

35± ACRES
MURRAY COUNTY, GA
\$2,950,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SMALLTOWN HUNTING PROPERTIES & REAL ESTATE
OFFICE (478) 382-2880

M&W REAL ESTATE
OFFICE (214) 926-9361

THE MURRAY 35

PROPERTY PROFILE

LOCATION:

- Tennga Gregory Road
Crandall, GA 30711
- Murray County
- 7.4± Miles from the
Appalachian Regional Port
- 16.2± Miles from Chatsworth
- 68± Miles from Cartersville
- 106± Miles from Atlanta
- 350± Miles from Savannah
- 91± Miles from Knoxville, TN

PROPERTY USE:

- Industrial/Manufacturing
- Commercial
- Railroad
- Development
- Rostex Airport

COORDINATES:

- 34.98002, -84.74248

PROPERTY INFORMATION:

- 35± Acres
- Zoned Commercial
- 2,332± Feet of Rail Spur off
the CSX Mainline
- 2,020± Foot Landing Strip
- 1,100± Feet of Road Frontage
- Several 6" Wells in Place
- Truck Tipper in Place
to Load Rail Cars/Trucks

TAX INFORMATION:

- TBD



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ESTATE**

JUSTIN HASTY | ASSOCIATE BROKER
C: 706-671-4554 | justin@smalltownproperties.com

125 Pine Brook Drive | Rocky Face, GA 30740
O: 478-382-2880 | smalltownproperties.com

JAKE WILKINSON | PRESIDENT & MANAGING BROKER
C: 325-721-2353 | jake@mwrealestate.com

3890 W. Northwest Hwy | Suite 650 | Dallas, TX 75220
O: 214-926-9361 | mwrealestate.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MURRAY 35

BUSINESS OWNERS AND INVESTORS, TAKE A LOOK AT THIS RARE OPPORTUNITY! THE MURRAY 35 OFFERS RAIL ACCESS!!! Located off Tennga Gregory Road in Crandall, GA is a unique, 35± acre property. The Murray County gem features more than 2,300 feet of a railroad spur off the main CSX mainline AND Rostex Airport, which includes a landing strip over 2,000 feet long! The property is zoned for industrial/manufacturing and is ready for a global business to set-up a facility. Access to the CSX mainline provides exactly what you need to move bulk material. You will find plenty of dirt available for whatever your development/construction needs may be. Additionally, a truck tipper is on site for loading rail cars and trucks.

This commercial tract offers endless potential being conveniently located just over 90 miles from Knoxville, TN and approximately 105 miles from Atlanta.

With ample road frontage, a railroad spur and aviation access, the Murray 35 is worth considering for your business!

Contact Justin Hasty or Jake Wilkinson today to schedule a private showing.



