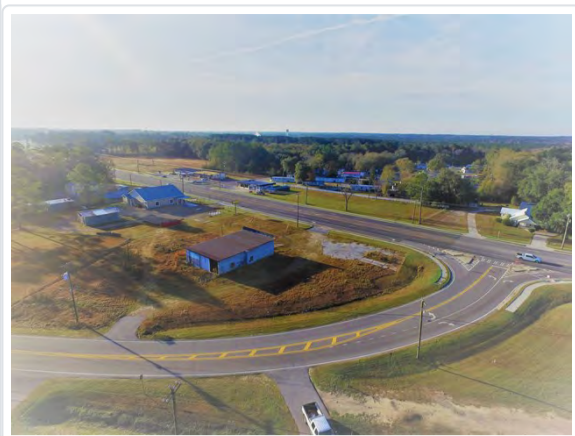


MLS #: C920394A (Active) List Price: \$210,000

509 GA Hwy 133 S. Moultrie, GA 31788



Current Business Type: \_\_\_\_\_  
 Design: \_\_\_\_\_  
 Apx SqFt: \_\_\_\_\_  
 # Units: \_\_\_\_\_  
 # Floors: \_\_\_\_\_  
 Private Bathrooms: \_\_\_\_\_  
 Public Bathrooms: \_\_\_\_\_  
 Apx Year Built: 1988  
 Handicap Accessible: \_\_\_\_\_  
 Parking: \_\_\_\_\_

Unit #: \_\_\_\_\_  
 Main Area: Moultrie  
 County: \_\_\_\_\_  
 Zoning: \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Apx Total Acreage: 1.21 Price/Acre: \_\_\_\_\_  
 Deed Book/Page: \_\_\_\_\_ Plat Book/Page: \_\_\_\_\_ # Lots: 0 Frontage: \_\_\_\_\_  
 Incorporated Area: \_\_\_\_\_ Use Conforms to Zoning: \_\_\_\_\_ Industrial Park: \_\_\_\_\_  
 City Taxes: 0.00 County Taxes: 0.00 Tax Year: \_\_\_\_\_  
 Improvement Value: \_\_\_\_\_ Land Value: \_\_\_\_\_ Total Assessment: \_\_\_\_\_ Yearly Assoc Fee: 0

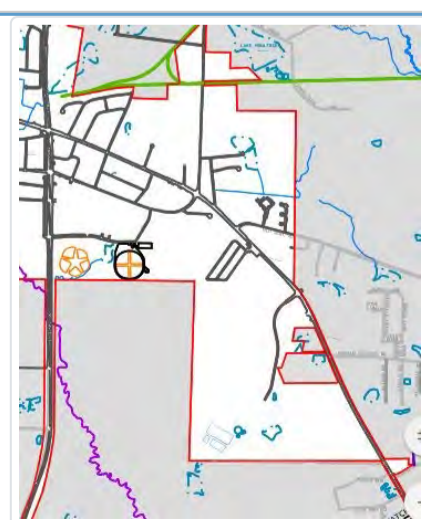
Utilities: \_\_\_\_\_  
 Mechanical Features: \_\_\_\_\_  
 Electricity: \_\_\_\_\_ Environmental: \_\_\_\_\_  
 Site: \_\_\_\_\_

Office SqFt: \_\_\_\_\_ Warehouse SqFt: \_\_\_\_\_ Storage SqFt: \_\_\_\_\_ Apx Showroom SqFt: \_\_\_\_\_ Ceiling Height: \_\_\_\_\_

Interior Features: \_\_\_\_\_  
 Exterior Finish: \_\_\_\_\_ Exterior Features: \_\_\_\_\_  
 General Features: \_\_\_\_\_ Access: \_\_\_\_\_  
 Flooring: \_\_\_\_\_ Sale Includes: \_\_\_\_\_  
 Roof: \_\_\_\_\_ Condition: \_\_\_\_\_

Directions: Property is about 1 mile SE of Veterans Parkway at the Corner of GA Hwy 133 and Old Adel Road.  
 Public Remarks: Excellent corner location. Two Curb cuts for easy access. GA133 has been going through major widening back towards Valdosta. The property is a little over a 1/2 mile from Recreation Fields and Wal-Mart. Over 500+/-' of Road frontage combined on 133 and Old Adel Road. Good level site. Structure in photo has been demolished. Clean Slate to work with. GA AADT most recent Traffic Count at 17,400. With completion of road work on 133, traffic may increase. 5 lane road with Center Turn for easy in and our. Check with city about letter of availability for specific utility needs.. Zoned C-3 Commercial District in the City Limits of Moultrie. Property has a "No Further Action Letter." Additional 1 Acres on Old Adel Road Available.

REALTOR Remarks: \_\_\_\_\_  
 Owner's Name: \_\_\_\_\_  
 Owner's Phone: \_\_\_\_\_ Owner's Business Phone: \_\_\_\_\_ Owner's Email Address: \_\_\_\_\_  
 Owner's Address: \_\_\_\_\_ Owner's City: \_\_\_\_\_ Owner's State: \_\_\_\_\_ Owner's Zip: \_\_\_\_\_  
 Current Mortgage: \_\_\_\_\_ Initial Rate: \_\_\_\_\_ 2nd Mortgage: \_\_\_\_\_  
 Balance: \_\_\_\_\_ Bank: \_\_\_\_\_ Loan Number: \_\_\_\_\_  
 Sign On Property: Yes \_\_\_\_\_ To Show: \_\_\_\_\_  
 Terms Financing: \_\_\_\_\_ Listing Terms: \_\_\_\_\_  
 Closing Information: \_\_\_\_\_  
 Co-op % Commission: 3 \_\_\_\_\_ Dual Rate Commission: \_\_\_\_\_ Variable Rate Commission: \_\_\_\_\_  
 Occupied: \_\_\_\_\_ Agent Owned: No \_\_\_\_\_  
 Display on Internet: Yes \_\_\_\_\_ Display Address: Yes \_\_\_\_\_ Allow AVM: No \_\_\_\_\_ Allow Comments: No \_\_\_\_\_  
 CntctDate: \_\_\_\_\_  
 Marketing Date: 11/4/2022 \_\_\_\_\_ Original List Price: \$210,000 \_\_\_\_\_ Days on Market: 135 \_\_\_\_\_  
 Contingent Expiration Date: \_\_\_\_\_



Key Annual Trends						
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor
2015	17400	14.47	718	4.12	8.93	51.54
2014	15200		1361	8.95	9.00	54.00
2013	15100		1361	8.96	9.00	54.00
2012	16200					
2011	16200					
2010	16500					



Listing Office: Crocker Realty (#:7)  
Main: (229) 228-0552  
Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)  
Contact #: (229) 403-6297  
Agent Email: [landcrocdan@gmail.com](mailto:landcrocdan@gmail.com)

Information Herein Deemed Reliable but Not Guaranteed



# 509 GA Hwy 133/ Old Adel Road (1.21+/- Acres) Moultrie Colquitt County, Georgia, 1.2 AC +/-



 Photo Point  Boundary