

SALE

19 ACRE COMMERCIAL DEVELOPMENT SITE (DIVISIBLE)
US HIGHWAY 341 (GOLDEN ISLES PARKWAY)
HAWKINSVILLE, PULASKI COUNTY, GEORGIA 31036



CALL AGENT FOR PRICING

LOCATION OVERVIEW

- Located adjacent to Taylor General Hospital and the entrance to the Industrial Park
- Pulaski County K-12 School (opened Jan 2023) one mile away
- Highway 341 is the main highway leaving Hawkinsville to Perry, Warner Robins and Macon
- New development of homes in close proximity
- 20 Miles from Perry
- 25 Miles from Warner Robins
- 50 Miles from Macon

PROPERTY OVERVIEW

- 19± Acre Commercial Development Site (Divisible)
- High traffic location - 11,000± VPD
- 946'± Frontage on Highway 341
- Excellent topography - mostly open
- DOT entrance designed and submitted for approval
- All utilities on site (sewer, water, power, natural gas, retention pond and internet)
- Zoned for commercial development

GUY EBERHARDT
478.955.4492 Cell
mcheek@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

Created 3/27/25

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NOW OR FORMERLY
WILLIAM SPARROW, etal
 DEED BOOK 241
 PAGE 565

NOW OR FORMERLY
PETER K LEE
 DEED BOOK 312
 PAGE 56

S 57°07'42" E 293.86'
 S 57°07'42" E 156.23'
 S 56°16'50" E 572.00'
 S 56°16'50" E 862.50'
 S 56°16'50" E 340.43'
 N 56°17'35" W 86.44'
 S 33°43'10" W 195.44'
 S 33°28'57" W 732.33'
 N 33°28'57" W 390.10'
 N 56°31'03" W 520.22'
 S 33°45'57" W 301.43'
 N 56°31'03" W 484.34'
 S 52°55'32" E 301.07'
 N 52°50'54" W 131.77'
 N 56°31'03" W 41.29'
 S 85°35'14" W

TRACT A
 8.00 Ac.

TRACT B
 5.33 Ac.

TRACT C
 2.89 Ac.

TRACT E
 DETENTION POND

30' UTILITY EASEMENT

TAYLOR MEMORIAL CARE
 FOUNDATION INC.

FECHTMAN ROAD
 80' R/W

TRUMAN ROAD
 R/W VARIES

GOLDEN ISLES PARKWAY
 U.S. HIGHWAY 341
 R/W VARIES

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AERIAL



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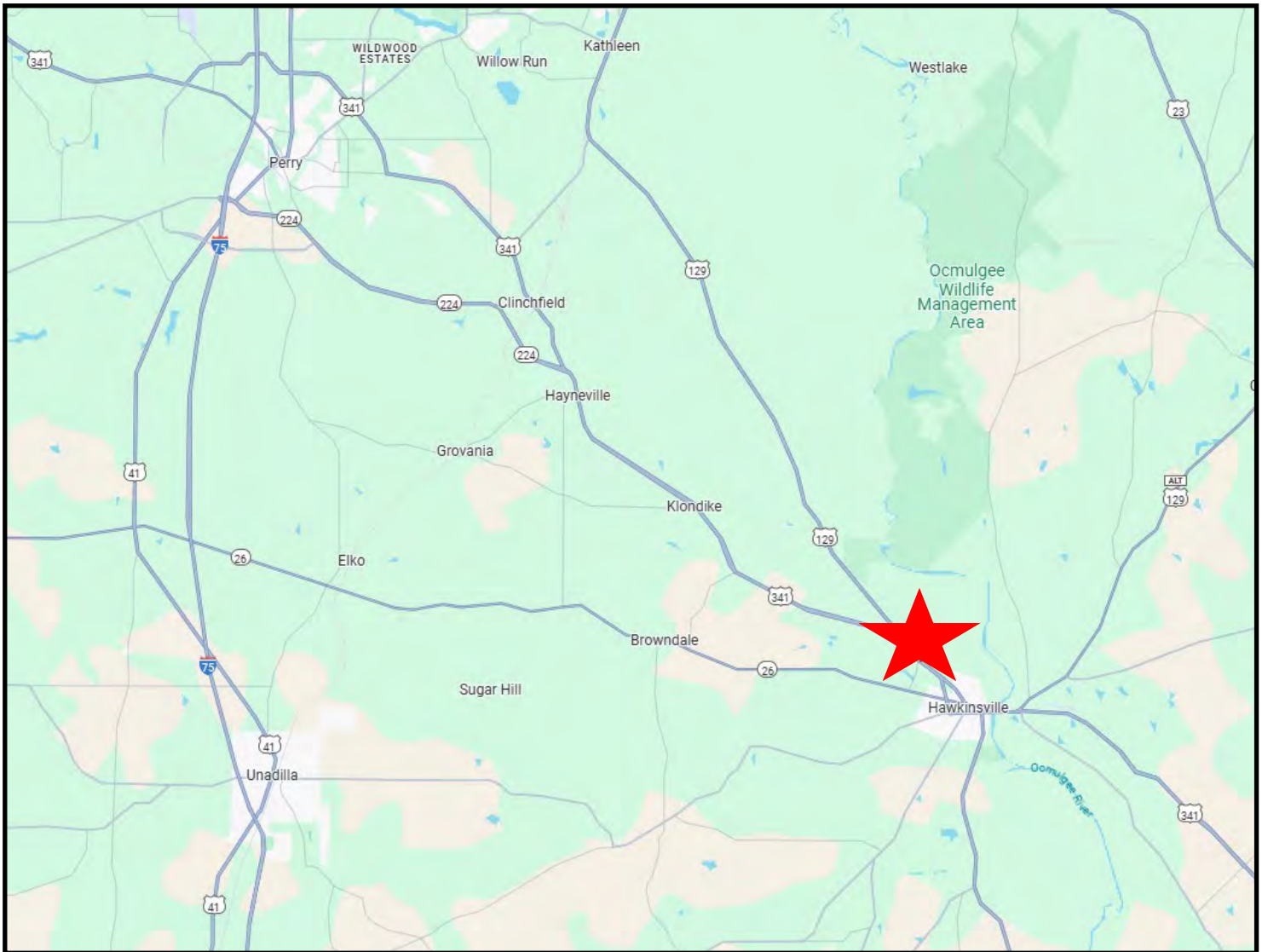
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LOCATION MAP



