

7.02 AC Development Tract
144 Collis Marina Drive
Eatonton, GA 31024



Summary

Area Info

Plat

Aerial

Site Map

**Oconee Lake Life
Vacation Rental**

**The Waterfront
On Lake Oconee**

**The Len Resort
and Residences**

Collis Marina Rd NE

**SUBJECT
PROPERTY**

SALE PRICE: \$3,000,000

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://www.commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING	
Property Address:	144 Collis Marina Drive Eatonton, GA 31024
County:	Putnam
Total Size:	7.02 AC
Covered Storage:	34,400 SF±
Utilities:	All Available
Taxes:	\$1,782.88 (Estimated)
Traffic Count:	Old Phoenix Rd NE – 7,890 VPD Wards Chapel Rd – 3,070 VPD

SITE	
Site Size:	7.02 AC
Parcel ID:	104B087
Zoning:	C-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,012	5,783	11,583
Avg HH Income	\$187,776	\$194,252	\$204,345
Median Age	57.1	57.5	58.1

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

SITE

This 7.02± acre commercial property presents a rare opportunity to acquire an established covered boat and RV storage facility while also offering exceptional long-term redevelopment potential. The existing improvements provide immediate operational value and income-producing capabilities, allowing investors to benefit from current cash flow while evaluating future opportunities. As the Lake Oconee market continues to experience residential and commercial growth, the property's size, location, and commercial designation make it well-positioned for a variety of future uses, including expanded marina operations, self-storage, mixed-use commercial, hospitality, or residential redevelopment concepts such as condominiums, townhomes, or multifamily housing, subject to zoning, utility availability, and governmental approvals.

LOCATION

Property situated on Collis Marina Rd NE and Collis Restaurant Rd in Eatonton. Neighbors include Lake Oconee Marina, The Len Resort and Residences, Great Waters Marina, Freedom Boat Club, Italian Chophouse, Eighty8 Kitchen and Cocktails, The National Tavern, Mellow Mushroom, Iron Fork Café, Lake Oconee Bistro, and many others

HIGHLIGHTS

- Established covered boat and RV storage facility
- Immediate income-producing capabilities
- Located in growing commercial + residential corridor
- Easy redevelopment opportunities for future uses
- 7.02± AC with 5 covered storage buildings totaling 34,400 SF± in size.

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://commercial.fickling.com>

7.02 AC Development Tract
144 Collis Marina Drive
Eatonton, GA 31024



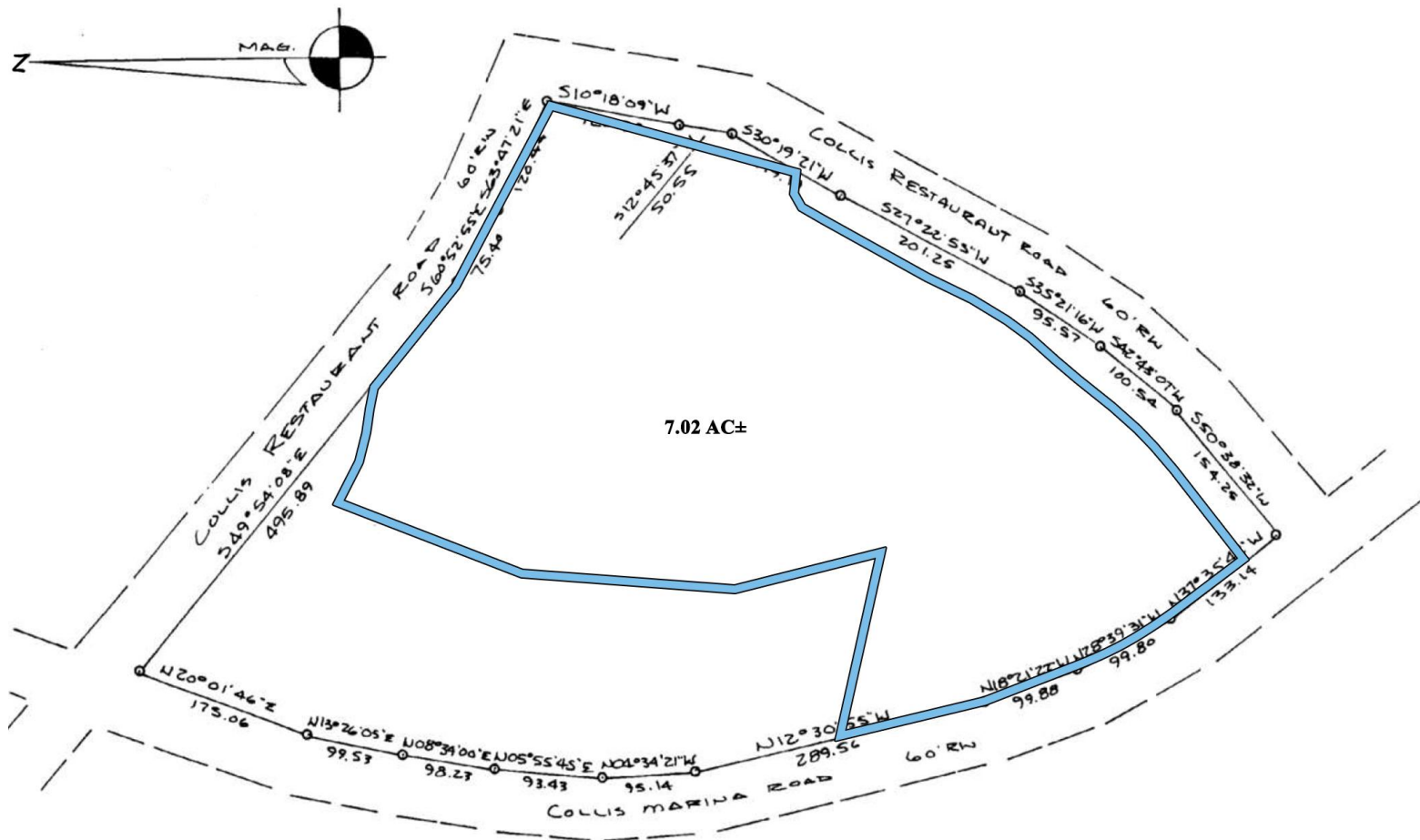
Summary

Area Info

Plat

Aerial

Site Map



CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

www.georgiacommercialrealestate.net



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

7.02 AC Development Tract
144 Collis Marina Drive
Eatonton, GA 31024



Summary

Area Info

Plat

Aerial

Site Map



CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

7.02 AC Development Tract
144 Collis Marina Drive
Eatonton, GA 31024



Summary

Area Info

Plat

Aerial

Site Map

**Oconee Lake Life
Vacation Rental**

**The Waterfront
On Lake Oconee**

**The Len Resort
and Residences**

Collis Marina Rd NE

**SUBJECT
PROPERTY**

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://www.commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.