



## Woodco Commercial Tracts at I-20/GA 113 Temple, GA

**Priced to Sell !**  
**Choice - \$525,000**



- ▶ (3) pad-ready commercial tracts
- ▶ Two with frontage on GA 113 – one on either side of Waffle House
- ▶ One pad ready motel site behind southern parcel
- ▶ Good visibility & signage for all 3 pads
- ▶ All utilities including storm water in place
- ▶ New industry locating less than 1 mile south
- ▶ New schools with additional capacity coming soon
- ▶ Two front pads (1+ acre) offered at \$650,000 each - 1.4 acre motel pad offered at \$575,000  
*Bring all offers.*
- ▶ Located ¼ mile north of interstate
- ▶ New McDonalds Restaurant 2 doors down
- ▶ New Ingles grocery under construction across street
- ▶ All DOT work done
- ▶ Exploding demographics within 5 mile radius
- ▶ Interstate traffic counts 60,000+ vpd
- ▶ GA 113 traffic counts 20,000+ vpd



**Marketed Exclusively by:**  
**Mike Patterson, CCIM**

**Office:** (770)241-9070  
**Mobile:** (770)301-1886  
**Fax:** (770)214-1578

**ebroker@msn.com**  
**www.westgeorgiacommercial.com**

