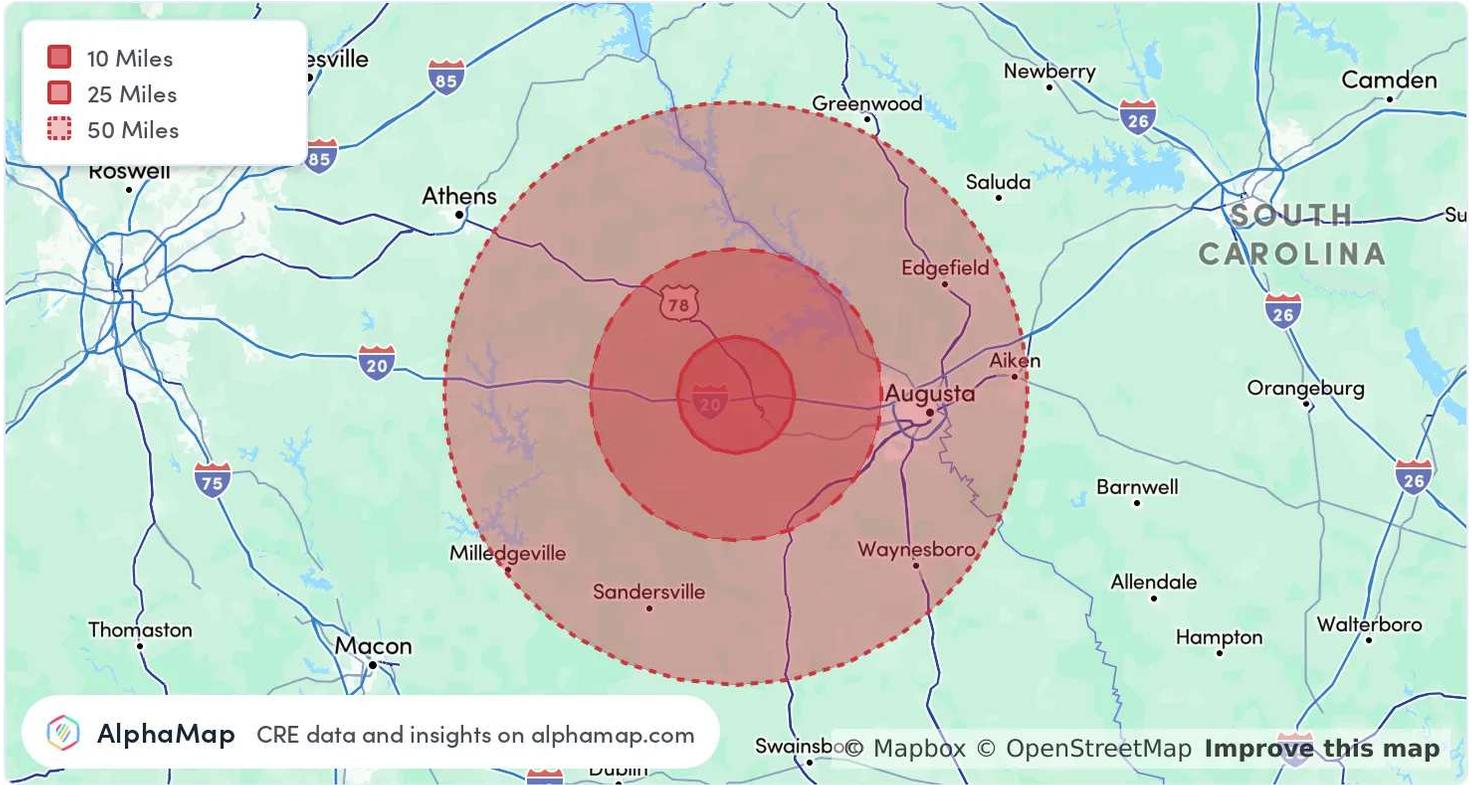


Location Overview

Situated at Exit 169 on Interstate 20, this site offers seamless connectivity east of Atlanta. Augusta is less than 35 miles away, while Atlanta is reachable in under two hours. Greensboro and Lake Oconee are also within approximately 40 minutes, adding to the property's regional convenience and accessibility.

For Sale

114.79 Acres | \$25,000 / AC
Development Land



Population	10 Miles	25 Miles	50 Miles
Total Population	21,146	128,238	796,426
Average Age	42	40	41
Average Age (Male)	41	38	40
Average Age (Female)	43	40	42

Household & Income	10 Miles	25 Miles	50 Miles
Total Households	8,535	47,236	312,889
Persons per HH	2.5	2.7	2.5
Average HH Income	\$73,702	\$100,692	\$89,169
Average House Value	\$195,013	\$275,619	\$242,637
Per Capita Income	\$29,480	\$37,293	\$35,667

Map and demographics data derived from AlphaMap