

YANCEY CAT

300+ JOBS COMING SOON



60,000+ VPD



HWY-280 & GA HWY-90

0 GA Hwy 90, Cordele, GA 31015

200 Acres
Mixed-Use Development Opportunity
I-75 Visibility
Traffic Light Corner

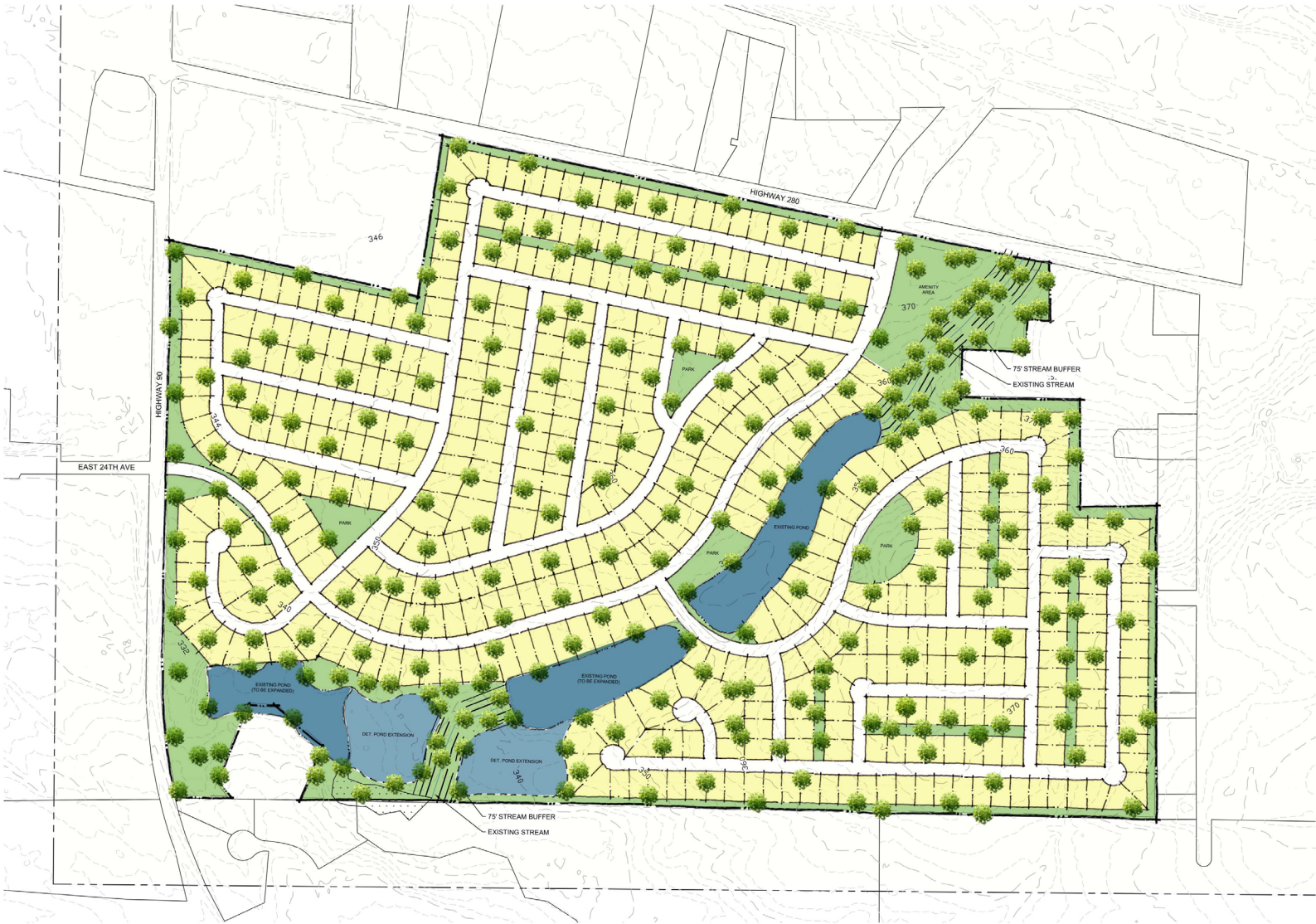


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SUBDIVIDING OPTIONS



CONCEPT SITE PLAN

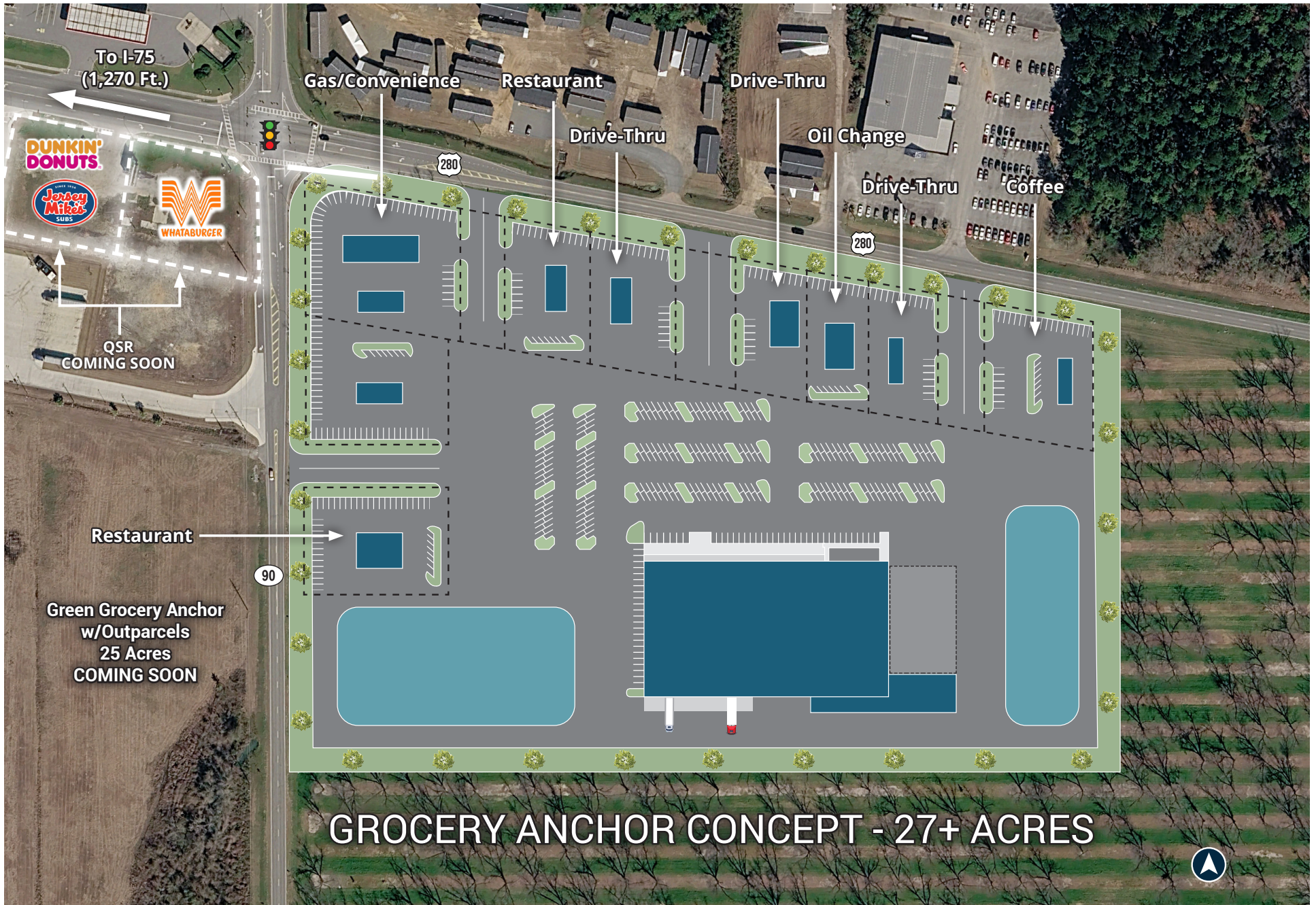


DEVELOPMENT SUMMARY	
TOTAL AREA	±1196 AC
SF DETACHED (±1.75' X ±1.10')	515 LOTS
SITE DENSITY - GROSS	2.63 UNITS / AC

DISCLAIMER:
THIS CONCEPT PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY THE CLIENT OR TAKEN FROM COUNTY GIS FOR THE PURPOSE OF ESTIMATING THE MAXIMUM DENSITY OF A RESIDENTIAL PRODUCT TYPE ON A SITE OF A GIVEN CONFIGURATION. IF SPECIFIC ENTITLEMENT REQUIREMENTS SUCH AS SETBACKS, MINIMUM LOT SIZES, STREET STANDARDS, DETENTION REQUIREMENTS, UNDERGROUND UTILITIES, STREAM BUFFERS, AND AND/OR EASEMENTS, ETC. DIFFER FROM THE CRITERIA SHOWN ON THE PLAN, THEN THE ACTUAL DENSITY SHOWN MAY VARY SIGNIFICANTLY.

Kimley»Horn
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GROCERY ANCHOR CONCEPT



