

Former Prisons For Sale (SOLD SEPARATELY)

Located in Renaissance Park (Formerly Central State Hospital Campus)

Milledgeville, GA 31061



Summary

Area Info

Photos

Surveys

Aerial

Site Map



PROPERTIES SOLD SEPARATELY
CALL AGENT FOR PRICING INFORMATION

CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDINGS

Property Addresses: **Rivers State Prison** – Vinson Hwy & Laboratory Rd
Men’s State Prison – Bostick Rd & Lawrence Rd
Scott State Prison – Lawrence Rd
Milledgeville, GA 31061

County: Baldwin

Total Size: **Rivers State Prison** – 212,300 SF (3 Buildings)
Men’s State Prison – 137,000± SF (1 Building)
Scott State Prison – (3 Buildings)
Kemper – 59,436 SF
Ingram – 96,360 SF
Holly – 147,896 SF

Utilities: **Rivers State Prison** – All Available
Men’s State Prison – All Available
Scott State Prison – All Available

SITES

Site Sizes: **Rivers State Prison** – 24.68 Acres
Men’s State Prison – 16.845 Acres
Scott State Prison – 54.5 Acres

Parcel Numbers: **Rivers State Prison** – 072 001X
Men’s State Prison – 072 101
Scott State Prison – 072 001

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Demographics 2024	1 Mile	3 Miles	5 Miles
Population	1,894	14,635	25,462
Avg HH Income	\$35,056	\$49,452	\$68,242
Median Age	38.0	33.0	33.0

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Rivers Prison

Rivers Prison complex consists of three main buildings. One building is 4 floors, the remaining two are 3 floors. Total square footage across all three buildings is 212,300 SF. All utilities available to all buildings.



Men's State Prison

Men's State Prison consists of one main building, a chapel, and a few smaller buildings. The main prison building is 105,000± SF and is 1 floor. All utilities available to building.



Scott State Prison

Scott State Prison complex consists of three buildings. The Kemper building is 59,436 SF over 2 floors, the Ingram building is 96,360 SF over 3 floors, and the Holly building is 147,896 SF over 3 floors. All utilities available to all buildings.



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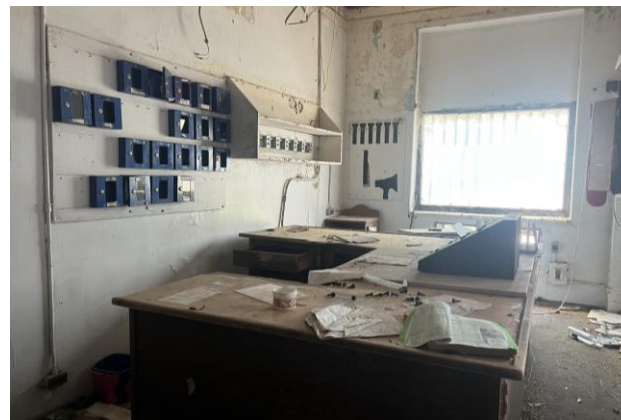
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RIVERS STATE PRISON



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MEN'S STATE PRISON



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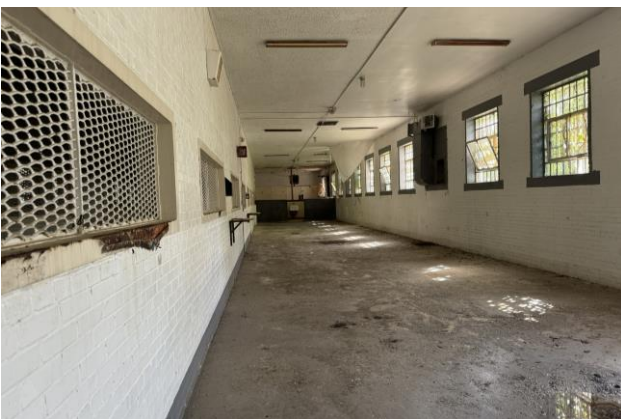
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SCOTT STATE PRISON



