

FOR SALE

Commercial Development Site

166 & 170 West Clinton Street
Gray, Jones County, Georgia 31032



Measurements are approximate.

2.57 Acres

166 & 170 West Clinton Street
Gray, Jones County, Georgia 31032

SALES PRICE: \$750,000

FOR MORE DETAILS CONTACT:

Created 12/14/16

GUY EBERHARDT - EXCLUSIVE AGENT
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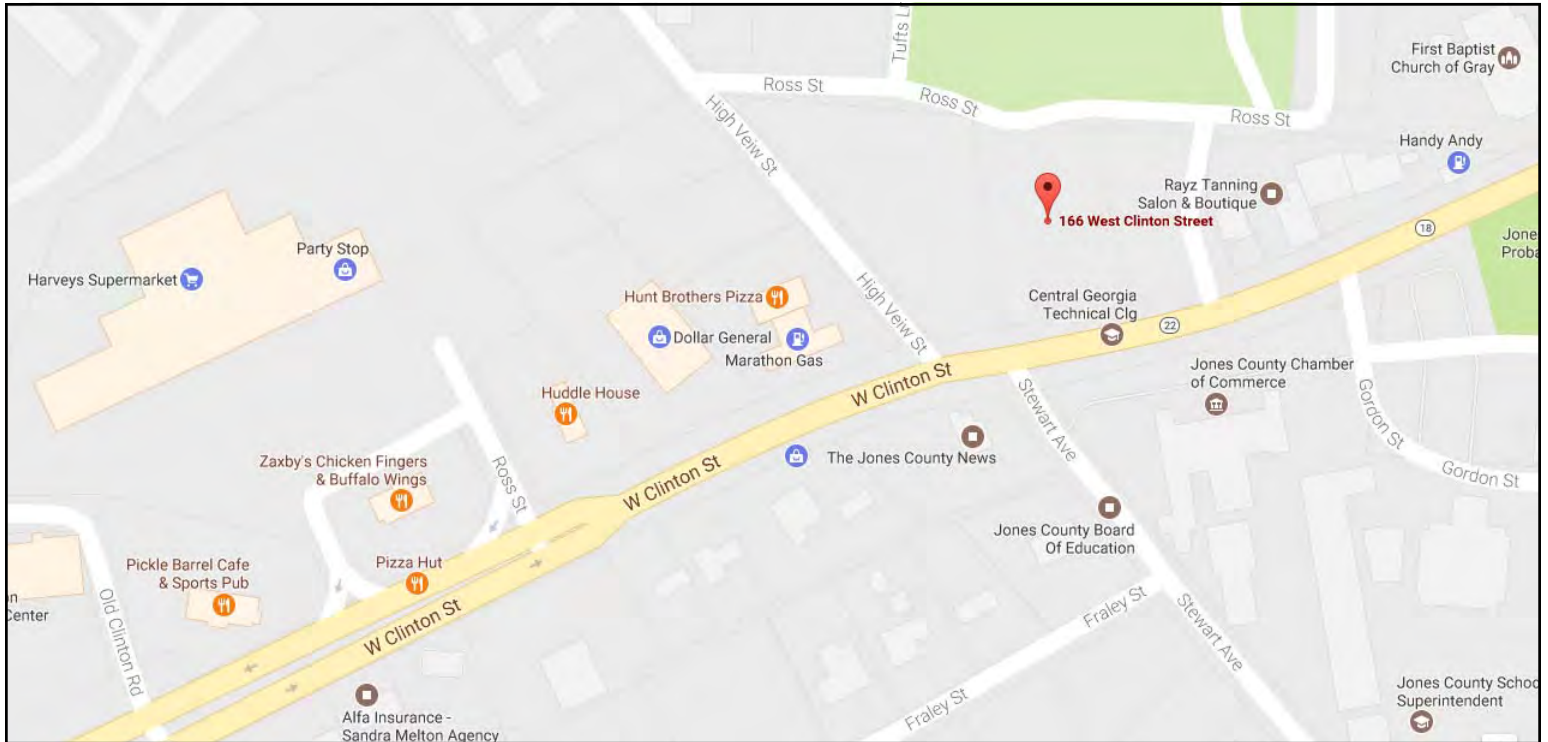
990 Riverside Drive
Macon, GA 31201



LOCATION:	Subject property is located across from Jones County Board of Education and The Jones County News.
LAND AREA:	<ul style="list-style-type: none"> • 2.57 Acres • Approximately 300' frontage on West Clinton Street
TAX PARCELS:	G0800001 & G0800002
ZONING:	C-2
UTILITIES:	All utilities available to the site.
NEIGHBORS:	Harvey's Supermarket, Party Stop, Zaxby's, Pickle Barrel Café, Alfa Insurance, Huddle House, Dollar General, Marathon Gas, Jones County News, Jones County Board of Education, Jones County Chamber of Commerce, Central Georgia Technical College
SALES PRICE:	\$750,000



