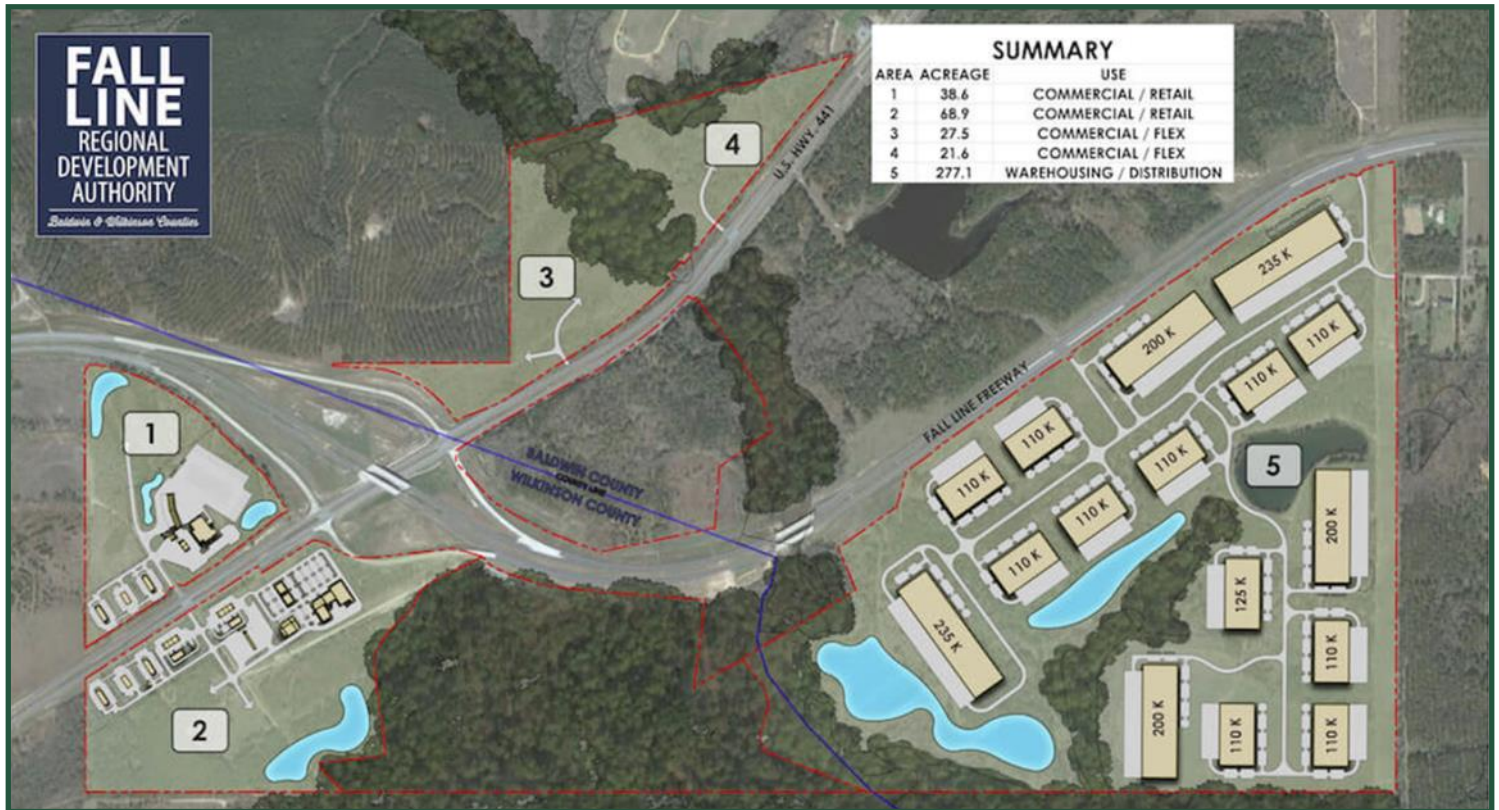


# FOR SALE

Fall Line Freeway  
Ivey, Georgia 31031

## CONCEPTUAL PLAN



**LOT SIZE:** 107.50 Acres

Tract 1 - 38.6 Acres - Location for truck stop with retail, restaurants, etc.  
Tract 2 - 68.9 Acres - Location for other retail, restaurants, etc.

