



PROPERTY OVERVIEW

This ± 22-acre site is located in Milledgeville, GA in Census Tract 9707.07, which is an Opportunity Zone and qualifies for QOZ Funding. More information on opportunity zones can be found on page 4 of this document. The property is currently zoned A4 and with OZ funding which allows developers multiple opportunities for MF, high density residential uses, independent senior apartments, and assisted living memory care. The property could also be rezoned for light industrial warehouse development.



PRICE \$638,000

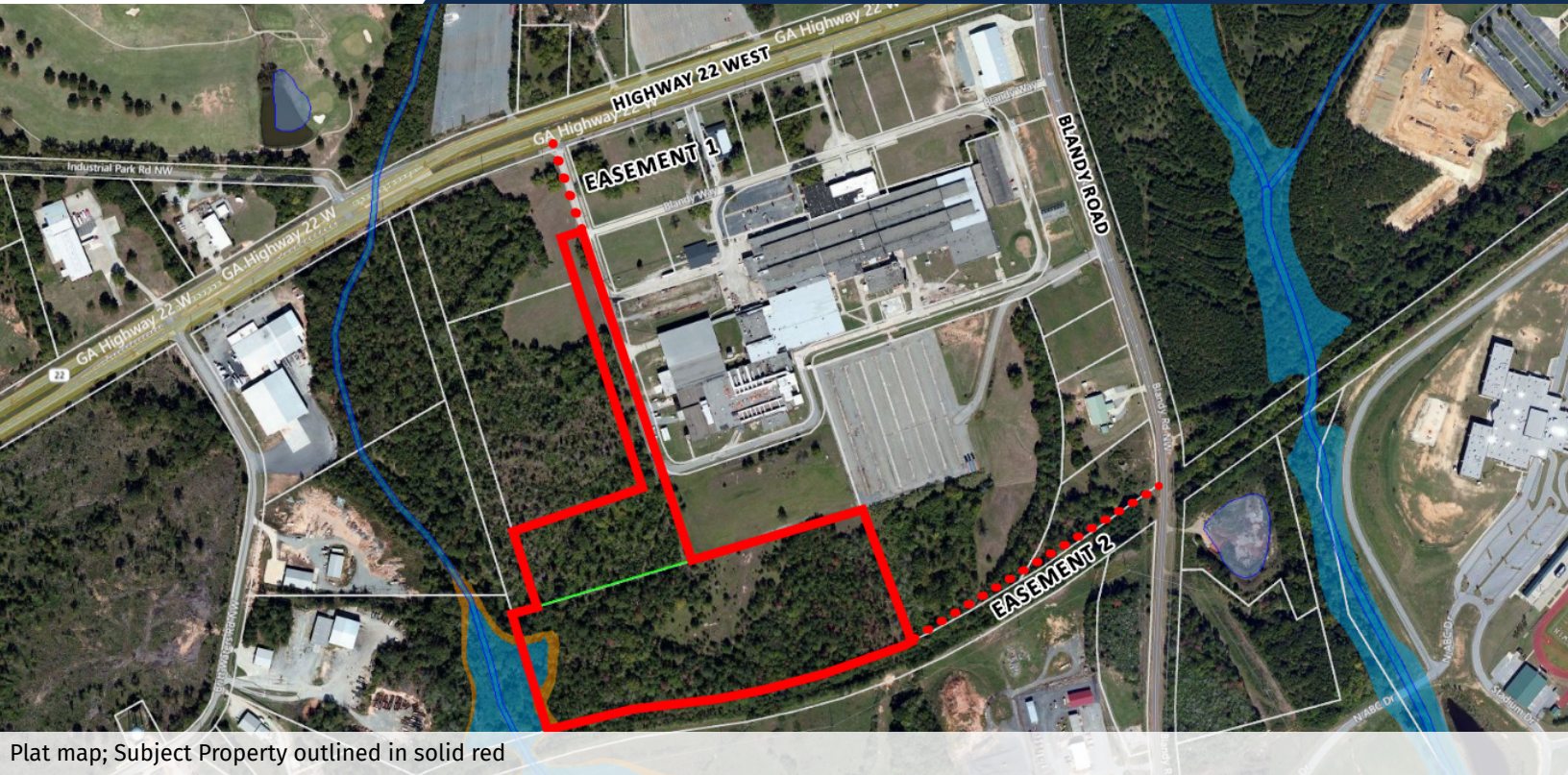


SIZE ± 22 ACRES

PROPERTY HIGHLIGHTS

- ± 22 Acres (2 tracts) of developable land
- 2 dedicated entry/exit points, one on the north side and one on the east side of the property
- Easement 1 description: <https://bit.ly/3EdMtMr>
- Easement 2 description: <https://bit.ly/3sig1WV>
- Located within 7 miles of Lake Sinclair
- Located in Census Tract 9707.07
- Located in a Opportunity Zone
- Qualifies for QOZ funding for future projects
- Qualifies for multifamily or high density housing
- Parcel IDs: 052 035A & 068 001Y
- All utilities available to the site





Plat map; Subject Property outlined in solid red

Lot 251 on a plat for the City of Milledgeville, recorded at Plat Book 20, Page 1, thence N 19° 51' 29" W for 80 feet, thence generally east and northeast along a line parallel to and 80 feet away from the northern boundary of said railroad right-of-way to the western right-of-way of Blandy Road, thence S 04° 36' 16" E approximately 80 feet along said right-of-way to a concrete marker on the northern right-of-way of said railroad, thence generally west and southwest along the northern boundary of said railroad right-of-way, to the point of beginning. Said easement therefore lies in part along the southern boundary of Parcel A shown on a plat at Plat Book 32, Page 1.

This easement does not obligate either grantor or grantee to construct or maintain any passable driveway within said easement area, but if either party constructs such a drive, the other party shall repair any damage caused by said other party's use. All the adjoining land of Warehouse Solutions, LLC shall therefore also have use of said easement area for ingress, egress, and any other use not inconsistent with grantee's easement.

