

3.2± Acre Redevelopment Opportunity

1125 Fred Smith Street

Monticello, GA 31064



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$400,000.00

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PROPERTY INFORMATION

BUILDING

Property Address: 1125 Fred Smith Street

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County: Jasper

Total Size: 70,700 SF Building
3.2± Acres

Utilities: All Available

Parking: Paved and Ample

Traffic Count: Forsyth Street – 4,410 VPD
W Washington Street – 7,270 VPD

SITE

Site Size: 3.2± Acres

Parcel ID: M05C 031

Zoning: R-20

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,943	3,848	4,954
Avg HH Income	\$81,721	\$85,009	\$86,837
Median Age	38.0	39.4	39.9

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SITE

70,700± square foot former school facility situated on approximately 3.20 acres in Monticello. Property provides a rare opportunity to acquire a substantial existing facility at an attractive basis. Building contains a variety of former classrooms, common areas, flexible spaces, an impressive former gymnasium with hardwood flooring, and a private courtyard. Possible concepts may include institutional, educational, recreation, production, studio space, storage, community-oriented uses, or other creative reuse concepts, subject to zoning and applicable approvals.

LOCATION

Property located in Monticello, Georgia. Convenient access to Downtown Monticello, GA Highway 83, and GA Highway 16. Neighbors include Jasper Memorial Hospital, USPS, NAPA, Ingles, CVS Pharmacy, U-Haul, Family Dollar, Dollar General, Dairy Queen, Subway, Jack's Family Restaurant, and other local and national brands and retailers.

HIGHLIGHTS

- 70,700± SF former school facility situated on 3.20± acres
- Large existing building offers significant adaptive reuse and redevelopment potential
- Numerous classrooms, common areas and flexible spaces throughout the facility
- Potential for a variety of owner-user, institutional, recreational, creative, production, storage or redevelopment concepts, subject to zoning and governmental approvals
- Unique opportunity to acquire substantial existing square footage at a fraction of typical replacement cost

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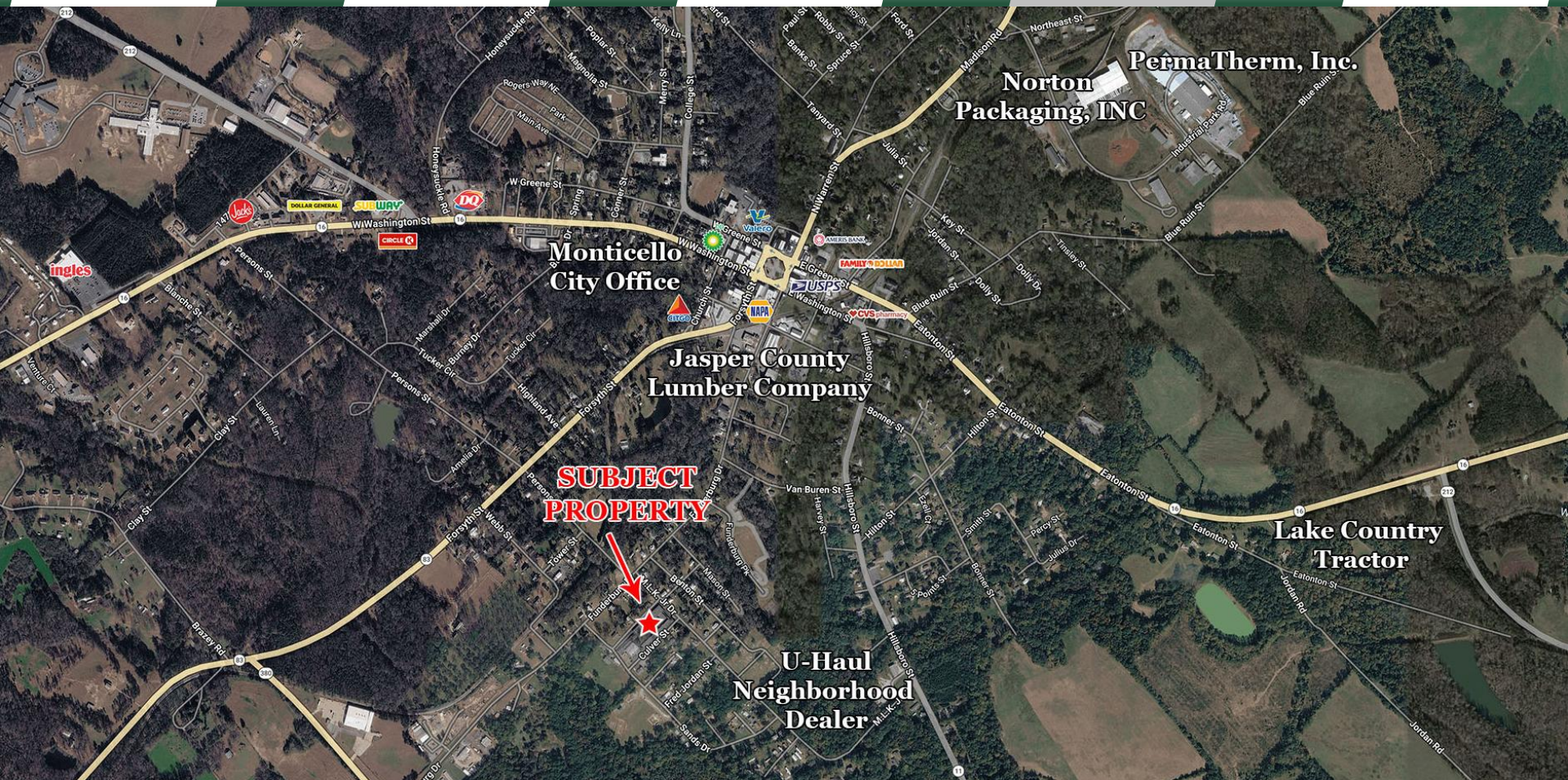
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