

INVESTMENT · DEVELOPMENT OPPORTUNITY

I-75 @ Exit 187

±5.15-Acre Commercial Land Assemblage

Russell Parkway Interchange · Forsyth, GA 31029 · Monroe County

80,000+ VPD
I-75 FRONTAGE

OFFERING PRICE

\$3,399,000

±5.15 AC · ~\$660,000 / Acre

AVAILABLE

Land Only · 3-Parcel Site

The Opportunity

EXECUTIVE SUMMARY

Three contiguous, cleared parcels — **±5.15 acres** in total — anchor the I-75 / Russell Parkway interchange at Exit 187 in Forsyth, the primary interstate commerce node between Macon and the southern Atlanta metro.

Delivered as a single, controlled site, the assemblage gives a developer direct interstate visibility, combined road frontage, and shared access — without the friction of negotiating across multiple owners. All prior improvements have been removed; the property is offered **land only** and shovel-ready, with full public utilities — water, sewer, gas, and electricity — already at the site. One parcel retains a ±29,000 SF asphalt pad a buyer can reuse for staging or clear for a fresh footprint.

More than **80,000 vehicles per day** pass the site on I-75, and the corridor is actively absorbing new development — a Fairfield Inn by Marriott is underway on an adjacent tract, and institutional buyers have recently assembled and closed land within the same interchange.



Aerial view along I-75 at the Russell Parkway interchange (Exit 187), Forsyth, GA.

PROPERTY AT A GLANCE

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

- Direct I-75 visibility at Exit 187 — 80,000+ vehicles per day
- Single-owner site — no multi-party assemblage risk for the buyer
- ±29,000 SF asphalt pad available for staging or reuse
- Strong corridor momentum — new Marriott flag underway nearby
- Free & clear of mortgage debt; FEMA Zone X (minimal flood)

The Assemblage

THREE CONTIGUOUS PARCELS

The offering comprises three adjoining tracts under common ownership, all within Land Lot 6 and acquired together. Each contributes a distinct development role within a unified site plan. Parcels can be delivered as a single assemblage or discussed individually.

PARCEL ID	ADDRESS	ACRES	LOT SF	DEVELOPMENT ROLE
F34 077	100 Tradewinds Dr	2.54 AC	110,642	Anchor — largest, most flexible tract
F34 078	I-75 (Tradewinds area)	0.92 AC	40,075	Pad-ready — ±29,000 SF asphalt base
F34 081B	I-75 (Russell Pkwy area)	1.69 AC	73,616	Interchange visibility — interstate frontage
TOTAL	Contiguous assemblage	5.15 AC	224,333	Single controlled commercial site

F34 077

THE ANCHOR

2.54 Acres

The largest and most flexibly configured tract, fronting Tradewinds Drive with depth running back toward I-75 — roughly 91' of road frontage opening to a 280'+ rear boundary. Full utilities; cleared and ready for development.

F34 078

PAD-READY

0.92 Acres

A clean 200' x 200' square parcel retaining a ±29,000 SF asphalt pad installed in 2000. Geometry and pad suit a drive-thru QSR, c-store with fuel, or single-tenant retail — leave the pad for staging or remove for a new footprint.

F34 081B

INTERCHANGE VISIBILITY

1.69 Acres

The most visible tract from I-75, oriented toward the interstate — best suited for a limited-service hotel pad or signage-driven retail / fuel. National limited-service flags are not yet represented at Exit 187.

Development Potential

HIGHEST & BEST USE

Assembled as one site, the property supports a master-planned, multi-pad commercial development at one of the busiest interchanges south of the metro. The uses below reflect the corridor's demonstrated demand and the site's configuration; the final program is subject to buyer due diligence and entitlement with the City of Forsyth and Monroe County.

HOSPITALITY

Limited-Service Hotel Pad

A hotel pad fronting I-75 captures interstate visibility and overnight demand. National limited-service flags are not yet represented at Exit 187 — and a Fairfield Inn is already underway nearby.

DRIVE-THRU / FUEL

QSR · C-Store · Fuel

The pad-ready 0.92-acre tract suits a drive-thru quick-service restaurant, convenience store, or fuel center, with an existing asphalt base to build from.

RETAIL

Multi-Tenant Outparcels

The 2.54-acre anchor supports multi-tenant retail or additional pads, served by shared access and the assemblage's combined road frontage.

EFFICIENCY

Master-Planned Single Site

Single ownership lets a developer underwrite the full program without multi-owner negotiation — a meaningful efficiency for institutional capital.

