



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

Priced to Sell !
\$1,875,000 Total (will divide)



- ▶ (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



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Mike Patterson, CCIM

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

ebroker@msn.com
www.westgeorgiacommercial.com