Lake Oconee Residential Redevelopment Opportunity
7.02± AC | Potential For Up To 8 Units/Acre
144 Collis Marina Drive, Eatonton, GA 31024

FICKLING & COMPANY

Summary | Area Info | Plat | Aerial | Site Map



FURTHER REDUCED - CONTACT AGENT!

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PROPERTY INFORMATION

BUILDING

Property Address:	144 Collis Marina Drive Eatonton, GA 31024
County:	Putnam
Total Size:	7.02 AC
Covered Storage:	34,400 SF±
Utilities:	All Available
Taxes:	$1,782.88 (2026 Est.)
Traffic Count:	Old Phoenix Road NE - 7,890 VPD Wards Chapel Road - 3,070 VPD

SITE

Site Size:	7.02 AC
Parcel ID:	104B087
Zoning:	C-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,012	5,783	11,583
Avg HH Income	$187,776	$194,252	$204,345
Median Age	57.1	57.5	58.1

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DEVELOPMENT OPPORTUNITY

144 Collis Marina Drive presents a rare opportunity to acquire 7.02± acres positioned for high-density residential redevelopment in one of Lake Oconee's most desirable and supply-constrained locations. Ownership believes the property offers the potential, subject to rezoning and governmental approvals, for residential development at a density of approximately 8 units per acre, creating the opportunity for a community of up to approximately 56 residences.

The site is strategically located within an established Lake Oconee residential and resort corridor, immediately adjacent to The Len Resort and Residences, a major Marriott Autograph Collection resort development currently under construction at Lake Oconee. The Len is planned to include a 141-room luxury hotel, Marriott-branded residences, resort amenities and marina access, with significant institutional financing activity now underway.

The Waterfront on Lake Oconee is also nearby, with convenient access to marinas, restaurants, golf, recreation, and the broader Reynolds Lake Oconee area.

Existing covered boat and RV storage improvements provide interim utility while a purchaser pursues entitlements and redevelopment. The investment thesis, however, is the underlying land and its potential to support a high-quality residential project targeted to the growing Lake Oconee market.

HIGHLIGHTS

- 7.02± AC Lake Oconee residential redevelopment opportunity
- Potential density of approximately 8 units per acre
- Conceptual yield of up to approximately 56 residential units
- Ideal for townhomes, condominiums, villas, cottages, or other high-quality residential concepts
- Adjacent to The Len Resort and Residences
- Near The Waterfront on Lake Oconee and established lakefront residential communities
- Minutes from Lake Oconee marinas, dining, golf, recreation, and the broader Reynolds Lake Oconee area
- Utilities listed as available to the site
- Existing 34,400± SF of covered storage improvements provide interim use during entitlement and development planning
- Current zoning: C-2; residential development subject to rezoning and governmental approvals

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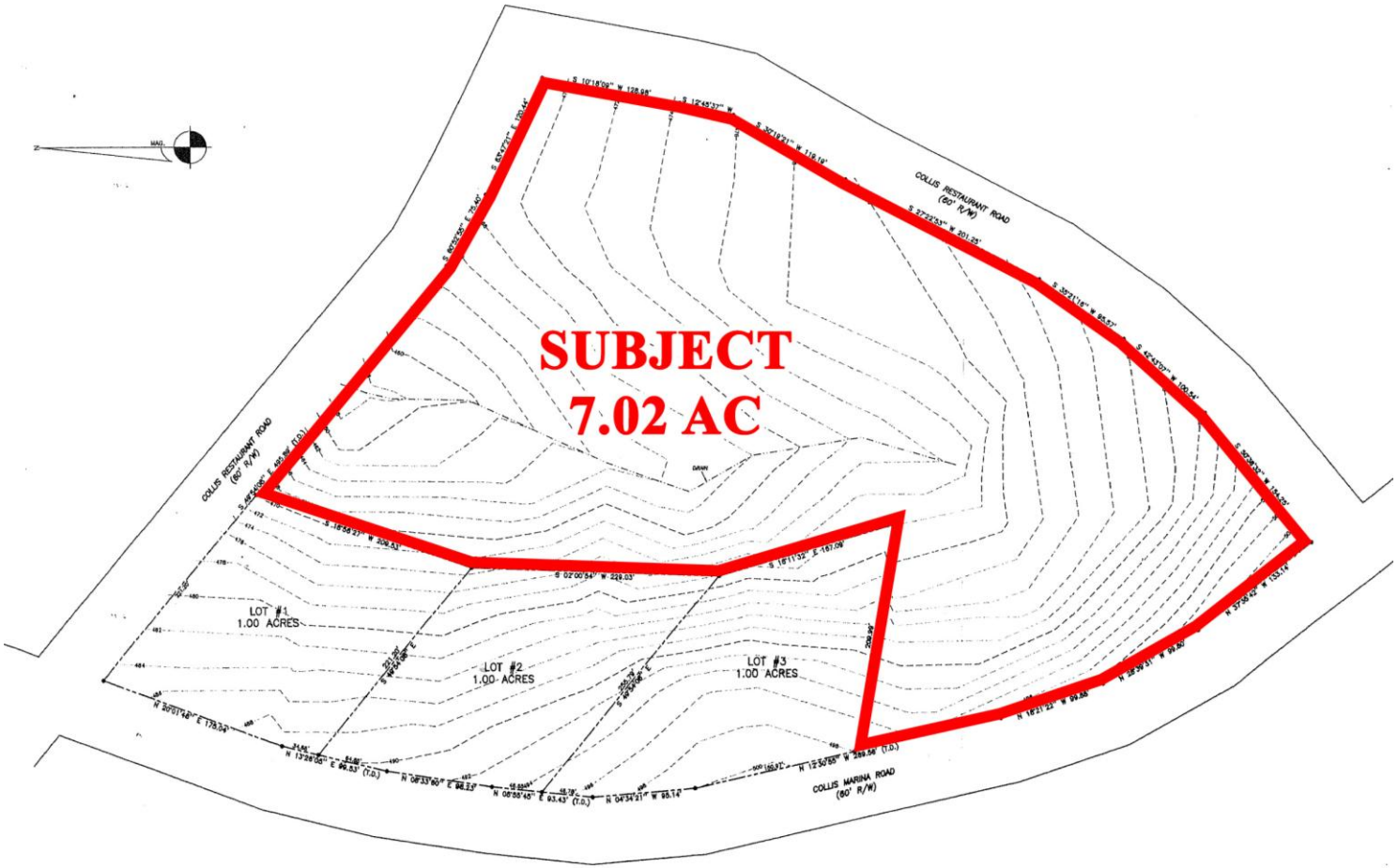

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