166 & 170 W. Clinton Street - Gray, GA 31032 / **MAPS**





Demographic and Income Profile

Jones County, GA
Geography: County

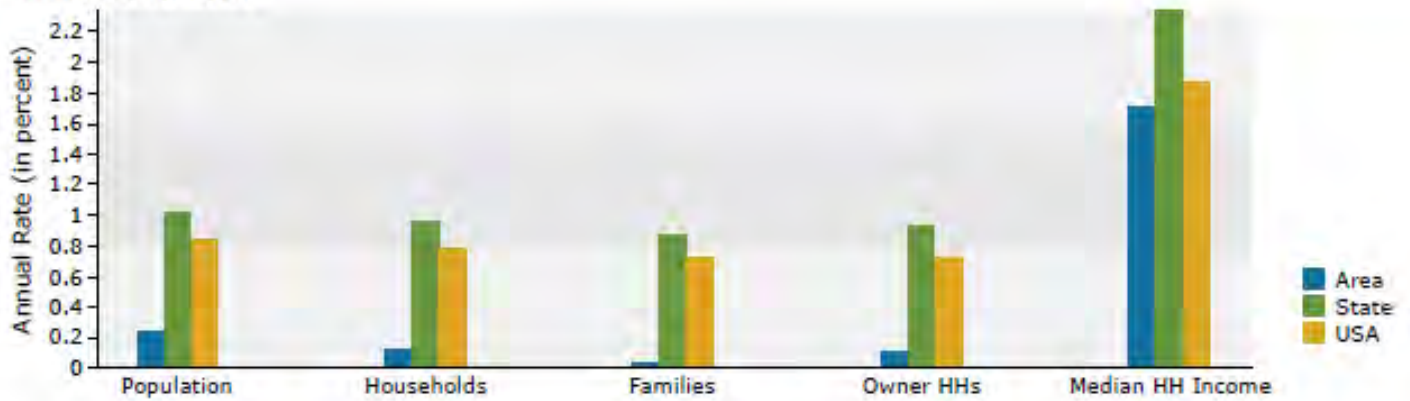
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	28,669	28,945	29,289			
Households	10,586	10,576	10,643			
Families	7,973	7,905	7,922			
Average Household Size	2.68	2.71	2.72			
Owner Occupied Housing Units	8,530	8,178	8,220			
Renter Occupied Housing Units	2,056	2,398	2,423			
Median Age	38.6	39.8	40.7			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.24%	1.02%	0.84%			
Households	0.13%	0.96%	0.79%			
Families	0.04%	0.87%	0.72%			
Owner HHs	0.10%	0.93%	0.73%			
Median Household Income	1.71%	2.34%	1.86%			
Households by Income		2016	2021			
		Number	Percent	Number	Percent	
<\$15,000		1,269	12.0%	1,311	12.3%	
\$15,000 - \$24,999		1,214	11.5%	1,176	11.0%	
\$25,000 - \$34,999		1,186	11.2%	1,350	12.7%	
\$35,000 - \$49,999		1,415	13.4%	784	7.4%	
\$50,000 - \$74,999		2,167	20.5%	2,120	19.9%	
\$75,000 - \$99,999		1,483	14.0%	1,695	15.9%	
\$100,000 - \$149,999		1,117	10.6%	1,329	12.5%	
\$150,000 - \$199,999		376	3.6%	468	4.4%	
\$200,000+		349	3.3%	410	3.9%	
Median Household Income		\$51,553		\$56,125		
Average Household Income		\$66,826		\$73,272		
Per Capita Income		\$24,829		\$27,033		
Population by Age	Census 2010	2016		2021		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,890	6.6%	1,809	6.2%	1,756	6.0%
5 - 9	2,027	7.1%	1,947	6.7%	1,912	6.5%
10 - 14	2,197	7.7%	1,978	6.8%	2,058	7.0%
15 - 19	2,103	7.3%	1,850	6.4%	1,859	6.3%
20 - 24	1,475	5.1%	1,743	6.0%	1,478	5.0%
25 - 34	3,250	11.3%	3,427	11.8%	3,548	12.1%
35 - 44	4,010	14.0%	3,706	12.8%	3,590	12.3%
45 - 54	4,497	15.7%	4,149	14.3%	3,850	13.1%
55 - 64	3,634	12.7%	3,958	13.7%	4,101	14.0%
65 - 74	2,201	7.7%	2,794	9.7%	3,205	10.9%
75 - 84	1,020	3.6%	1,202	4.2%	1,499	5.1%
85+	365	1.3%	382	1.3%	433	1.5%
Race and Ethnicity	Census 2010	2016		2021		
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,989	73.2%	20,838	72.0%	20,786	71.0%
Black Alone	7,008	24.4%	7,246	25.0%	7,462	25.5%
American Indian Alone	63	0.2%	82	0.3%	99	0.3%
Asian Alone	187	0.7%	224	0.8%	257	0.9%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	103	0.4%	147	0.5%	193	0.7%
Two or More Races	316	1.1%	405	1.4%	489	1.7%
Hispanic Origin (Any Race)	315	1.1%	490	1.7%	657	2.2%

