



Colliers

±30 Acres

High-Visibility Commercial
Development Opportunity

INTERSTATE
16

EXIT 51

INTERSTATE
16 26,900 VPD

441 12,900 VPD



441



SITE CLEARED & GRADED

PINEHILL ROAD

Sebastian Findlay SIOR

Colliers | Savannah
Principal
+1 912 483 6160
sebastian.findlay@colliers.com

I-16 & US 441 Commercial Tract

Southeast Quadrant of I-16 & US 441 | Exit 51 | Dublin, Laurens County, Georgia

Ben Ricketts SIOR

Colliers | Memphis
Principal
+1 901 497 5586
ben.ricketts@colliers.com

Property Summary

High-Visibility Commercial Site at Dublin’s I-16 Gateway

The I-16 & US 441 Commercial Tract offers ±30 acres of strategically positioned commercial development land at Exit 51 in Dublin, Georgia. Located at the southeast corner of the I-16 and US 441 interchange, the property combines exceptional interstate exposure, convenient regional connectivity and a highly visible position within an established commercial and hospitality node.

The site is cleared and graded and features approximately 1,350 feet of frontage along I-16 and 1,000 feet along Pinehill Road, creating a prominent setting for future commercial development. The surrounding interchange includes hospitality, dining, fuel and travel services, automotive businesses, recreation and institutional uses, supporting a broad range of potential highway-oriented commercial concepts.

With commercial zoning, substantial acreage and direct positioning along one of Georgia’s principal east-west transportation corridors, the property offers the scale and visibility to accommodate a variety of commercial development opportunities.

Asking Price: \$3,450,000

Location	Southeast quadrant of I-16 and US 441 at Exit 51
Jurisdiction	Laurens County, Georgia, 31021
Parcel #	129 119 B
Total Acreage	±30.00 Acres
Frontage	±1,350 feet along I-16 (26,900 VPD) & ±1,000 feet along Pinehill Road
Access	Pinehill Road
Utilities	Annexation into City of Dublin required to connect with Utilities on Pinehill Road
Zoning	Commercial

