

Crisp Multi-Use Tract

160 Old Nesbitt Rd, Cordele, Georgia 31015

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PROPERTY OVERVIEW

Sale Price

\$375,000

Offering Summary

Acreage:	56 Acres
Price / Acre:	\$6,696
State:	Georgia
City:	Cordele
County:	Crisp
Property Type:	Land: Land Investment, Transitional

Property Overview

Located just north of the Crisp County Industrial Park and less than three miles from I-75, this ±56-acre development tract offers a strategic location with exceptional infrastructure for industrial, logistics, or energy-related uses. With a mix of open land and timber, the site is well-positioned for warehousing, advanced manufacturing, solar development, or bulk storage.

A 115 kV transmission line borders the northern boundary of the property, supporting energy-intensive operations. Sewer access is available nearby, and an additional ±70-acre parcel to the south offers direct rail connectivity along the Heart of Georgia line — a key asset for logistics and distribution users.

This site benefits from strong transportation access, scalable utility infrastructure, and proximity to an established industrial park. Municipal water, natural gas, and broadband access enhance its readiness for development.

Whether for immediate industrial expansion or long-term investment, this tract presents a rare opportunity in one of South Georgia's most accessible and business-friendly corridors. State and local economic development incentives may be available.

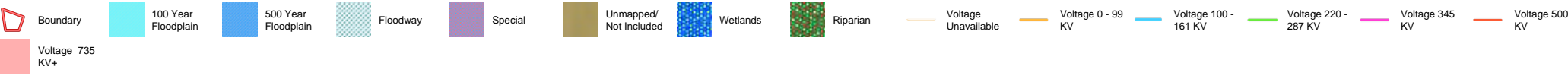
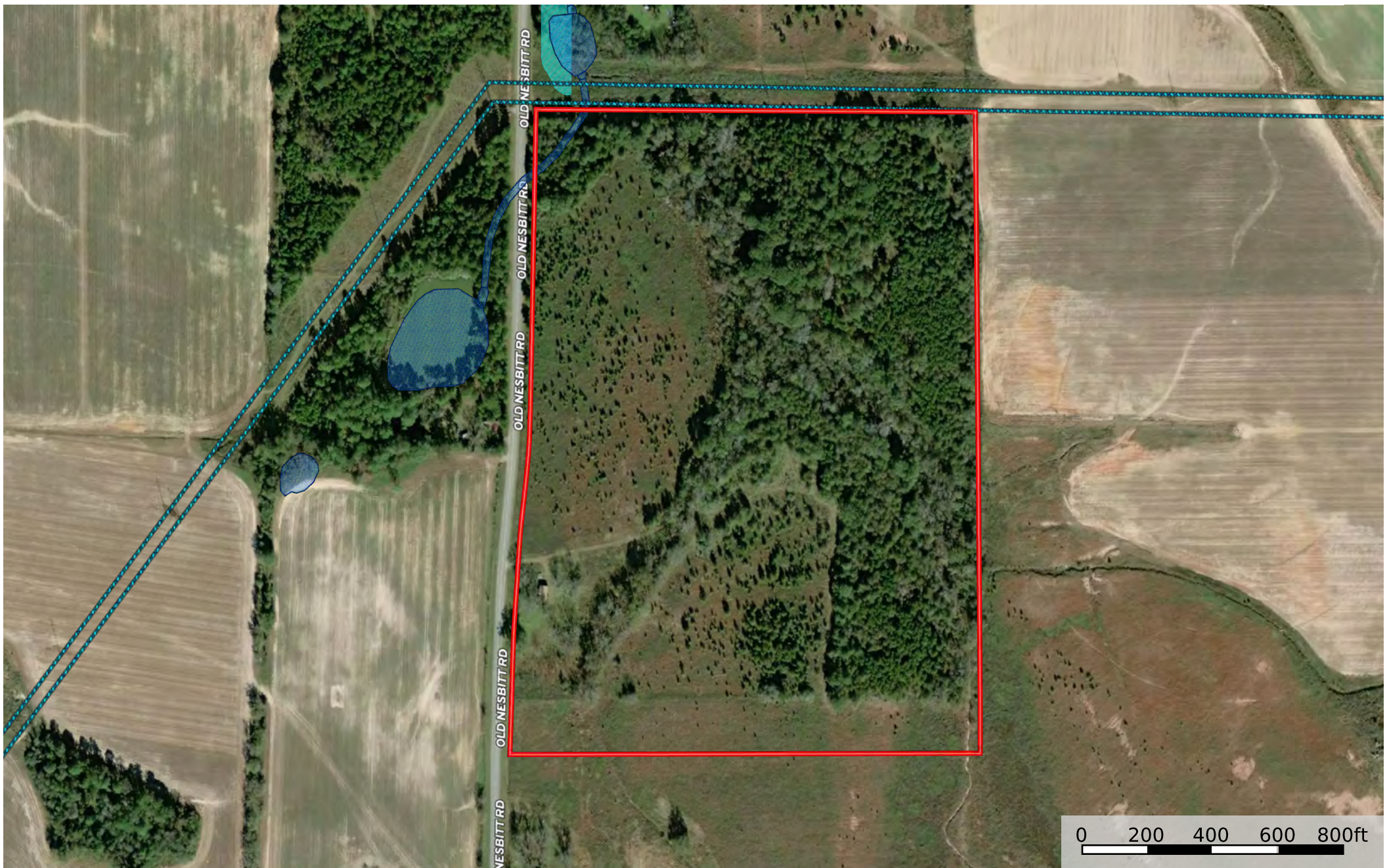
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Land Investment• Transitional
Uplands / Wetlands:	98%/2%
Soil Types:	Esto Sandy Loam
Taxes & Tax Year:	\$3460
Zoning / FLU:	AG
Water Source & Utilities:	115 KV with extra 30 MW of capacity
Road Frontage:	1767 feet of paved road frontage
Nearest Point of Interest:	Cordele, Georgia
Current Use:	Investment
Land Cover:	Half old field with light regrowth, half mixed hardwood and pine timber. Bordered by a transmission line to the north and Crisp County Cordele Industrial Development Authority Land to the South
Structures & Year Built:	1997 Mobile Home and 2 wells

Crisp Multi-Use Tract
Crisp County, Georgia, 56 AC +/-



LOCATION



Location & Driving Directions

Parcel: 039 060

GPS: 31.97036739999999, -83.7269342

Driving Directions: GPS: 160 Old Nesbitt Road,
Cordele, Georgia 31015

Showing Instructions: Contact Listing Agent



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

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