

Hawkinsville, Georgia - Cotton Warehouses/Gin

68 First St, Hawkinsville, Georgia 31036

Tom Tuggle, ALC
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PROPERTY OVERVIEW



Sale Price

\$948,567

Offering Summary

Lot Size:	3.68 Acres
Price / SF:	\$21.18
State:	Georgia
City:	Hawkinsville
County:	Pulaski
Property Type:	Industrial

Property Overview

Located within the city limits of Hawkinsville, Georgia, this ±3.68-acre property comprises five parcels—four contiguous tracts along 1st Street and Houston Street, plus an additional stand-alone parcel on North Jackson Street. The layout offers excellent flexibility for a range of industrial, commercial, or redevelopment uses.

Zoned Industrial and B-2, the site is fully serviced with power, water, and natural gas. Its strategic location provides convenient access to major roadways, supporting efficient logistics and accessibility.

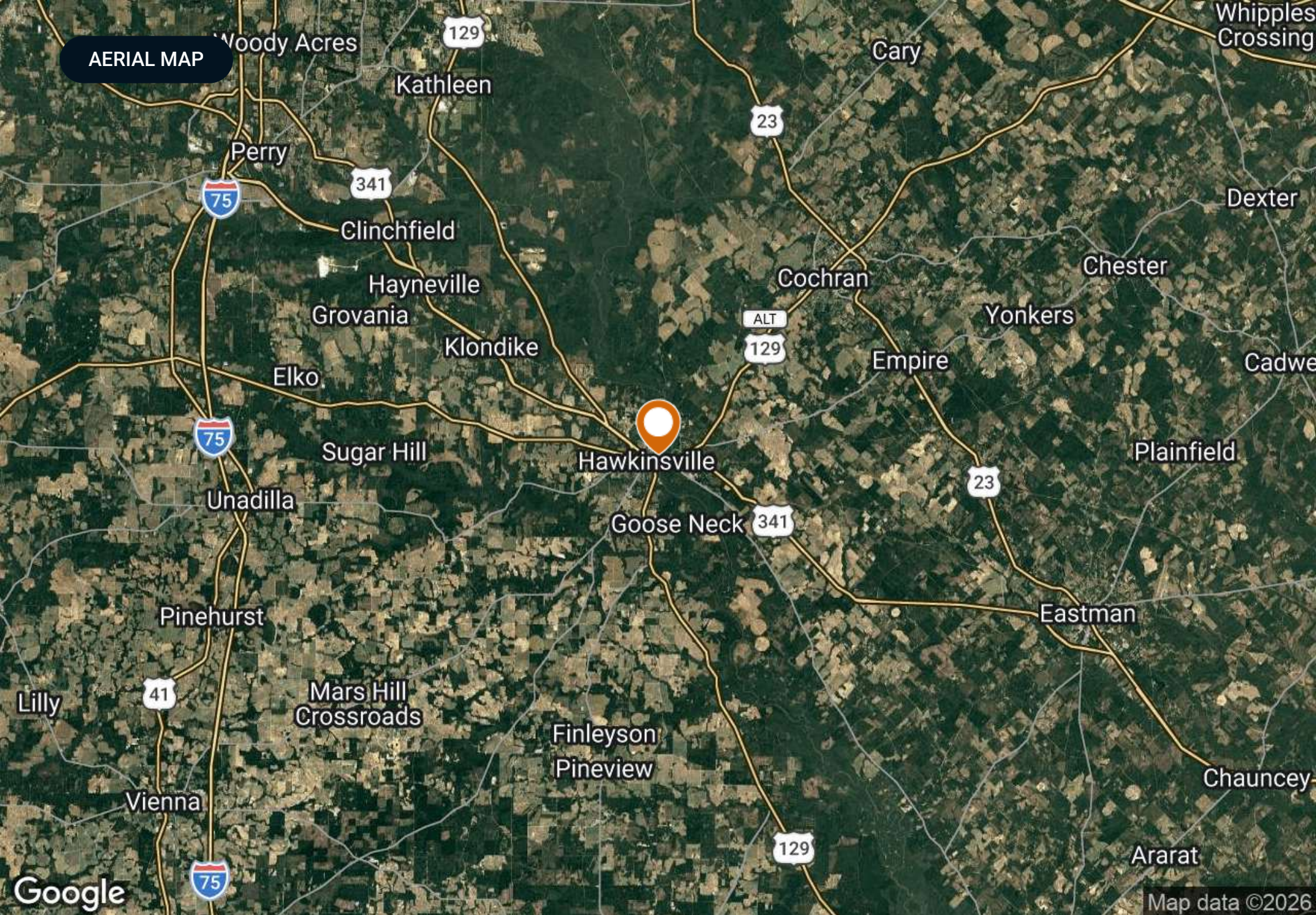
Whether for continued industrial operations, warehousing, storage, or commercial redevelopment, this property represents a rare opportunity in downtown Hawkinsville with significant upside potential.

