



COMMERCIAL REAL ESTATE

LAND FOR SALE



Pine Park - 174 Acres

Pine Park Road, Cairo, GA 39828

TREY DESANTIS

Partner/Associate
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TLG REAL ESTATE SERVICES

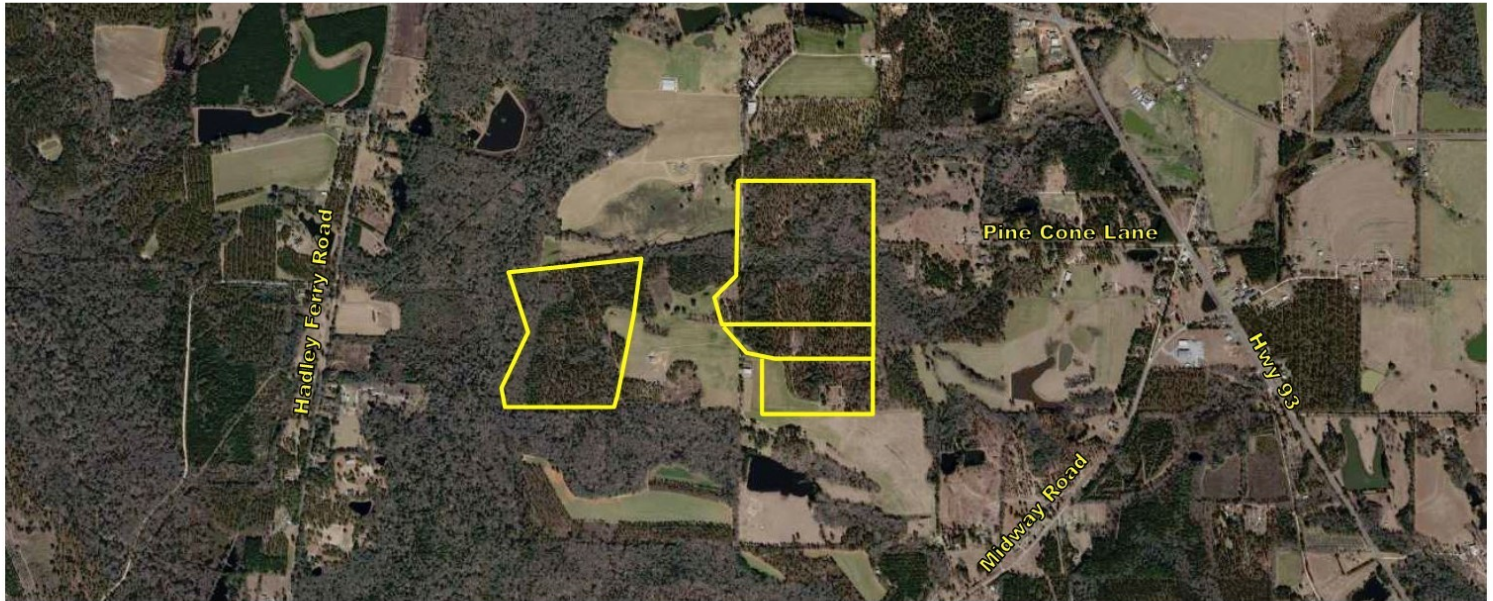
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

PINE PARK - 174 ACRES

PINE PARK ROAD, CAIRO, GA 39828



OFFERING SUMMARY

Sale Price:	\$696,000
Price / Acre:	\$4,000/Acre
Lot Size:	174 Acres
Zoning:	AG
APN:	0069D009 0069D012 0069D013 0069D024

PROPERTY OVERVIEW

This is the perfect recreational/timber tract located just South of Cairo, GA and only 30 minutes from Tallahassee. Property is located at the end of a deeded clay road includes 2 parcels divided by a hay field with a connecting deeded easement.

