



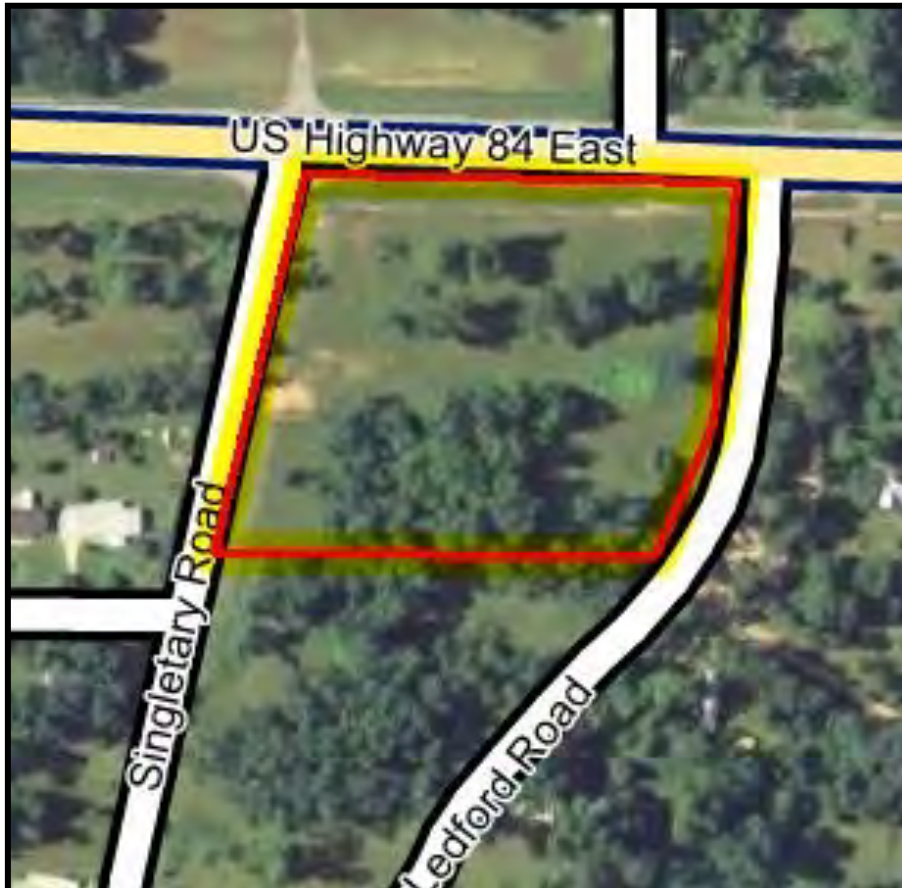
Property Information Packet

**4.5 Acres Hwy 84/ Singletary Rd.
Grady County, GA**

**Commercial or Residential Use
Excellent Visibility, High Ground**

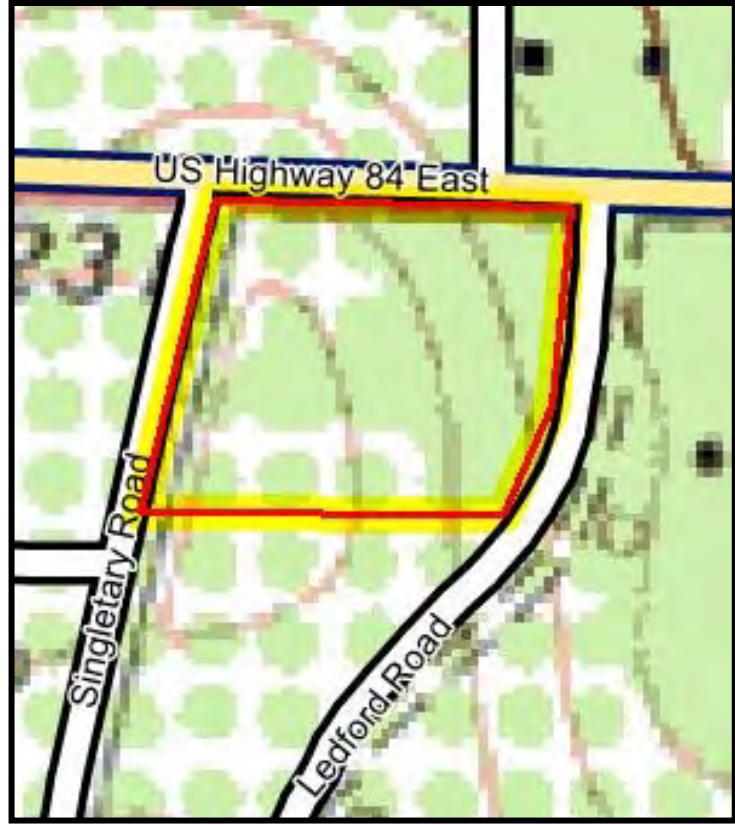
\$96,000.00

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1207 E. Jackson St.,
Thomasville, GA 31792