SPECIFICATIONS & FEATURES

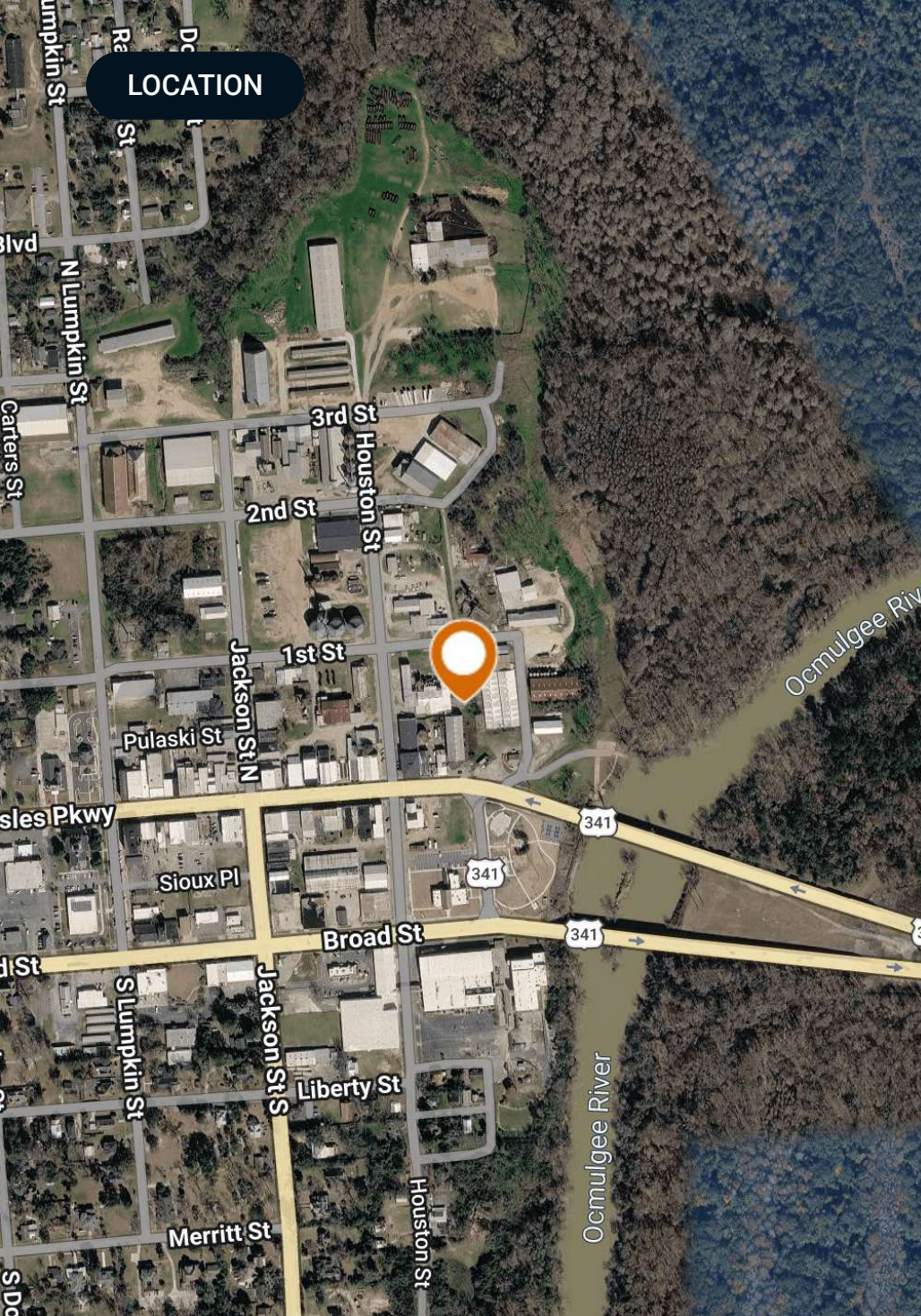


Specifications & Features

Zoning / FLU:	Industrial & B-2
Water Source & Utilities:	Power, water, and natural gas available
Nearest Point of Interest:	Hawkinsville, Georgia Perry, Georgia
Structures & Year Built:	• Warehouse with existing cotton gin infrastructure • Three vacant warehouses totaling approximately 40552 SF (9600 SF/ 12000 SF/ and 18952 SF) • 1690 SF office building • 2160 SF building with an additional 600 SF open canopy • 744 SF commercial/retail building



LOCATION



Location & Driving Directions

Parcel: H0340020001

GPS: 32.2848466, -83.46458299999999

Driving Directions:

- From Hawkinsville, GA, turn left onto N Dooley Street
- Turn right onto 1st Street
- In .3 miles, the property will be on your right.

