

**Sale Name:** Commercial Facility and Developable Parcels | Lee and Washington County, GA Online Auction

**LOT 3 - Development Opportunity on 10.02 Acres in Sandersville, GA**



### Description

**Thursday, January 16, 2025 at 3:00 pm — ONLINE  
ONLY-Bidding Starts Jan 9th 12:00 PM**

SANDERSVILLE, WASHINGTON COUNTY, GA



### Strategic Development Opportunity on 10.02 Acres in Sandersville, GA

Introducing a prime development opportunity in Sandersville, Georgia, with this expansive 10.02-acre lot located at the strategic intersection of Fall Line Freeway and Linton Road. Identified by Washington County Tax records as Parcel #094 031, this vacant, wooded lot offers excellent exposure and potential for a variety of uses.

### Property Highlights:

- **Location:** Situated on the Fall Line Freeway, this property is ideally positioned at a busy intersection opposite T.J. Elder Middle School, ensuring high visibility and traffic—perfect for commercial or residential development.
- **Accessibility:** The lot boasts frontage on both the Fall Line Freeway and Linton Road, providing excellent access and flexibility for future developments.
- **Utilities:** Ready for development with essential utilities available, including cable, electricity, sewer, and water.
- **Zoning:** Currently zoned R-2, offering potential for residential development with the possibility of rezoning to accommodate commercial or mixed-use projects.

**Development Potential:** This property's strategic location between key Georgian cities—halfway between Macon and Augusta, as well as between Atlanta and Savannah—makes it an ideal site for industrial, commercial, or residential development. The surrounding area's growth and the lot's proximity to educational institutions enhance its appeal for community-focused projects or commercial enterprises.

**Community and Lifestyle:** Sandersville is known for its historic treasures and picturesque scenery, providing a charming backdrop for both visitors and residents. The town's rich history and natural beauty, combined with modern conveniences, make it a desirable location to live or develop.

Whether you are an investor looking to capitalize on Sandersville's central location and robust infrastructure, or a developer aiming to create a new residential community or commercial hub, this 10.02-acre lot offers a blank canvas with endless possibilities.

Take advantage of this excellent opportunity to own a significant parcel of land in one of Georgia's strategically located and community-oriented towns. Explore the potential to transform this space into a thriving development that can contribute to and benefit from Sandersville's growing economy.

[Surveys / Maps](#)

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**PROJECT MANAGER:** Chase Tolbert – 706.266.0717 – [ctolbert@dempseyauction.com](mailto:ctolbert@dempseyauction.com)

**INSPECTION:** This Property is OPEN for Inspection.

**BIDDING:** The Bidding process will be ONLINE only through our MarkNet Platform at [Dempseyauction.com](https://dempseyauction.com) **BEGINNING ON January 9<sup>TH</sup> and ENDING ON January 16<sup>TH</sup> at 1:00 pm.** Contact our Office for exact details.

**TERMS:** 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

**CLOSING:** Closing to be on or before 30 days from sale date/contract acceptance.

**BROKER PARTICIPATION:** Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, Pre-Registration or further sales information on this auction, call us by name at 800.DEMPSEY. Property lines are approximate.

**Quantity:** 1



<https://bids.dempseyauction.com/>