

# Fairground Road Commercial



Offered for \$1,446,250



+/- 57.85 Acres | Fairground Road | Morgan County, GA | 30650

Southern Land Exchange is proud to present this dual zoned development tract located inside Madison, GA city limits. The +/- 11 acres at the front of the property is zoned C5 - Heavy Commercial and the back +/- 46 acres is zoned I1 - Light Industrial/Limited Commercial. There are over 90 permitted uses between the two zonings including, but not limited to outdoor storage, self storage, body repair, truck sales, building supply store, pawn shop, manufacturing, welding & fabrication, and many more. The property is ready for development with all utilities available. There is over 400 ft of frontage on Fairground Road and over 2,500 ft of Norfolk Southern Railway frontage. C5 and I1 zonings are among the rarest, as they include uses that, though necessary, are not always the most appealing to the governing municipalities. And therefore provide investors and business owners with a great opportunity! If you have a use in mind for heavy commercial / light industrial, this tract could be a perfect fit.

**Travis Ebbert**

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Land Exchange**