

LAND FOR SALE

0 4TH AVE NE

MOULTRIE INDUSTRIAL ACREAGE

Moultrie, GA 31768

PRESENTED BY:

TODD DAVIS

Senior Advisor

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SALE PRICE

\$80,000

OFFERING SUMMARY

ACREAGE:	4.14 Acres
PRICE / ACRE:	\$19,324
CITY:	Moultrie
COUNTY:	Colquitt
PROPERTY TYPE:	Land: Commercial

PROPERTY OVERVIEW

This property is 4.14 acres of vacant industrial land located in Moultrie GA. It has 390 ± FT of frontage on 4th Ave NE and 440 ± FT of rail frontage. The 3 curb cuts allow easy access to the property. Convenient to all of the major trucking routes.

Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.



SPECIFICATIONS & FEATURES

LAND TYPES:	Commercial
TAXES & TAX YEAR:	\$770.00 (2021)
ZONING / FLU:	C 3
WATER SOURCE & UTILITIES:	City Utilities
ROAD FRONTAGE:	390 FT on 4th Ave NE
LAND COVER:	Vacant



LOCATION & DRIVING DIRECTIONS

PARCEL:	M033 032 M033 033 M033 034
GPS:	31.1842621, -83.7832589
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> From Veterans Pkwy, travel west on 4th Ave NE The property is 1.3 miles on the right
SHOWING INSTRUCTIONS:	Call listing agent to schedule a showing.





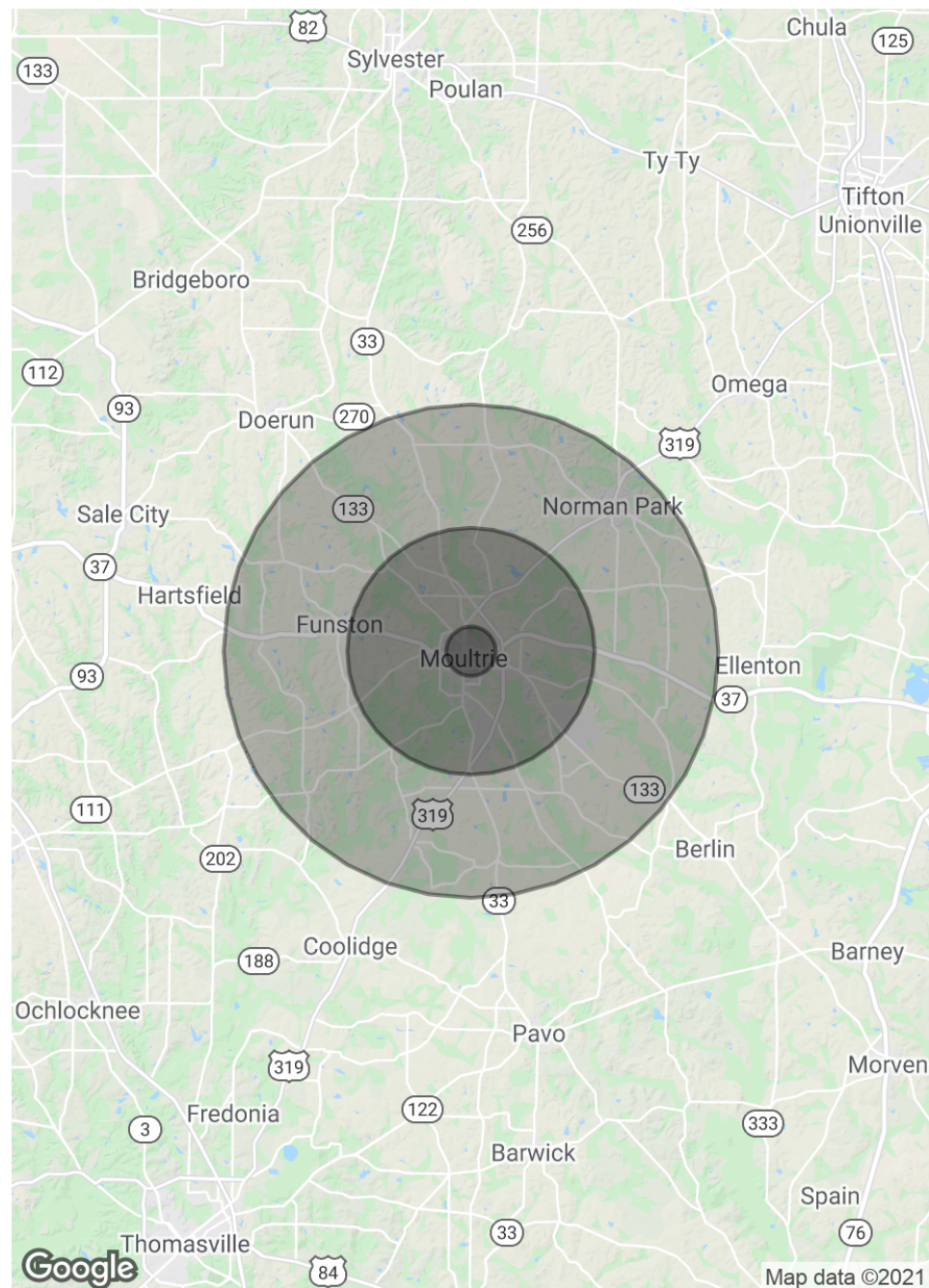
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,760	20,670	37,539
AVERAGE AGE	31.2	33.4	34.2
AVERAGE AGE (MALE)	23.0	28.9	31.5
AVERAGE AGE (FEMALE)	37.7	37.1	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	668	7,510	13,296
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$40,201	\$40,955	\$45,187
AVERAGE HOUSE VALUE	\$117,099	\$145,250	\$147,326

