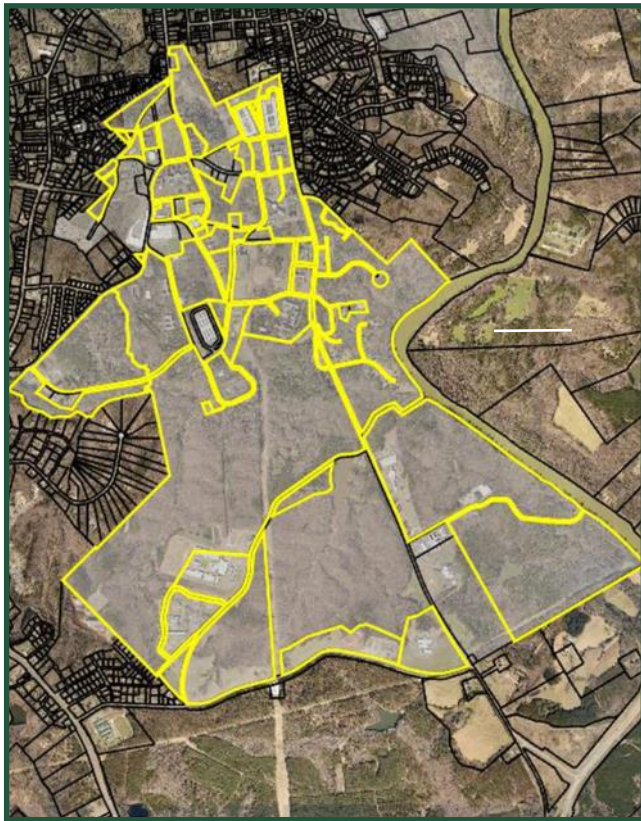


Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



Renaissance Park Highlights:

- Renaissance Park is located in the Opportunity Zone
- Ideal investment for the future growth.
- Convenient to Downtown Milledgeville, Georgia College & State University, Georgia Military College, Atrium Health Navicent Baldwin Hospital, The Industrial Park, and the North Columbia Retail Corridor.
- Located minutes from the 441 Bypass and the Fall Line Freeway.



Park Size: ±2,200 AC consisting of 200± Buildings

Utilities: All Available - (electric, water, gas, and internet) throughout the 2,200 acre development

Description: This entire campus, called Central State Hospital, was built in 1839 and was the largest insane asylum in the world at one time. It was city within a city. It has been rebranded as Renaissance Park. It has taken years to close it down. There are still parts open today with approx. 100 patients remaining in a special area, still undergoing treatment. This whole 2,200 acre site with 200 buildings is and was owned by the state and different state agencies. That is a major reason why it has been difficult to sell, dealing with all the different government entities. The Central State Hospital Local Redevelopment Authority was formed. They have worked with the different government agencies to release properties for sale and engaged Fickling to sell these properties. The goal is to get these vacant properties back in use, put back in the tax digest, and create housing and jobs.

Call Agent for More Information

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



In the last 14 years there have been a few building sold to some local companies who are operating on this campus and some will be operating soon. Down below is a list of the current existing business and ones that are coming soon.

- Future home of the GMC South Campus which will include student and staff housing, new ballfields, tennis courts, and the new GMC Activities Center.
- Bobby Parham Kitchen (123,000 sf) is open and processes fruits and vegetables across the country to hospitals, schools, and other food partners. (Retail - GA Grown)
- Treevana Remedy Inc is a 50,000 SF Medical Cannabis Facility that will be operational in the next 12 months.
- Sterling Energy Solar Project will begin construction on 20 AC in the late first quarter of 2022.
- Bostick Center a 280 bed facility that is currently planning an expansion.
- Pineland - Cogentes/ IT Firm
- Alterra Networking - IT Firm
- GA War Veterans Home a 375 bed facility with a and PTSD building under construction.
- Responsive Technology Partners - IT Firm
- The Bright House - Child advocacy program
- GA Dept. of Behavioral Health & Development Disabilities
- Youth Challenge Academy - 5 month youth program-tech college level
- Spire Electrical - Contractor
- Antebellum Garage Doors - Contractor
- ADT Auto Services - Service center for vehicles
- Clear Choice Exteriors - Contractor
- Graystone Productions - Glamour films for clients who want to be in an action packed film, located in the former River State Prison. (Photo shoots and film production)
- GA State Patrol operates in a building on campus.
- Tent-Sationals - Tent event rentals



