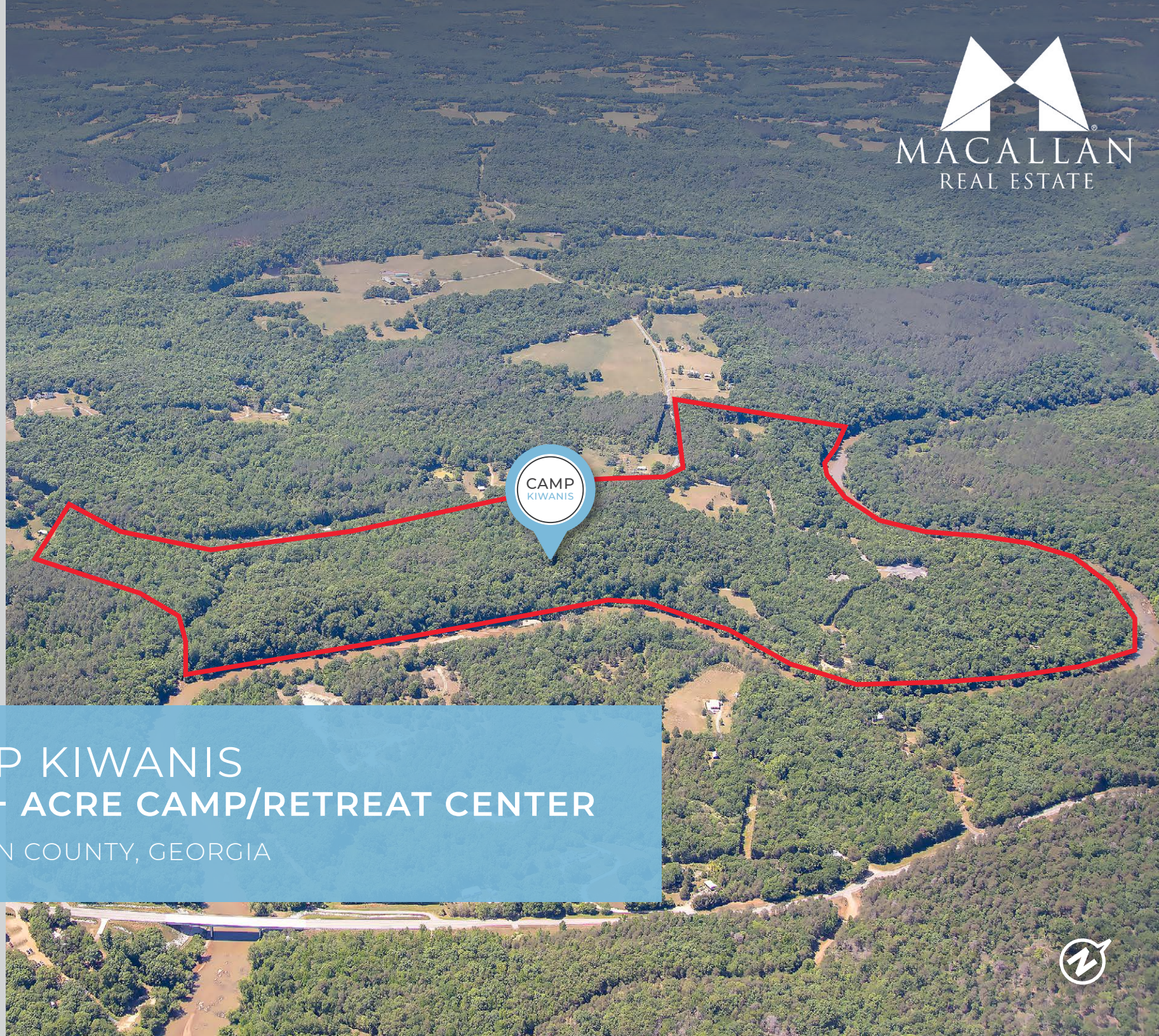
FOR SALE

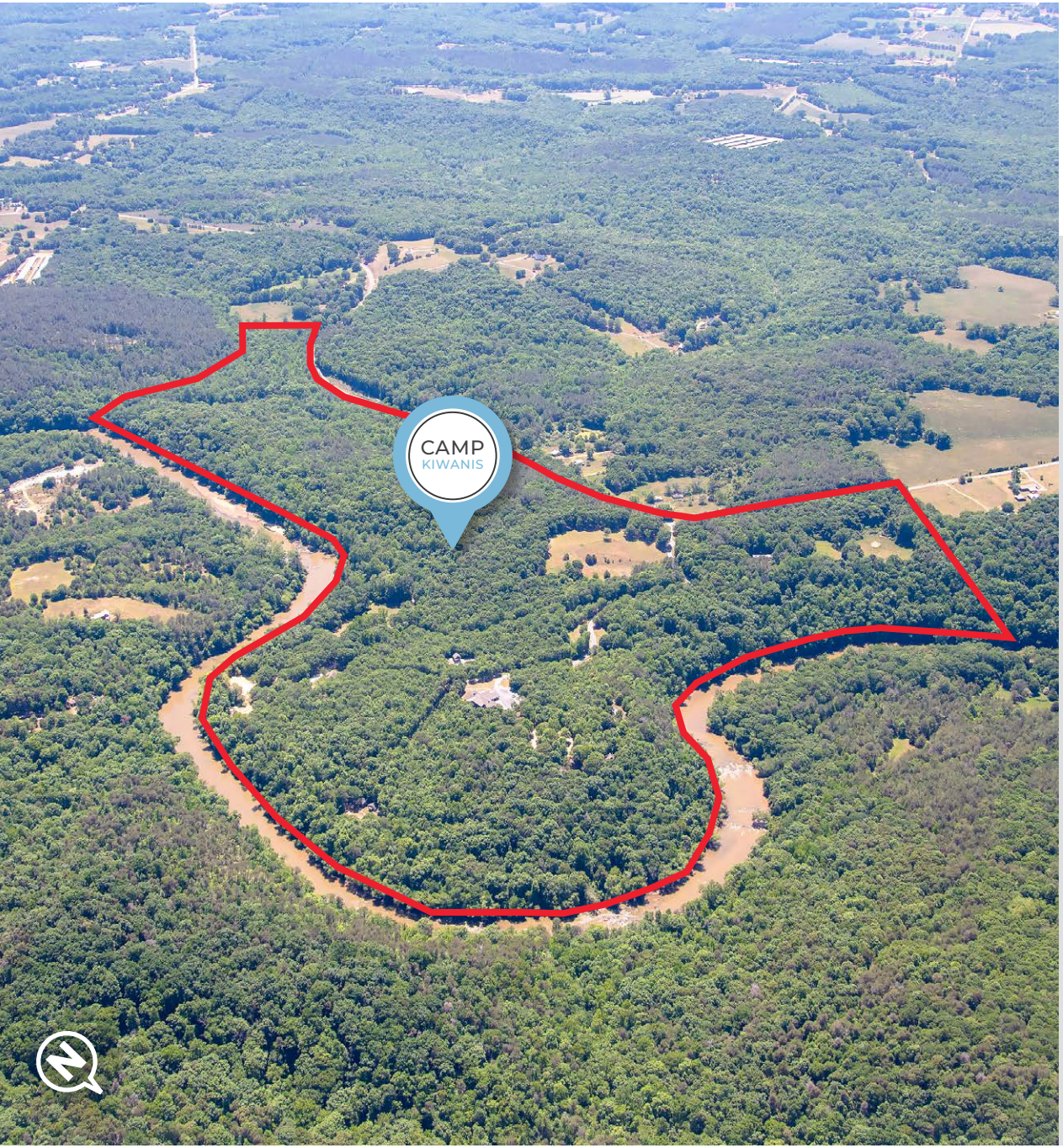
MACALLAN
REAL ESTATE



CAMP KIWANIS

160 +/- ACRE CAMP/RETREAT CENTER

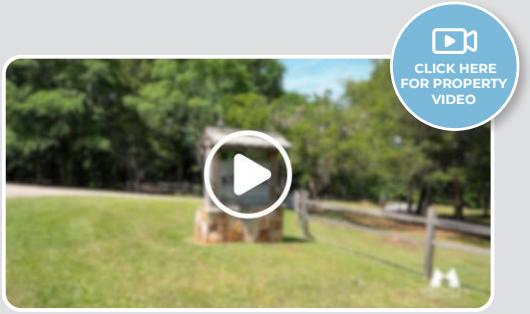
MADISON COUNTY, GEORGIA



PROPERTY INTRODUCTION

Macallan Real Estate is pleased to present for sale Camp Kiwanis, a 160-acre camp and retreat property on the banks of the Broad River in Madison County, GA. The land features nearly 1.5 miles of frontage with multiple shoals along one of Georgia's last remaining free-flowing rivers.

All infrastructure and furnishings are in place for a turnkey camp or retreat operation. The existing building inventory consists of 32 buildings including bunk and bath houses, a central lodge/dining hall, auditorium, staff housing, equipment shed, infirmary, and more. Substantial undeveloped land leaves room for further expansion or conservation.



PROPERTY FEATURES

- 160.78 +/- Acres
- Zoned A-1 in Madison County
- ACA accredited summer camp owned by the Boys & Girls Clubs of Metro Atlanta
  - 21,858 SF of existing building inventory across 32 structures, including cabins, a dining & meeting hall, workshops, and various support buildings
  - Click here for full building inventory
- Approximately 1.5 miles of frontage on the Broad River, an outdoor recreation attraction
- 30 minutes north of downtown Athens, GA
- Population over 29,000,000 within 5hr drive

