

For Sale – Three Buildings
5176 Highway 22
Sparta, GA 31087



Summary

Area Info

Photos

Aerial



BRING OFFERS!! | REDUCED PRICE: \$325,000 / ~~SALE PRICE: \$399,000~~

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PROPERTY INFORMATION

BUILDING

| | |
|--------------------------|---|
| Property Address: | 5176 Highway 22 Sparta, GA 31087 |
| County: | Hancock |
| Total Size: | Convenience Store: 1,300 SF Former Rest: 1,820 SF Motel: 1,800 SF |
| Year Built: | Convenience Store: 1960 Former Rest: 1960 Motel: 2002 |
| Parking: | Gravel & Ample |
| Traffic Count: | Highway 22 - 4,003 VPD |
| Taxes: | \$2,057.98 (est. 2025) |

SITE

| | |
|-------------------|-----------------------|
| Site Size: | 8.5 Acres |
| Parcel ID: | 073B 024 |
| Zoning: | Located in the county |

REDUCED PRICE: \$325,000
~~**SALE PRICE: \$399,000**~~

| Demographics 2025 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 183 | 520 | 1,334 |
| Avg HH Income | \$75,200 | \$75,139 | \$71,422 |
| Median Age | 55.5 | 55.4 | 51.4 |

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PROPERTY HIGHLIGHTS

NOTES

- Multi-building commercial offering on approximately 8.5 acres with frontage and visibility along Highway 22.
- Improvements include three existing buildings:
 - Former convenience store (1,300 SF)
 - Former restaurant (1,280 SF)
 - Motel building (1,800 SF) Three rooms upstairs with downstairs offering common room as well as two bathrooms that can be utilized by RV sites
- Buildings Approximate Ages: the convenience store and restaurant were constructed in 1960, with the motel built in 2002.
- Built-in income potential with 15 existing RV sites featuring full hookups (30-amp, water, and sewer)—ideal for immediate cash flow, seasonal use, or expansion into a larger RV/campground concept.
- Large acreage provides room for additional pads, storage, outdoor sales, expanded RV sites, or new development, making it well suited for value-add investors or owner-users seeking growth upside.
- Flexible deal structure: Seller will consider a long-term lease and possible owner financing with a substantial down payment.

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NOTES

- Convenient access: approximately 6 miles to Downtown Sparta and 17 miles to Downtown Milledgeville.
- Located in a stable rural commercial corridor supported by nearby uses including Dollar General, churches, municipal/service facilities, wineries, and other local commercial users.

LOCATION & REGIONAL ACCESS

- Highway 22 frontage in Middle Georgia: The property sits on Georgia State Route 22, a long east–west state route that runs through key Middle Georgia hubs including Macon and Milledgeville before reaching Sparta/Hancock County – supporting day-to-day local traffic plus regional pass-through demand.
- Interstate connectivity: SR-22 ties into the I-20 corridor near Crawfordville (I-20 provides the Atlanta to Augusta corridor), making the Sparta/Milledgeville area accessible for regional users, contractors, and travelers moving between markets.
- Verified proximity: Marketing commonly cites approximately 6 miles to Downtown Sparta and 17 miles to Downtown Milledgeville.

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Motel



Convenience Store



Former Rest



Tractor Trailer Parking



Interior Convenience Store



Interior Convenience Store

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