

LAND FOR SALE

HIGHWAY 32 DEVELOPMENT

0 HIGHWAY 32

Leesburg, GA 31763

LISTED BY:

TODD DAVIS

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SALE PRICE

\$420,000

PROPERTY OVERVIEW

35 ± Acres in fast-growing Lee County, Georgia! This investment property features 1,500 feet of frontage on Hwy 32, 28.5 acres of coastal Bermuda, excellent soils, and level topography. Potential residential development opportunity.

OFFERING SUMMARY

ACREAGE:	35.42 Acres
PRICE / ACRE:	\$11,858
CITY:	Leesburg
COUNTY:	Lee
PROPERTY TYPE:	Transitional



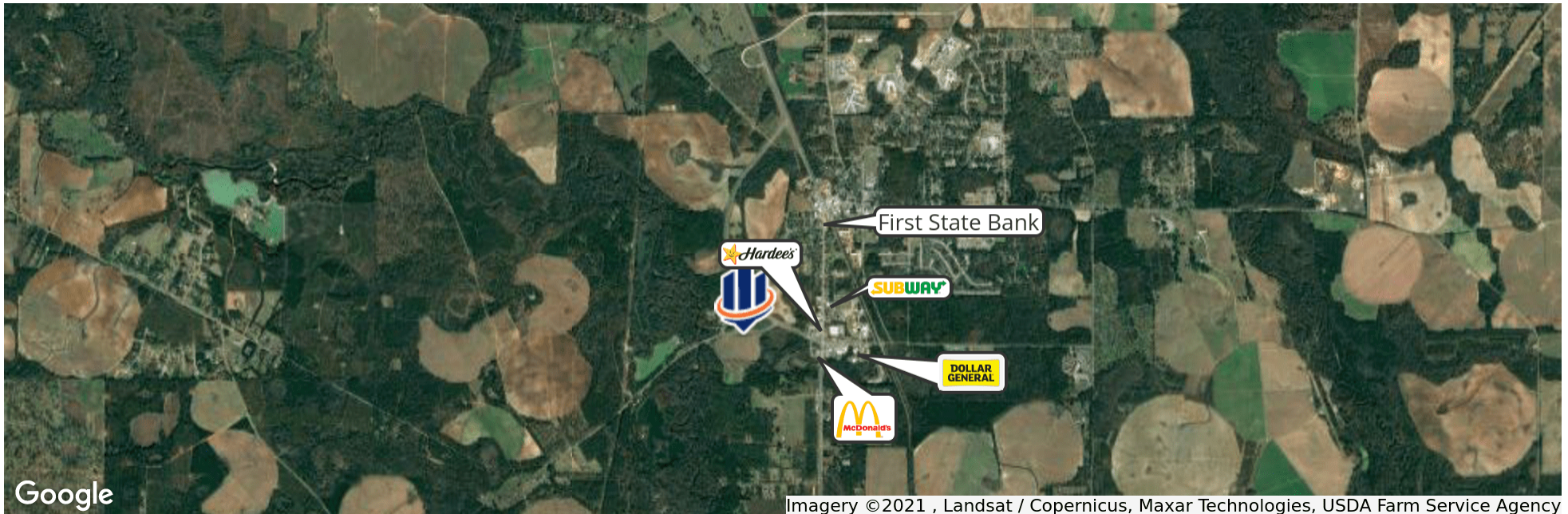
SPECIFICATIONS & FEATURES

LAND TYPES:	Transitional
UPLANDS / WETLANDS:	100% Uplands
SOIL TYPES:	Greenville Goldsboro
TAXES & TAX YEAR:	\$1659.00 for 2021
ZONING / FLU:	AG
ROAD FRONTAGE:	1500 Ft on Hwy 32
NEAREST POINT OF INTEREST:	Leesburg Ga - 0.5 miles
CURRENT USE:	Hay production
GRASS TYPES:	Coastal Bremuda
POTENTIAL RECREATIONAL / ALT USES:	Residential Development
LAND COVER:	Coastal Bermuda



LOCATION & DRIVING DIRECTIONS

PARCEL:	037A 017
GPS:	31.7202202, -84.1805003
DRIVING DIRECTIONS:	• From Leesburg GA, travel north on Hwy 19 to Hwy 32 • Property is on the left
SHOWING INSTRUCTIONS:	Call Todd Davis.





CODE	DESCRIPTION	ACRES	%	NCCPI	CAP
 GSB	Greenville sandy loam, 2 to 5 percent slopes	27.65	78%	74	2e
 GsA	Greenville sandy loam, 0 to 2 percent slopes	7.63	21.52%	74	1
 GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.15	0.42%	61	2w
 GtD2	Greenville sandy clay loam, 5 to 12 percent slopes, eroded	0.03	0.08%	67	6e
Totals: 35.46 acres, 73.06 NCCPI Average, 1.70 Cap Average					



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TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is an advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region. Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land, and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

SVN | Saunders Ralston Dantzler

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