

**1009 W 12th St**  
**Alma, GA 31510 | Bacon County**

1

Property Type:	<b>Ret / General</b>	Available SF:	<b>20,000</b>
Bldg Size:	<b>20,000</b>	Max Contig:	--
# of Anchors:		Min Divisible:	--
Major Tenant 1:		Lease Rate:	--
Year Built:	<b>1978</b>	Sublease:	<b>No</b>
Parking Spaces:	<b>20</b>	Operating Exp/SF:	--
Traffic Count (Pri.):		Taxes/SF:	--
Traffic Count (Sec.):		Tax Year:	
% Occupied:	<b>0%</b>	Price:	<b>\$475,000   \$23.75 /SF</b>



**Listing Contact**

Bacon County Development Authority  
Kevin Ellis  
(912) 347-7511  
kevinellis@atc.cc

**Listing Notes**

There are 2 buildings on this property one has 14,000 SF and the other has 6,000 SF. Built in 1978 and 1997. Located on 3.6 acres.

**9 Acres Highway 32 E - SW of Highway 32 E and Airport Loop**  
**Alma, GA 31510 | Bacon County**

2

Property Type:	<b>Lnd / Raw Land</b>	Min Div Ac.:	<b>9.00 Ac.</b>
Lot Size:	<b>9.00 Ac.</b>	Max Contig Ac.:	<b>9.00 Ac.</b>
Lot Size SF:	<b>392,040 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	--	Sale Price/Ac:	--
Rail:	<b>No</b>		



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**Listing Notes**

Located on GA Hwy 32, frontage available. Between the Bacon County Airport and Blueberry Plantation Golf and Country Club.

**20 Acres Valene Bennett Industrial Park - SW of Industrial Dr and Caribbean Rd**  
**Alma, GA 31510 | Bacon County**

3

Property Type:	<b>Lnd / Raw Land</b>	Min Div Ac.:	<b>20.00 Ac.</b>
Lot Size:	<b>20.00 Ac.</b>	Max Contig Ac.:	<b>20.00 Ac.</b>
Lot Size SF:	<b>871,200 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	--	Sale Price/Ac:	--
Rail:	<b>No</b>		



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**Listing Notes**

Located in industrial park. Approx. 20 acres (14 acres free of wetland). Unimproved lot. Available 30K square foot building with loading docks located across the street. Development Authority owned. Price is very negotiable.

**216 Industrial Dr****4****Alma, GA 31510 | Bacon County**

Property Type:	<b>Ind / Light Industrial</b>	Available SF:	<b>30,000</b>
Bldg Size:	<b>30,000</b>	Max Contig:	--
Year Built:	<b>1981</b>	Min Divisible:	--
Docks/Drive-Ins:	<b>2/0</b>	Lease Rate:	--
Clear Height:	--	Sublease:	<b>No</b>
Land Area:	<b>5.00 Ac.</b>	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Occupied:	<b>0%</b>	Price:	<b>\$300,000   \$10.00 /SF</b>

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**Listing Notes**

Vacant lot adjoining building is available for sale with the building or separately. Additional acreage available, contact listing agent for more details. Includes 4 roll up doors, a loading dock, and 2 semi-truck doors.

**814 Radio Station Rd****5****Alma, GA 31510 | Bacon County**

Property Type:	<b>Ind / Light Industrial</b>	Available SF:	<b>13,000</b>
Bldg Size:	<b>13,000</b>	Max Contig:	--
Year Built:	<b>1994</b>	Min Divisible:	--
Docks/Drive-Ins:	<b>0/1</b>	Lease Rate:	--
Clear Height:	--	Sublease:	<b>No</b>
Land Area:	<b>4.00 Ac.</b>	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Occupied:	<b>0%</b>	Price:	<b>\$400,000   \$30.77 /SF</b>

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**Listing Notes**

Building totals approx. 13,000 SF. Built in 1994. Previously used as a blueberry processing plant and parking facility. Includes a drive-in cooler/freezer and 1 loading dock, as well as a drive-in door. Located on 4 acres. Additional land surrounding site available.

**365.5 Acres 841 Radio Station Rd - 841 Radio Station Rd****6****Alma, GA 31510 | Bacon County**

Property Type:	<b>Lnd / Raw Land</b>	Min Div Ac.:	<b>365.50 Ac.</b>
Lot Size:	<b>365.50 Ac.</b>	Max Contig Ac.:	<b>365.50 Ac.</b>
Lot Size SF:	<b>15,921,180 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>\$1,827,500</b>
Depth:	--	Price/SF:	<b>\$0.11/SF</b>
Zoning:	--	Sale Price/Ac:	<b>\$5,000.00 /Ac.</b>
Rail:	<b>No</b>		

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**Listing Notes**

365.5 acres available for sale in Bacon county. Can also be purchased with a 13,000 SF former blueberry procession plant and parking facility.

**1258 S US Highway 1**  
**Alma, GA 31510 | Bacon County**

Property Type:	<b>Ind / Light Industrial</b>	Available SF:	<b>4,000</b>
Bldg Size:	<b>4,000</b>	Max Contig:	--
Year Built:	--	Min Divisible:	--
Docks/Drive-Ins:	<b>0/0</b>	Lease Rate:	--
Clear Height:	--	Sublease:	<b>No</b>
Land Area:	<b>3.00 Ac.</b>	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Occupied:	<b>0%</b>	Price:	<b>\$139,000   \$34.75 /SF</b>



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**Listing Notes**

4,000 SF building located on 3 acres. Includes 3 offices, full bath, and a shop in the back with 2 roll-up doors. Area around back and sides of the building is fenced.