**UTILITIES:** Utilities are in Tract 3 & 4 and will need to bring to Tracts 1 & 2  
Estimated time for utilities to be there is 12 to 18 months (Water & Sewer)

**TRUCK TRAFFIC:** The current semi truck traffic count is estimated at 1,000 trucks per day at the intersection of Highway 441 and the Fall Line Freeway.

- NOTES:**
- Convenient to Fall Line Freeway & Industrial Park
  - Ideal for Truck Stop and other Industrial/Retail Development.
  - See aerial map for nearest truck stops to subject property.
  - Tract 5 conceptual of Industrial Park for Distribution and Warehousing
  - The Fall Line Freeway (State Route 540) is a 215 mile long highway from Columbus, GA to Augusta GA. Also known as the "Middle Georgia Corridor."

# Sale Price: Call Agent

**FOR MORE  
INFORMATION  
CONTACT**

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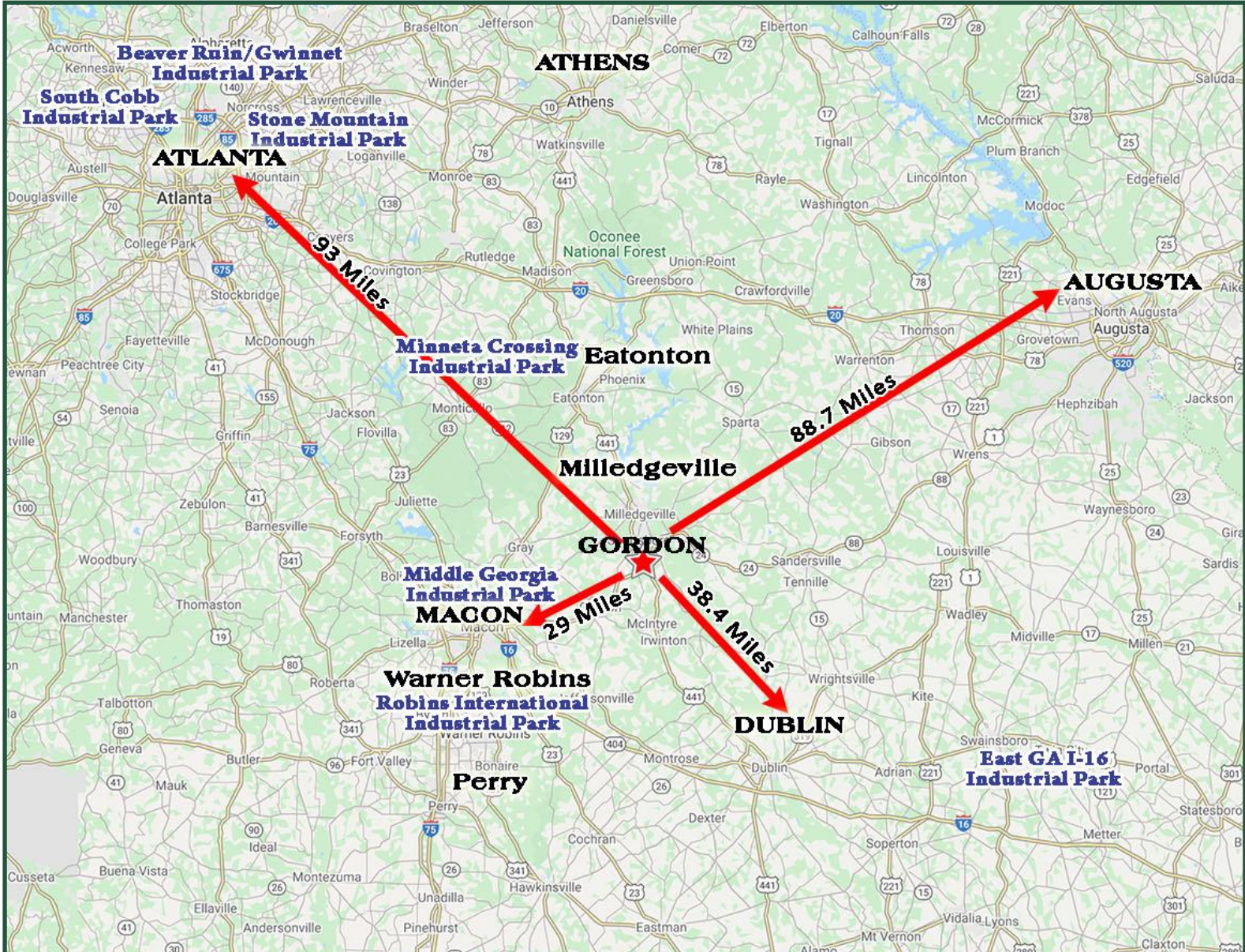
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Ivey, Georgia 31031