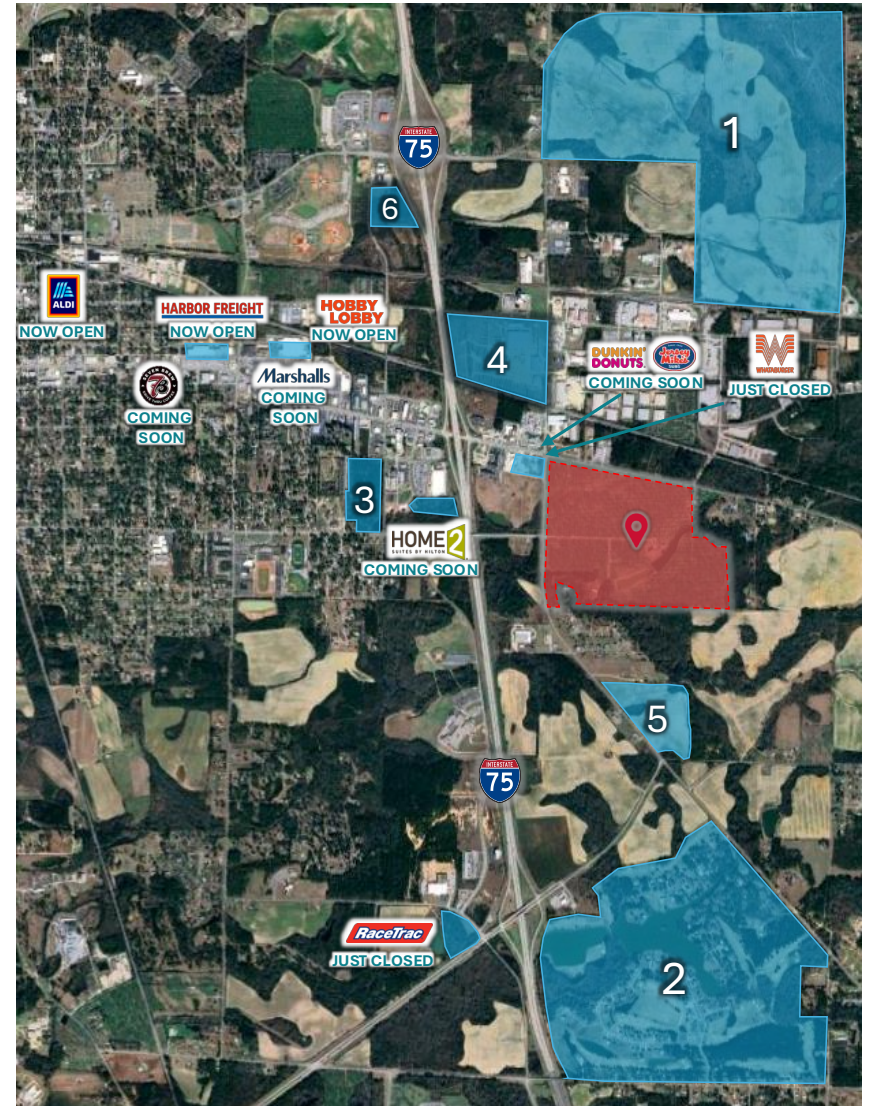
RECENT & ANNOUNCED DEVELOPMENTS

NEW DEVELOPMENTS IN 2026

1. Project Splice, a \$2.1B data center campus that is set to break ground in 2026, bringing 400+ jobs to the immediate area over four years.
2. Pine Hills Country Club is undergoing a \$4M renovation and will be transformed into a destination-style golf club with new amenities and 60+ new single-family lots.
3. A new 138-unit multifamily project is set to break ground in 2027 and will include a mix of retail space as well.
4. Governor Brian Kemp recently announced that Georgia-based engineering company Yancey Engineering will invest \$5.7M in a new facility, creating 300+ jobs over the next several years.
5. Site under contract with a national homebuilder and site-plan approved for 91 new single-family homes with amenities.
6. A garden style multifamily development is slated for early 2027 and will consist of 64 units.

All developments noted above are within a 1-mile radius of the subject property.

NEW STORES OPENING IN 2026



Disclaimer: All brands noted above have either opened new stores, submitted for approval, executed leases or are closing soon.

PROPERTY AERIAL



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CRISP COUNTY



Cordele, Georgia has strong agricultural roots and this sector remains vitally important to our economy and economic development efforts, our rail lines, local airport and our location on Interstate 75, GA HWY 280, GA HWY 300 and HWY 90 position us ideally for logistics-dependent industries and import-export businesses throughout South Georgia, Northern Florida and Eastern Alabama. Located only 183 miles from the Port of Savannah by rail, and conveniently located in relation to other Southeastern ports at Charleston, South Carolina, Brunswick, Georgia, and Jacksonville, Florida.



CORDELE INLAND PORT

Cordele-Crisp County is the only Georgia community along I-75 that is served by three major railroads: CSX, Norfolk Southern, and the Heart of Georgia Railroad. Taking full advantage of these resources is the Cordele Inland Port® that provides direct rail access to the Georgia Ports Authority in Savannah, Georgia.



COUNTY DEMOGRAPHICS & INCENTIVES

Crisp County, with the help of the Economic Development Authority, can offer an array of development incentives including:



Waiver of Business License Fee (first year)



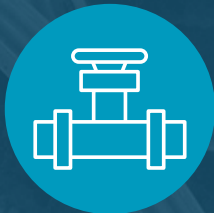
Waiver of Occupation Tax (first year)



Waiver of Building Permits Fees for: renovation of existing buildings and new building construction



Waiver of Alcohol License Fee (first year) for new restaurants



Waiver of Initial Water and Gas Deposit



Same Day Power Connection & Waived Deposits: Crisp County Power Commission can provide same-day connection in many cases as well as the opportunity to waive deposit requirements



RURAL Zone: Qualifying projects can earn Job Tax Credits, Investment Credits, and Rehabilitation Credits



Waiver of Tap Fees

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0 GA Hwy 90, Cordele, GA 31015

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