

**SUBJECT
PROPERTY**

**Located in the
Federal Opportunity Zone**

CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address: Thomas Field Road SE
 Milledgeville, GA 31061

County: Baldwin

Zoned: Light Industrial

Utilities: All Available

Frontage: 714± ft on Thomas Field Road SE
 243± ft on Central Shop Road

SITE

Site Size: 7.159 Acres (Corner Lot)

Parcel ID: 072 001IT

REDUCED PRICE: \$135,000

~~**SALE PRICE: \$150,000**~~

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	14,405	25,171	42,837
Avg HH Income	\$53,651	\$66,698	\$91,980
Median Age	34.2	33.5	37.1

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PROPERTY INFORMATION

NOTES

A great opportunity to own your own business by providing equipment and truck parking for locals and area truck drivers. Property has easy access off Vinson Highway, an onsite fuel service center, and is partially fenced.

LOCATION

Property is located in the Mixed-Use Renaissance Park. Located on the corner of Thomas Field Road SE and Central Shop Road. Other businesses nearby include Dublin Gas Company, Clear Choice Exteriors, Truss Components, ATD Auto Services, Tent-Sational Events, Heaven Bound Towing, and Dollar General.

HIGHLIGHTS

- Fuel service center on site
- Easy access off Vinson Highway
- Partially fenced
- A great opportunity to own your own business
- Located in the Federal Opportunity Zone



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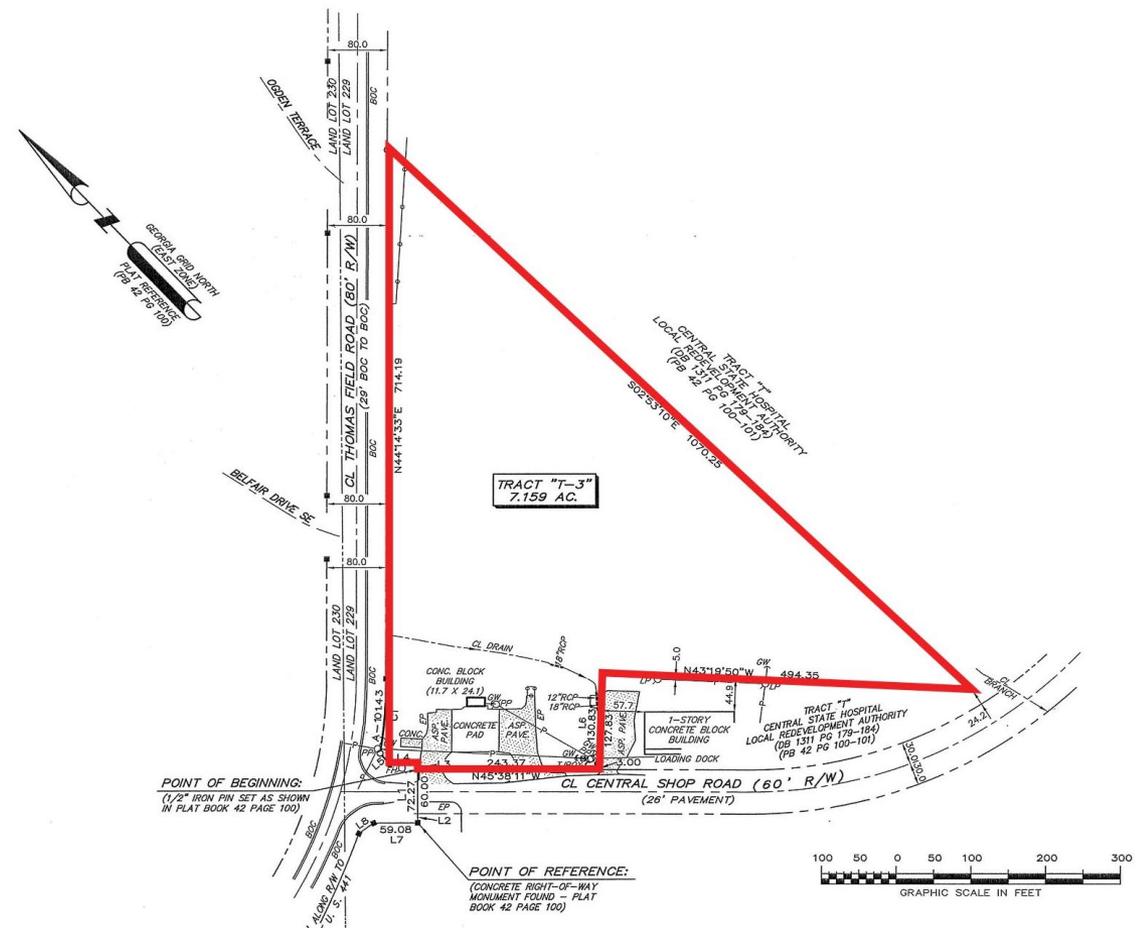
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Renaissance Park – Formally Central State Hospital Campus
Great Business Opportunity
Thomas Field Road SE
Milledgeville, GA 31061

