

COMMERCIAL PARCEL

For Sale

**2.74
acres**

2120 HWY 441

DUBLIN, GA

- Undeveloped Commercial Parcel on Major Retail Corridor in Dublin.
- Located just past the First Lighted Intersection North of I-16.
- B-2 Zoning: retail, restaurant, hotel/motel, office, etc. permitted.
- 2024 GDOT Traffic Count on Hwy 441 was 13,300 vpd; I-16 was 26,900 vpd.
- Adjacent to Established Truck Stop/Fueling Station
- Promimate to Technical College, Southern Pines Recreation Complex, County Offices, and National Brands.

**OFFERED AT
\$498,800**



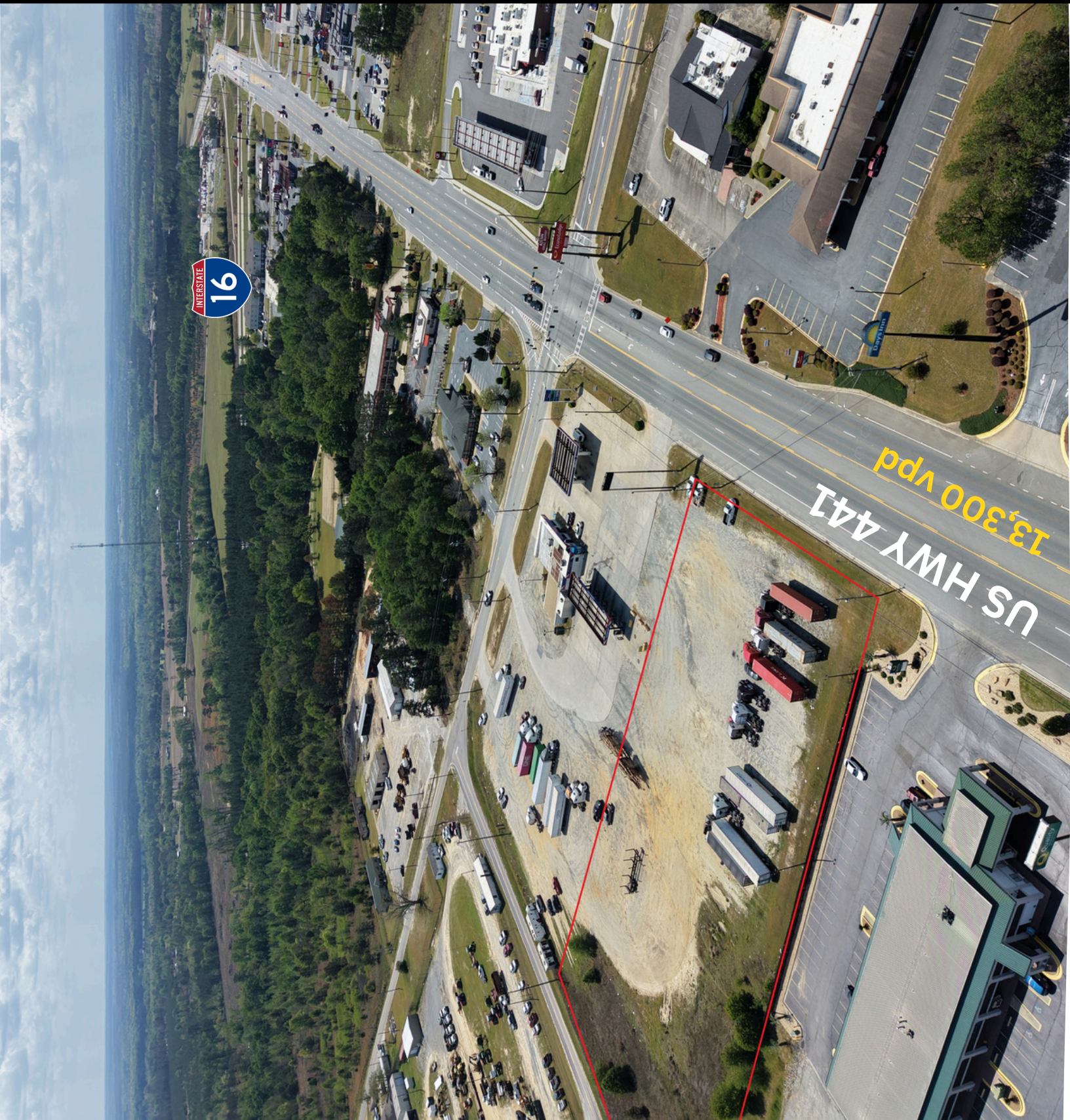
