

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: [View Here](#)

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
Driving Directions: Head south out of Ellaville on HWY 19, property is on the west side of HWY 19 approximately 1 mile out side of town
Showing Instructions: Call Tom Tuggle



Retailer Map





SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Land Other• Commercial
Uplands / Wetlands:	100% Uplands <ul style="list-style-type: none">• Orangeburg Loamy Sand• Goldsboro Loamy Sand• Grady Soils
Soil Types:	
Taxes & Tax Year:	\$2,551.91
Zoning / FLU:	Commercial
Water Source & Utilities:	Sewer, Water, Electricity
Road Frontage:	1932 feet
Nearest Point of Interest:	Ellaville, Georgia Americus, Georgia [14 miles] Columbus, Georgia [49 miles]
Land Cover:	Open



Ellaville Commercial Site

Schley County, Georgia, 29 AC +/-



Boundary

Tom Tuggle



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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HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

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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