PROPERTY HIGHLIGHTS

- Mixture of pine plantation and hardwood bottoms
- 600 sf cabin built in 2015
- Cabin includes water and power
- Established food plots
- Approximately 100 AC in pines valued at \$1,500 per AC
- Property is located at the end of a deeded clay road
- The property to the west encompasses 70 acres and is bordered by Little Tired Creek; a small creek borders the south

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ADDITIONAL PHOTOS

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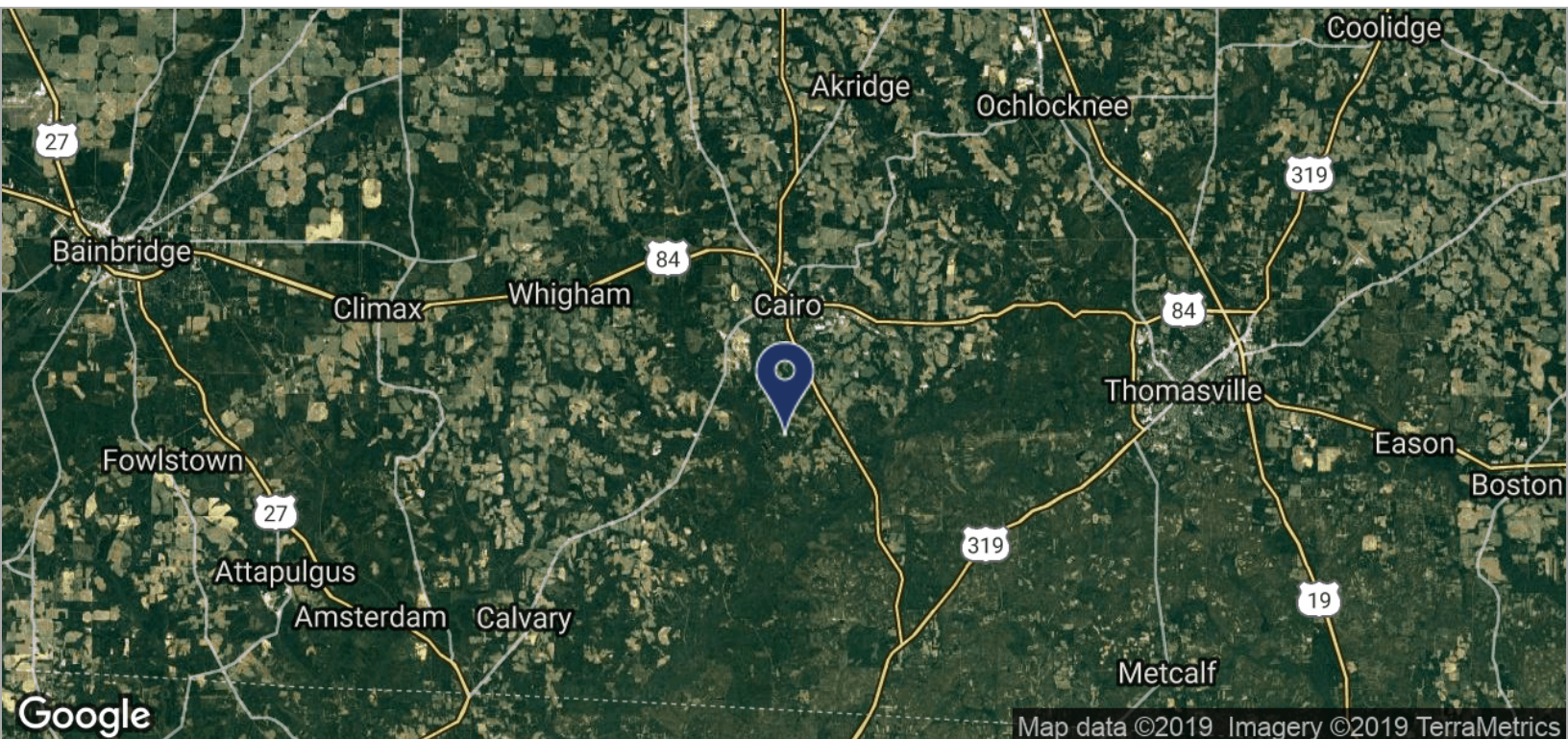
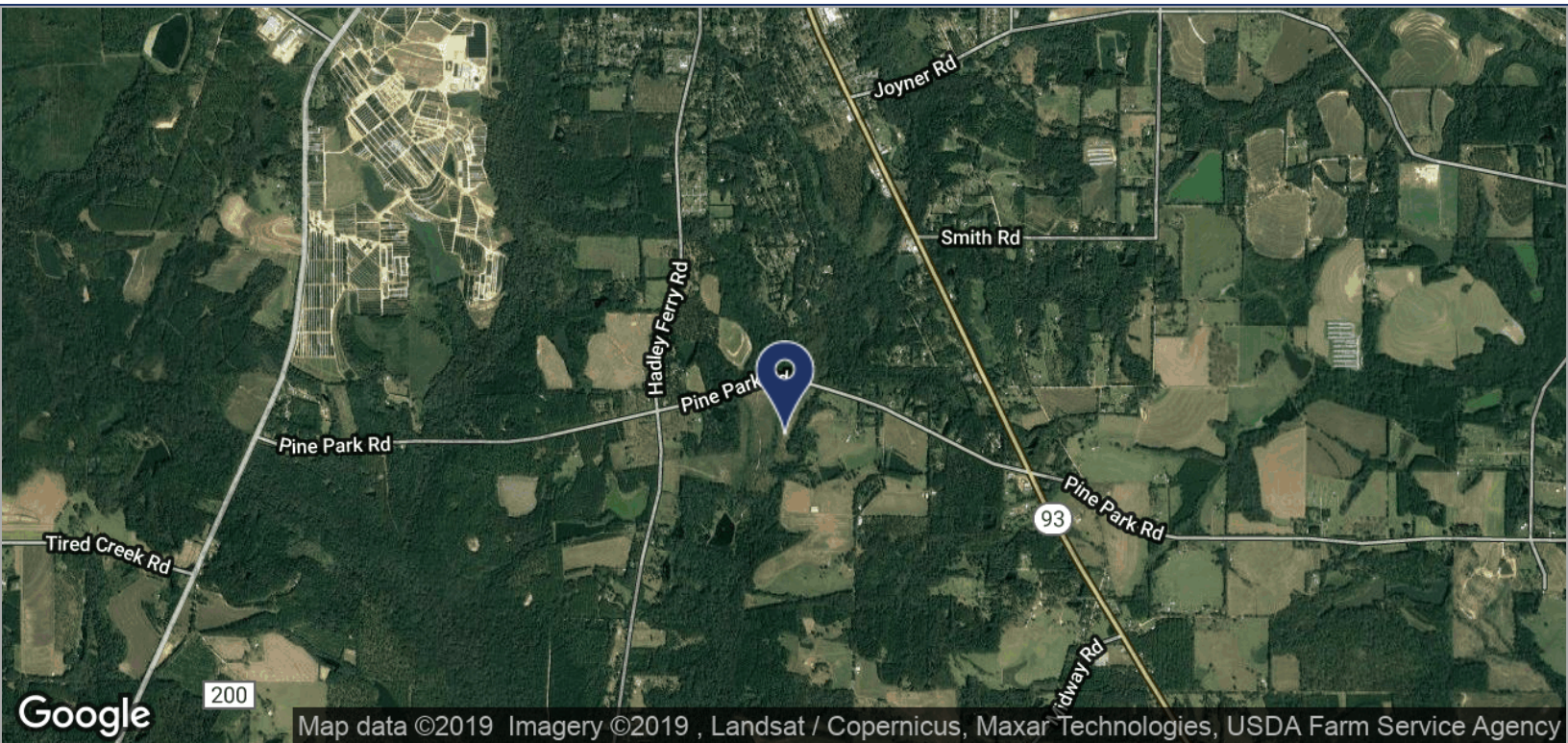




