

De Soto, Georgia - Peanut/Cotton Warehouses

2781 U.S. 280, De Soto, Georgia 31743

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

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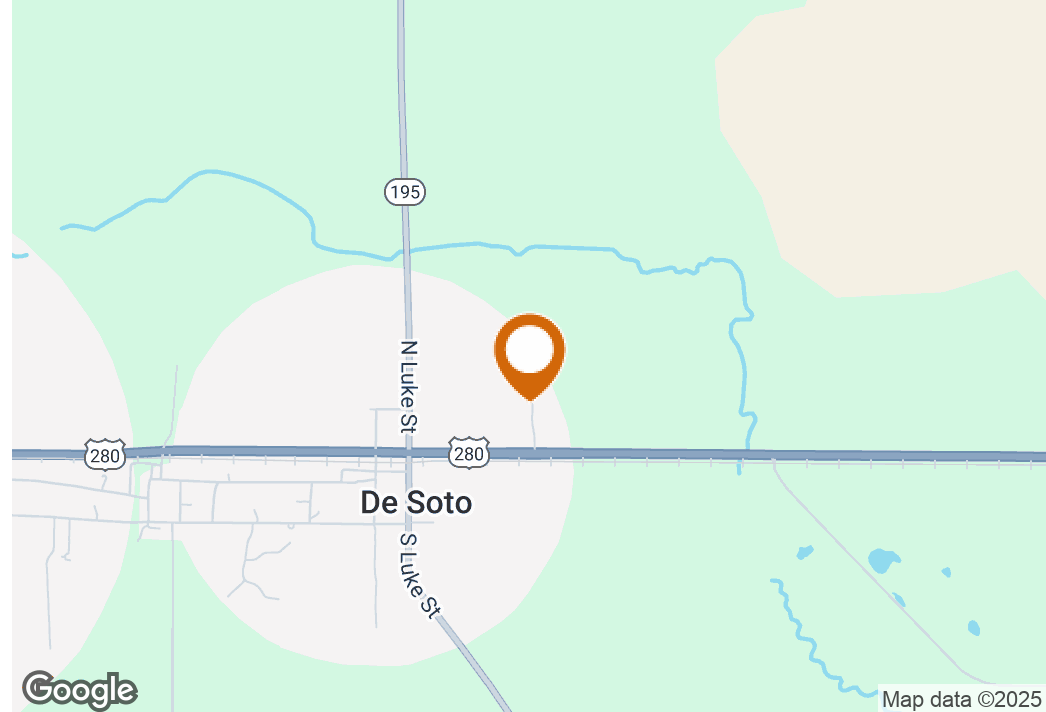
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SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price

\$897,740

Property Overview

Over 60,000± SF of warehouse and office space with prime Highway 280 East frontage in De Soto, Georgia. Formerly used for cotton warehousing, peanut storage, and ag buying operations, this site is ideal for commodity storage, rural logistics, light industrial use, or value-add investment.

Property Highlights:

Highway Frontage: Excellent visibility and direct access on Highway 280 East

Warehouse 1: 22,950 sq ft (225' x 102') – 20 ft clear ceiling height

Warehouse 2: 12,000 sq ft (200' x 60') – 20 ft clear ceiling height

Warehouse 3: 4,800 sq ft (80' x 60') – 20 ft clear ceiling height

A-Frame Warehouse 4: 8,000 sq ft (100' x 80')

A-Frame Warehouse 5: 11,200 sq ft (140' x 80')

Office Building: 1,800 sq ft for administrative or dispatch use

Strategic Location:

Centrally located near Leesburg, Cordele, and Americus

19 miles from I-75 for fast access to north-south freight routes

11 miles from Highway 19 – a direct route to Albany and surrounding ag markets

Located in South Georgia's agricultural and industrial corridor

Offering Summary

Lot Size	22.11 Acres
Price / Acre	\$40,603
Zoning	Ag
City	De Soto
County	Sumter



PROPERTY DESCRIPTION

Location Description

Property is located in De Soto, Georgia on Highway 280 in Sumter County, Georgia. Property is located conveniently between Cordele and Americus.

