

Ellaville Commercial/Industrial Development Site

0 SR 228, Ellaville, Georgia 31806

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PROPERTY OVERVIEW



Sale Price

\$980,000

Offering Summary

Acreage:	29.81 Acres
Price / Acre:	\$32,875
City:	Ellaville
County:	Schley
Property Type:	Land: Land Investment, Land Other, Transitional, Commercial
Video:	View Here

Property Overview

Welcome to the HWY 19 Ellaville Industrial Site, a prime opportunity located just one mile south of Ellaville, Georgia, outside the city limits. With 1,932 feet of road frontage along both HWY 19 and Andersonville Road, this property offers exceptional visibility and access along a busy 4-lane highway—making it ideal for industrial, manufacturing, or warehousing operations. The site is equipped with essential utilities, including high-capacity sewer, water, and electricity, which simplifies the development process and positions the property for a wide range of industrial uses.

An unused rail line runs along the back of the property, presenting potential for future rail-served operations. The site can be purchased in its entirety or subdivided to suit the buyer's specific needs. Flexible acquisition options, including leasing and owner financing, are also available to accommodate various financial plans.

Strategically located on U.S. Highway 19—a major north-south corridor in Georgia—the site offers direct access to key markets, with Americus just 30 miles away and Columbus approximately 50 miles south. Ellaville and Schley County provide a business-friendly environment and are increasingly sought after for commercial and industrial expansion, thanks in part to a skilled local workforce and a supportive development climate.

This property presents a rare opportunity to establish or expand industrial operations in a location that blends infrastructure, access, and growth potential.

SPECIFICATIONS & FEATURES



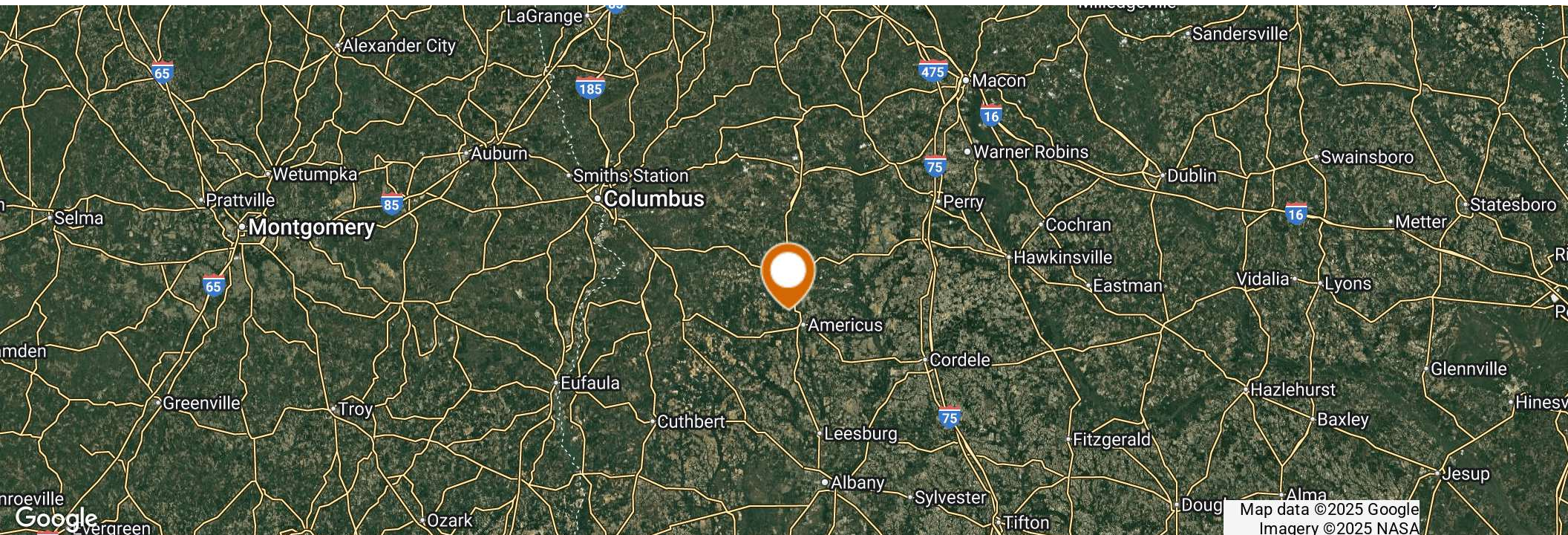
Specifications & Features

	• Land Investment • Land Other • Transitional • Commercial
Land Types:	
Uplands / Wetlands:	100% Uplands • 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:	Airport Access: Columbus Airport (CSG) – 42 miles (regional flights) Hartsfield-Jackson Atlanta International Airport (ATL) – 95 miles (major cargo and business hub) Port Proximity: Port of Savannah – 180 miles (one of the largest container ports in the U.S.) Port of Brunswick – 170 miles (RO/RO and bulk shipping)
Current Use:	AG
Land Cover:	Open



Location & Driving Directions

Parcel:	2530130000100A
GPS:	32.2261631, -84.2925472
Driving Directions:	Corner of Andersonville Road and HWY 19.
Showing Instructions:	Appointment by Listing Agent, Tom Tuggle.



