

Commercial Development Lots

Interstate 75

Exit 82

Turner County, GA



Karen Thomas
Associate Broker

229.777.1480 Direct
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TRACT 1

\$375,000
3.29 Acres

MLS# 135908

TRACT 2

\$1,100,000
6.17 Acres

MLS# 135909



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THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT
ERROR OF CLOSURE: 1' IN 25,000+
ANGULAR ERROR: LESS THAN 5" PER ANGLE
ADJUSTED CLOSURE: 1' = 100,000'
COMPASS RULE ADJUSTMENT
FIELD SURVEYOR: KEITH HOLTON
EQUIP. USED: TOPCON GM-55/F5BL TOTAL STATION
TOPCON GR-3 GPS RECEIVER
PLAT BY: KIRBY HOLTON
CADD FILE: 5:ASUKIRBY20231

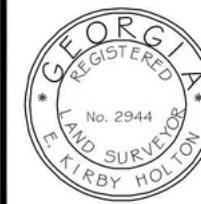
LINE	BEARING	DISTANCE
L1	S 72°23'23" W	120.11'
L2	S 73°25'24" W	5.55'
L3	N 78°59'18" W	86.01'
L4	N 10°47'38" E	188.92'
L5	S 86°12'35" E	103.89'
L6	S 02°08'52" W	105.85'
L7	S 13°50'55" E	62.72'
L8	S 78°18'15" W	15.00'
L9	N 13°49'56" W	63.25'
L10	N 25°53'15" W	75.02'
L11	N 08°14'23" E	76.70'
L12	N 11°15'09" E	21.74'
L13	N 11°09'14" E	187.49'
L14	S 72°21'30" W	80.43'

- LEGEND
- - REBAR FOUND
 - - 3/4" PIPE FOUND
 - ★ - AXLE FOUND
 - - 3/4" PIPE SET
 - - CONCRETE MONUMENT FOUND
 - ▲ - SPIKE NAIL FOUND
 - △ - NO CORNER SET

SURVEY FOR:
TURNER COUNTY, GEORGIA
BEING IN THE CITY OF ASHBURN
LOCATED IN LAND LOT 142 & 143, 2nd LAND DISTRICT
TURNER COUNTY, GEORGIA
SCALE: 1" = 200'
DATE: 04-11-2023