ASKING PRICE: $3,750,000

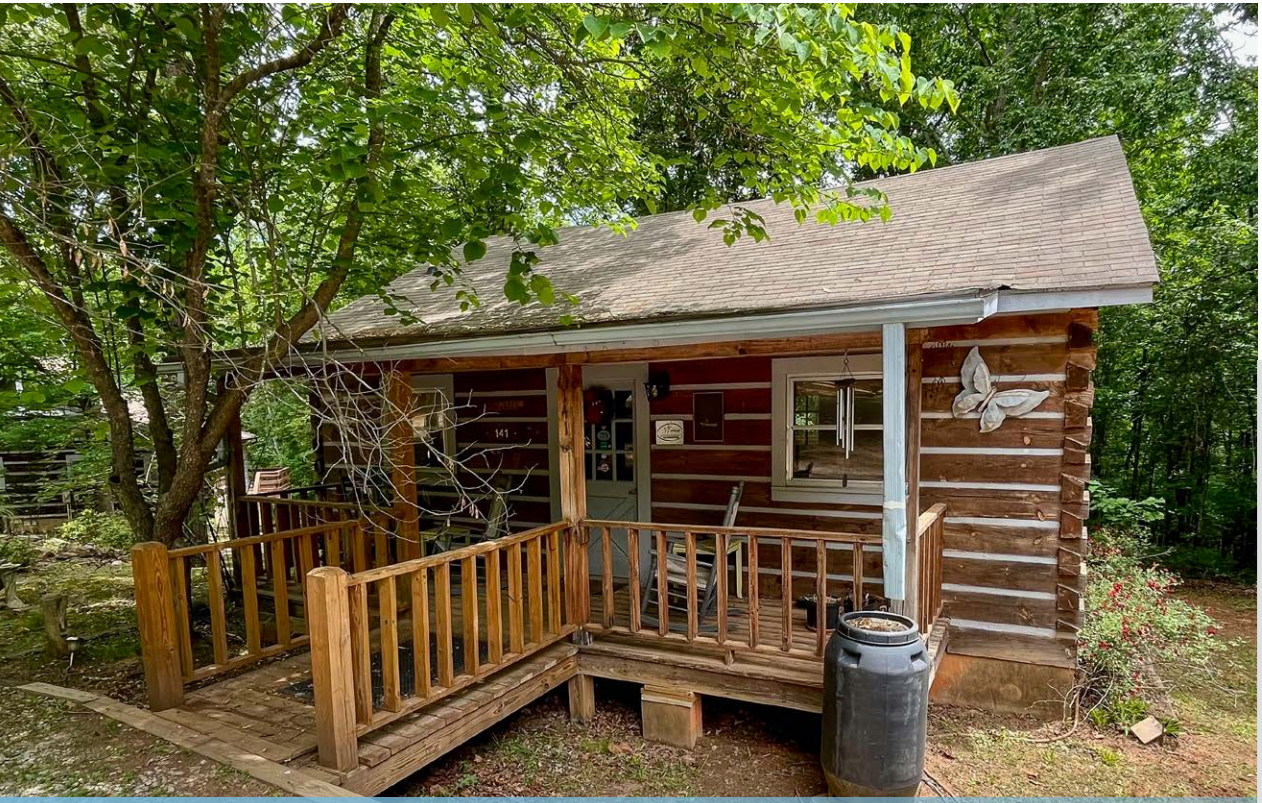
Main Lodge and Amphitheatre

Amphitheatre

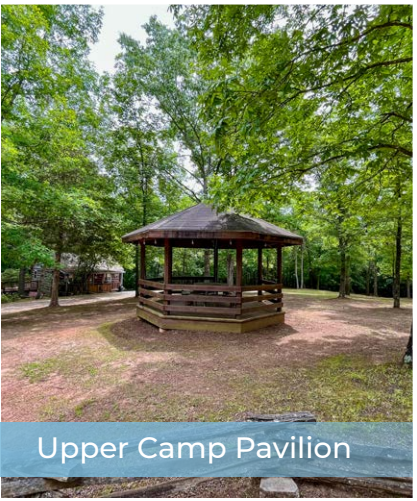
Main Lodge

CENTER CAMP
CAMP KIWANIS

- 5,482 SF Main Lodge
  - + Reception area
  - + Open event, meeting, and dining space
  - + Large covered porch
  - + Fully Equipped Commercial Kitchen
- Stone and Cedar Amphitheatre
  - + 300-seat capacity
  - + Built 2014

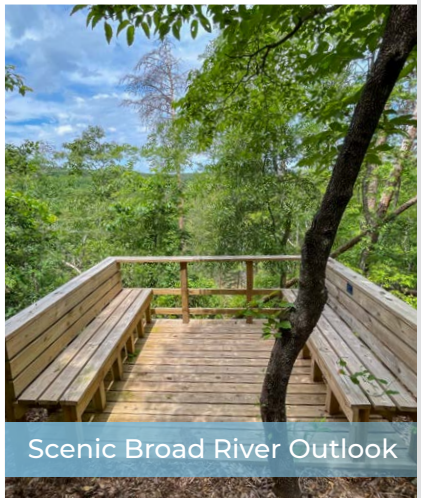


Camp Office



Upper Camp Pavilion

Director's Cabin



Scenic Broad River Outlook

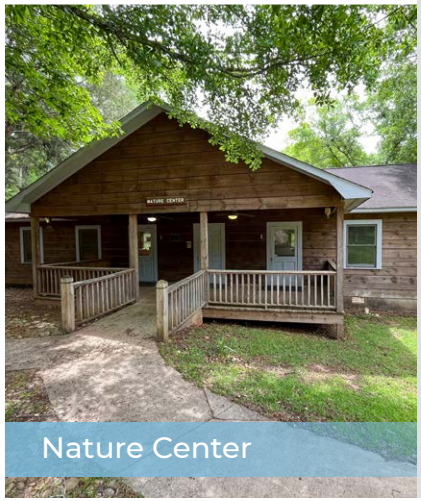
UPPER CAMP
CAMP KIWANIS

- Caretaker's Cabin
  - 775 SF, 2-story, 2-Bed/2-Bath log cabin with kitchen
- Camp office
  - 672 SF log cabin with kitchen, mezzanine storage space
- Staff cabin
  - 672 SF log cabin with 2-Bed/1-Bath, kitchen, and loft
- Director's cabin
  - 888 SF log cabin with 2-Bed/1-Bath, sunroom, kitchen, and loft
- Shop/Warehouse
  - 880 SF, 4-bay equipment service building
  - Pole barn equipment storage

