



## 12.02 +/- Acres Commercial

FOR SALE

12.02 +/- Acres - Tanger Boulevard @ Indian Creek Road  
Locust Grove, GA 30248

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM

EXECUTIVE SUMMARY

The Property

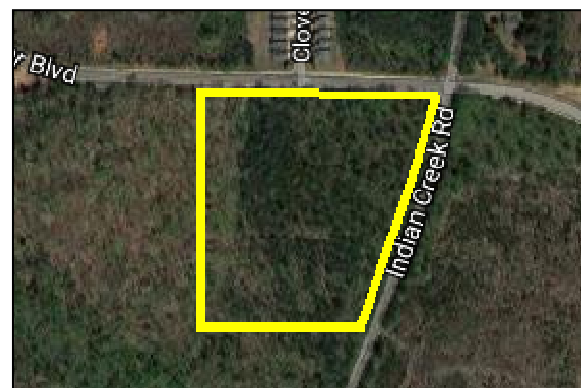
12.02 Acres Tanger Blvd @ Indian Creek Rd  
 Locust Grove, GA 30248

PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Land Parcel
<b>Land:</b>	12.02 +/- Acres
<b>Tax ID:</b>	129-01044004
<b>2019 Taxes:</b>	\$5,972.72
<b>Zoning:</b>	C-2 Commercial

PRICE

<b>Sale Price:</b>	\$1,200,000
<b>Price per Acre:</b>	Approx. \$120,000



Property Description

**12+/- Acres on Tanger Boulevard in Locust Grove, GA. Property is currently zoned C-2. The City of Locust Grove has adopted a future land use comprehensive development plan which allows various types of uses on this parcel. Sewer and all utilities available on site. Located just moments away from I-75 and a new healthcare facility.**

**SELLER FINANCING AVAILABLE TO QUALIFIED BUYER**

Location Highlights

- Situated in an ideal location with close proximity to all that Locust Grove has to offer.
- Less than two miles to I-75
- Situated at a high traffic intersection
- Approximately 30 Miles to Hartsfield Jackson Airport