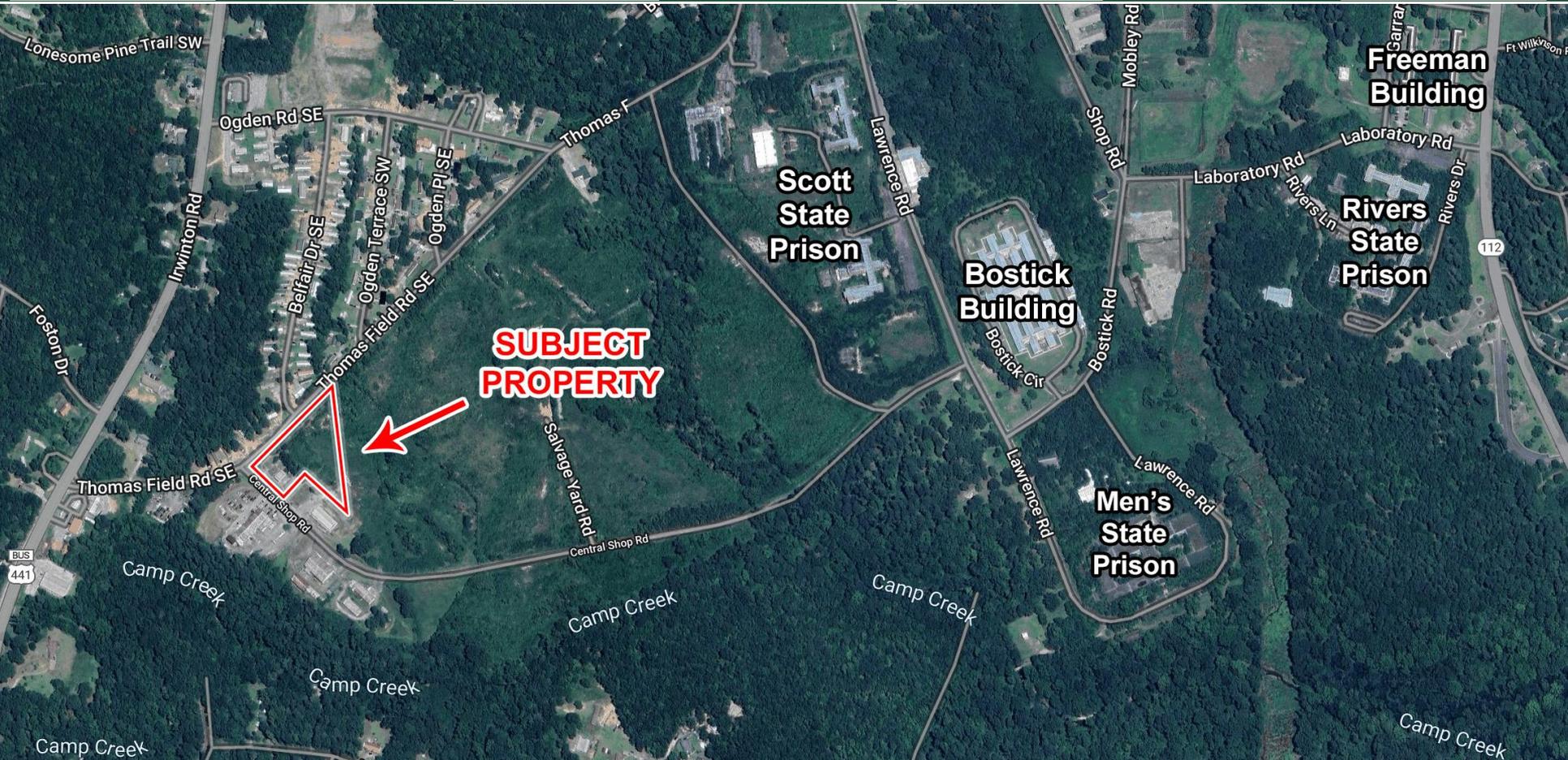


Summary

Area Info

Survey

Aerial



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