## **US HWY 19 COMMERCIAL SITE**

ELLAVILLE COMMERCIAL/INDUSTRIAL DEVELOPMENT ELLAVILLE, GA 31806

Tom Tuggle, ALC C: 478.297.5471 tom.tuggle@svn.com



## Property Overview





Sale Price \$1,350,000

#### **OFFERING SUMMARY**

Acreage: 29.81 Acres

Price / Acre: \$45.287

City: Ellaville

County: Schley

Property Type: Land: Land Investment, Land Other, Commercial

Video: <u>View Here</u>

#### **PROPERTY OVERVIEW**

Welcome to the HWY 19 Ellaville Commercial/Industrial Site, located just one mile south of Ellaville, Georgia, outside the city limits. This property boasts extensive road frontage of 1,932 feet along HWY 19 and Andersonville Road, positioned on a busy 4-lane highway for excellent visibility and access, making it ideal for commercial and industrial uses.

The site is available to be purchased as a whole or can be divided to suit different developmental needs. It comes fully equipped with essential utilities like high-capacity sewer, water, and electricity, ensuring a hassle-free development process. Whether you're planning to establish a manufacturing plant, a distribution hub, or a retail complex, this location offers great potential.

Additionally, flexible purchasing options such as leasing or owner financing are available to make acquisition easier and more adaptable to your financial plans. The HWY 19 Commercial Development site represents a prime opportunity for initiating or expanding your business operations in an area increasingly sought after for commercial and industrial growth.

## Location





#### **LOCATION & DRIVING DIRECTIONS**

Parcel: 2530130000100A

GPS: 32.2264536, -84.2930621

Head south out of Ellaville

on HWY 19, property is on

Driving Directions: the west side of HWY 19

approximately 1 mile out

side of town

Showing Instructions: Call Tom Tuggle



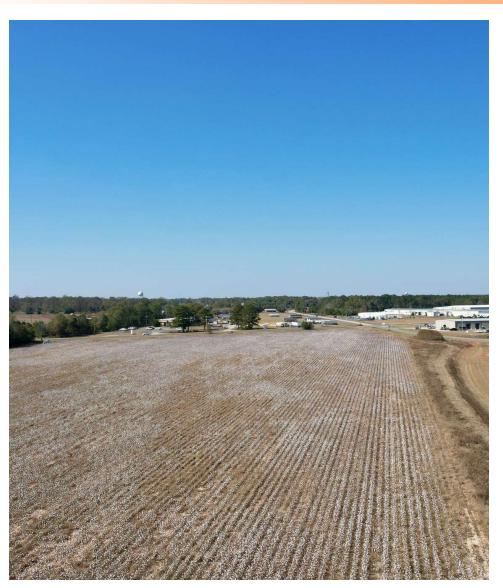
# Retailer Map





## Specifications & Features





#### **SPECIFICATIONS & FEATURES**

Land Types:

Uplands / Wetlands:

Soil Types:

Taxes & Tax Year:

Zoning / FLU:

Water Source & Utilities:

Road Frontage:

Nearest Point of Interest:

Land Cover:

Land Investment

Land Other

Commercial

100% Uplands

· Orangeburg Loamy Sand

• Goldsboro Loamy Sand

• Grady Soils

\$2,551,91

Commercial

Sewer, Water, Electricity

1932 feet

Ellaville, Georgia Americus, Georgia (14 miles) Columbus, Georgia (49 miles)

Open



### **Ellaville Commercial Site**

Schley County, Georgia, 29 AC +/-







## Advisor Biography





TOM TUGGLE, ALC

Advisor

tom.tuggle@svn.com

Direct: 877.518.5263 x387 | Cell: 478.297.5471

#### PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, vacant commercial, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

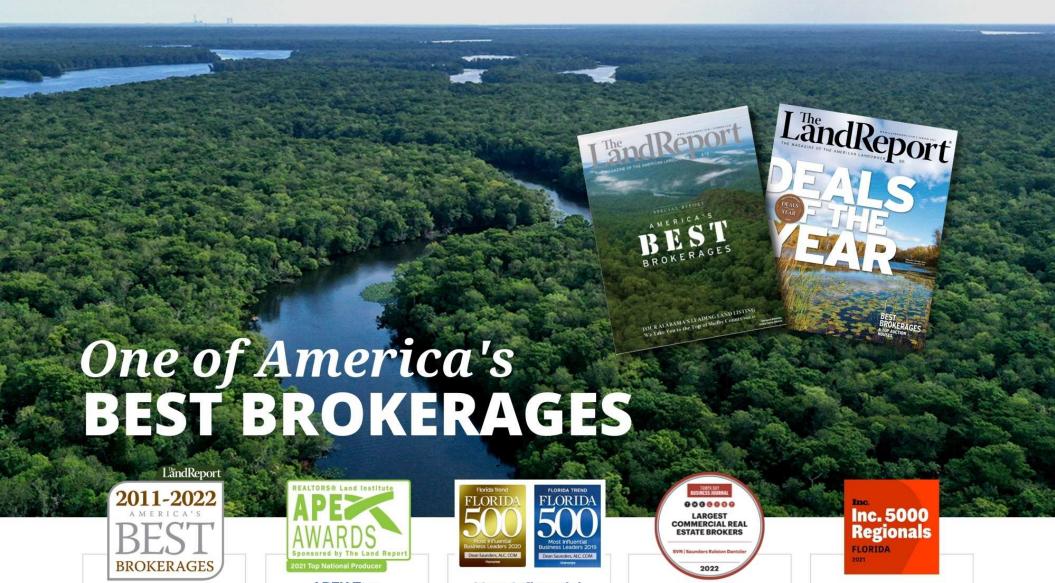
He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the nominations committee for Perry United Methodist Church and Perry's Downtown Development Board. Tom is a lifelong conservationist and enjoys the outdoors in his spare time.

Tom specializes in:

- Timber Land
- Commercial Land
- Recreational Land
- Agricultural Land

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### NORTH FLORIDA

356 NW Lake City Avenue Lake City, Florida 32055 352,364,0070

### **GEORGIA**

218 W Jackson Street, Suite 203 Thomasville, Georgia 31792 229.299.8600

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