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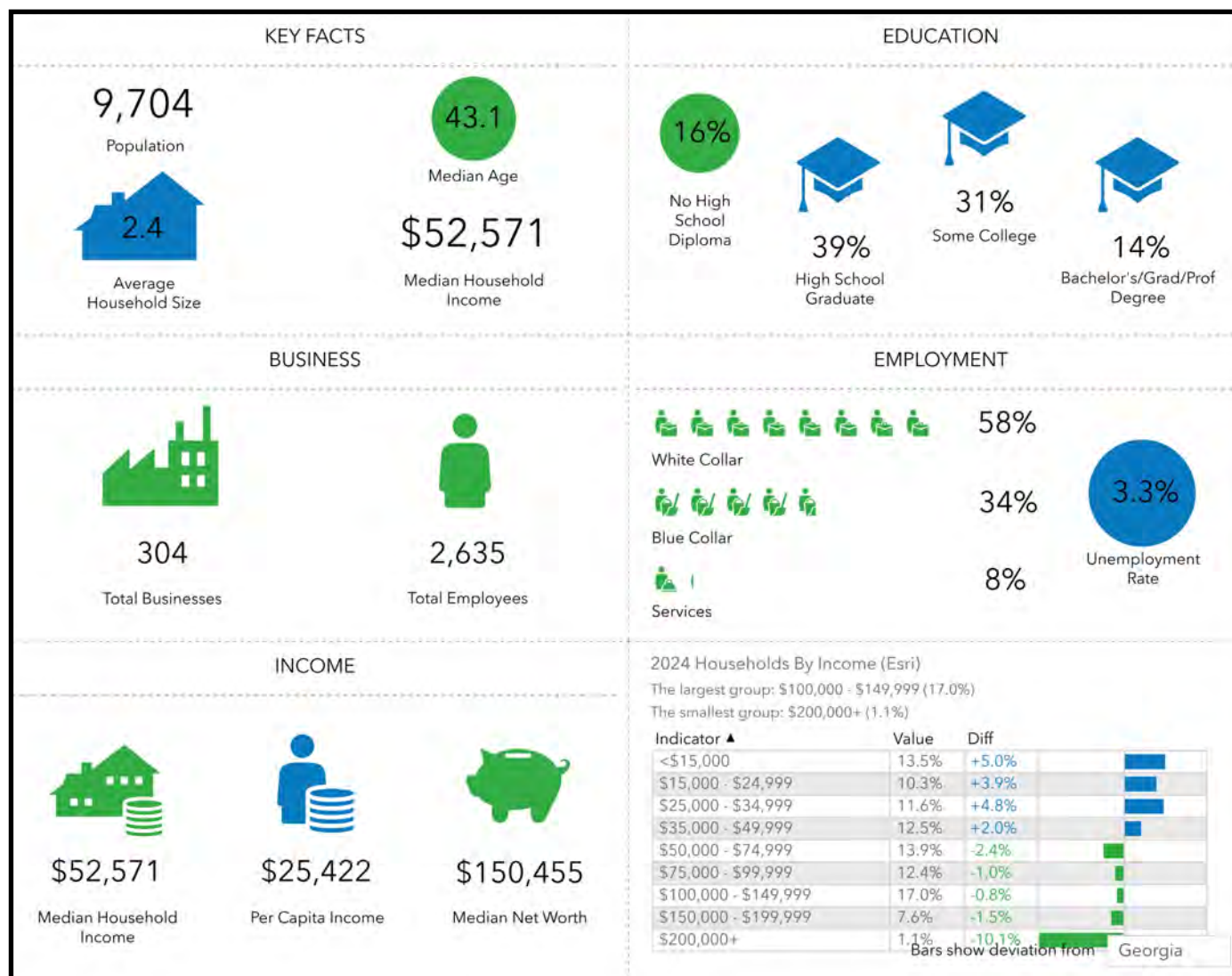
