

# SITE DETAIL REPORT

## Cedar Creek Corporate Park

2.5 miles west of I-75; GA 300  
Cordele, GA 31015  
Crisp County



**Acreage** 423 (total acres)  
**Avail Acres** 160  
**Largest Tract** 423  
**Smallest Tract** 15  
**Covenants** Yes  
**Ownership** Public

**Rail** Yes  
**Rail Provider** Heart of Georgia  
**Rail Siding**

**Fire Rating** 4  
**Police Protection** City  
**Fire Protection** City

**Current Zoning** Industrial  
**Proposed Zoning** None  
**Land Use North** Agriculture  
**Land Use South** Agriculture  
**Land Use East** Agriculture  
**Land Use West** Agriculture

**Ph 1 Environ** Yes **Date** Jun 1, 2001  
**Ph 1 Cult & End Spec** Yes **Date** Jul 1, 2003  
**Wetland Del** Yes **Date** Jan 1, 2001  
**Ph 1 Soils** Yes **Date** Jun 1, 2001  
**Zone Advantages** Federal Empowerment Zone  
**Dev Stage** Industrial Park

Utilities	Provider	Capacity / Size	Proximity (miles)
<b>Electricity</b>	Crisp County Power		
<b>Sewer</b>	City of Cordele	30	on site
<b>Water</b>	City of Cordele	12	on site
<b>Gas</b>	City of Cordele	4	on site
<b>Telecom</b>	Mediacom		

Transportation Type	Name	Distance (mi)	Desc
Interstate	Interstate 75	2.5	
Highway	US 280	1.5	
Airport	Crisp County - Cordele	3	5,000 ft runway
Rail	Heart of Georgia	0	At Site

**Terms** Sales  
**Sale** Negotiable  
**Lease** \$0.00

**Notes:** Park layout available. Sales price is based on number of jobs and capital investment.

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