Bobby Parham Kitchen

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



Auditorium



Binion Building



Brantley Building



Chapel



Chapel



Crittenden Building

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



Freeman Building



Howell Building



EWAC Building



City Firehouse



Museum



Apartments



Nursing Home Center



Dormitory

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

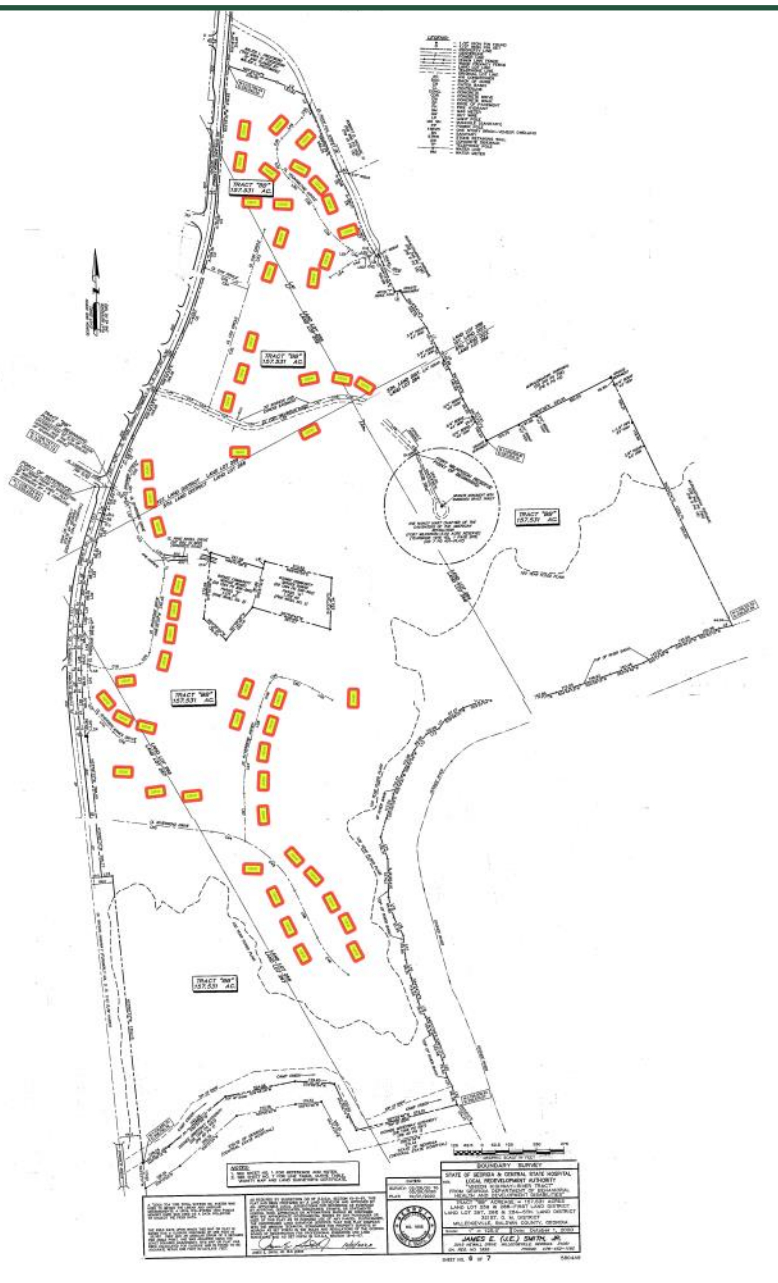
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Renaissance Park - Formerly Central State Hospital Campus
Oconee Riverfront Development
157 AC +/- with 54 Homes
Milledgeville, GA 31061



SOLD | 5-10-2022 | \$1,600,002



This Oconee Riverfront Development is a former subdivision with 54 existing homes. The homes need renovating and is ideal for a developer to create a new updated subdivision or a rental community. The Oconee Riverfront Development is located in the Mixed-Use Renaissance Park.

Lot Size: 157 Acres +/-

Number of Homes: 54

Oconee River Frontage: 0.6 miles

Utilities: All available

Topography: Rolling

Location: Homes are located off the following roads in Milledgeville's Renaissance Park:

- Vinson Highway
- Riverside Dr
- Riverside Annex Drive
- Riverbend Drive
- Riverbend Annex Drive
- Cox Circle
- Ft Wilkinson Road
- Youngblood Circle
- Rock Hill Street