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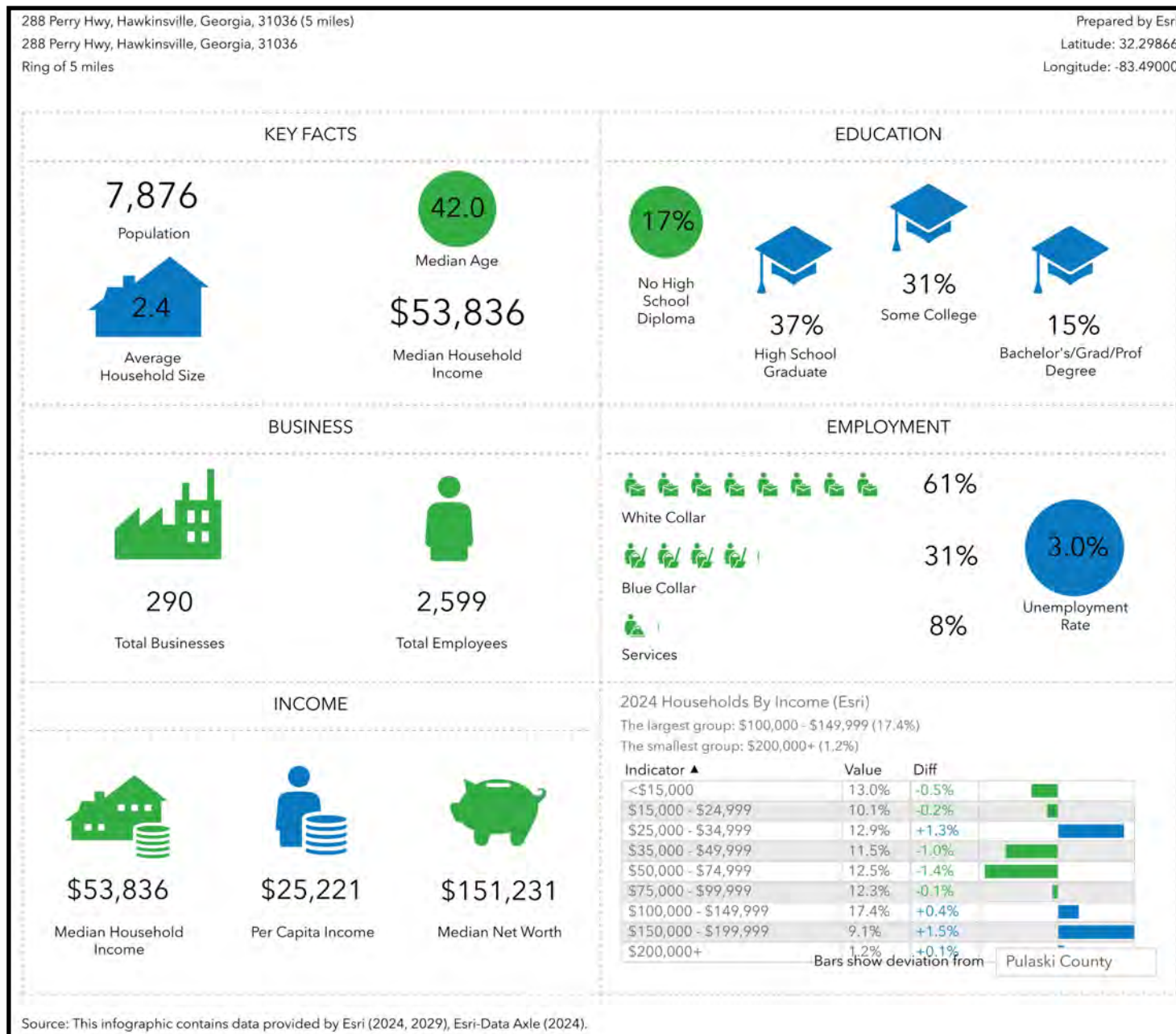
DEMOGRAPHICS - PULASKI COUNTY



