

# Montezuma Investment Office Space

305 Spaulding Rd, Montezuma, Georgia 31063

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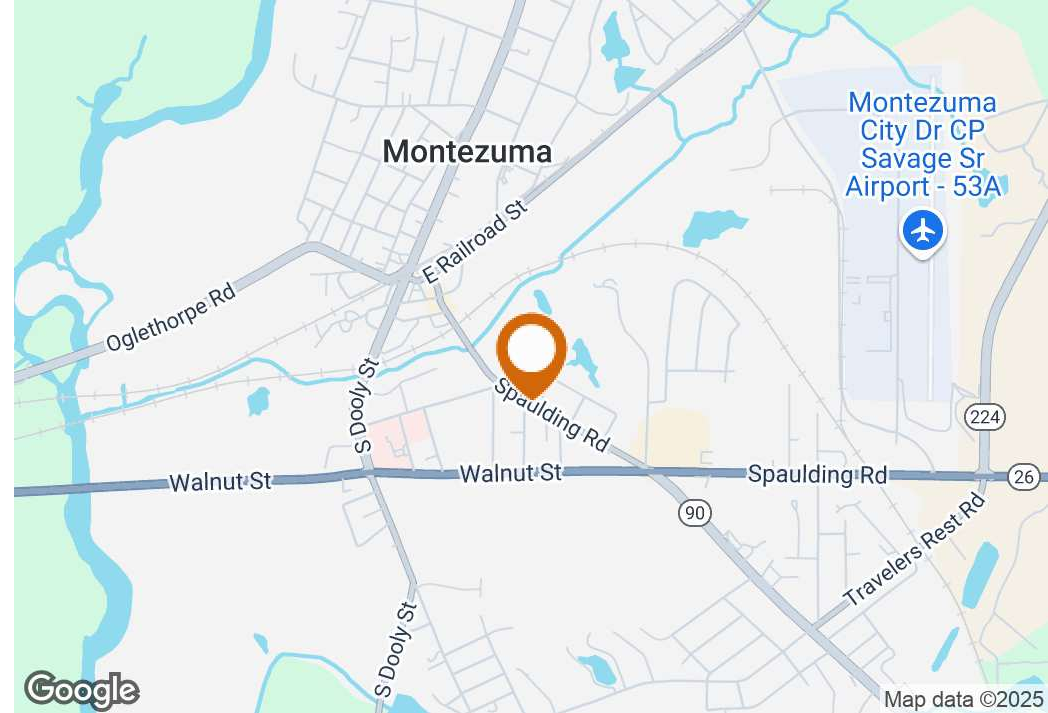


SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$85,000
Building Size:	1,200 SF
Lot Size:	0.33 Acres
Price / SF:	\$70.83
Year Built:	1983
Zoning:	Commercial

## Property Overview

Just minutes from downtown Montezuma and a short drive to Houston County, this 1,200 SF single-story office building presents a valuable opportunity for both investors and owner-users. The property offers strong street visibility, convenient access, and is positioned near a high-traffic corridor surrounded by recognizable businesses such as CVS, Dollar General, Oasis Coffee Shop, and Farmers Home Furniture.

Formerly occupied by First Franklin Financial, the building features a flexible interior layout with multiple private offices, a reception or lobby area, and ample parking with 10 designated spaces (8.33 per 1,000 SF). With its practical layout and existing infrastructure, the building is move-in ready for professional services, medical, finance, insurance, or small business operations.

Situated on a 0.33-acre lot zoned C – Commercial, the property is connected to city water and sewer and also lies within a federally designated Opportunity Zone, offering potential tax advantages to qualified investors. Built in 1983 and well maintained, this office building offers a cost-effective solution for establishing a presence in a stable and growing small-town market.

At just \$85,000—or \$70.83 per square foot—this listing represents an accessible entry point into commercial real estate in Middle Georgia.