Development Highlights



Large Scale Site
±30 Acres



Exceptional Visibility
±1,350' of I-16 Frontage



Strategic Interchange
I-16 & US 441
at Exit 51



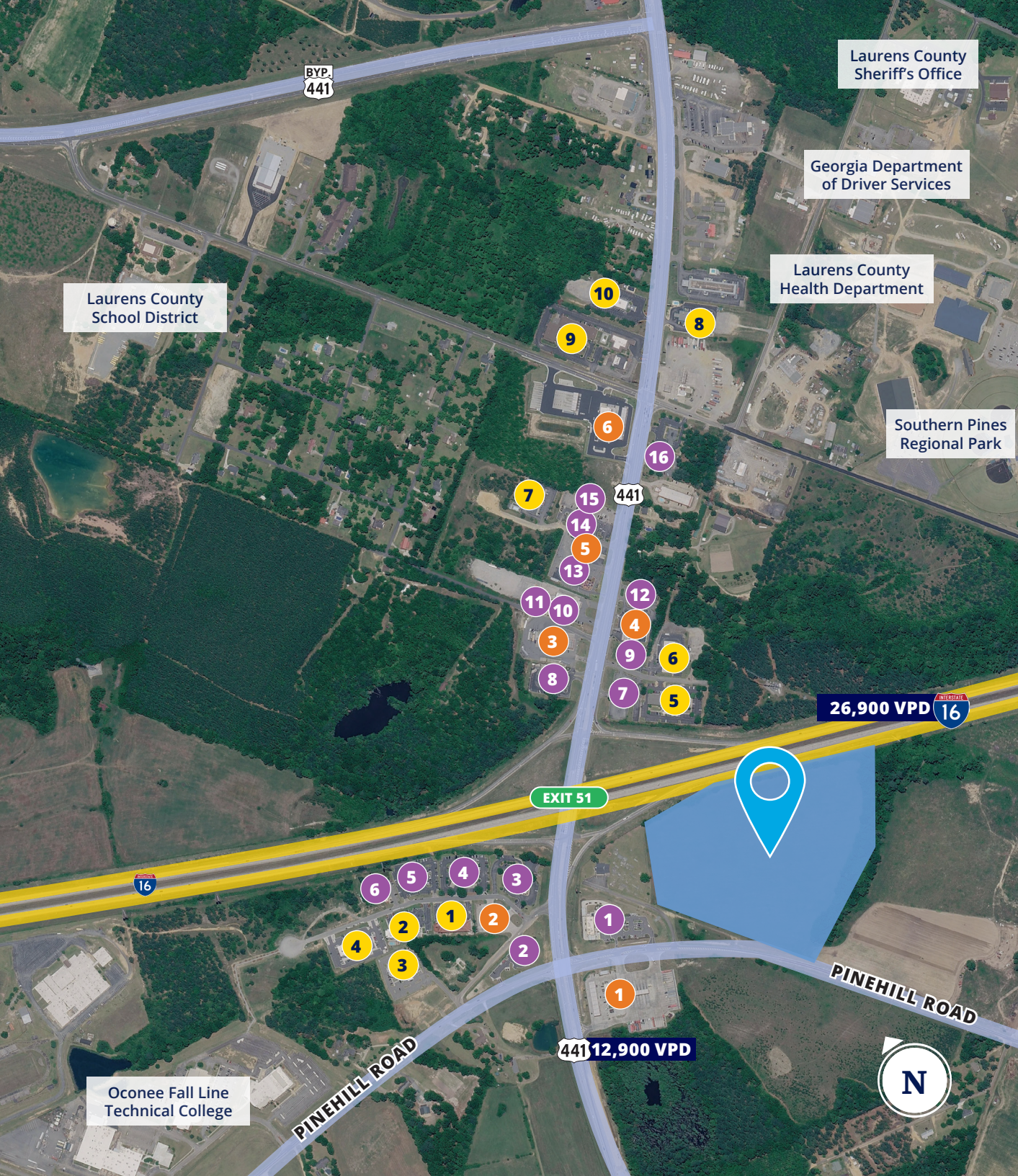
Site Readiness
Cleared & Graded



Commercial Zoning
Flexible Development
Potential



Established Demand
Surrounded by
Hospitality, Dining &
Travel Services



I-16 Interchange (Exit 51)

Restaurant & QSR

- 1 Chick-fil-A
- 2 Jack's Family Restaurant
- 3 Zaxby's
- 4 Cracker Barrel
- 5 LongHorn Steakhouse
- 6 Waffle House
- 7 Ruby Tuesday
- 8 McDonald's
- 9 KFC
- 10 Subway
- 11 Dunkin'
- 12 Wendy's
- 13 Burger King
- 14 Taco Bell
- 15 Salsa's Mexican Restaurant
- 16 Arby's

Fuel & Travel Services

- 1 RaceTrac
- 2 Chevron
- 3 Pilot
- 4 Circle K
- 5 BP
- 6 QuikTrip

Hotels

- 1 La Quinta Inn by Wyndham
- 2 Hampton Inn
- 3 Fairfield by Marriott
- 4 Home2 Suites by Hilton
- 5 Holiday Inn Express
- 6 Relax Inn & Suites
- 7 Baymont by Wyndham
- 8 Quality Inn
- 9 Econo Lodge & Suites
- 10 Days Inn by Wyndham

Dublin: Central Georgia's I-16 Commercial Gateway

Strategic Central Georgia Location

Located along Interstate 16, Dublin serves as an important commercial and employment center within Middle Georgia. The market benefits from regional highway connectivity and a position between the Macon and Savannah markets, while US 441 provides an additional north-south transportation route through the region.

Diverse Employment Base

Dublin and Laurens County support a diversified employment base with significant activity in healthcare, manufacturing, education and public-sector employment. Major employers and institutions in the market include Fairview Park Hospital, YKK AP and other established industrial and healthcare operations.