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DEMOGRAPHICS - FIVE MILES



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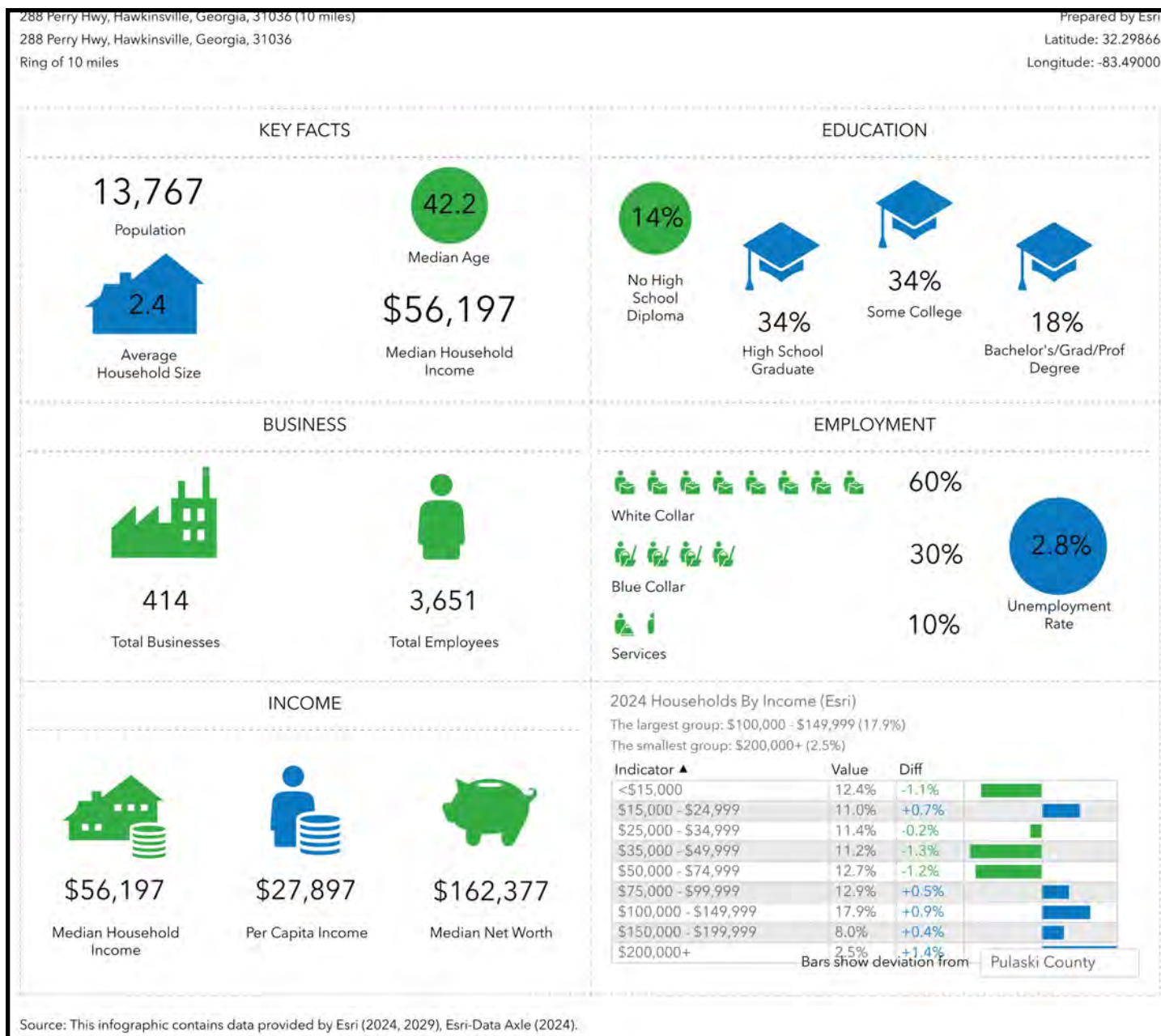
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DEMOGRAPHICS - TEN MILES



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