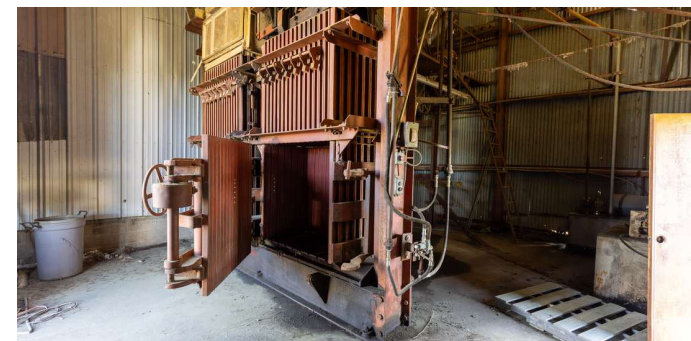
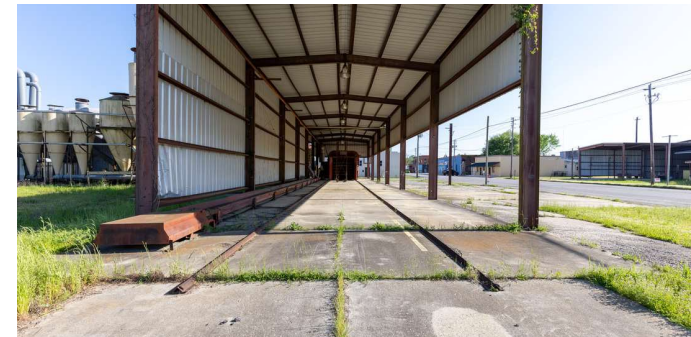
Showing Instructions:

Contact Listing Agent



Boundary





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:

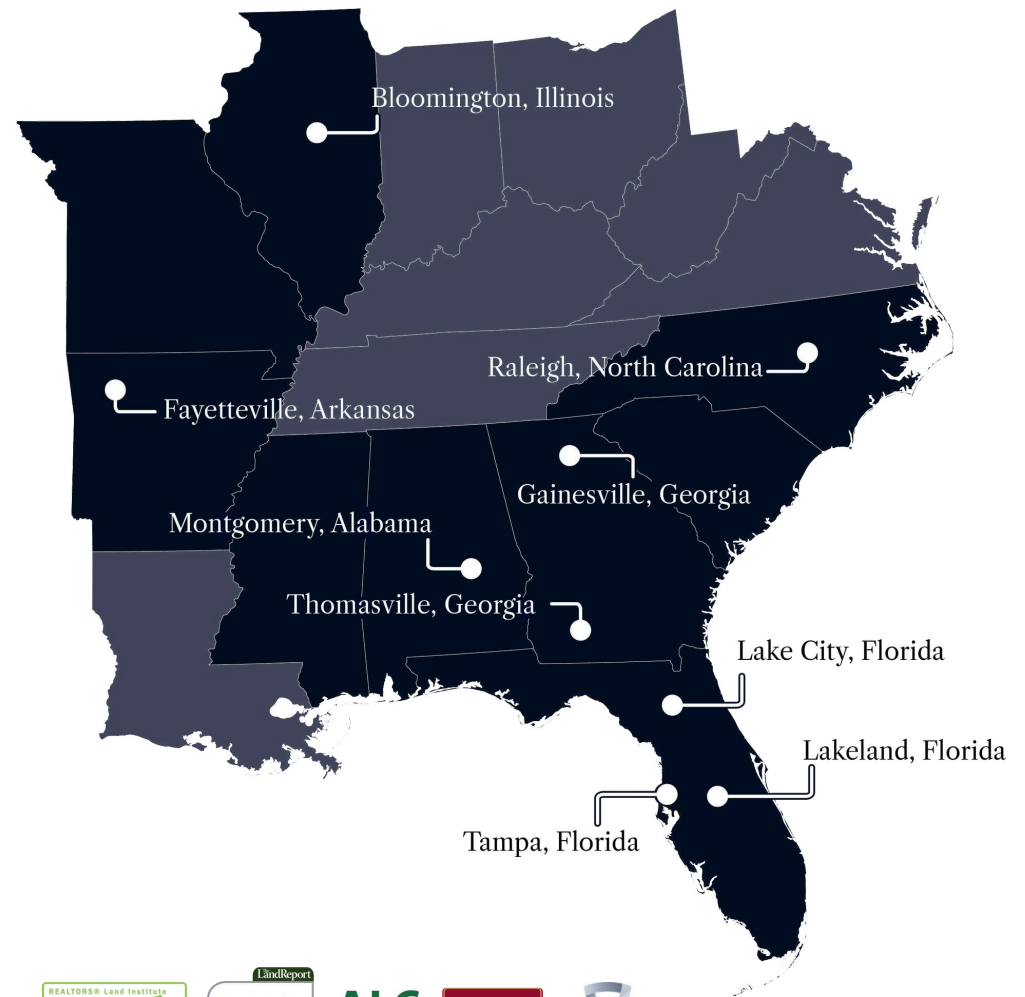
- Timberland
- Recreational land
- Agricultural land



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