Boys Village Cabin

Activity Center

Activity Center



Nature Center

BOYS VILLAGE
CAMP KIWANIS

- Four 360 SF camper log cabins
  - Currently configured to sleep 12 campers in each
- One 144 SF unit leader cabin
  - Currently configured to sleep 4
- Activity Center
  - 1,272 SF log building, open layout leader's lodge
- Nature Center
  - 1,792 SF log building with 2 open classroom spaces, kitchen, 1/2 bath
- Bathhouse
- Pavilion
- Room for expansion

Girls Village

Girls Village Bathhouse

Girls Village Cabin

Girls Village Cabin

GIRLS VILLAGE
CAMP KIWANIS

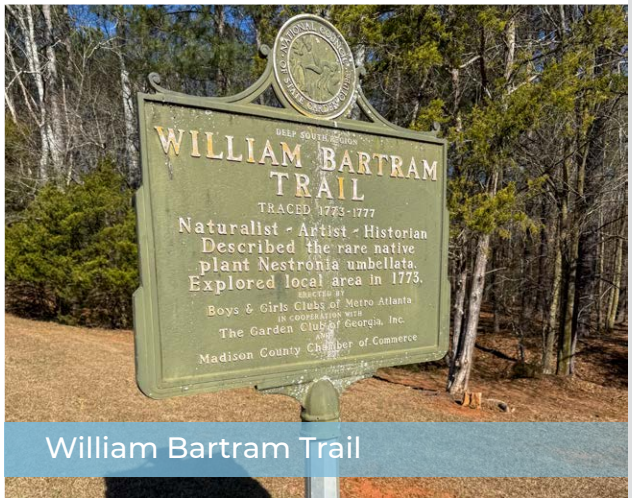
- Three 360 SF log camper cabins
  - Currently configured to sleep 12 campers in each
- One 480 SF stone camper cabin
  - Currently configured to sleep 8 campers with room for more
  - Restroom and showers
- One 144 SF unit leader cabin
  - Currently configured to sleep 4
- Bathhouse
- Pavilion
- Room for expansion

Fort James

ACTIVITIES
CAMP KIWANIS

- Multisport Fields
- Archery Range
- Beach Volleyball Courts and Gaga Ball Pit
- Over 3 miles of walking trails
- Ample room to add various camper activities
- Fort James
  - + Log built activity building with equipment storage

Beach Volleyball Court



William Bartram Trail

PROPERTY ZONING

This property is zoned A-1 in Madison County.

- Potential Uses include:
  - Camp
  - Retreat center
  - RV Park (with Conditional Use Permit)
  - River-Front Estate Lot Development

AREA OVERVIEW

MADISON COUNTY
GEORGIA

CLICK HERE FOR MORE ON MADISON COUNTY

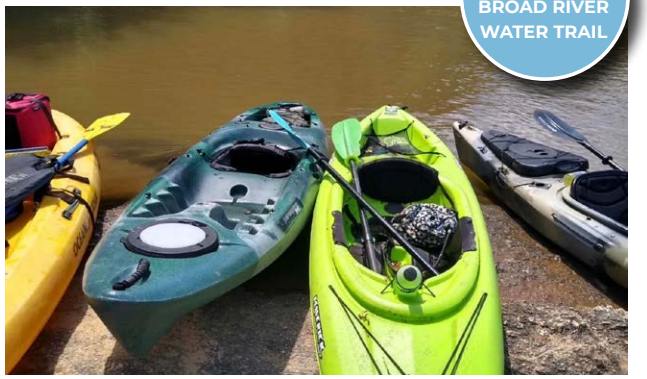
Madison County offers a rare combination of serene rural character and immediate proximity to the vibrant economic hub of Athens, making it a premier destination for retreat and recreation-focused assets. As part of the rolling Piedmont Plateau, the county is defined by its lush landscapes, including the scenic Broad River, a popular attraction for outdoor enthusiasts.

This area has become an increasingly popular escape for the growing populations of both Atlanta and Greenville, SC, both situated within a comfortable 90-minute drive. Its strategic location near the University of Georgia offers unique opportunities for seasonal staffing and educational partnerships.

BROAD RIVER

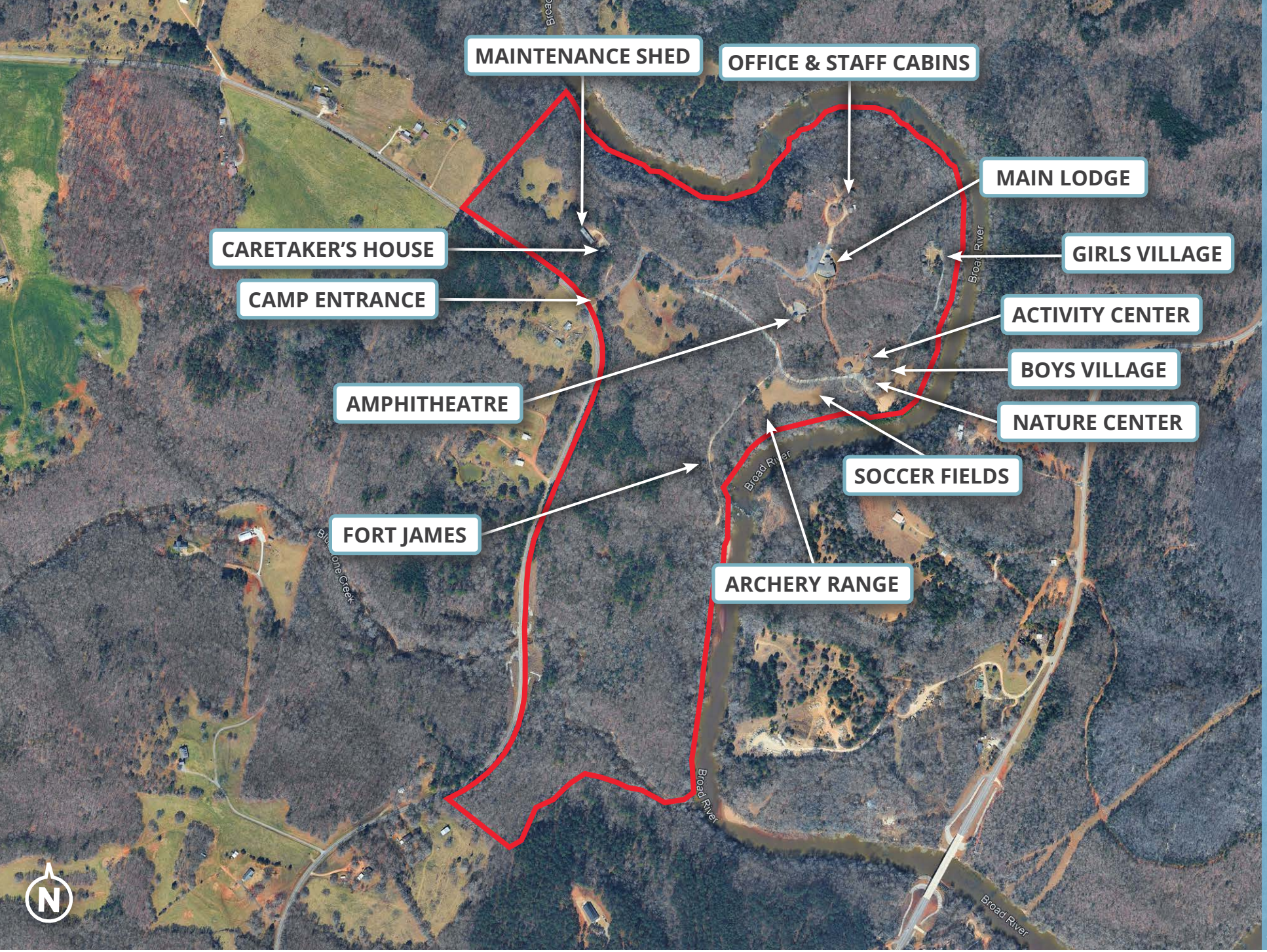
AREA OVERVIEW

CLICK HERE FOR MORE ON BROAD RIVER WATER TRAIL



The defining feature of Camp Kiwanis is its frontage on the Broad River, one of Georgia's last remaining free-flowing river systems and a cornerstone of the state's recreational landscape.

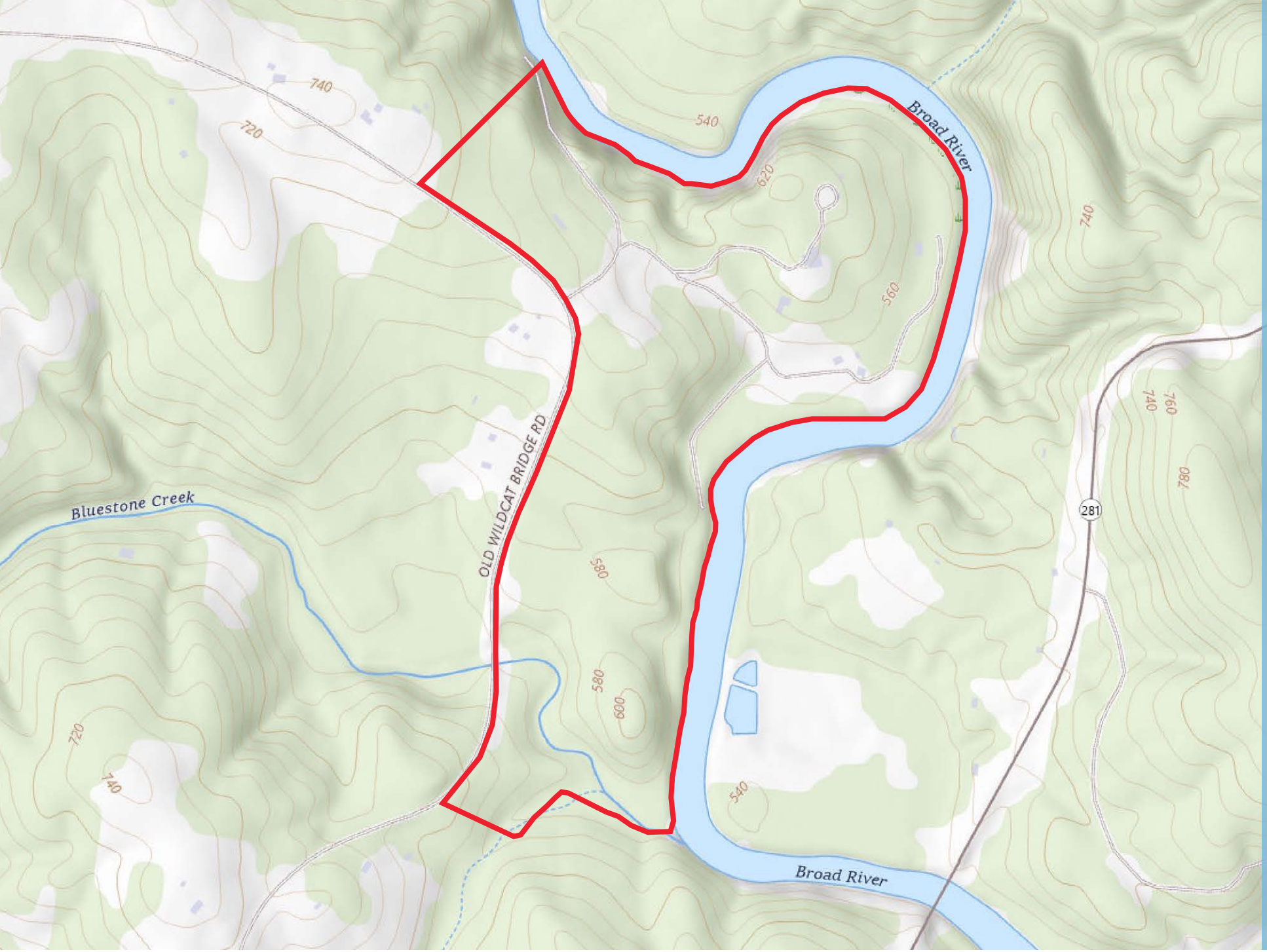
Positioned at mile markers 51 and 52, this stretch of water serves as a centerpiece of the Broad River Water Trail, offering an exceptional environment for outdoor adventure amidst scenic shoals and dramatic bluffs. The river's Class I and II rapids provide the perfect level of approachable adventure for paddling, kayaking, and team-building excursions.


MAINTENANCE SHED
OFFICE & STAFF CABINS
MAIN LODGE
CARETAKER'S HOUSE
GIRLS VILLAGE
CAMP ENTRANCE
ACTIVITY CENTER
BOYS VILLAGE
AMPHITHEATRE
NATURE CENTER
SOCCER FIELDS
FORT JAMES
ARCHERY RANGE
Broad River
Broad River
Broad River
Broad River
Broad River
N

CAMP MAP

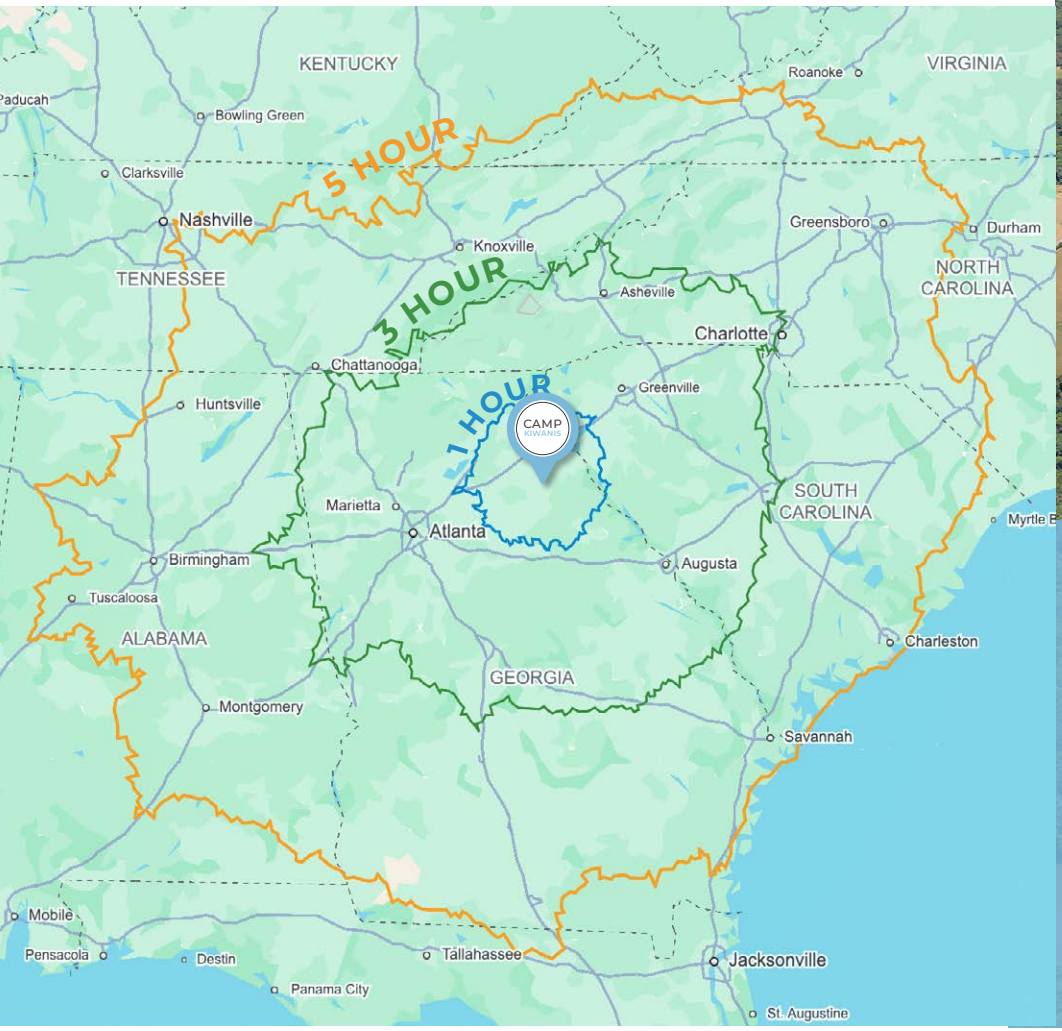
FLOOD MAP

281
Old Wildcat Bridge Road
CR 329
CR 329
CLICK HERE FOR FLOOD FEMA REPORT


Broad River
OLD WILDCAT BRIDGE RD
Bluestone Creek
Broad River
281
740
720
540
620
560
740
760
780
580
600
720
740
540

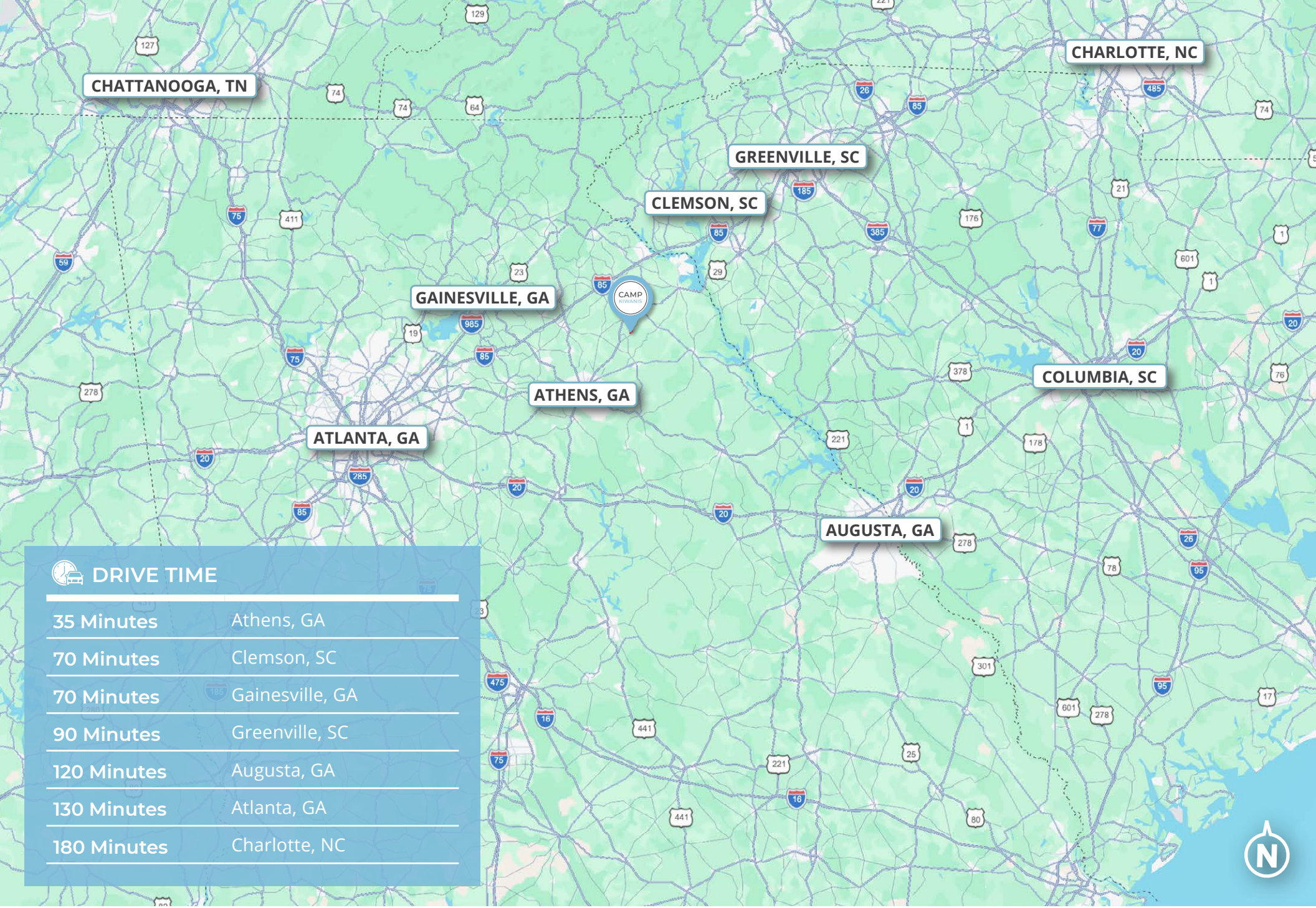
TOPO MAP

DRIVE TIME
DEMOGRAPHICS



DEMOGRAPHICS	1 HR	3 HR	5 HR
2025 Population	704,965	13,138,345	29,427,645
2025 Population Age 5-14	83,186	1,563,463	3,472,462
2025 Households	266,389	5,112,437	11,708,415
2025 Median Age	38.6	39.1	39.7