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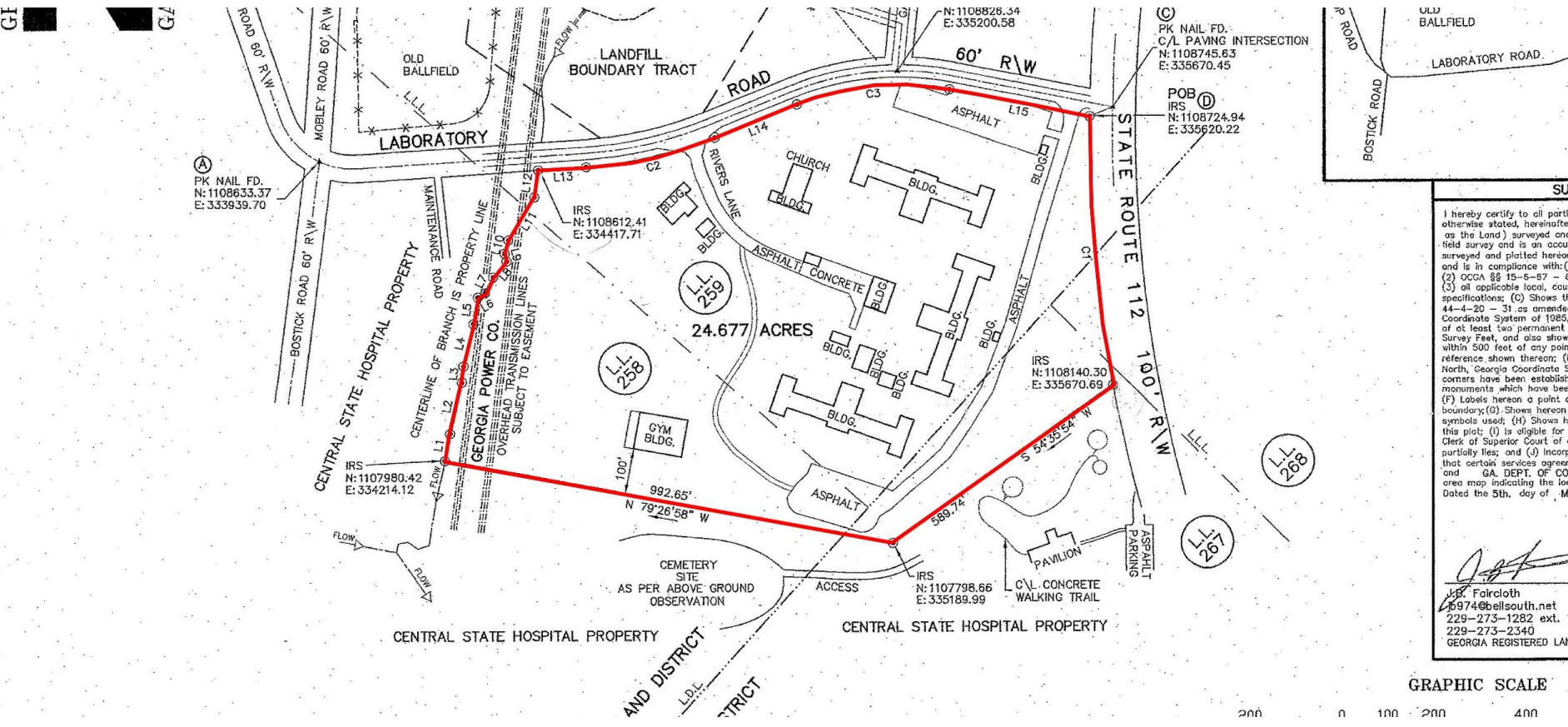
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RIVERS STATE PRISON