5.15 AC

CONTIGUOUS
DEVELOPABLE LAND

3 Pads

MULTI-PAD MASTER-
PLAN POTENTIAL

Zone X

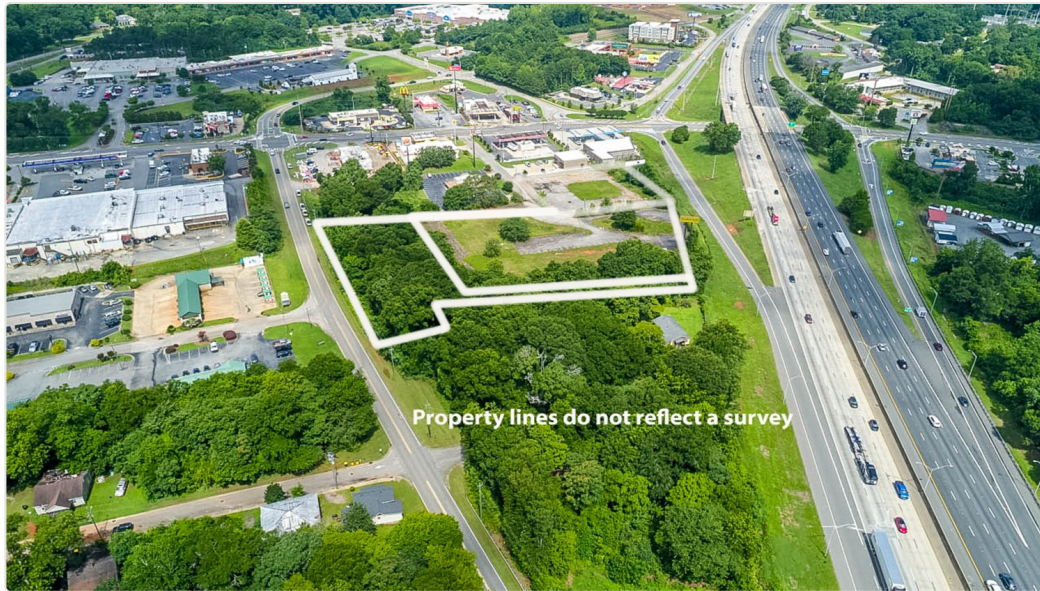
MINIMAL FEMA FLOOD
HAZARD

Full

PUBLIC UTILITIES IN
PLACE

Location & Access

I-75 • EXIT 187



- **I-75 Exit 187 (Russell Parkway)** — direct interchange visibility and access in both directions.
- **~1 mile to downtown Forsyth** and the Monroe County seat.
- **Midpoint of the I-75 spine** between Macon and the southern Atlanta metro — a strong regional trade position.
- **Full public utilities** in place; rolling, cleared topography across all three parcels.
- **FEMA Zone X** — area of minimal flood hazard on all parcels.

Subject assemblage outlined — three contiguous parcels (F34 077 · F34 078 · F34 081B) at the I-75 / Russell Parkway interchange (Exit 187), bounded by Cabiniss Road, Tradewinds Drive, James Street, and Patrol Road.

80,869

VPD · I-75 AT CABINISS RD (GDOT 2025)

~87,000

VPD · I-75 AT RUSSELL PKWY (GDOT 2021)

Exit 187

DIRECT INTERCHANGE ACCESS

The Site

AERIAL GALLERY



Subject assemblage outlined — direct I-75 frontage at Exit 187.



Cleared, shovel-ready land with interstate visibility.



At the Russell Parkway interchange — surrounded by national retail.



Direct I-75 frontage along the Forsyth retail corridor.

Market Context

I-75 CORRIDOR · FORSYTH

CORRIDOR MOMENTUM

- **Fairfield Inn by Marriott** — under development on an adjacent tract at the interchange, confirming continued hospitality demand.
- **StorageMaster Forsyth** — 5.72+ acres recently assembled across three parcels for a self-storage facility; a closed transaction validating institutional interest in the corridor.
- **The Summit Group** — actively marketing two outparcels (1.66 + 1.27 AC) directly across the interchange at \$600,000 per acre.
- **Patrol Rd / Tift College Dr (Exit 186)** — 1.21 acres listed at \$1,000,000 (\$826,446/AC), reflecting seller conviction in irreplaceable exit locations.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES
Population	3,467	8,303
Households	1,318	3,161
Median HH Income	\$73,722	\$74,312
Daytime Employees	3,557	5,941
Median Age	39.9	40.1
Population Growth '25-'30	+10.7%	+10.9%

TRAFFIC COUNTS (GDOT)

SEGMENT	VPD	YEAR
I-75 at Cabiniss Rd	80,869	2025
I-75 at Russell Pkwy	~87,000	2021
N Lee St at W King St	13,037	2025

Demographic data: CoStar / The Summit Group corridor offering, 2025. Traffic: Georgia DOT. Figures are approximate and provided for reference; buyer to independently verify.

Let's Talk

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OFFERING

\$3,399,000

±5.15 acres · ~\$660,000 / acre

Parcels **3 contiguous · F34 077 / 078 / 081B**

Location **I-75 Exit 187 · Forsyth, GA**

Status **Cleared · land only**

Utilities **Full public (W/S/G/E)**

This offering memorandum has been prepared by Christian Swann, a licensed Georgia real estate broker with Keller Williams / KW Commercial Atlanta Partners, for marketing purposes only. It is not an appraisal. All information — including acreage, lot dimensions, utility availability, zoning, traffic counts, demographics, and development potential — has been obtained from sources deemed reliable, including the Monroe County Tax Assessor, Courthouse Retrieval System, Georgia DOT, CoStar, and third-party offering materials, but is not guaranteed and is subject to change, prior sale, or withdrawal without notice. The property is offered on a land-only basis; prior structures have been removed, and any remaining site improvements (including the asphalt pad on F34 078) are conveyed as-is. Contemplated uses are illustrative and subject to buyer due diligence, survey, environmental review, and entitlement with the City of Forsyth and Monroe County. Prospective purchasers should independently verify all material facts and consult qualified legal, tax, environmental, and engineering advisors before acting. © 2026 Christian Swann Group. All rights reserved.