

US Hwy 19 Commercial Parcel

Us Highway 19 S, Ellaville, Georgia 31806

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$350,000

Offering Summary

Acreage:	10 ± Acres
Price / Acre:	\$35,000
State:	Georgia
City:	Ellaville
County:	Schley
Property Type:	Development Land

Property Overview

This 10 ± acre corner parcel sits along US HWY 19 in Schley County and is currently used as a farm field. The ground is level and open, giving a buyer plenty of flexibility for future plans.

Power, natural gas, water, and sewer all run to the property, which is a major plus for anyone looking to develop. With its highway frontage and easy access, the location fits well for a warehouse, light manufacturing, a fuel station, or other commercial uses.

The parcel is also well-positioned between major cities—approximately 48 miles to Columbus, 50 miles to Albany, and 70 miles to Macon—offering convenient reach to multiple markets.

Good visibility, steady traffic, and straightforward land layout make this a practical site with long-term potential.

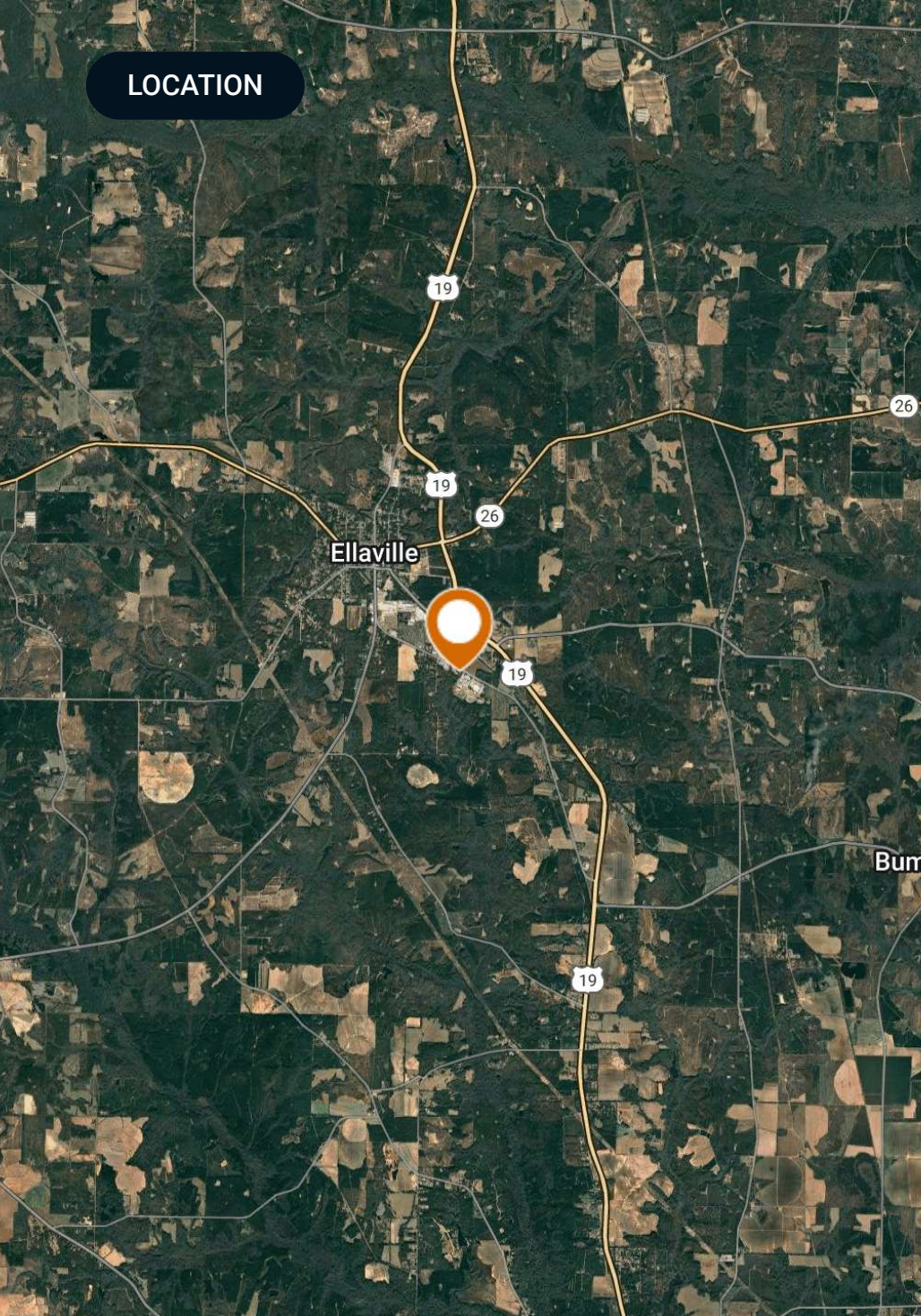
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Taxes & Tax Year:	\$280.87
Zoning / FLU:	Rural
Road Frontage:	1157 ± Ft
Nearest Point of Interest:	Ellaville, Georgia
Current Use:	Vacant Land
Land Cover:	Open Field

LOCATION



Location & Driving Directions

Parcel: 2530130000100A

GPS: 32.2261421, -84.2932702

Driving
Directions: Located at the intersection of US HWY
19 and Andersonville Road

Showing
Instructions: Contact Listing Agent

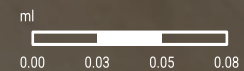
BOUNDARY MAP

Andersonville Rd

Dixon Dr

US HWY 19 Commercial

- Polygon
- Census Roadways TIGER
- County Roads
- Highways



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

Direct: **877-518-5263 x387** | Cell: **478-297-5471**

Professional Background

Tom Tuggle, ALC is an Advisor at Saunders Real Estate.

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



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