Also conveyed hereby is a non-exclusive easement for ingress and egress on, along and across a triangular parcel on the east side of Parcel B shown on the plat at Plat Book 38, Page 12. Said triangle begins at a point on Line 9, which is 40 feet south on Line 9 from the northern terminus of Line 9, thence runs 40 feet N 17° 59' 29" W for 40 feet, thence N 71° 53' 01" E for 6.22 feet, thence along the southern right-of-way of Blandy Way for 33.78 feet, thence southwest across the 0.77 acre parcel of FTD Investments, LLC to the point of beginning.

All those tracts or parcels of land in Land Lots 250 and 267, First Land District, 319 GMD, Baldwin County, Georgia, being all of Parcel B (0.29 acres), and all of Parcel D (6.68 acres) as shown on a plat for FTD Investments LLC, et al, by Kirk A. Freeman dated July 28, 2011, which plat is recorded in Plat Book 38, Page 12 Office of the Clerk of Superior Court of Baldwin County, Georgia, and which plat by this reference is incorporated herein.

Also conveyed hereby is a permanent non-exclusive easement for vehicular and pedestrian traffic on, along, and across a strip of land described as follows: Beginning at the southeast corner of that 17.23 acre tract conveyed to grantee at Deed Book 923, Page 451, which point adjoins the northern right-of-way of the CSX or Seaboard Railway System right-of-way and which point is shown as the terminus of a property line on said railroad right-of-way within Land

Easement 1 Description (dotted line to the north) - Location approximate

Easement 2 Description (dotted line to the east) - Location approximate

CONTACT



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LOCATION OVERVIEW

Milledgeville, GA, located southeast of Macon in the region known as “Middle Georgia”, is the county seat of Baldwin County. This beautiful city, known for its antebellum architecture, was the state capital of Georgia from 1804 to 1868. The Milledgeville Micropolitan Statistical Area, including Baldwin and Hancock counties, has a population of over 56,000.