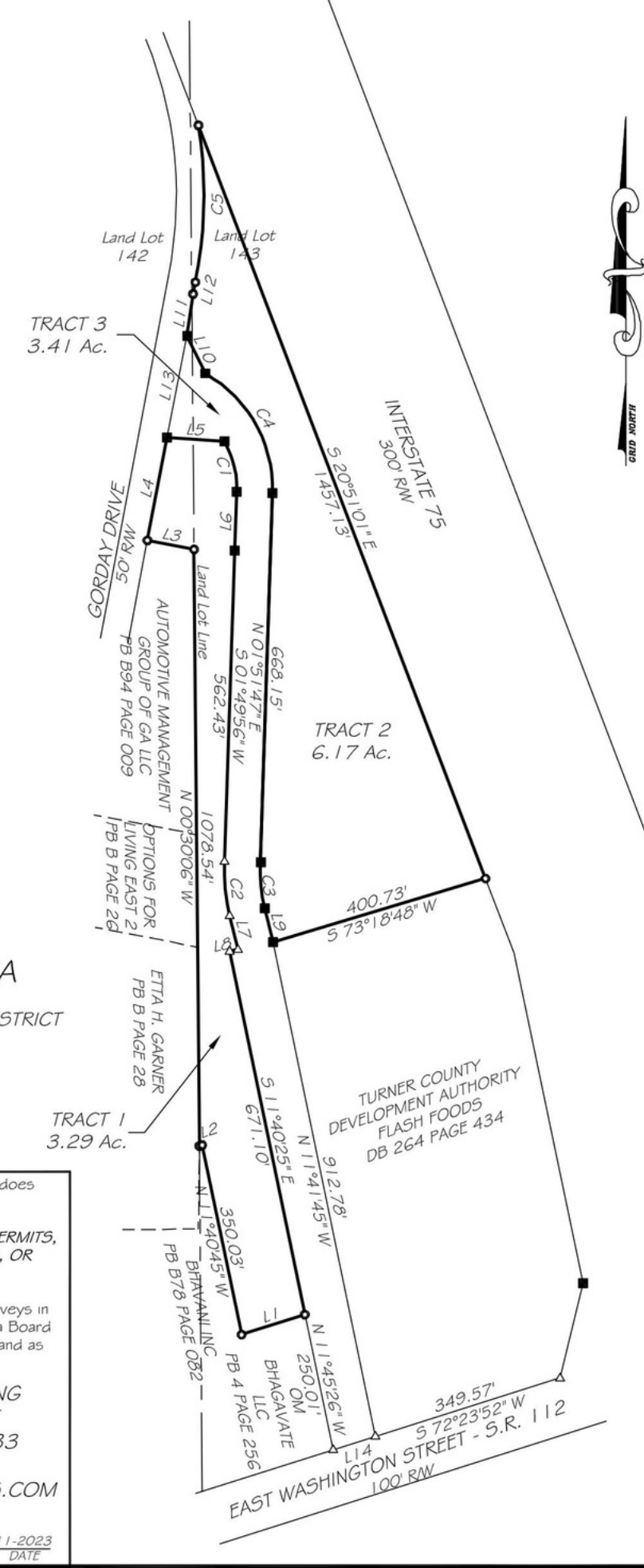


The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67



STATEWIDE SURVEYING
521 ETHEL STREET
DOUGLAS, GA. 31533
912-384-7723
KIRBY.HOLTON@SWE.US.COM

Kirby Holton
DATE: 04-11-2023



POTENTIAL OPPORTUNITIES

Hotel/Motel

Big Rig Parking

RV / Boat Storage

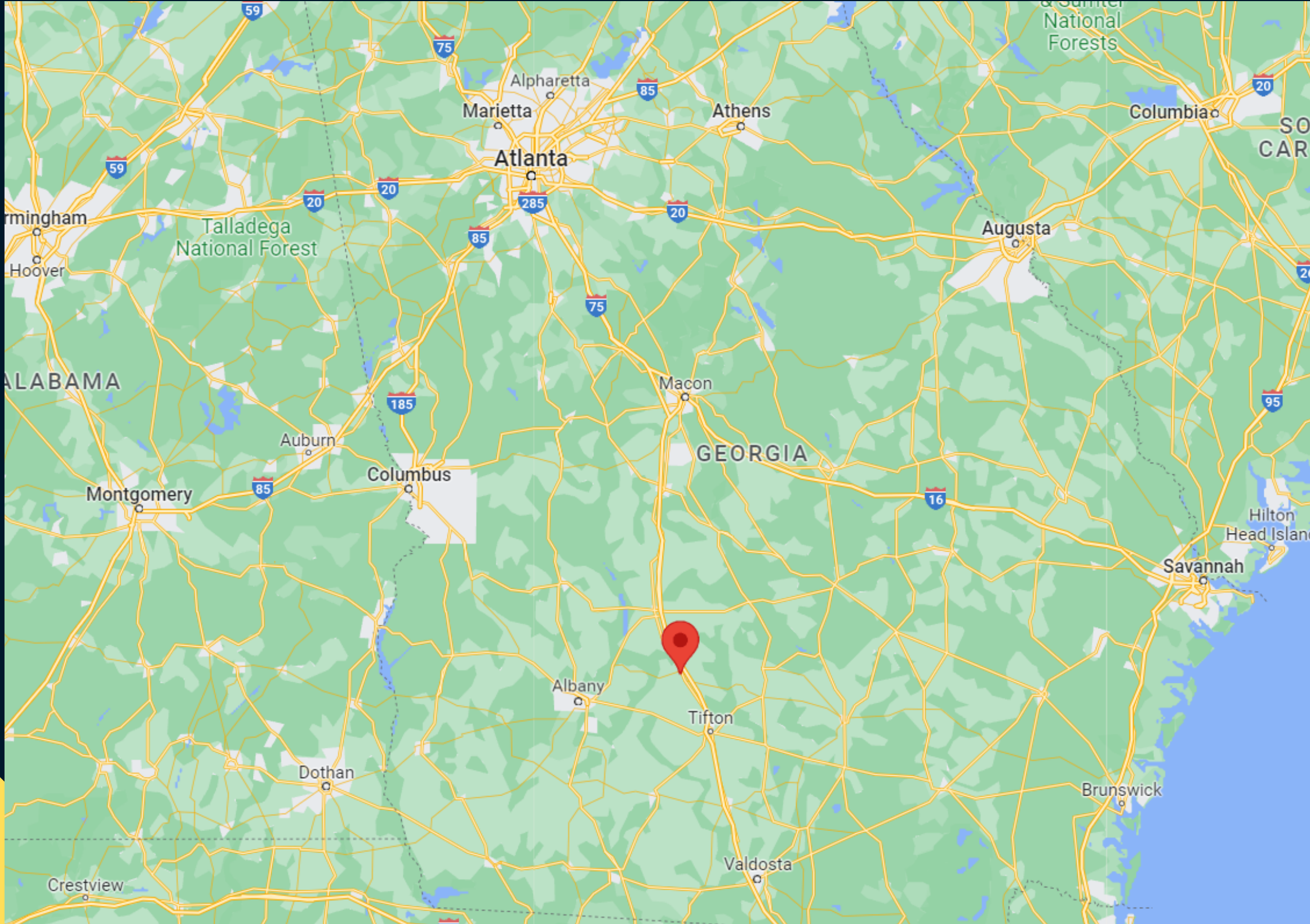
Truck Stop

Grocery Store

Self-Storage



Borders are Approximate



MAJOR HIGHWAYS:

- Interstate 75
- U.S. Route 41
- State Route 7
- State Route 32
- State Route 32 Connector
- State Route 90
- State Route 107
- State Route 112
- State Route 159
- State Route 401

AIRPORTS



149 Miles to Hartsfield – Jackson International Airport, Atlanta