LOCATION MAPS

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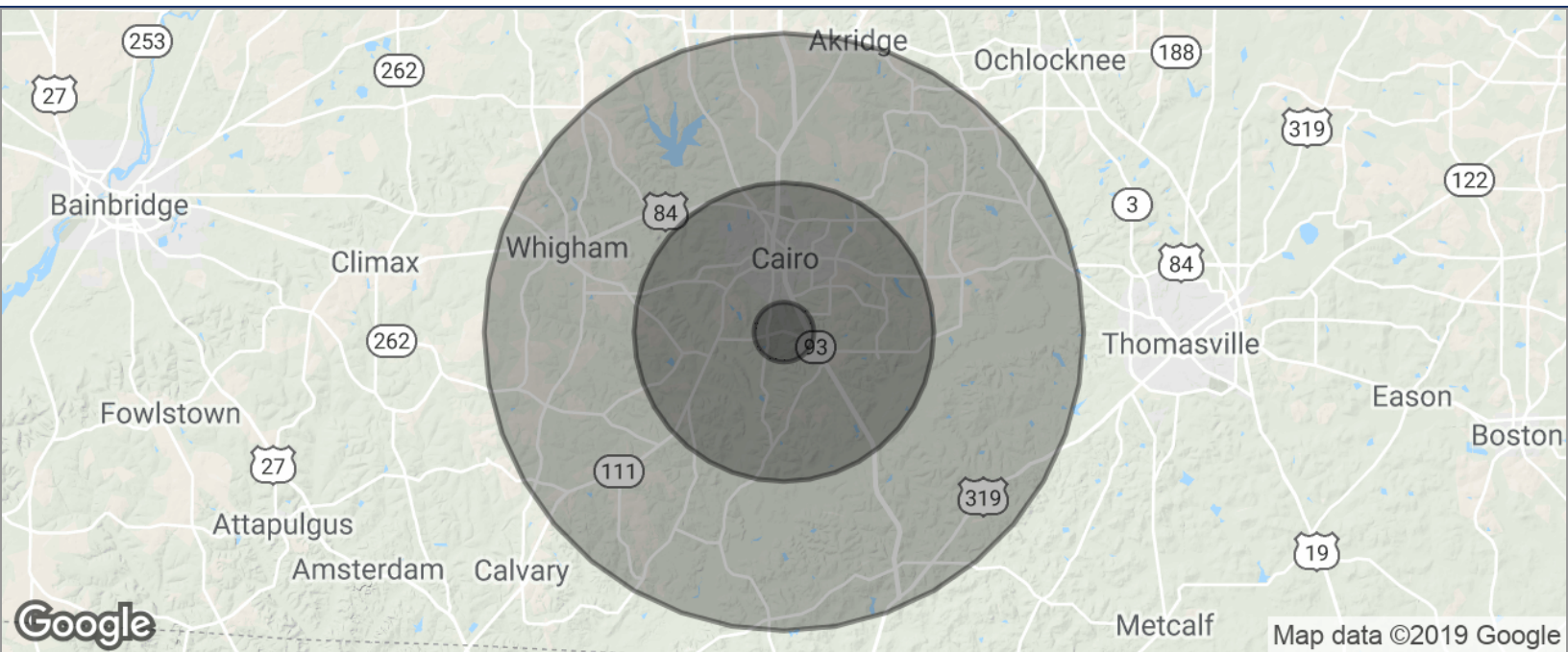




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	383	9,381	24,041
MEDIAN AGE	37.3	35.5	35.9
MEDIAN AGE (MALE)	36.5	34.8	35.2
MEDIAN AGE (FEMALE)	37.7	36.2	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	153	3,613	9,111
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$57,866	\$50,834	\$47,092
AVERAGE HOUSE VALUE	\$169,425	\$168,577	\$169,806

* Demographic data derived from 2010 US Census

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