SURVEY

I hereby certify to all parties otherwise stated hereinafter as the Land surveyed and plotted hereon, and is in compliance with (1) (2) OCCA §§ 15-6-57 - 69 (3) all applicable local, county, specifications; (C) Shows that 44-4-20 - 31 as amended the Coordinate System of 1985, E.A. of at least two permanent Survey Feet, and also shows within 500 feet of any point of reference shown thereon; (D) North, Georgia Coordinate System corners have been established monuments which have been (F) Labels hereon a point of boundary; (G) Shows hereon in symbols used; (H) Shows hereon this plot; (I) is eligible for recording Clerk of Superior Court of any party; (J) and (L) incorporate that certain services agreement and GA. DEPT. OF CORRE area map indicating the location Dated the 5th, day of, MAY

J.B. Faircloth
 J.B. Faircloth
 6974@bellsouth.net
 229-273-1282 ext. 13
 229-273-2340
 GEORGIA REGISTERED LAND

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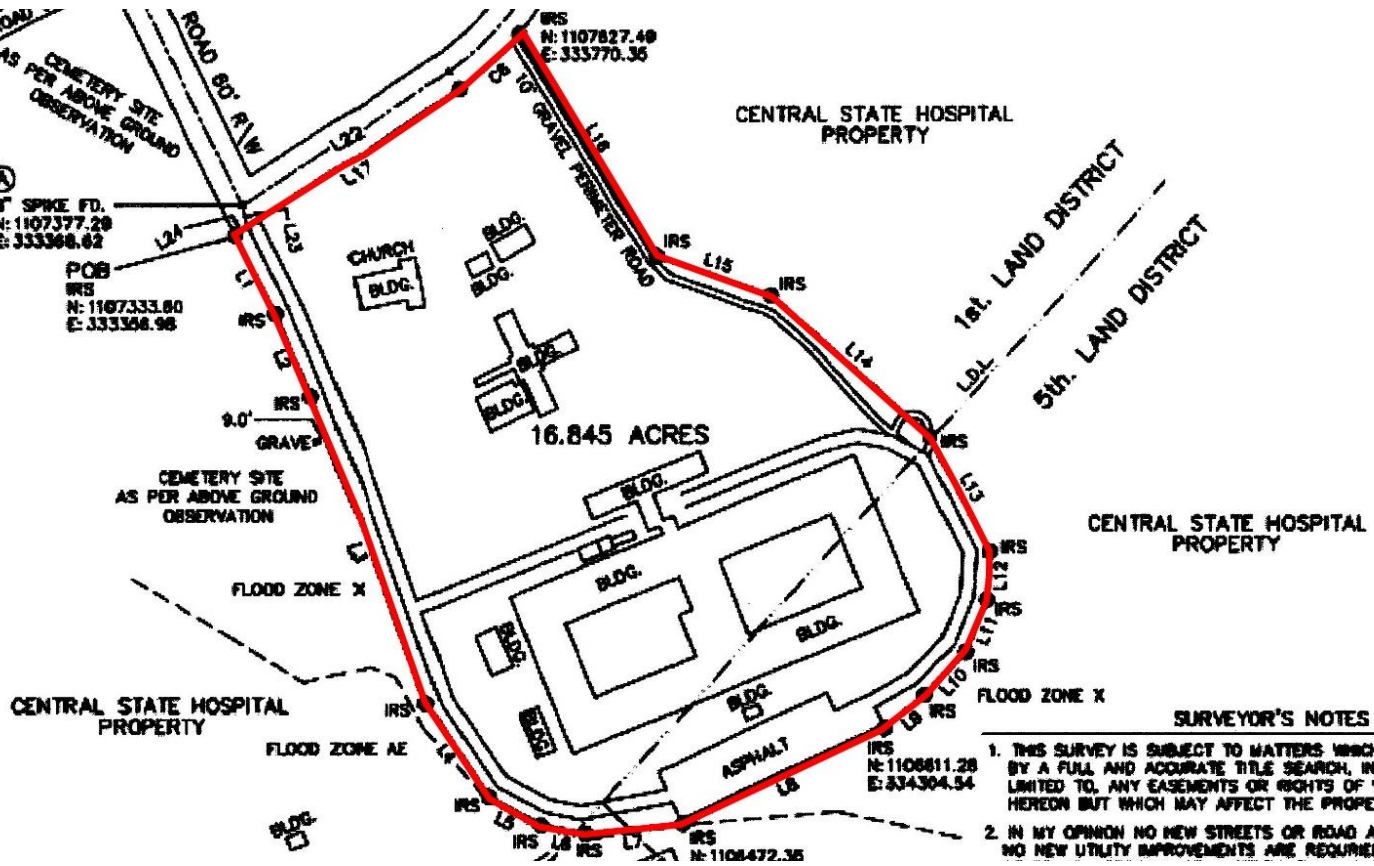
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MEN'S STATE PRISON