AERIAL

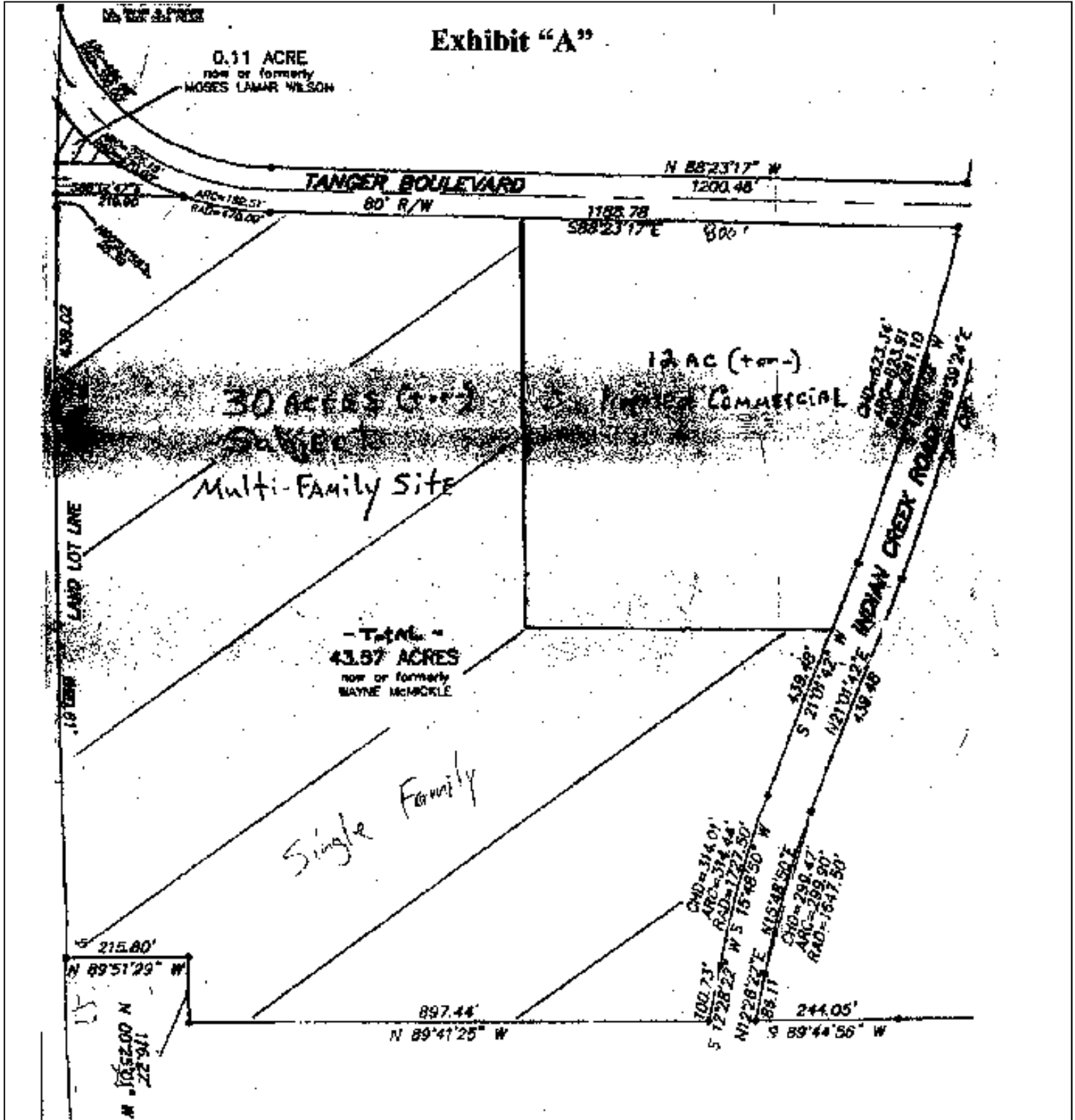




AREA AERIAL



SURVEY



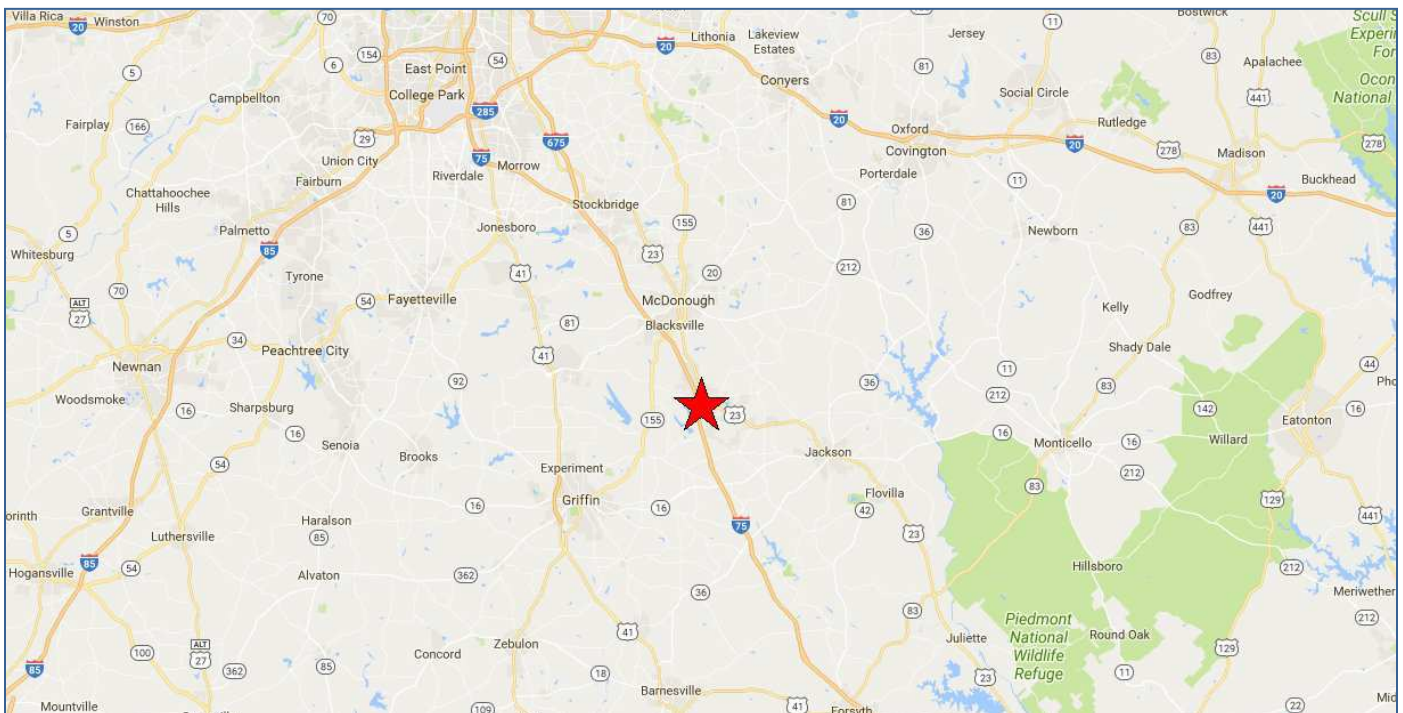


TOPO

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MAPS



## Agent profile



## Butch Springer, CCIM

Associate Broker

Coldwell Banker Commercial Metro Brokers

1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818

Fax: 678-610-6170

Email: [Butch.Springer@ccim.net](mailto:Butch.Springer@ccim.net)

Web: [www.butchspringer.com](http://www.butchspringer.com)

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.



## Confidentiality Statement

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**For more information, please contact:**

**Butch Springer, CCIM**  
**COLDWELL BANKER COMMERCIAL**  
**Metro Brokers**

1401 Highway 20W  
McDonough, GA 30253

Phone: (678) 320-4800  
Fax: (678) 610-6170  
Mobile: (770) 527-1818  
butch.springer@ccim.net  
Georgia Brokerage License: 183192

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.