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

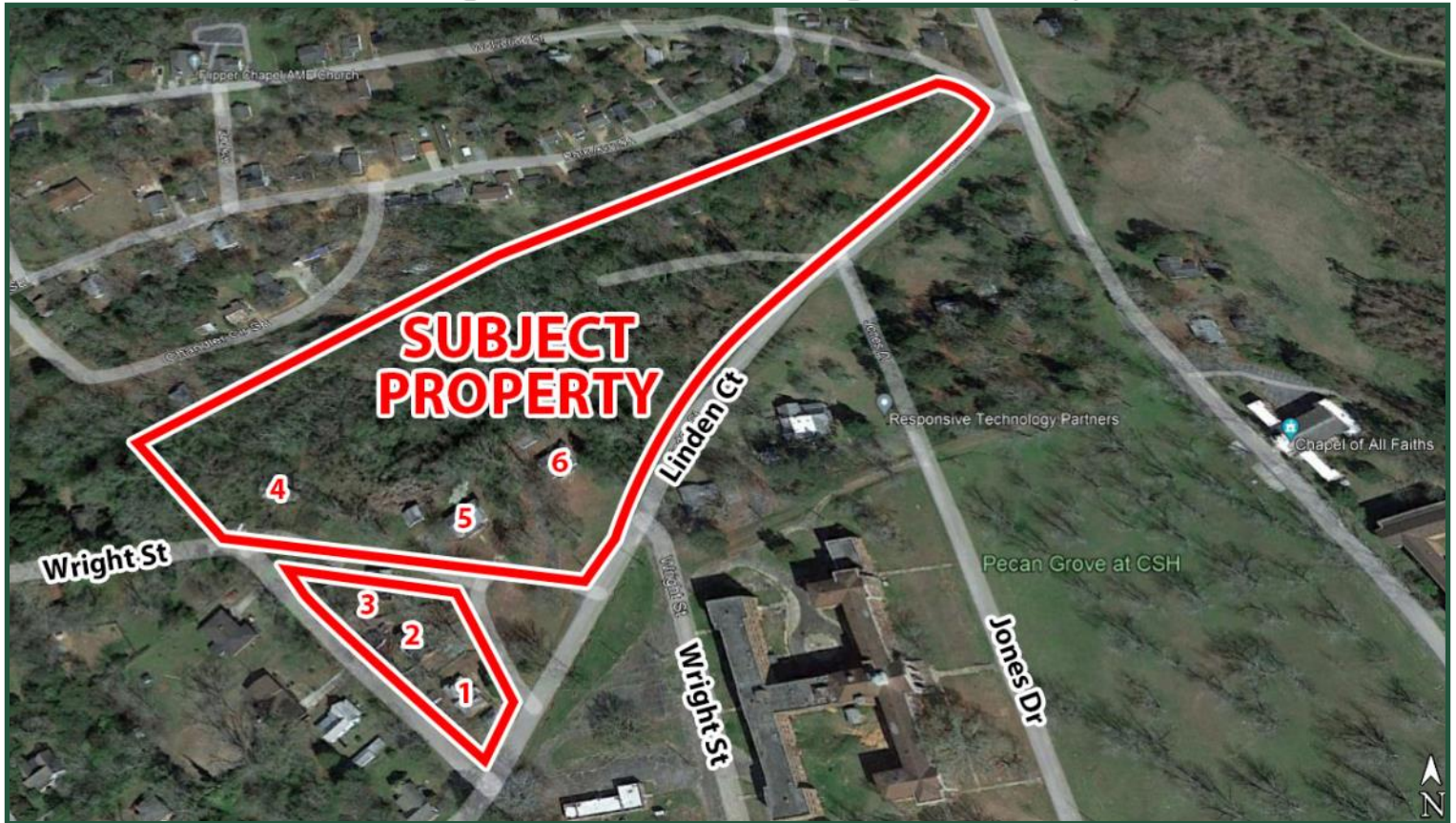
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Renaissance Park - Formerly Central State Hospital Campus
Ideal Investment Opportunity
11.25 AC with 6 Cottages
400 Linden Court
Milledgeville GA 31061



SOLD | 5-8-2022 | \$250,000



Lot Size: 11.25± Acres

Buildings: 6 Cottages, needing renovation, with hardwood floors and masonry fireplaces.
4 brick - 2 story, 3 bedroom/2 bath with partial basements, car ports, 1,900 sf - 2,100 SF
2 clad - 3 bedroom/2 bath, master bedroom has hallway bath, other 2 bedrooms have Jack & Jill bath, crawlspace, 2,000± SF

Utilities: All available

Notes: Ideal investment for rental property or to rehab and sell. These cottages would be suitable for either residential or office.

Location: Property is located in the Mixed-Use Renaissance Park. Located on Linden Court, near the Chapel of All Faiths and the Pecan Grove. Other businesses nearby include Dublin Gas Company, Clear Choice Exteriors, and the new Sterling Solar Farm.

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company