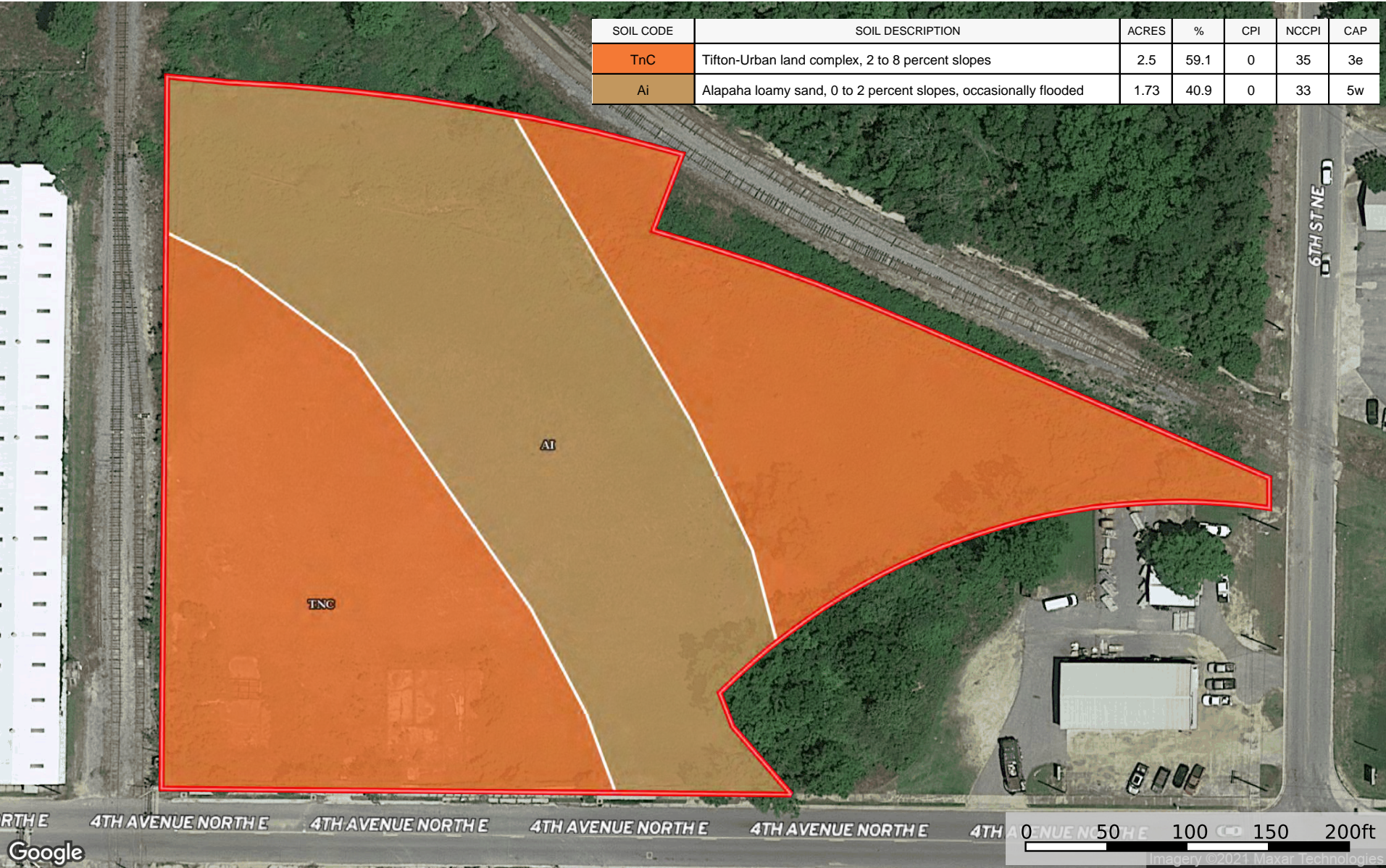
* Demographic data derived from 2010 US Census





SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TnC	Tifton-Urban land complex, 2 to 8 percent slopes	2.5	59.1	0	35	3e
Ai	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	1.73	40.9	0	33	5w







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