

The Junction Mobile Home Park

220 Milledgeville Rd.
Gordon, GA 31031



Lot Size: 7.5 acres
30 Mobile Home Lots with separate utilities

Utilities: All underground utilities

Taxes: \$523.29 (2018)

Zoning: R-3

Traffic: 2,630 VPD

Year Built: 2001

Neighbors: Piggly Wiggly, Family Dollar, Gordon Drug, Gordon Post Office, Flash Foods, H&R Block, Couey-Reece-Stanley Funeral Home, Morris Bank and the new Community Health Care Systems.

The Wilkinson County Industrial Park is 1/2 mile from the property.

Notes:

- Mobile home park with 30 mobile homes with individual metered utilities, shop & office.
- Adjacent land available (7 AC), ideal for mobile home park expansion.
- Frontage on Milledgeville Rd. & Hooks St. Walking distance to downtown, 2 miles from Fall Line Freeway.
- Property could be redeveloped for apartments, senior living, medical, office, retail or remain a mobile home park.
- Call agent for financials.

Sale Price: \$265,000

**FOR MORE
INFORMATION
CONTACT**

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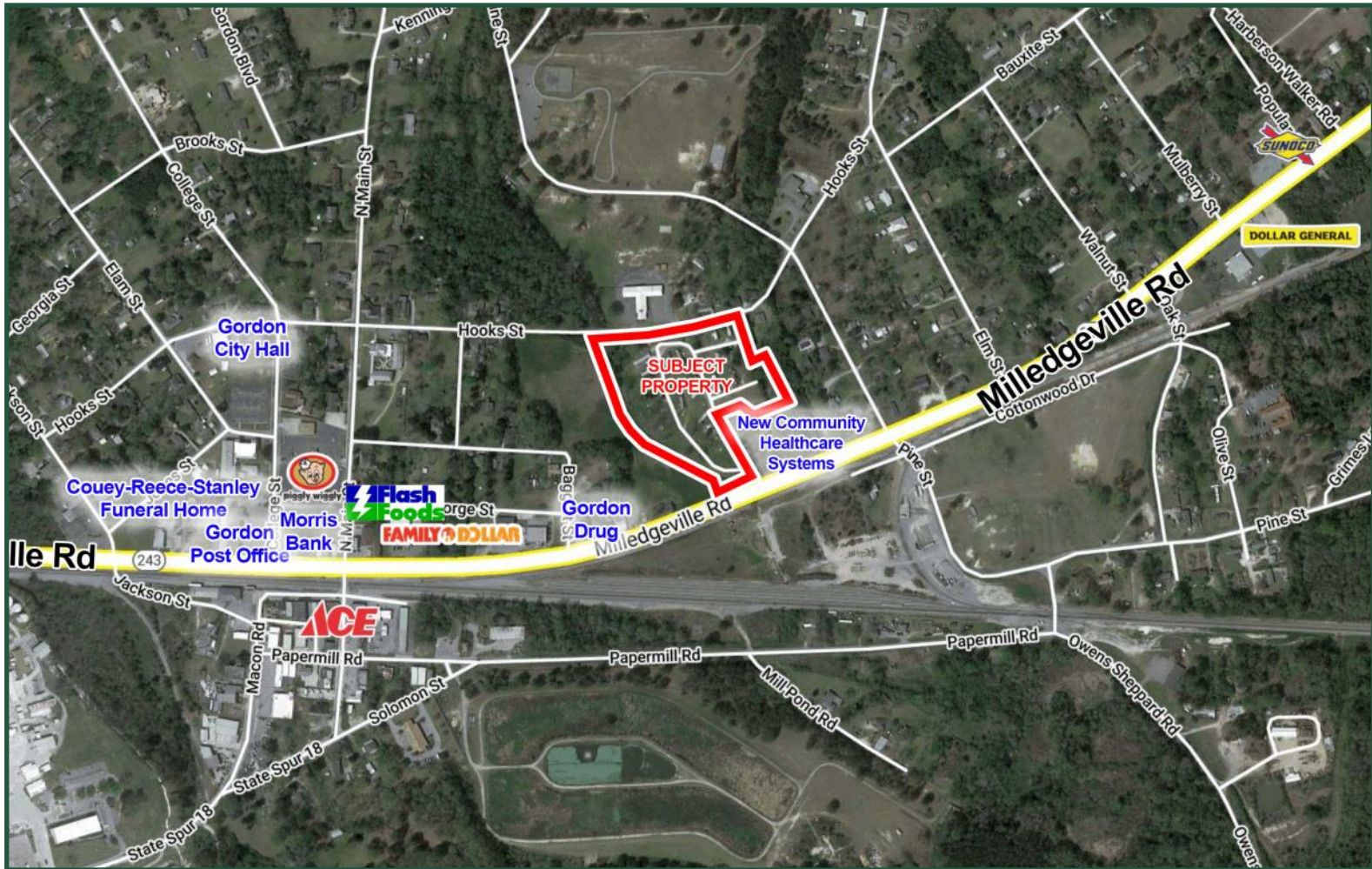
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AERIAL



| 2018 Demographics | 5 mile | 10 mile | 15 mile |
|-----------------------|----------|----------|----------|
| Population | 4,164 | 13,515 | 61,809 |
| Avg. Household Income | \$60,981 | \$61,481 | \$56,311 |
| Median Age | 39.1 | 39.9 | 38 |

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