CURRY REAL ESTATE

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

2120 Hwy 441 - Dublin, GA



Aerial Photography

2120 Hwy 441 - Dublin, GA



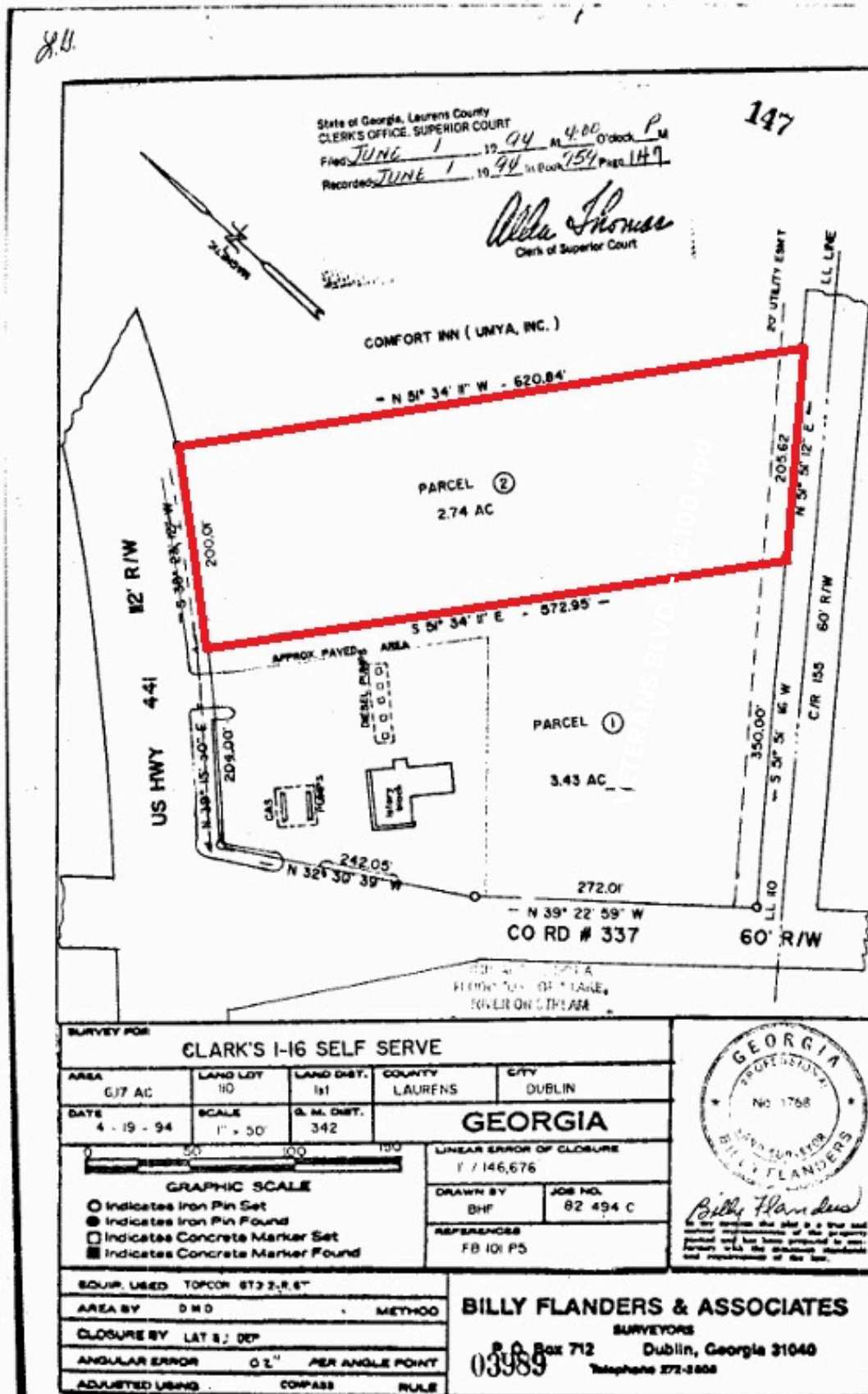
Aerial Photography

2120 Hwy 441 - Dublin, GA

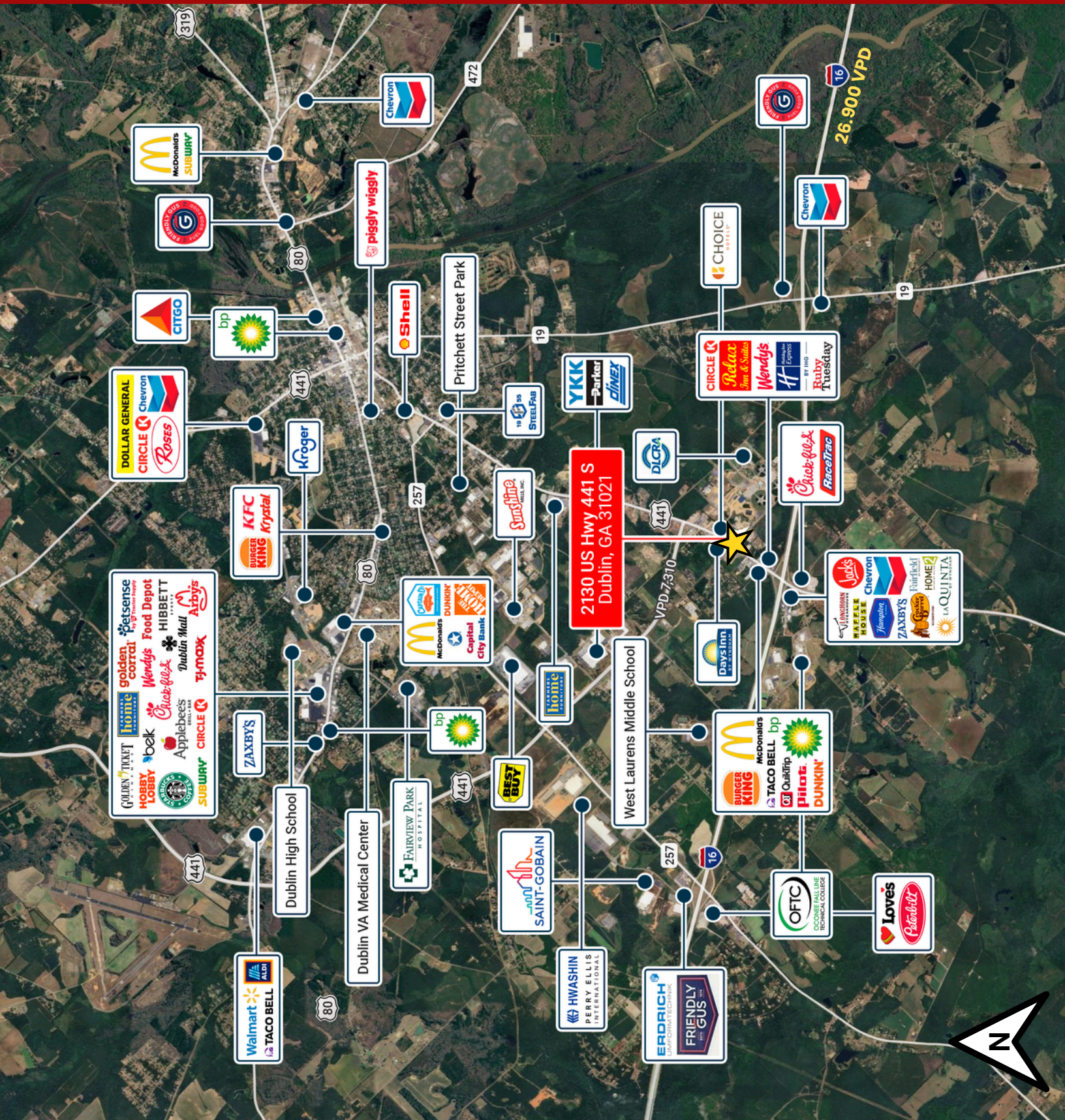


Aerial Photography

2120 Hwy 441 - Dublin, GA



2120 Hwy 441 - Dublin, GA



Major Retail Map

2120 Hwy 441 Dublin, Georgia



IN THE NEWS:

- Sun Element Leases 200,000SF Dublin Building to Manufacture Solar Panels.
- Gov. Kemp Announces Auto Parts Supplier Hwashin to Invest \$176M & Bring 460 Jobs to Dublin.
 - Gov. Kemp Announces Woory to Open EV Parts Manufacturing & RD Facility in Laurens County.
- FH Packaging Acquires Former Case-New Holland Industrial Site.
 - Saint-Gobain Adfors Welcomed to Dublin, to Employ 400+.
 - Hwy 257 Rail Served Property Certified as “Georgia Ready for Accelerated Development” (GRAD) Site.
 - Ground Breaking Held for Custom Structures, Inc.
- Best Buy Invests \$19 Million in Laurens County Distribution Facility.



CURRY REAL ESTATE

1825 VETERANS BLVD. – DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM