

Hawkinsville, Georgia - Cotton Warehouses/Gin

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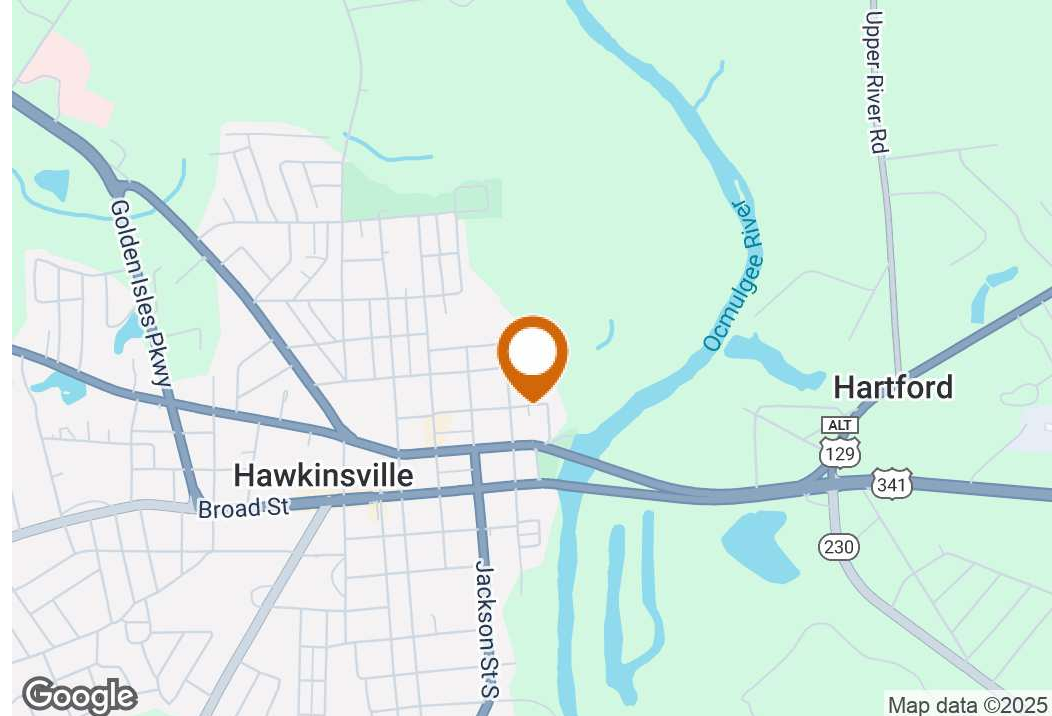
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SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price

\$948,567

Offering Summary

Building Size:	44,786 SF
Lot Size:	3.68 Acres
Price / SF:	\$21.18
Year Built:	1984
Zoning:	002

Property Overview

Located within the city limits of Hawkinsville, Georgia, this 3.68-acre property spans five parcels—four contiguous parcels positioned along 1st Street and Houston Street, and a fifth stand-alone parcel located on North Jackson Street. The property offers a strong mix of industrial and commercial space with flexible zoning and utility access, making it suitable for a variety of end users or redevelopment.

Improvements include:

Warehouse with existing cotton gin

Three vacant warehouses totaling approx. 40,552 +/- SF (9,600 SF, 12,000 SF, and 18,952 SF)

1,690 +/- SF office building

2,160 +/- SF building with an additional 600 SF open canopy

744 +/- SF commercial/retail building

Zoned Industrial and B-2, the site is equipped with power, water, and natural gas and offers convenient access to major roadways. Whether for continued industrial use, warehousing, storage, or commercial redevelopment, this property presents a rare opportunity in downtown Hawkinsville.

PROPERTY DESCRIPTION



Location Description

Situated in the heart of Hawkinsville, Georgia, this property offers convenient access to local industry, commercial corridors, and major roadways. Located just off 1st Street, Houston Street, and North Jackson Street, the site is minutes from downtown and well-positioned for logistics, retail, or light industrial use.

Site Description

This 3.68-acre property in the city limits of Hawkinsville, GA spans five parcels—four contiguous along 1st Street and Houston Street, and one on North Jackson Street. Zoned Industrial and B-2, the site includes a cotton gin, three vacant warehouses totaling ±40,552 SF, an office building, a 2,160 SF structure with canopy, and a 744 SF retail space. Power, water, and natural gas are available, offering a flexible opportunity for industrial, commercial, or redevelopment use.

Power Description

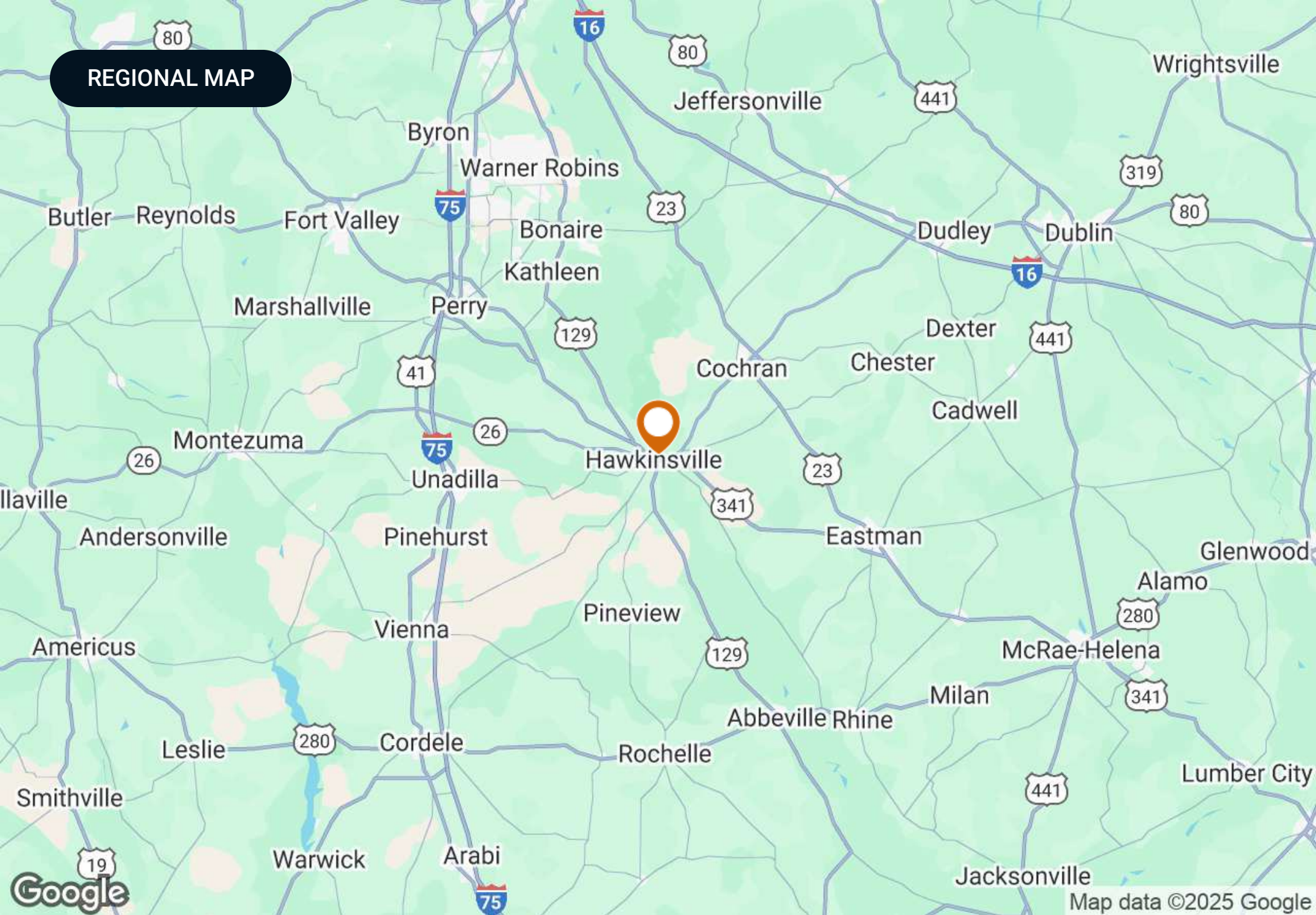
Three Phase Power



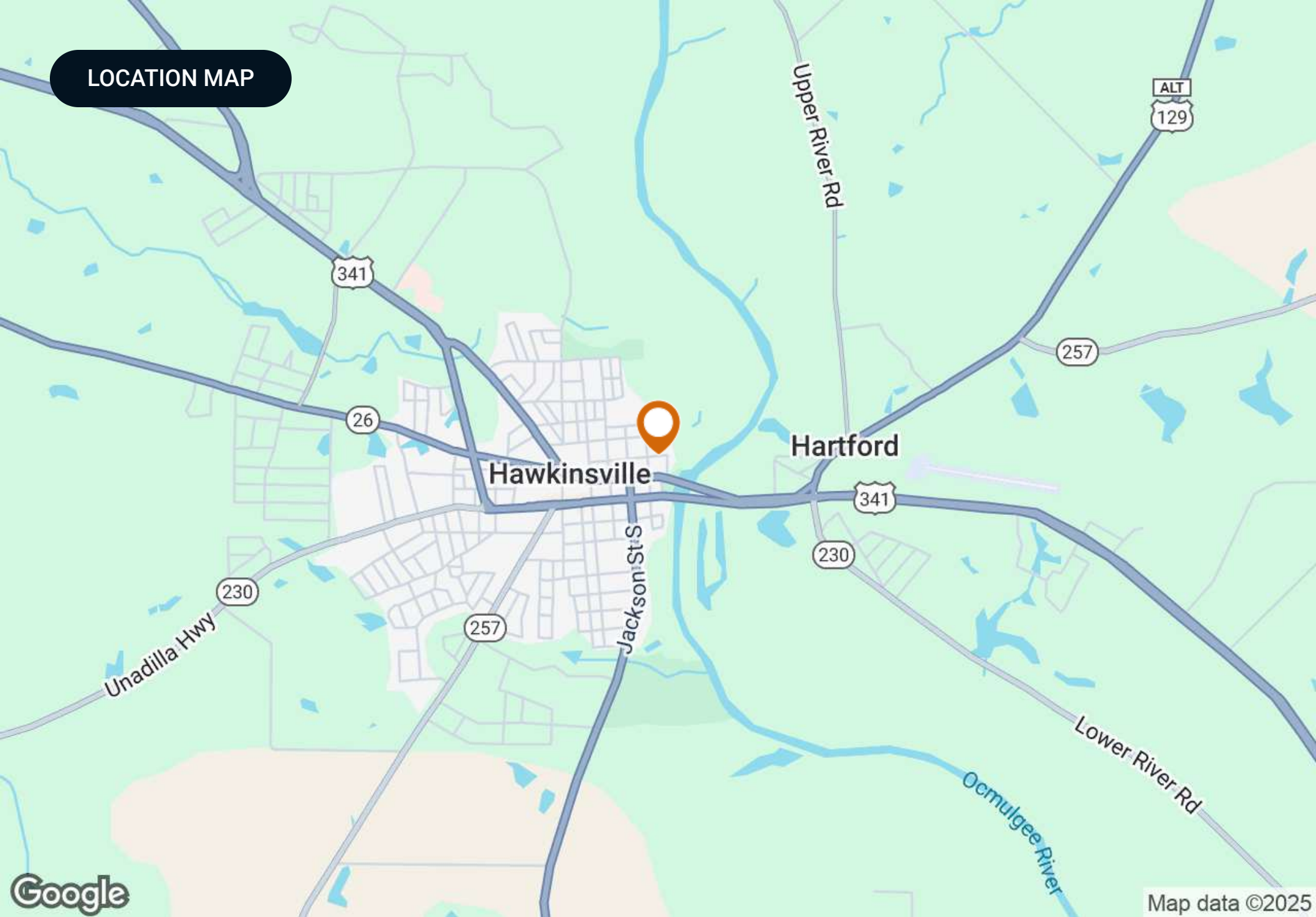
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP





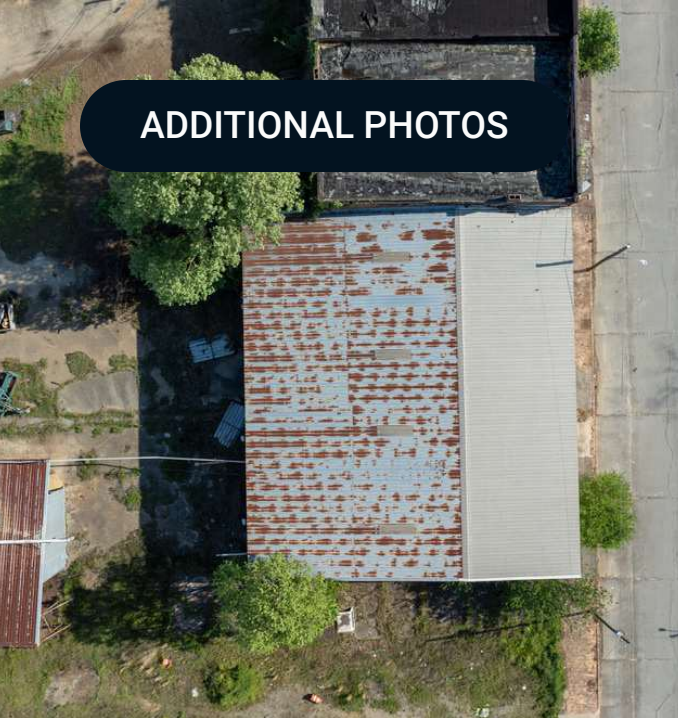
Boundary



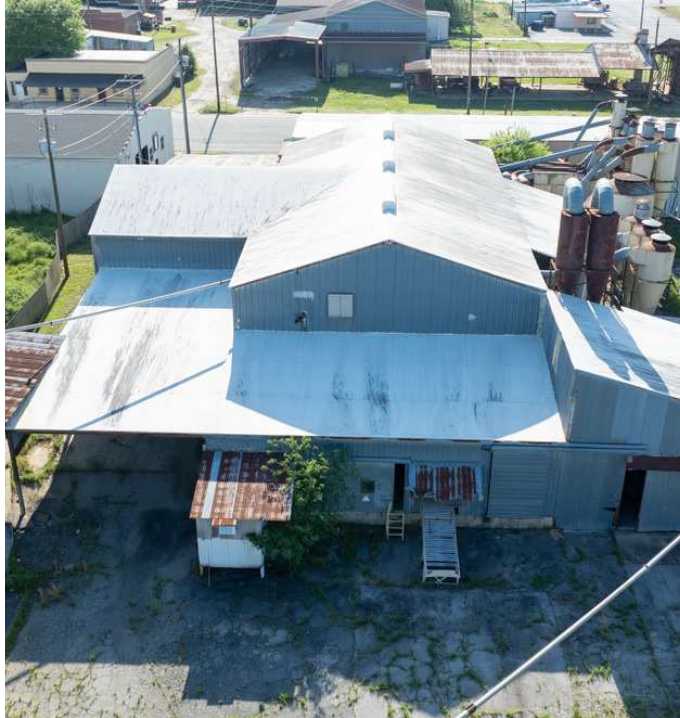
SECTION 3

Photos

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



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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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