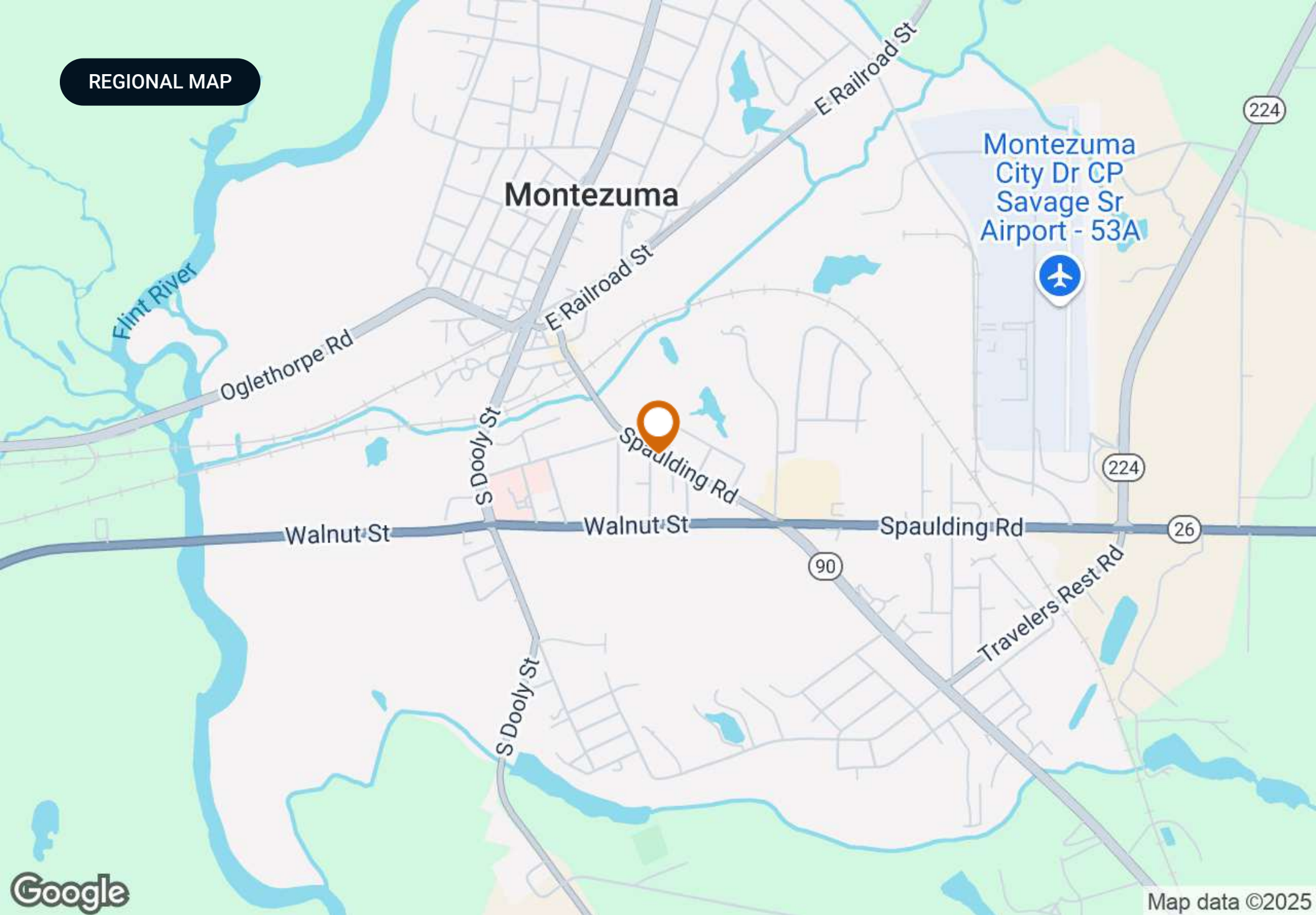


## SECTION 2

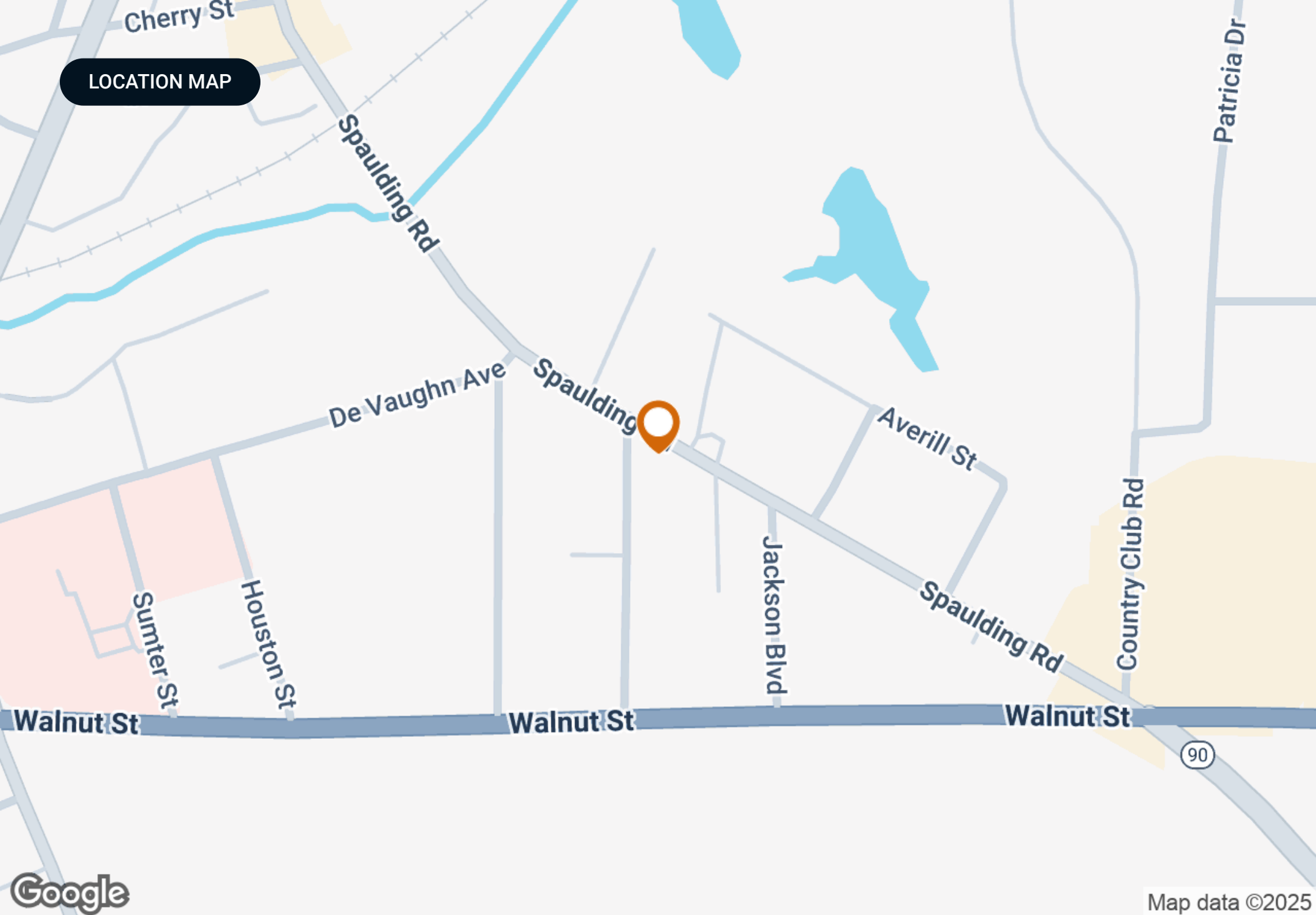
# Location Information



REGIONAL MAP



LOCATION MAP



Map data ©2025

## DEMOGRAPHICS MAP & REPORT

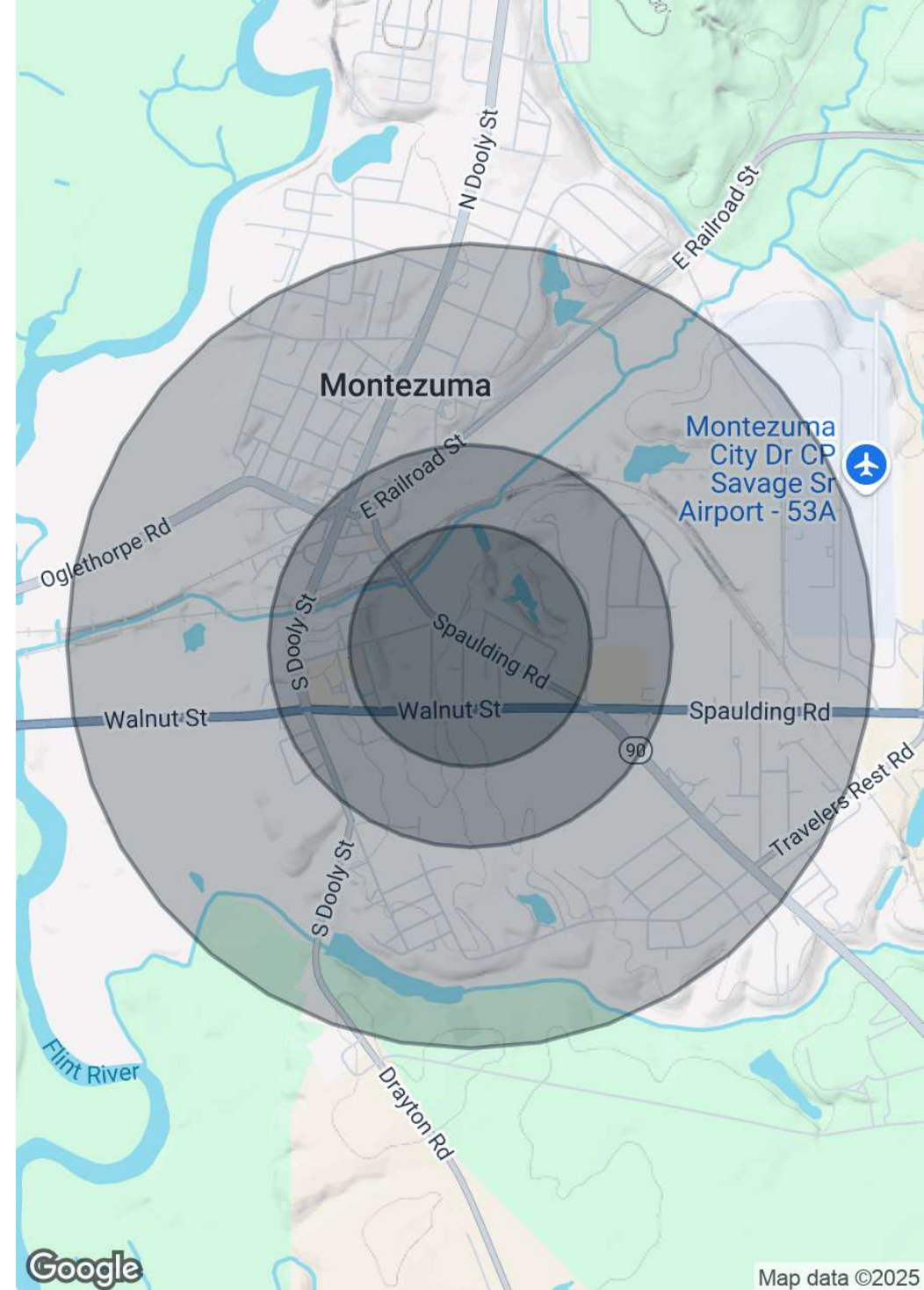
### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	237	603	1,992
Average Age	42	41	41
Average Age (Male)	41	40	39
Average Age (Female)	42	42	43

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	90	239	843
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$81,538	\$71,761	\$60,154
Average House Value	\$352,452	\$297,682	\$213,573

Demographics data derived from AlphaMap







## SECTION 3

# Maps And Photos



RETAILER MAP





EXTERIOR PHOTOS





INTERIOR PHOTOS





## INTERIOR PHOTOS







SECTION 4

# Agent And Company Info



## 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.





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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