Site Description


60,750± SF industrial site with frontage on Highway 280 East in De Soto, GA. Features five warehouses totaling 58,950± SF with 20' clear heights, plus a 1,800± SF office building. Partial perimeter fencing, less than 10% slope, and ample yard space. Formerly used for cotton and peanut storage. Located 19 miles from I-75 and 11 miles from Hwy 19, with easy access to Leesburg, Cordele, and Americus. Ideal for ag storage, equipment, or logistics.

Power Description

Three Phase

De Soto, Georgia - Peanut/Cotton Warehouses
Sumter County, Georgia, 22 AC +/-



 Boundary

SITE PLANS

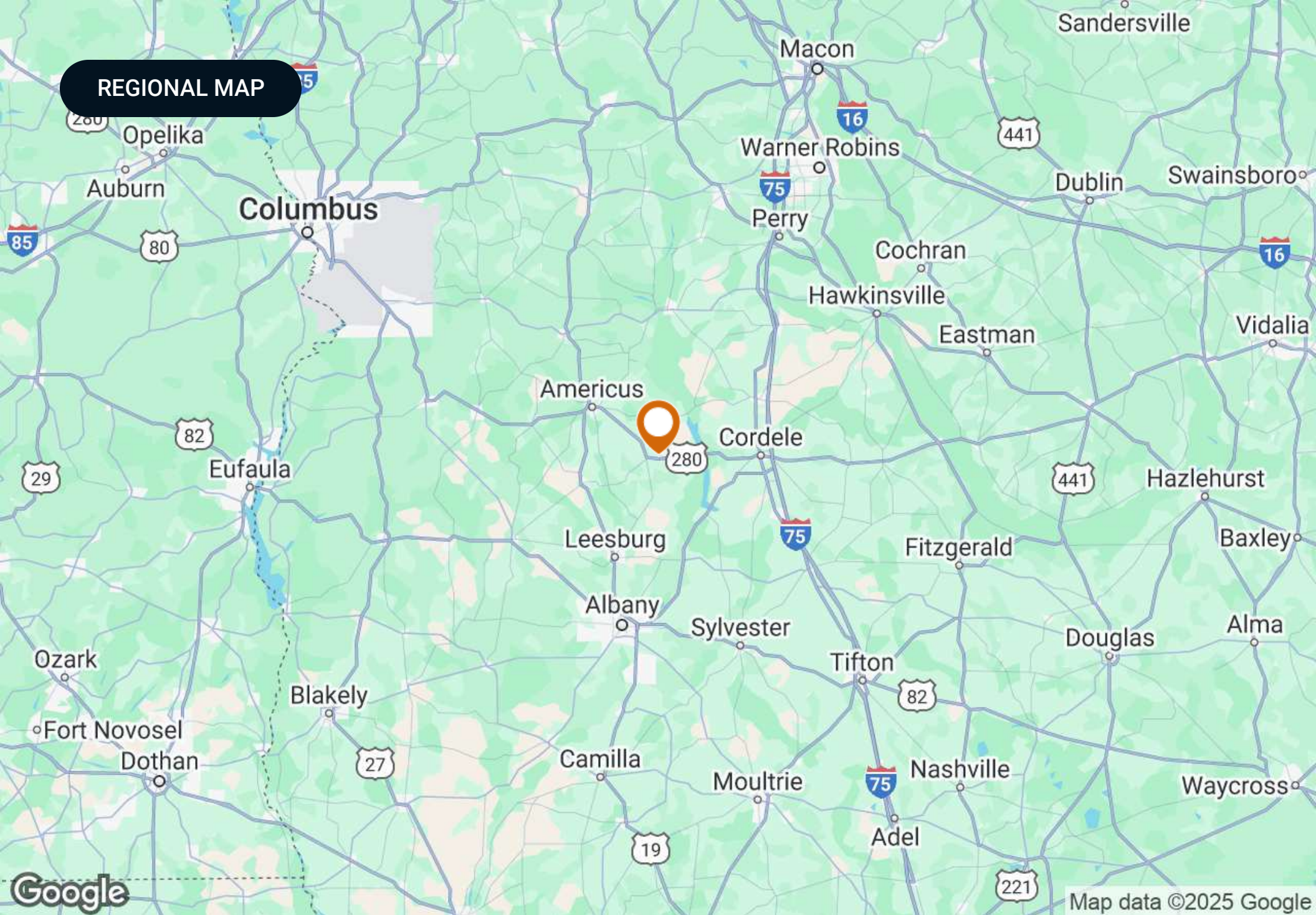




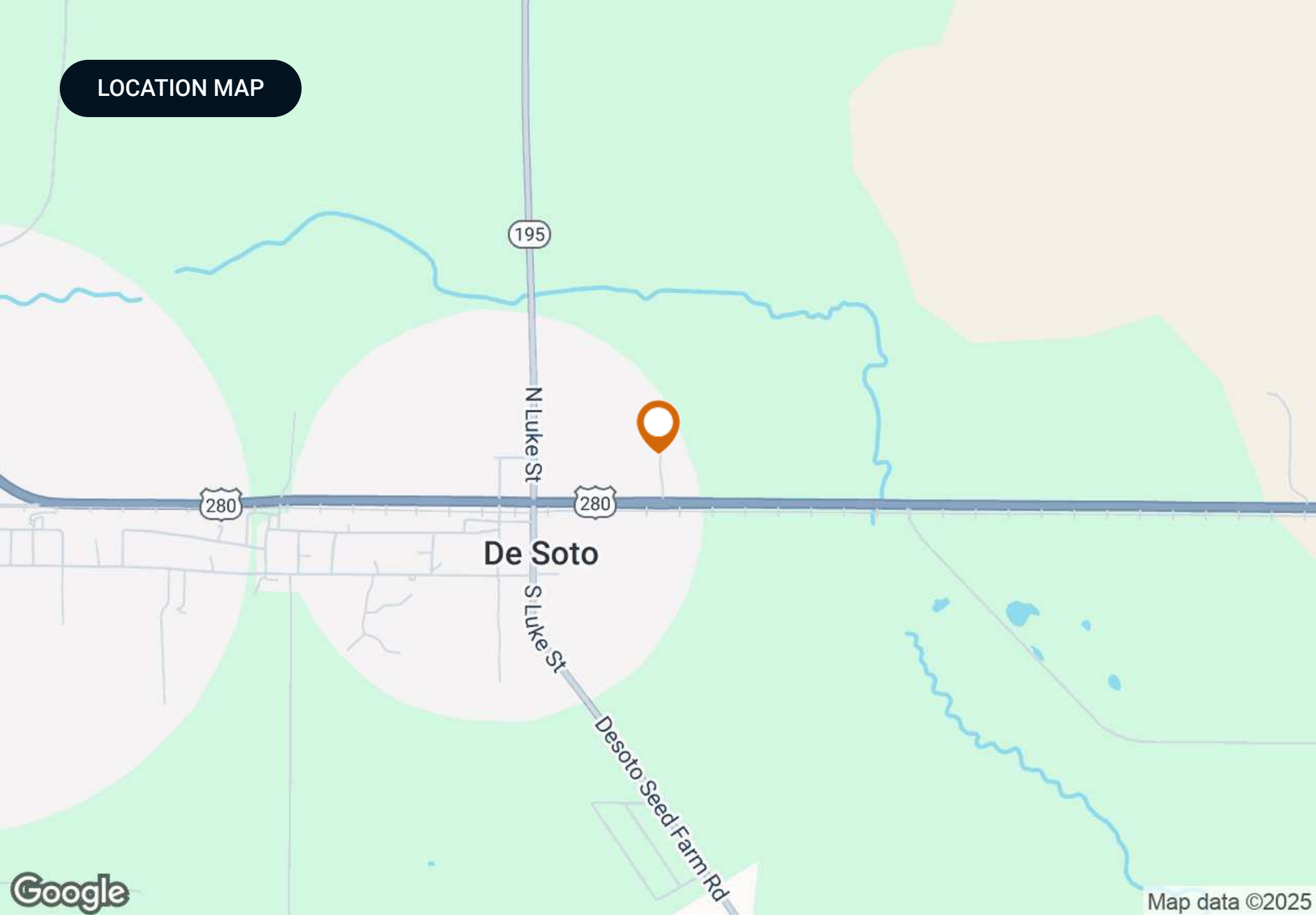
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



ADDITIONAL PHOTOS





SECTION 3

Agent And Company Info

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 experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients. Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets. Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country. Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.



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Headquarters

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

Orlando

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

North Florida

356 NW Lake City
Avenue
Lake City, FL 32055
352.364.0070

Georgia

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

Arkansas

112 W Center St, Suite
501
Fayetteville, AR 72701
479.582.4113