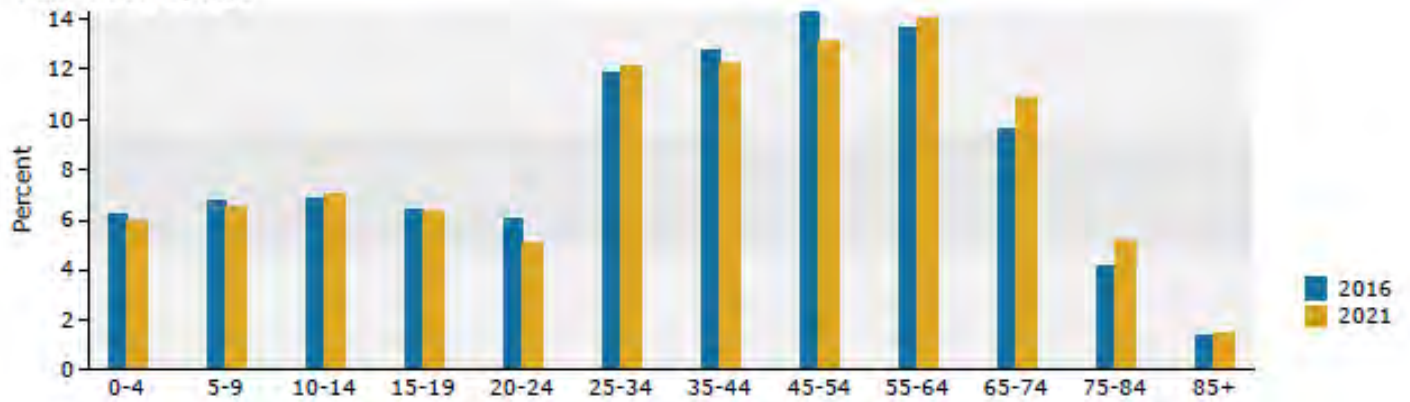
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

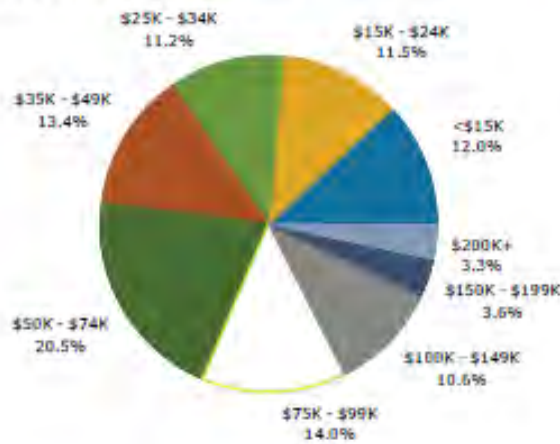
Trends 2016-2021



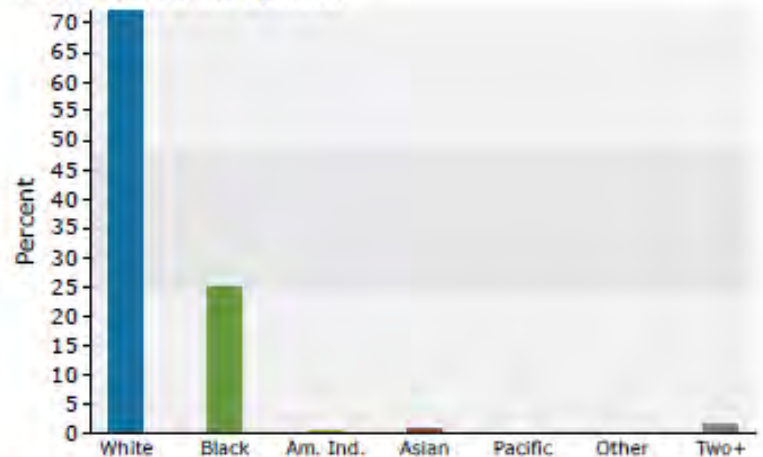
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 1.7%