FULL ESRI REPORT

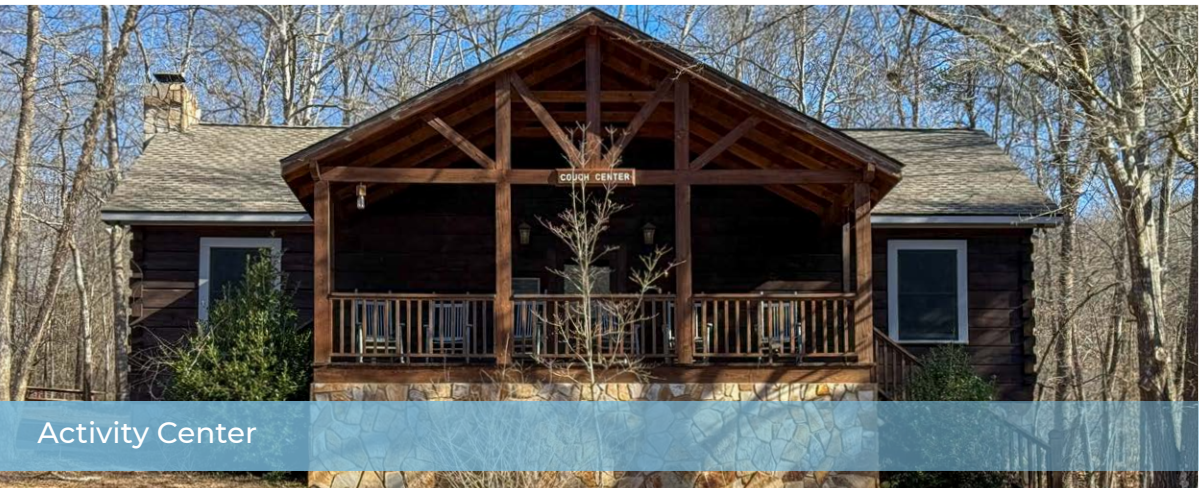


DRIVE TIME

35 Minutes	Athens, GA
70 Minutes	Clemson, SC
70 Minutes	Gainesville, GA
90 Minutes	Greenville, SC
120 Minutes	Augusta, GA
130 Minutes	Atlanta, GA
180 Minutes	Charlotte, NC

Boys Village Bathhouse

Camp Entrance



Activity Center

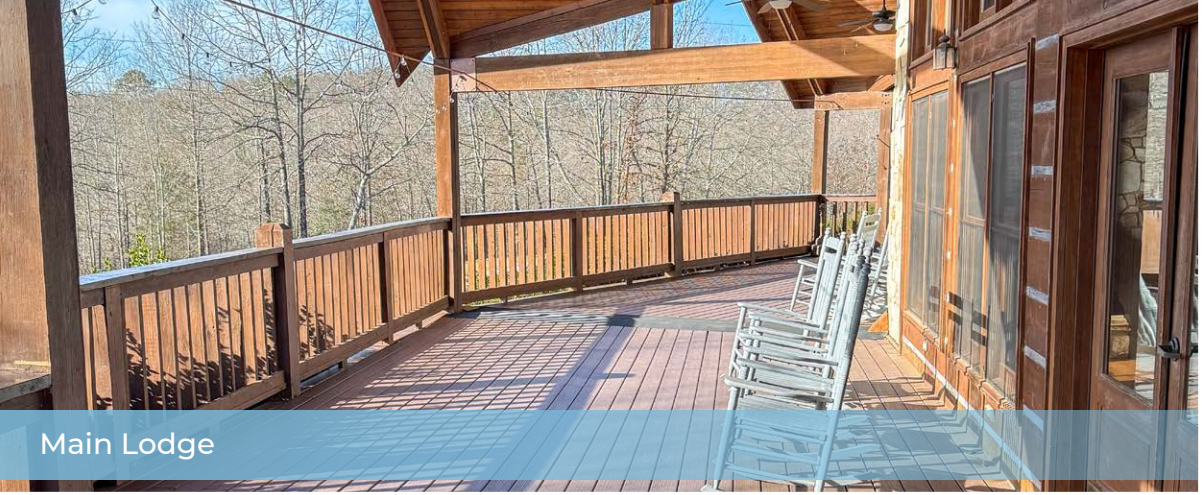
Camp Office

Main Lodge

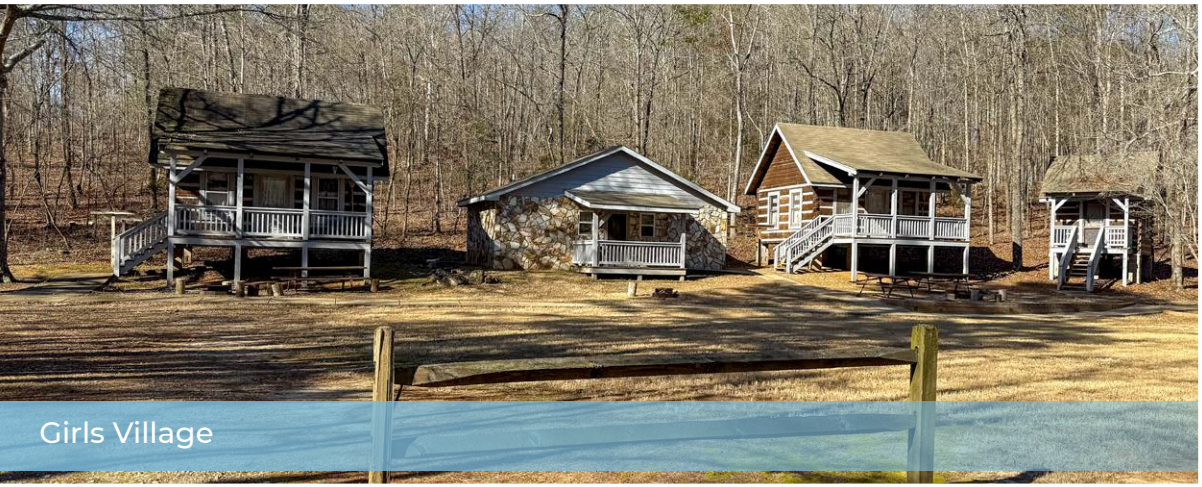
Broad River

Garden

Walking Trail



Main Lodge



Girls Village

Staff Cabin

Staff Cabin

Amphitheatre

Girls Village Cabin

Chicken Coop

Activity Center

CONTACT US

DISCLAIMER

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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