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map



DETAILS



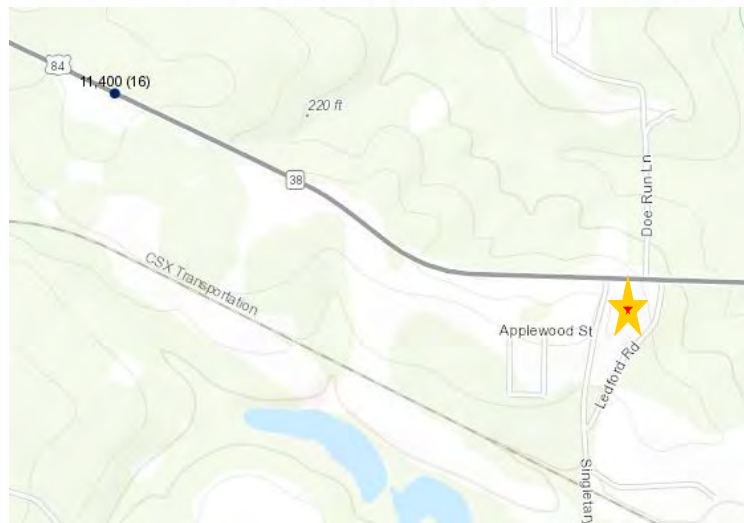
MLS #: A912351A (Active) List Price: \$96,000 (17 Hits)

0000 US HWY 84 / Singletary Road (4.5 AC) Cairo, GA 39827

| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------|-------------------|----------------------|
| | Listing Tools Request Showing Edit Listing Reset Hit Count | | | |
| Present Use: Grove, Vacant | Lot #: | | | |
| Apx Total Acreage: 4.5 | Main Area: Grady County | | | |
| Price/Acre: | Subdivision: No Recorded Subdivision | | | |
| Terrain: Level | County: Grady County | | | |
| | Zoning: | | | |
| WARNING: Does not apply. | | | | |
| Lot Dimensions: | | | | |
| Deed Book/Page: | Plat Book/Page: | HOA: No | Assoc Fee: | Assoc Fee Pd: |
| City Taxes: | County Taxes: | Tax Year: | | |
| Improvements: Cleared | | | | |
| Allotments: | | | | |
| Character: Can Be Subdivided, Restricted-See Remarks, Other-See Remarks | | | | |
| Road Access: Dirt, Paved, Other-See Remarks | | | | |
| Frontage: Road | | | | |
| Utilities: | | | | |
| Directions: Just East of Cairo. Corner of Hwy 84 and Ledford and Singletary Road. South side of Hwy 84. | | | | |
| Public Remarks: Good looking Land with frontage on 3 roads. 4.5 acres divided into 4 lots...2+ acres fronting Hwy 84 are for commercial use (can be used for residential) and the back two lots are for residential use only. The two acres up front are where the real value is. High Traffic, Good Viz. Good Soils. Great Location, Great Access all on a US Hwy 84. Front two lots could work for multiple businesses. Possible to divide. Property has been surveyed. Two commercial acres with frontage on 3 roads on a US HWY is hard to find. A very good price for this kind of commercial property and the 2 acres of land in back is bonus. All Cleared except for some pecan trees...very little site work. | | | | |
| REALTOR Remarks: Good Value. | | | | |
| Office Notes: | | | | |