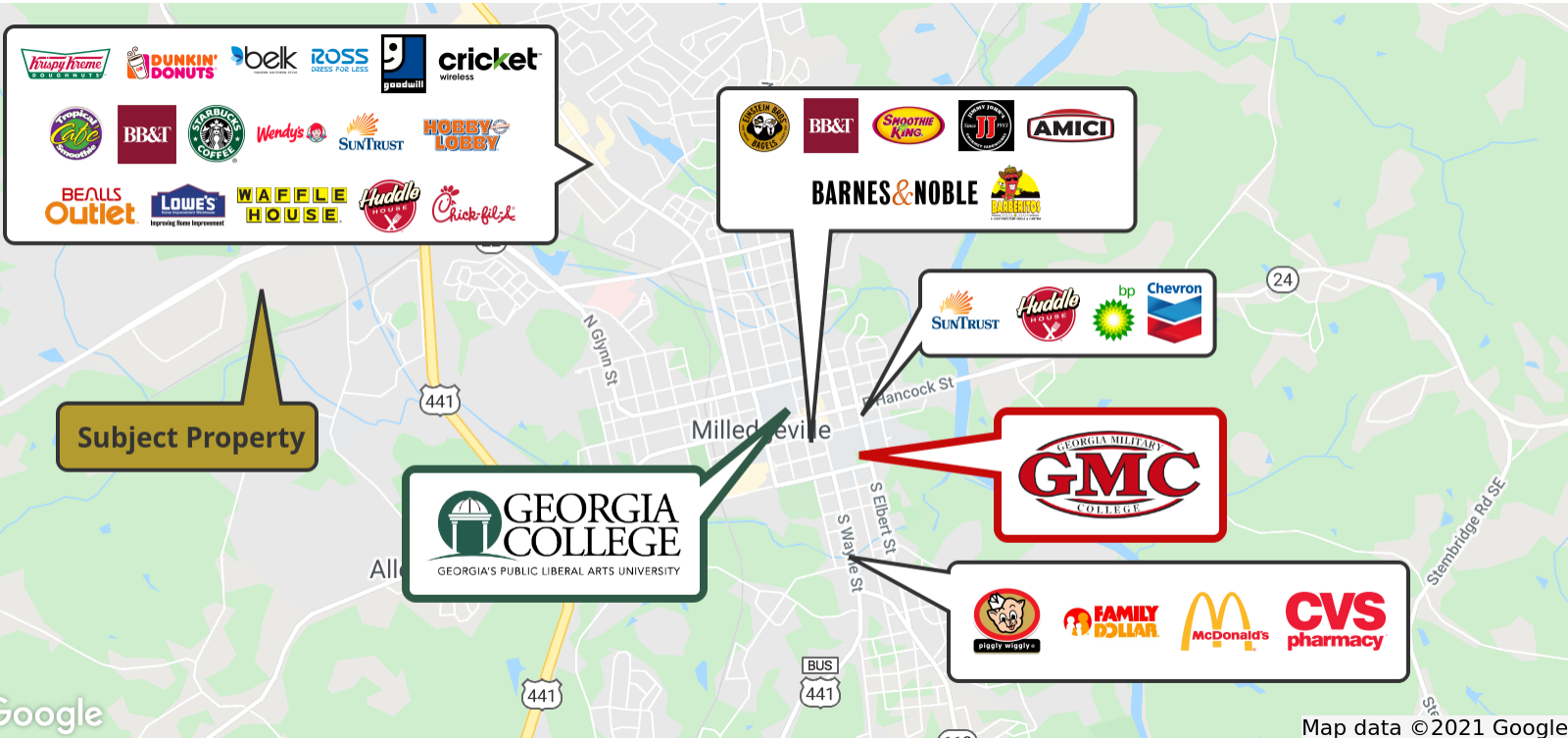
Milledgeville offers a low-cost, pro-business environment and a trained, skilled and available workforce of more than 209,000. Milledgeville-Baldwin County is centrally located to major markets and is in an exceptional location for advanced manufacturing and aerospace industries. In fact, the area is also referred to as “Georgia’s Aerospace Corridor” with over 100 aerospace companies and contractors due to its close proximity to Robins Air Force Base, located in nearby Warner Robins.

In addition to the aerospace industry, other primary economic drivers include the Georgia College and State University, Central Georgia Technical College and the Georgia Military College. Other large area employers include Triumph Aerospace Engineering, Mohawk Industries, Walmart, Bass Signal, Milledgeville Coca-Cola Bottling Company, Navicent Health Medical Center, Baldwin County Public Schools, The GEO Group, Foust Brothers, Lowe’s, UPS, Kroger, Tractor Supply, and more.



