

MLS #: C928989A (Active) List Price: \$298,000 (14 Hits)

7821 Tallahassee Hwy (8.98+/- Acres) Attapulgus, GA 39815



Current Business Type: Professional/Office, Retail, Other
Design:
Apx SqFt: 1,000
Apx Heated/CooledSqFt: 0
Apx Under Roof SqFt: 0
Units:
Floors:
Private Bathrooms:
Public Bathrooms:
Apx Year Built: 2000

Unit #:
Main Area: Decatur County
County: Decatur
Zoning:
Handicap Accessible:
Parking:

Lot Dimensions:		Apx Total Acreage: 8.98		Price/Acre:	
Deed Book/Page:		Plat Book/Page:		# Lots:	
Incorporated Area:		Use Conforms to Zoning:		Frontage: 800' +/-	
City Taxes: 0.00		County Taxes: 0.00		Tax Year:	
Improvement Value:		Land Value:		Insurance: \$0.00	
		Total Assessment:		Yearly Assoc Fee: 0.00	
Utilities:					
Mechanical Features:					
Electricity:		Environmental:			
Site:					
Office SqFt: 0		Warehouse SqFt: 0		Storage SqFt: 0	
				Apx Showroom SqFt: 0	
Interior Features:		Ceiling Height:			
Exterior Finish: Other		Exterior Features:			
General Features: High Traffic Area, High Visibility		Access: US Highway			
Flooring:		Sale Includes: Land Only, Other-See Remarks			
Roof:		Condition:			
Directions: Property located very near the GA/FL line on Hwy 27 on the East Side of the Road, just before the Travel Center Convenience Store.					
Public Remarks: Commercial Development Opportunity on Highway 27 This prime commercial listing offers a standout investment opportunity featuring approx 8.98 acres of high-visibility land strategically located on Tallahassee Highway (U.S. Highway 27) in Attapulgus, Georgia. Boasting approximately 800+ - feet of premium highway frontage just north of the Georgia/Florida state line, the property sits directly on a major regional thoroughfare immediately preceding a high-traffic travel center. Its exceptional exposure and positioning make it an ideal site for retail, logistics, flexible commercial development, or a long-term land investment. The current long term tenant on the property offers steady "Mail Box" money stream while you parcel out the remaining property. Sellera are ready to work on putting a deal together. We can sell 2 acres of this tract as easy as we can sell 8. Make us an offer. Building belongs to tenant.					
REALTOR Remarks: Make an offer on any acreage amount. We want to put something together.					
Office Notes:					
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: Possession at Closing, Subject to Lease					
Occupied:		Agent Owned: No			
Display on Internet: Yes		Display Address: Yes		Allow AVM: No	
List Dt: 6/24/2026		Expr Dt: 6/24/2027		Allow Comments: No	
Marketing Date: 6/30/2026		Original List Price: \$298,000		CntctDate:	
Contingent Expiration Date:		Days on Market: 10			
GREC Firm #: H - 907		GREC Agent #: 164943			
Listing Office: Crocker Realty (#:7)		Listing Agent: Daniel Crocker (#:2)			
Main: (229) 228-0552		Contact #: (229) 403-6297			
Fax: (229) 226-6532		Agent Email: landcrocdan@gmail.com			

Information Herein Deemed Reliable but Not Guaranteed

Dwellings Without Basements—Decatur County, Georgia
(Hwy 27 Bishop Tract)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Decatur County, Georgia
Survey Area Data: Version 20, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2022—Mar 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FeB	Faceville sandy loam, 2 to 5 percent slopes	Not limited	Faceville (75%)		10.6	100.0%
Totals for Area of Interest					10.6	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	10.6	100.0%
Totals for Area of Interest	10.6	100.0%

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher