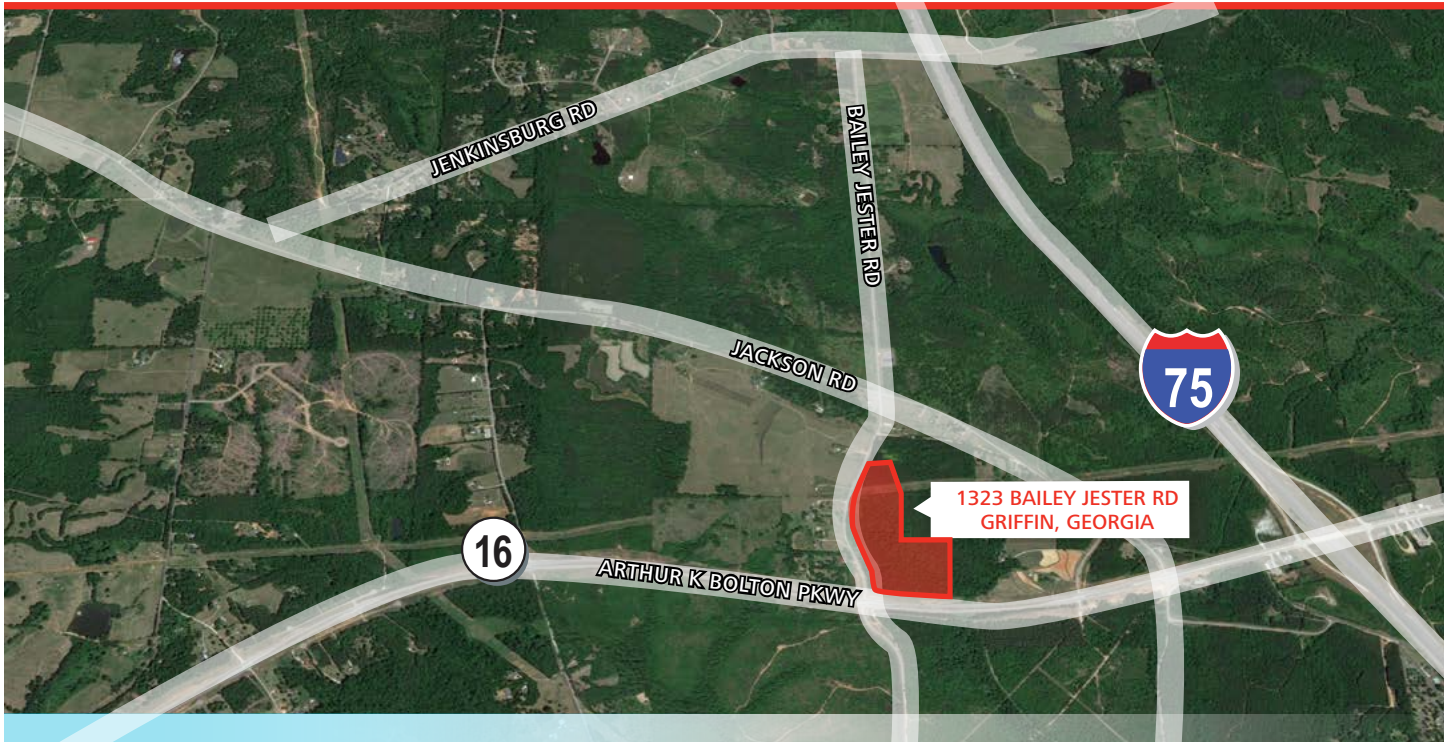


1323 Bailey Jester Road

Griffin, Georgia 30223 | Spalding County

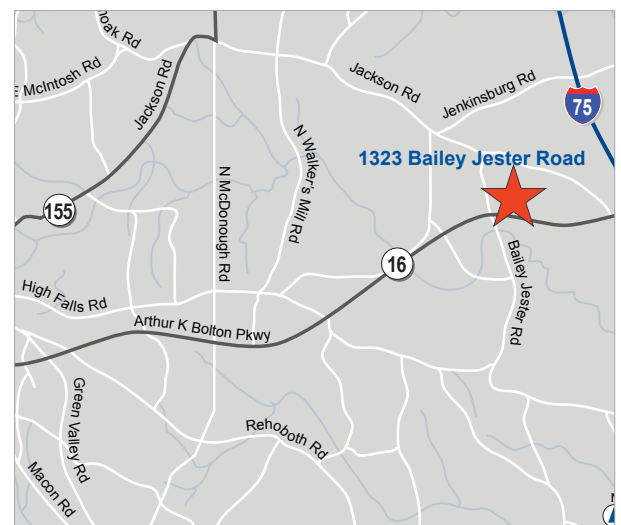


LAND FOR SALE

AVAILABLE 68± Acres (two parcel assemblage)
ASKING PRICE \$2,300,000

HIGHLIGHTS

- All utilities available
- Zoning: R-2 & AR-1
- Great visibility and frontage
 - 1,405 ft frontage on Arthur K Bolton Parkway
 - 2,750 ft frontage on Bailey Jester Road
- Excellent access to I-75 & Highway 16
- Arthur K. Bolton overlay district
- Positive development trends in general area



BEN CAMPBELL

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Ackerman & Co.

1323 Bailey Jester Road

Land for Sale: 68± Acres

Griffin, Georgia 30349
Spalding County

TAX PLAT



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AERIAL

The Lakes at Green Valley is a Large Industrial Park which is new here in Griffin, Ga. The majority of this 570 acre project is already completed. This development consist of a hotel, conference center, commercial tenants, vineyard, trails, pools, etc.

The well designed industrial development will allow commercial, residential, and nature to co-exist in harmony. Lakes if the first "eco" mixed-use park in Georgia. The Lakes at Green Valley is located along the Georgia Highway 16 corridor (Arthur K. Bolton Parkway) at the intersection of Rehoboth Road in Spalding County, Georgia. It is located three miles east of Griffin and is located 4 miles from the Subject Property.

In addition to the above market activity, a Dollar General Distribution Facility is being developed a quarter mile to the East, along Highway I-75 from the Subject Property. This development will consist of approximately one million square feet facility and is expected to employ more than 500 people. The project represents a capital investment of approximately \$85 million. This project is expected to be completed in the Fall of 2017.



The aerial shows the property in proximity to The Dollar General Distribution has recently acquired this 135 acre and planning to build a facility here.

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