41 Miles to Southwest Georgia Regional Airport, Albany

72 Miles to Valdosta Regional Airport

23 Miles to Henry Tift Myers Airport, Tifton

Turner County High School

Piggly Wiggly Grocery
Keith-a Que BBQ

Dollar General

Raines Pharmacy

O'Reilly Auto Parts

Carrolls Sausage & Meats

Quality Inn & Suites



Walgreens

PARKER

Turner County Elementary School



Super & by Wyndham Hotels



GMC

SHONEY'S



Tract 1

Tract 2



Property Borders are Approximate

ASHBURN, GA

Population: 4291

Land Area: 4.8 Square Miles

TURNER COUNTY

Population: 9006

Land Area: 285 Square Miles

ADJACENT COUNTIES

WILCOX COUNTY (NORTHEAST)

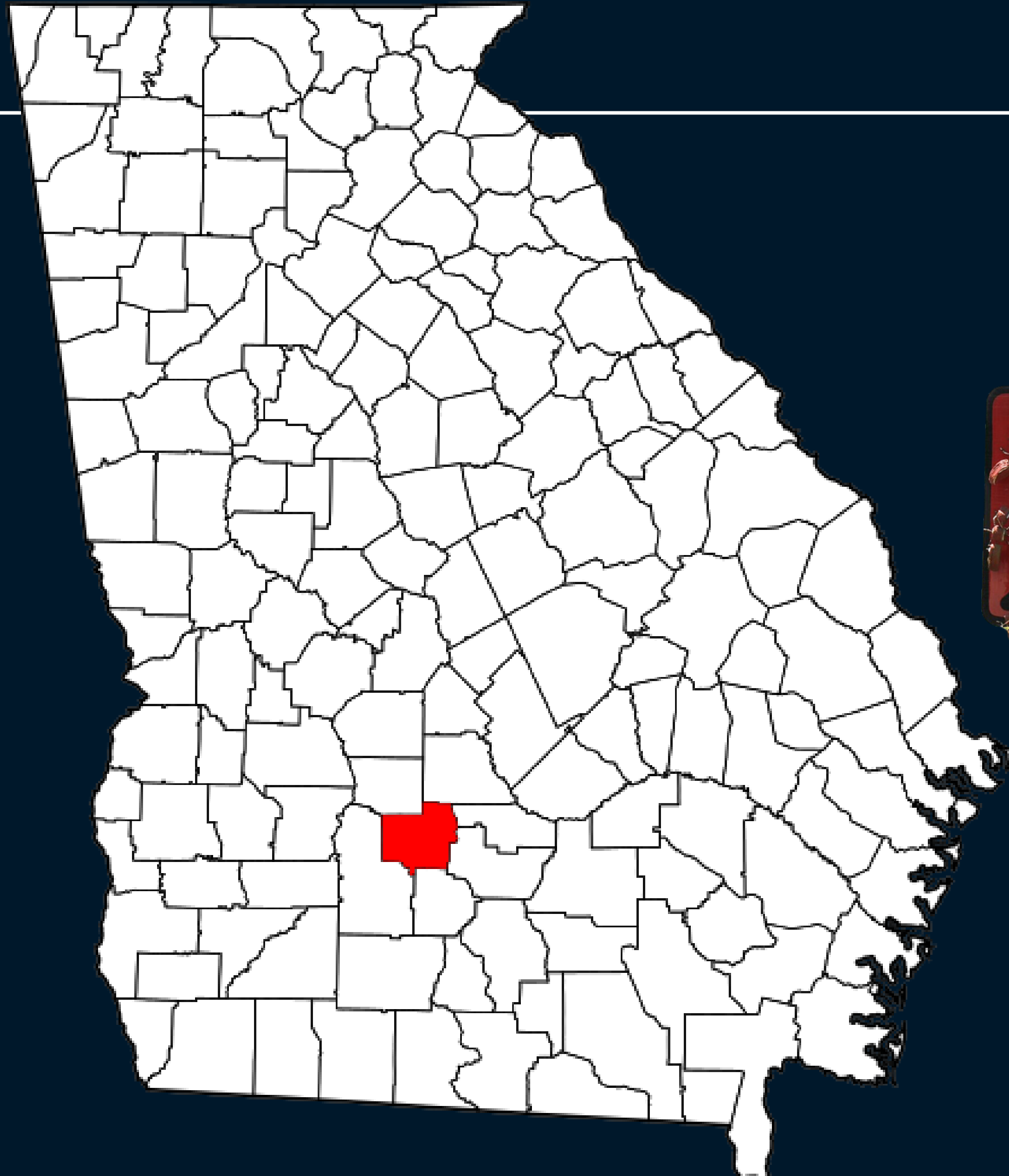
BEN HILL COUNTY (EAST)

