

# Crisp Multi-Use Tract

160 Old Nesbitt Rd, Cordele, Georgia 31015

---

Tom Tuggle, ALC  
478-297-5471  
[tom@saundersrealestate.com](mailto:tom@saundersrealestate.com)





## PROPERTY OVERVIEW

### Sale Price

**\$358,500**

### Offering Summary

<b>Acreage:</b>	<b>56 Acres</b>
<b>Price / Acre:</b>	\$6,402
<b>State:</b>	Georgia
<b>City:</b>	Cordele
<b>County:</b>	Crisp
<b>Property Type:</b>	Development Land

### 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

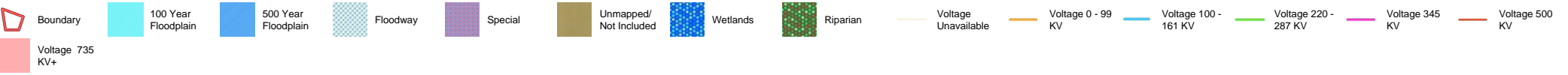
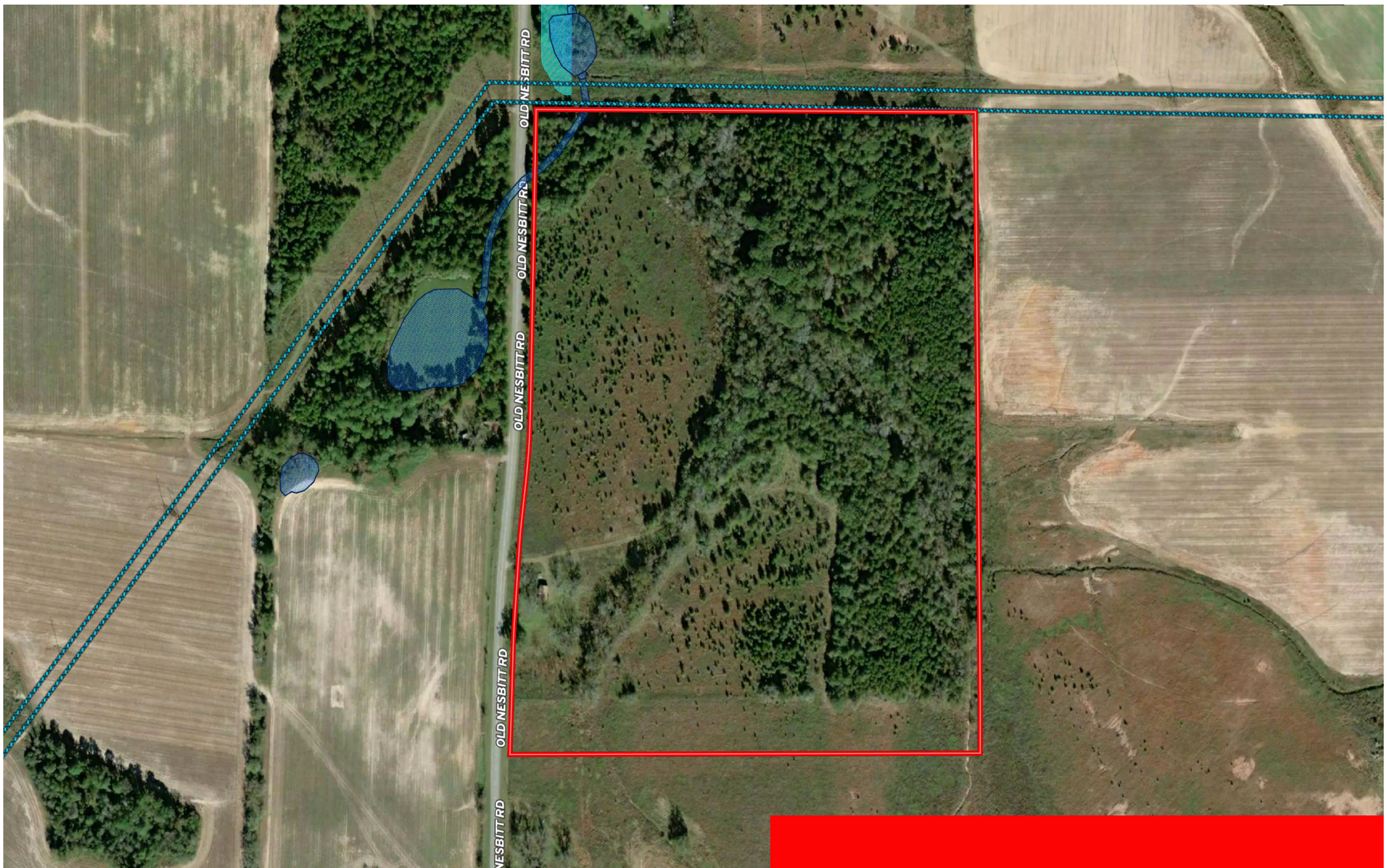


## Specifications & Features

<b>Uplands / Wetlands:</b>	98%/2%
<b>Soil Types:</b>	Esto Sandy Loam
<b>Taxes &amp; Tax Year:</b>	\$3460
<b>Zoning / FLU:</b>	AG
<b>Water Source &amp; Utilities:</b>	115 KV with extra 30 MW of capacity
<b>Road Frontage:</b>	1767 feet of paved road frontage
<b>Nearest Point of Interest:</b>	Cordele, Georgia
<b>Current Use:</b>	Investment
<b>Land Cover:</b>	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
<b>Structures &amp; Year Built:</b>	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







**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)