**FOR SALE**

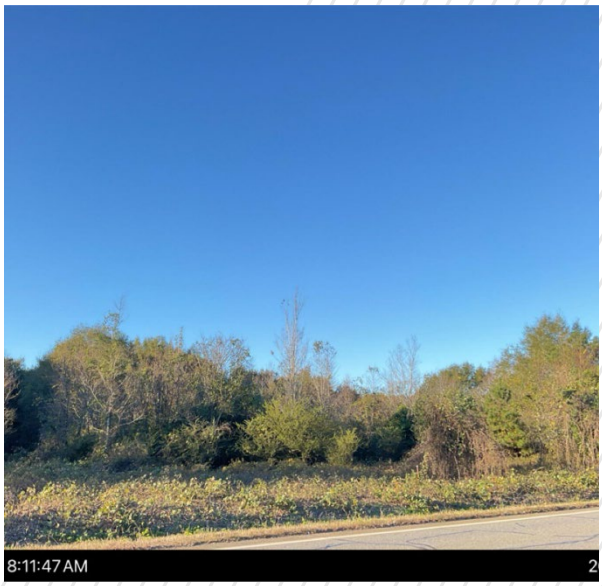
# SW Corner of I-75 & Highway 26
## ELKO, GA

## PROPERTY HIGHLIGHTS

4.14 acres of level topography land located on GA Highway 26 in Houston County, GA. Subject is located near Interstate 75 exit. Active development presently in this area of the county for residential. Great location for dollar store concept.

| | |
|---|---|
| **BUILDING SF** | N/A |
| **LAND SF** | 180,338 |
| **YEAR BUILT** | N/A |
| **PARKING** | N/A |
| **TRAFFIC COUNTS** | 1200 VPD |

| | |
|---|---|
| **SIGNAGE TYPE** | Sign on Site |
| **3-MILE (POP.)** | 3,000 |
| **5-MILE (POP.)** | 4,000 |
| **AVG HH. INCOME** | $65,926 |
| **SPACE USE** | Retail Store |

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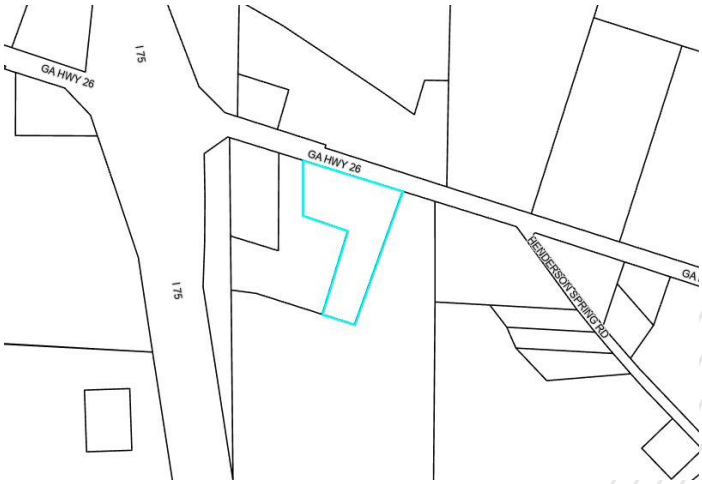
## Additional Information:

Only 1 commercial comp nearby, good market for residential lots available nearby. 4.143 acres never developed, good spot for a Dollar Store.




## LEGAL INFORMATION

| | |
|---|---|
| **TAX PARCEL ID** | 000400 008000 |
| **2024 RE TAXES** | $1100 |
| **ZONING** | C2 |

## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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