IRWIN COUNTY (EAST)

TIFT COUNTY (SOUTHEAST)

WORTH COUNTY (SOUTHWEST)

CRISP COUNTY (NORTHWEST)



Every fourth weekend in March, Ashburn holds the Fire Ant Festival. This offers an art show, carnival rides, a car show, strawberry cook off, BBQ competition, health show, and fireworks. Some events are tailored to the festival itself, such as the Fire Ant Call, Find the Fire Ant, Fire Ant 5k, and Miss Fire Ant Pageant.

**Daily Traffic Count on I-75
Exceeds 40,000.**

**Exit 82 is a Dense Traffic
corridor with 11 Gas Stations,
28 Restaurants and 4 Motels.**

**Dairy Queen and Shell Gas
Station opened in 2022 and
Burger King opened in 2023.**



NEW INDUSTRY COMING TO TURNER COUNTY

Atlanta, GA – December 20, 2021 – Governor Brian P. Kemp today announced that family-owned door manufacturing company Steves & Sons Inc. will locate an advanced distribution and value-added facility in Turner County to meet growing demand. The company will create 200 new jobs and invest more than \$16 million in the project. Hiring will begin immediately and increase as operations ramp up.

“We are thrilled to welcome Steves & Sons to our diverse manufacturing community in Georgia, and we are glad this family-owned company is generating the largest economic investment Turner County has witnessed in decades,” said Governor Kemp. “Thanks to our pro-business policies, companies continue to recognize the benefits of putting down roots in rural regions of our state, which also benefits the hardworking Georgians that live, work, and raise a family there.”

“By utilizing Georgia’s world-class Savannah port, we solve many of our company’s key logistical challenges with the state centrally located in key markets we serve from two of our other assembly plants,” said Scott Lovett, Steves & Sons Vice President Operations.

Based in San Antonio, Texas, Steves & Sons offers a variety of interior and exterior door styles and types. Steves & Sons products can be found in over 323 Georgia-based The Home Depot locations, as well as with other leading millwork distributors in Georgia and around the country. The company also maintains door assembly plants in Lebanon, Tennessee, and Richmond, Virginia, and the new Georgia facility will support efficiency in key markets.

The company will purchase and renovate an existing 150,000-square-foot facility, with an additional 30,000 square feet for truck docking space, located at 1737 Industrial Drive in Ashburn. Renovations will begin immediately, and the majority of new positions will be in light production and distribution. The company will hire forklift operators, machine operators, maintenance technicians, shippers, and managers. Individuals interested in opportunities with the company are encouraged to visit www.stevesdoors.com/careers for additional information.

Global Commerce Project Manager Elizabeth McLean represented the Georgia Department of Economic Development (GDEcD) on this competitive project in partnership with the Turner County Development Authority, Georgia Quick Start, and Georgia Power.

“Georgia’s central location, infrastructure assets like the Port of Savannah, and welcoming communities continue to attract manufacturers in growing industries such as housing and home improvement,” said GDEcD Commissioner Pat Wilson. “This is an exciting announcement for Turner County, and I want to thank Steves & Sons for deciding to invest and grow in Georgia. Congratulations to our local partners for their tireless work on this project.”

Karen Thomas

Associate Broker, ABR, CRS, e-Pro, GRI, SRES

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HRP Realty