RETAILER MAP



Map data ©2025 Google
Imagery ©2025 NASA

DEMOGRAPHICS MAP & REPORT

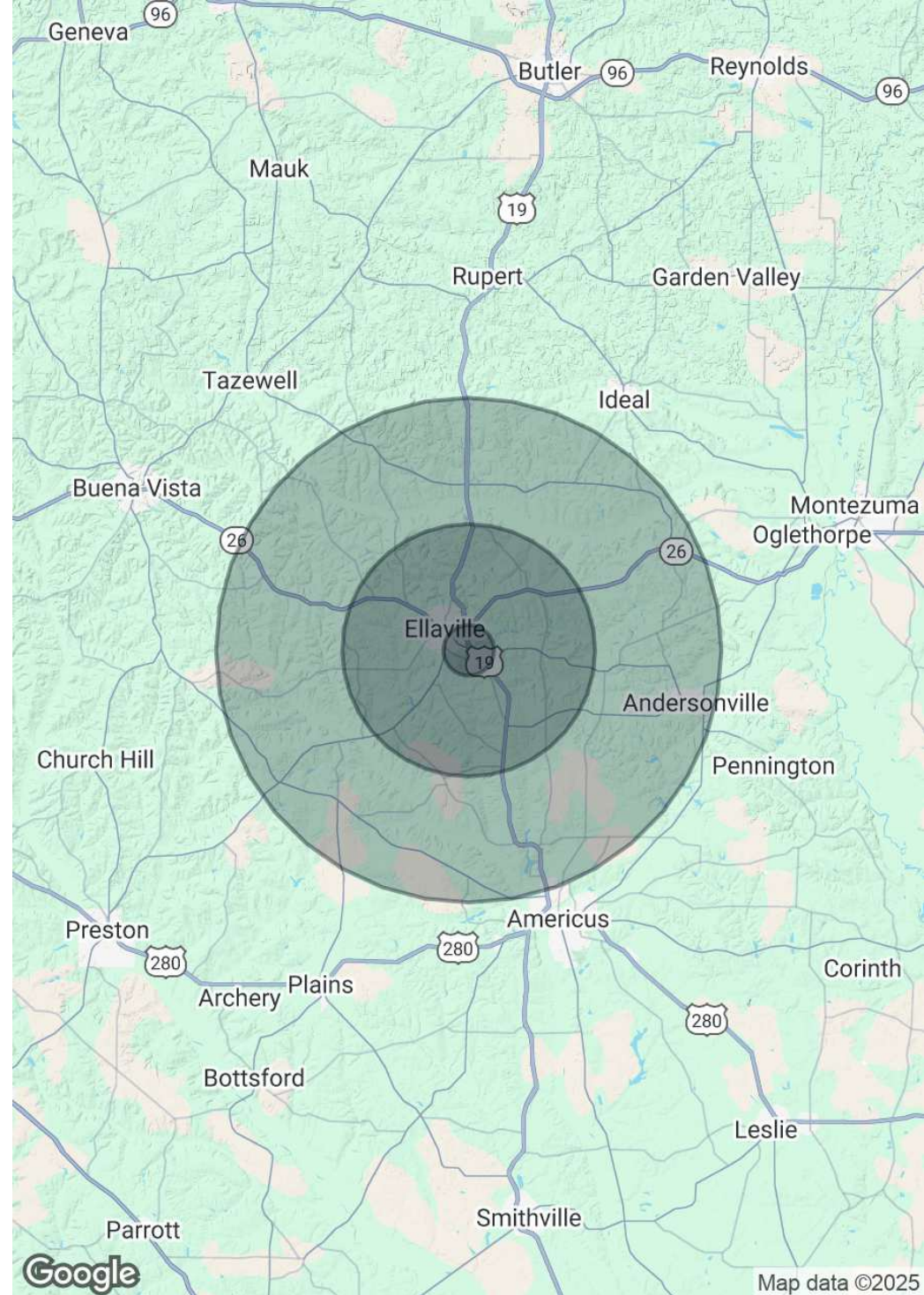
Population

	1 Mile	5 Miles	10 Miles
Total Population	198	3,076	10,484
Average Age	35.3	38.6	38.2
Average Age (Male)	30.4	37	38.4
Average Age (Female)	35.7	36.8	38.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	81	1,282	4,506
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$49,786	\$48,991	\$43,659
Average House Value	\$129,832	\$131,012	\$131,451

2020 American Community Survey (ACS)





Ellaville Commercial Development Site
Schley County, Georgia, 29.8 AC +/-



 Boundary

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

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Professional Background

Tom Tuggle, ALC, is an experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients. Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets. Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country. Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.



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