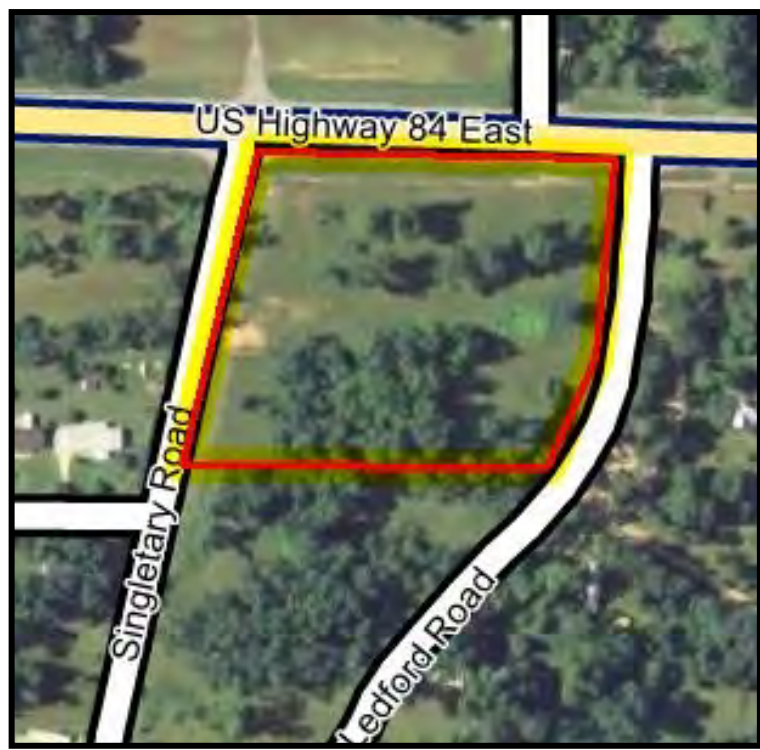


Traffic Counts in Georgia



Nearest AADT 11,400 in 2016

Aerial Map



Soil Map

Excellent Soils For Homesites or Commercial Buildings



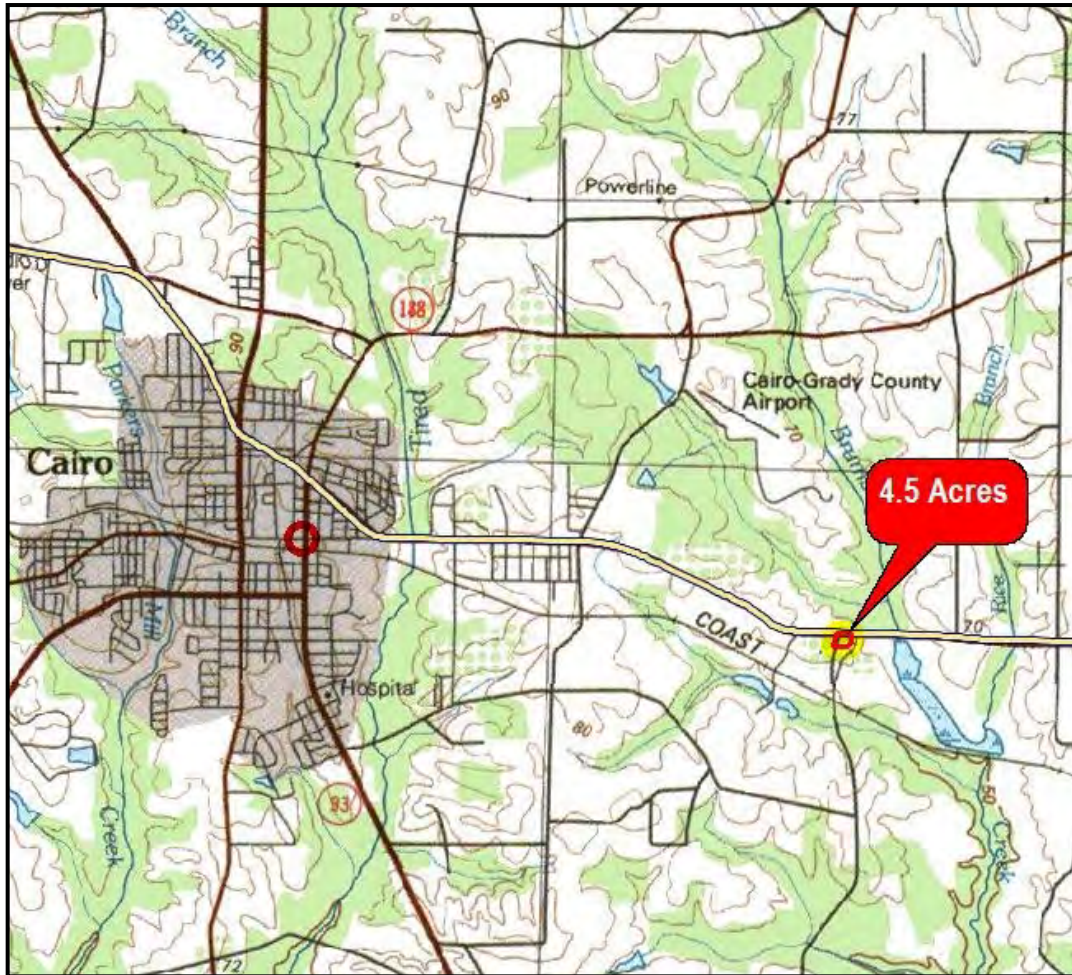
Ground Pics


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Locator Map


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3 Miles East of Cairo