Georgia College and State University Campus

RETAILER MAP



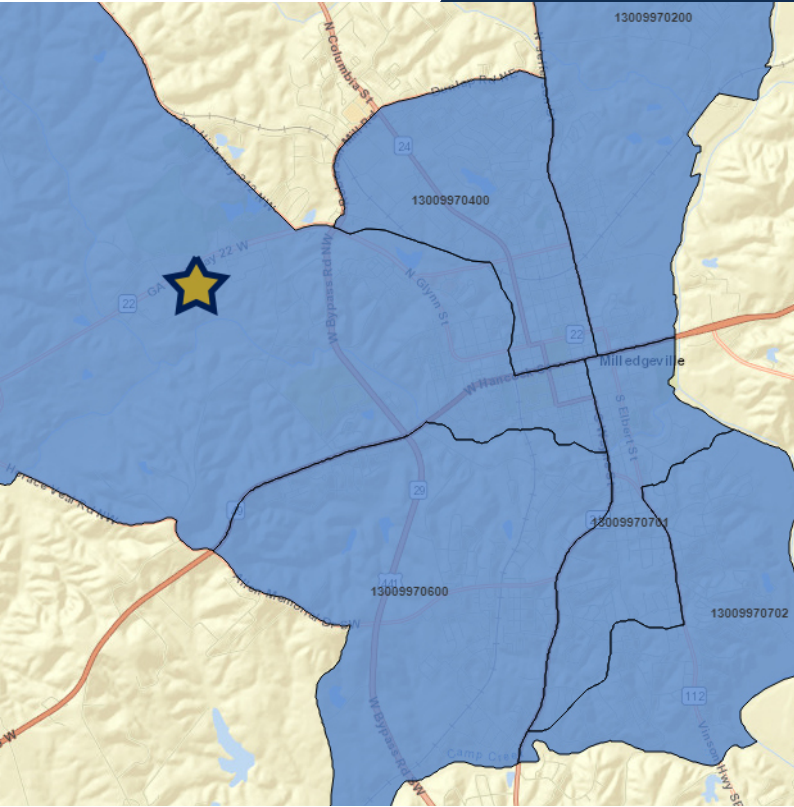
Map data ©2021 Google

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QUALIFIED OPPORTUNITY ZONES

The Opportunity Zone policy initiative is the biggest economic development program in U.S. history - and the tax incentive of a lifetime. Section 1400Z of the Internal Revenue Code defines "Qualified Opportunity Zones" as low-income census tracts that were nominated by state governors and certified by the U.S. Treasury as Qualified Opportunity Zones.

The City of Milledgeville, GA has 5 designated Opportunity Zones. In total these Opportunity Zones have a population of approximately 22,000. That represents 120% of the city's total population of 19,000. The median household income for Milledgeville Opportunity Zones ranges from approximately \$19,000 to \$53,000.

The map to the left indicates Opportunity Zones marked in blue.

QUALIFIED CENSUS TRACTS

Qualified Census Tracts (QCT) are a common, readily accessible and geographically granular method of identifying communities with a large proportion of low-income residents. Using this measure in the American Rescue Plan Act may speed implementation and decrease administrative burden, while identifying areas of need at a highly localized level.

According to HUD, Low-Income Housing Tax Credit Qualified Census Tracts must have 50% of households with incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25 % or more.

QUALIFIED OPPORTUNITY FUNDS

A Qualified Opportunity Fund is any investment vehicle organized as a partnership or corporation for the purpose of investing in at least one Qualified Opportunity Zone. A Qualified Opportunity Fund must hold at least 90% of its assets in Qualified Opportunity Zone Property.

According to the U.S. tax code, a Qualified Opportunity Fund is an investment vehicle that invests in Qualified Opportunity Zone Property. Specifically, the term "qualified opportunity fund" means any investment vehicle which is organized as a corporation or a partnership for the purpose of investing in qualified opportunity zone property (other than another qualified opportunity fund) that holds at least 90% of its assets in qualified opportunity zone property held in the fund as measured on the last day of the first 6-month period of the taxable year of the fund and on the last day of the taxable year of the fund.

