

INVESTMENT · DEVELOPMENT OPPORTUNITY

# I-75 @ Exit 187

*±5.15-Acre Commercial Land Assemblage*

Russell Parkway Interchange · Forsyth, GA 31029 · Monroe County

OFFERING PRICE

**\$3,399,000**

±5.15 AC · ~\$660K/AC · Land Only

Three contiguous, cleared parcels — **±5.15 acres** — anchor the I-75 / Russell Parkway interchange (Exit 187) in Forsyth, the primary interstate commerce node between Macon and the southern Atlanta metro. Delivered as a single controlled site with direct interstate visibility, combined frontage, and full public utilities — offered land only and shovel-ready.

## PROPERTY HIGHLIGHTS

- **Direct I-75 visibility** at Exit 187 — 80,000+ vehicles per day
- **Three contiguous parcels as one site** — no multi-owner assemblage risk
- **Cleared & shovel-ready**; full public utilities (water, sewer, gas, electric)
- **±29,000 SF asphalt pad** in place for staging or reuse
- **New Fairfield Inn by Marriott** underway nearby — proven corridor demand
- **FEMA Zone X** (minimal flood); ~1 mile to downtown Forsyth

## PROPERTY AT A GLANCE

Offering Price	<b>\$3,399,000</b>
Price / Acre	<b>~\$660,000</b>
Total Land	<b>±5.15 AC</b>
Land Area	<b>224,333 SF</b>
Parcels	<b>3 Contiguous</b>
Frontage	<b>I-75 · Exit 187</b>
Status	<b>Land Only</b>
Utilities	<b>Full (W/S/G/E)</b>
FEMA	<b>Zone X</b>
I-75 Traffic	<b>80,000+ VPD</b>

## IDEAL FOR

- Limited-service hotel pad
- QSR / c-store / fuel
- Retail outparcels
- Master-planned multi-pad



Information deemed reliable but not guaranteed. Offered land only; prior structures removed. Contemplated uses are illustrative and subject to buyer due diligence, survey, and entitlement with the City of Forsyth / Monroe County. Buyer to verify acreage, zoning, and utilities.

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**Aerial tour:**  
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