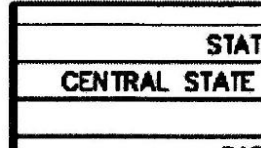


L4	S	79°10'20"	E	188.62'
L7	N	84°15'58"	E	141.08'
L8	N	84°50'10"	E	328.73'
L9	N	85°35'53"	E	78.38'
L10	N	83°22'35"	E	167.08'
L11	N	82°17'44"	E	182.73'
L12	N	85°27'03"	E	120.17'
L13	N	71°01'33"	W	188.16'
L14	N	47°20'57"	W	308.85'
L15	N	71°08'44"	W	178.58'
L16	N	31°52'30"	W	383.19'
L17	S	86°29'18"	W	387.68'
L18	N	78°01'29"	W	367.21'
L19	S	82°00'42"	W	192.42'
L20	S	82°21'15"	W	288.30'
L21	S	87°19'23"	W	784.47'
L22	S	46°28'18"	W	384.08'
L23	S	12°31'00"	E	39.08'
L24	S	86°29'18"	W	22.42'

LINE	BEARING	DISTANCE	CURVE	BEARING	DISTANCE
C1	118.88	018.18	N	22°25'07"	W
C2	238.88	111.11	S	77°05'28"	W
C3	279.51	188.23	S	77°15'28"	W
C4	85.19	188.60	N	78°38'48"	W
C5	343.23	400.00	S	31°54'20"	W
C6	120.62	450.00	S	46°27'07"	W

LINE	BEARING	DISTANCE	INSTANCE	
A	S	23°28'37"	E	1379.60'
B	S	81°17'55"	E	1278.58'
C	S	87°15'12"	E	478.78'
A-E	S	28°38'58"	W	504.37'

- SURVEYOR'S NOTES**
1. THIS SURVEY IS SUBJECT TO MATTERS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, INCLUDING BUT NOT LIMITED TO, ANY EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON BUT WHICH MAY AFFECT THE PROPERTY HERE PLATTED.
 2. IN MY OPINION NO NEW STREETS OR ROAD ARE TO BE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SANITARY