## AREA MAP



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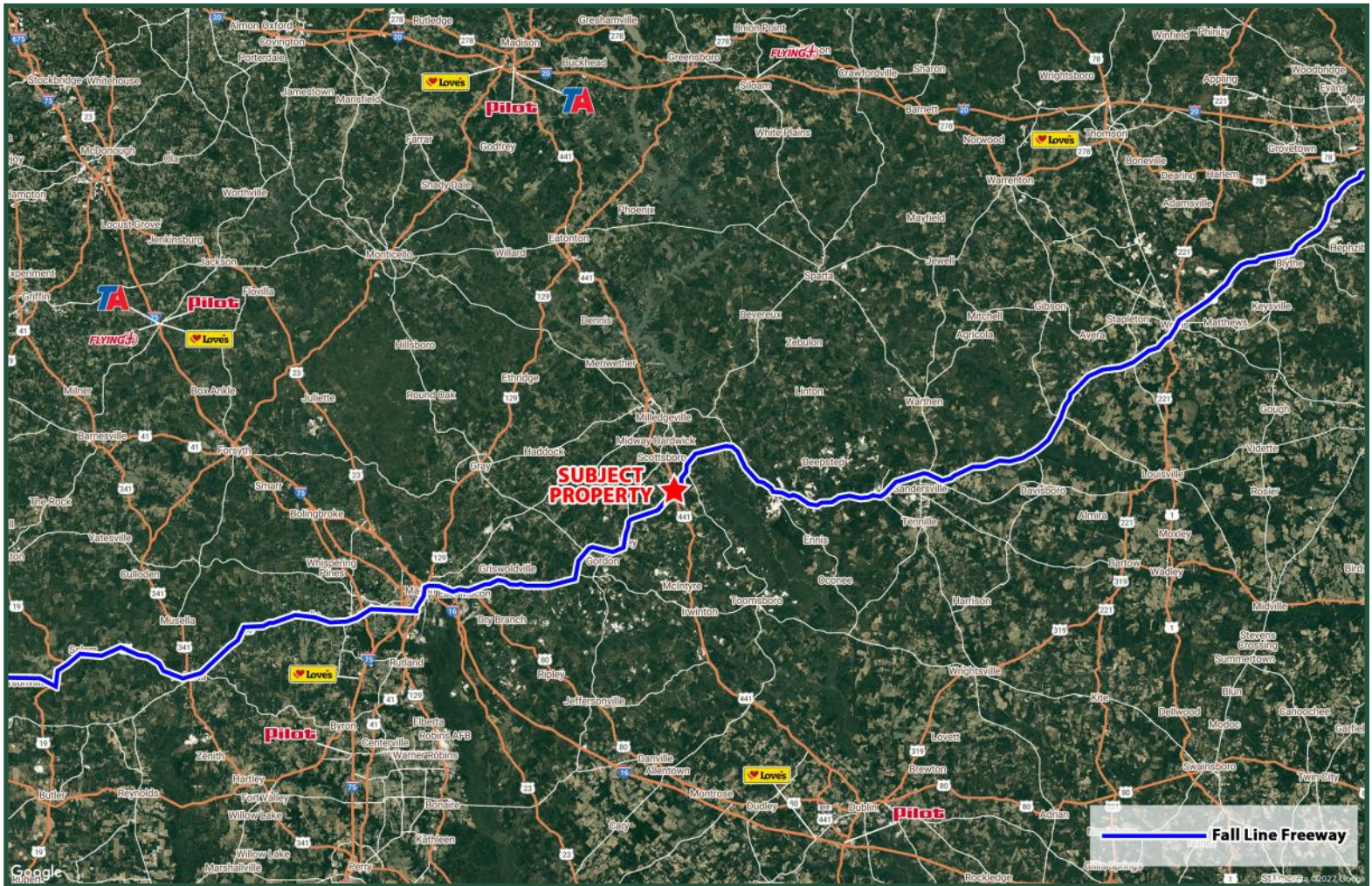
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## AERIAL - FALL LINE FREEWAY & TRUCK STOP LOCATIONS



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