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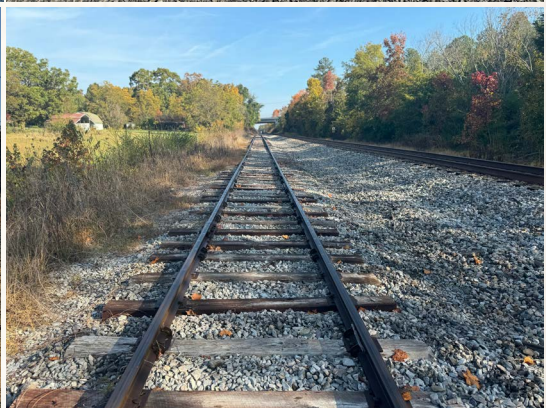
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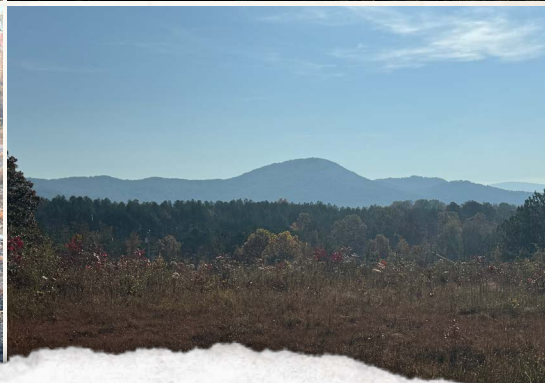
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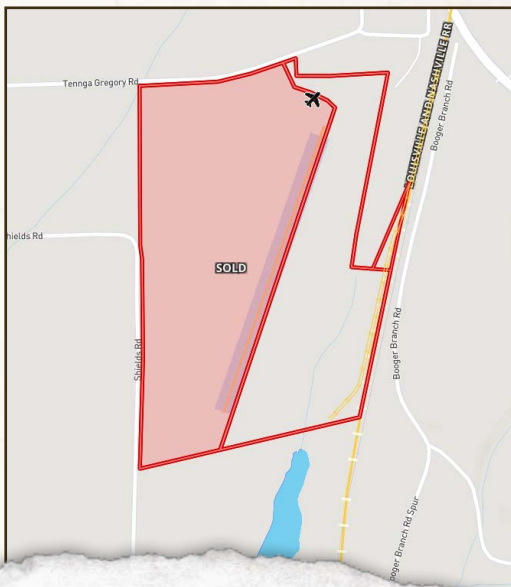
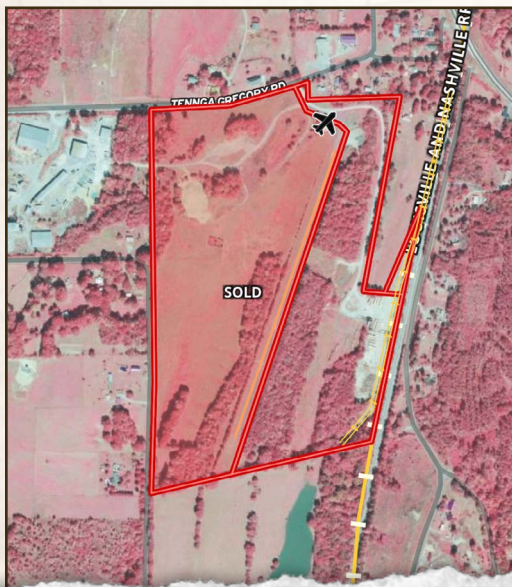
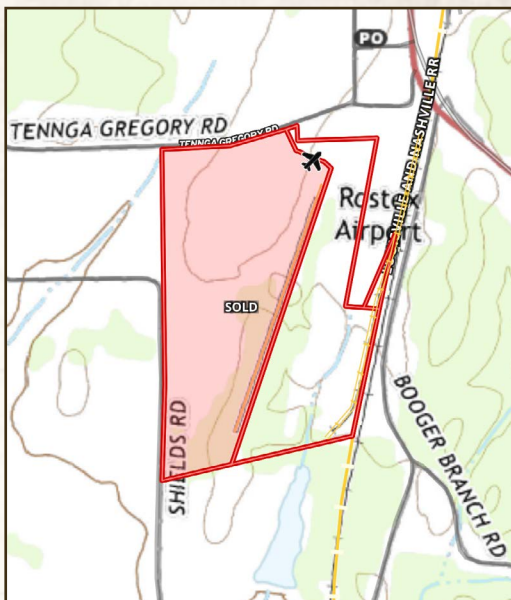
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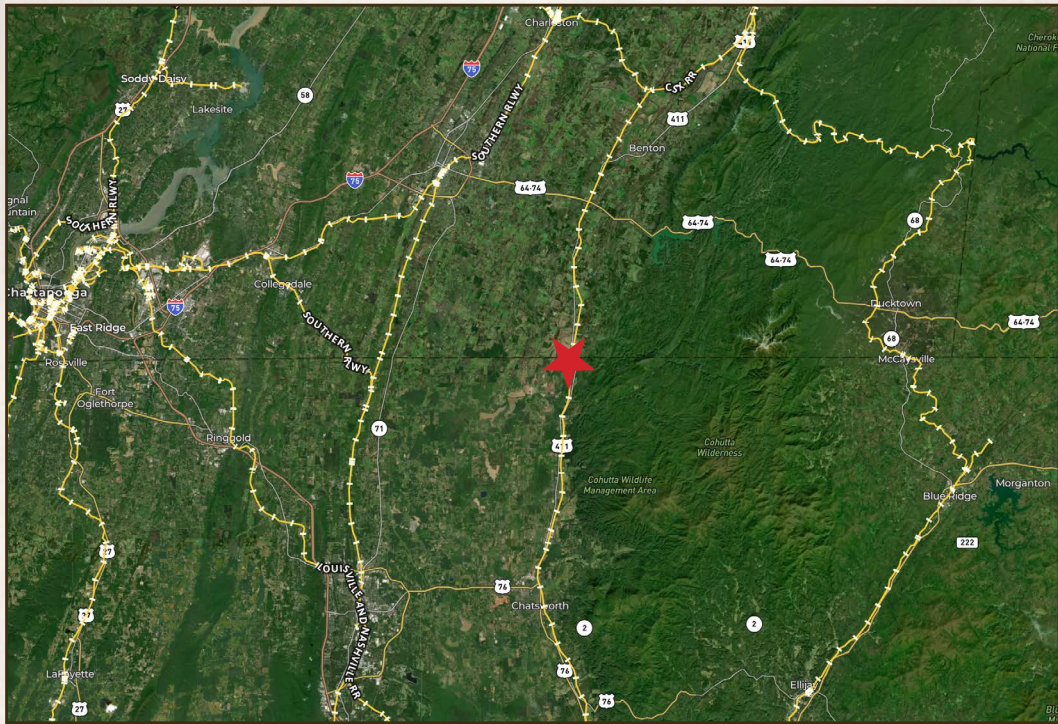
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Directions From the Appalachian Regional Port: Travel Hwy 411 north for approximately 6.3 miles. Turn left onto Tennga Gregory Road and in 0.3 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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