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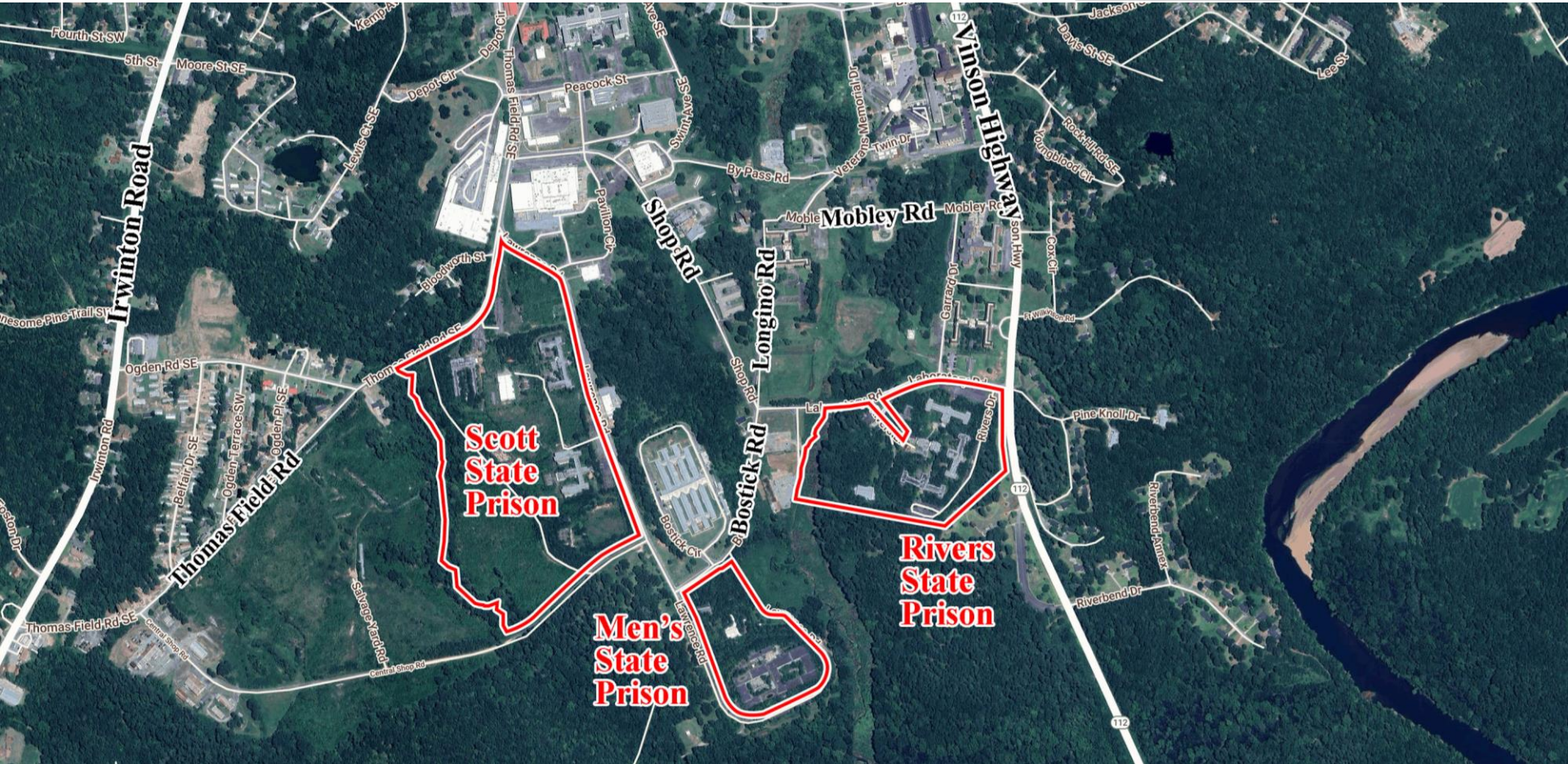
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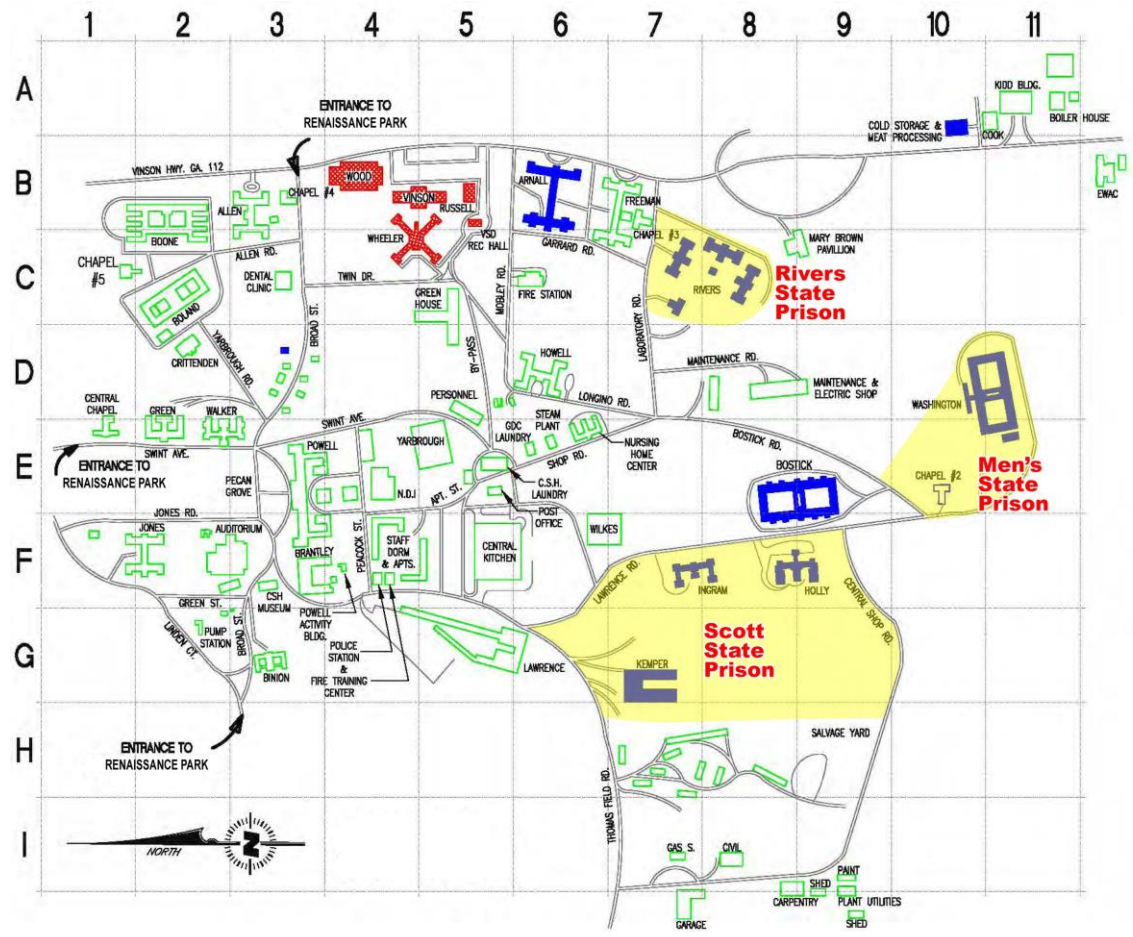
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LEGEND:

- ALLEN
- ARNALL
- AUDITORIUM
- BINON
- BOLAND
- BOONE
- BOSTIC
- BRANTLEY
- CENTRAL KITCHEN
- CENTRAL CHAPEL
- CHAPEL #2
- CHAPEL #3
- CHAPEL #4
- CHAPEL #5
- COOK
- CRITTENDEN
- CSH LAUNDRY
- CSH MUSEUM
- DENTAL CLINIC
- EWAC
- FIRE STATION
- FIRE TRAINING/POLICE
- FREEMAN
- GDC LAUNDRY
- GREEN
- GREENHOUSE
- HOLLY
- HOWELL
- INGRAM
- JONES
- KEMPER
- KIDD
- LAWRENCE
- MARY BROWN PAVILLION
- NURSING HOME CENTER
- POST OFFICE
- POWELL
- POWELL ACTIVITY BLDG
- RIVERS
- RUSSELL
- STAFF DORMS & APTS
- VINSON
- WALKER
- WASHINGTON
- WHEELER
- WILKES
- WOOD
- YARBROUGH

KEY:

- B-3
- B-6
- F-2
- G-3
- C-2
- B-2
- E-8
- F-3
- F-5
- E-10
- B-7
- B-3
- C-1
- A-11
- D-2
- E-5
- F-3
- C-3
- B-12
- C-6
- F-4
- B-7
- E-6
- E-2
- C-5
- F-8
- D-8
- F-7
- F-2
- G-7
- A-11
- G-5
- C-8
- E-6
- E-5
- E-3
- F-4
- C-7
- B-5
- F-4
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- F-6
- B-4
- E-5

RENAISSANCE PARK
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