Regional Commercial Draw

The property's location at I-16 and US 441 expands its potential customer base beyond the immediate surrounding population. The interchange serves a combination of:

- Dublin and Laurens County residents
- Regional employees and commuters
- Business and leisure visitors
- Interstate travelers
- Hotel and hospitality guests
- Recreation and event visitors

Established Visitor & Commercial Activity

Existing lodging, dining, traveler services, automotive uses, education and recreation surrounding Exit 51 demonstrate an established commercial presence and create complementary demand for future development.

30-Minute Drive Time | Trade Area & Demand Profile

62,328

Total
Population

22,052

Total
Employees

23,983

Total
Households

\$77,416

Avg. Household
Income

\$68.6M

Annual Food Away
from Home Spending

\$61.8M

Annual Fuel & EV
Spending

Location Overview

Direct I-16 connectivity provides strategic access between Middle Georgia, Savannah and Georgia’s coastal markets.

Interstate 16	0.5 Miles
Downtown Dublin	4.0 Miles
Macon, Georgia	50 Miles
Interstate 75	51 Miles
Statesboro, Georgia	75 Miles
Interstate 95	106 Miles
Savannah, Georgia	116 Miles
Atlanta, Georgia	132 Miles

High Traffic Counts

I-16 | 26,900 VPD
US 441 | 12,900 VPD



Property Survey

eFiled & eRecorded
DATE: 10/27/2022
TIME: 3:43 PM
PLAT BOOK: 00012
PAGE: 00432
RECORDING FEE: \$110.00
PARTICIPANT ID: 3499936163
CLERK: Jackie Dalton
Laurens County, GA

VICINITY MAP



SITE



FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DERIVED BY FIRM PANEL NUMBER 13178C0306C, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.

ZONING

PROPERTY IS LOCATED IN LAURENS COUNTY. THERE ARE CURRENTLY NO ZONING REQUIREMENTS.

LAURENS COUNTY ADMINISTRATION
DEPARTMENT: 478-272-4755

SURVEYOR NOTES

- 1) THE PROPERTY ABUTS THE PUBLIC RIGHT-OF-WAYS OF PINEHILL ROAD AND OLD PINEHILL ROAD.
- 2) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

GENERAL NOTES

- 1) ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- 2) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
- 3) FIELD MEASUREMENTS WERE OBTAINED WITH TOPCON HIPER VR GNSS RECEIVER AND TOPCON GPT-3100W TOTAL STATION.
- 4) THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD DATA AND CITY MAPS. THE SURVEYOR HAS MADE EVERY EFFORT TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES BUT TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES SHOWN.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, 1ST LAND DISTRICT, AND THE 342ND G.M. DISTRICT, COUNTY OF LAURENS, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE RIGHT-OF-WAY INTERSECTION OF PINEHILL ROAD (RW VARIES) AND OLD PINEHILL ROAD (RW VARIES); THENCE NORTH 01°41'42" WEST A DISTANCE OF 207.99 FEET TO AN IRON PIN FOUND (5/8" REBAR) ON THE NORTHEASTERLY RIGHT-OF-WAY OF OLD PINEHILL ROAD (RW VARIES) AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°18'40" EAST A DISTANCE OF 305.53 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE CAP); THENCE SOUTH 80°51'13" EAST A DISTANCE OF 51.91 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE CAP); THENCE SOUTH 50°42'00" EAST A DISTANCE OF 100.45 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE CAP); THENCE NORTH 54°51'38" EAST A DISTANCE OF 869.14 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP); THENCE NORTH 88°17'13" WEST A DISTANCE OF 303.48 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 45°04'34" WEST A DISTANCE OF 245.95 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 15°42'54" WEST A DISTANCE OF 482.78 FEET TO AN IRON PIN FOUND (5/8" REBAR) AND THE TRUE POINT OF BEGINNING, CONTAINING 30.00 ACRES MORE OR LESS.

LEGEND

- | | | | |
|---|---|-----|-----------------------------|
| ● | IRON PIN FOUND | --- | BOUNDARY LINE |
| ○ | IRON PIN SET (1/2" REBAR WITH ORANGE CAP) | --- | BASEMENT |
| □ | CONCRETE MONUMENT FOUND | --- | ADJOINER LINE |
| ■ | CONCRETE MONUMENT SET | --- | RIGHT-OF-WAY |
| ▲ | CALCULATED POINT | --- | APPROXIMATE LAND LOT LINE |
| ○ | LIGHT POLE | --- | RAIL |
| ○ | TELEPHONE PEDIESTAL | --- | TIE LINE |
| ○ | GRATE INLET | --- | MAJOR CONTOUR |
| ○ | GAS VALVE | --- | MINOR CONTOUR |
| ○ | FIRE HYDRANT | --- | CURB AND GUTTER |
| ○ | SANITARY SEWER MANHOLE | --- | WATER LINE |
| ○ | SANITARY SEWER CLEANOUT | --- | SANITARY SEWER LINE |
| ○ | GUY WIRE | --- | GAS LINE |
| ○ | WATER VALVE | --- | UNDERGROUND TELEPHONE |
| ○ | WATER METER | --- | OVERHEAD POWER |
| ○ | SIGN | --- | STORM PIPE |
| ○ | DRAINAGE MANHOLE | --- | D.B. = DEED BOOK |
| ○ | POWER POLE | --- | P.B. = PLAT BOOK |
| ○ | SHRUB | --- | P.G. = PAGE |
| ○ | TREE | --- | N.F. = NOW OR FORMERLY |
| ○ | DETECTABLE WARNING | --- | P.O.B. = POINT OF BEGINNING |
| | | --- | P.O.R. = POINT OF REFERENCE |
| | | --- | M = MEASURED |
| | | --- | R = RECORD |

PARCEL 1 30.00 ACRES

SESOM PARTNERS LLC
PARCEL ID: 129 119
D.B. 3258, PG. 202
P.B. 12, PG. 103

ALTA SURVEY CERTIFICATION

TO FIRST HORIZON BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 11, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 12, 2022.

LAND SURVEYOR NO. 3454
DATE 10/24/22

GPS CERTIFICATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 10-12-2022 UTILIZING A TOPCON HIPER VR GNSS DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.03'; V 0.04'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,530,067 FEET.

SCHEDULE B - PART II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CT18-22-1047
COMMITMENT DATE: OCTOBER 20, 2022 AT 3:20 PM

- ① EASEMENT FROM LG INVESTMENTS, LLC TO SESOM PARTNERS, LLC TO BE RECORDED SIMULTANEOUSLY WITH TRANSFER OF PROPERTY. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON).

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LAND SURVEYOR NO. 3454
DATE 10/24/22
APPROVED BY COUNTY OFFICIAL
DATE 10/26/22

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.



NO.	REVISIONS	BY	DATE

CHRISTIAN & ELLINGTON
ENGINEERING | LAND SURVEYING
709 BELLEVUE AVENUE
DUBLIN, GEORGIA 31021
(478) 272-3013
L.S. FIRM NO. 1340

PROPERTY OF:
SESOM PARTNERS, LLC
LAND LOT 94, 1ST DISTRICT, G.M.D. 342
PINEHILL ROAD
LAURENS COUNTY, GEORGIA
ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: BTE
SCALE:
DATE OF FIELD WORK:
10-12-2022
DATE OF PLAT:
10-26-2022
1 OF 1
SHEET:

±30 Acres High-Visibility Commercial Development Opportunity

I-16 & US 441 Commercial Tract

Southeast Quadrant of I-16 & US 441 | Exit 51 | Dublin, Laurens County, Georgia

For More Information:

Sebastian Findlay Sior

Colliers | Savannah
Principal
+1 912 483 6160
sebastian.findlay@colliers.com

Ben Ricketts Sior

Colliers | Memphis
Principal
+1 901 497 5586
ben.ricketts@colliers.com



Colliers | Savannah
545 E York Street
Savannah, GA 31401
P: +1 912 233 7111

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.