

SALE

COMMERCIAL DEVELOPMENT SITE

1739 Williams Road, Columbus, Muscogee County, GA 31904



SALES PRICE: \$1,400,000

PROPERTY OVERVIEW

- 2.45± Acre Commercial Development Site
- 450'± Frontage on Williams Road
- All public utilities available to the site
- Zoned General Commercial

LOCATION OVERVIEW

- Conveniently located off I-185, Exit 12, adjacent to the GA I-185 Welcome Center/Rest Area
- Adjacent to Greystone Falls upscale gated apartment community
- Convenient to eateries, shopping, banks, schools & churches

THOMAS RHODES
706.615.5233 Cell
trhodes@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

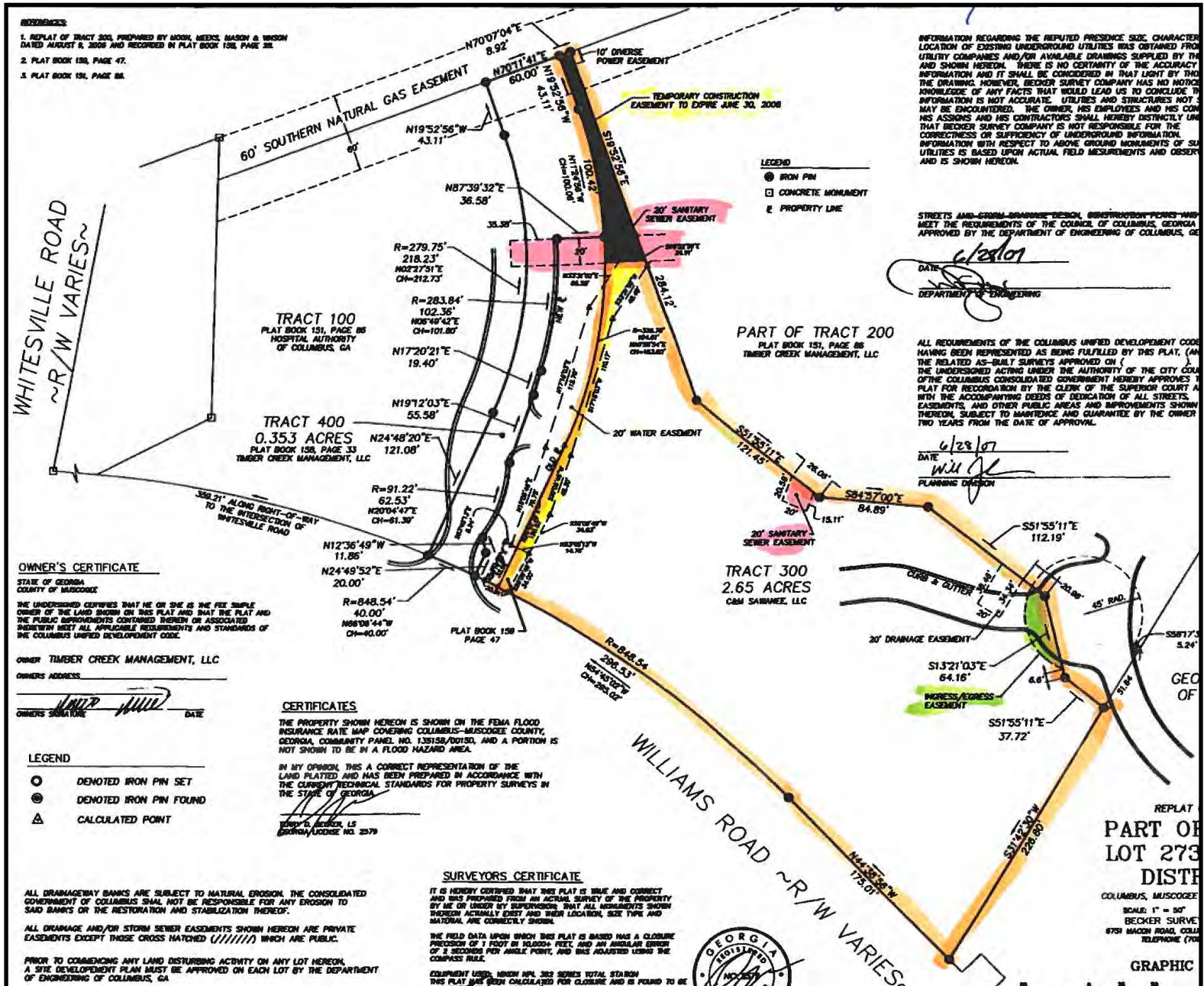
Created 03/20/23

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PLAT

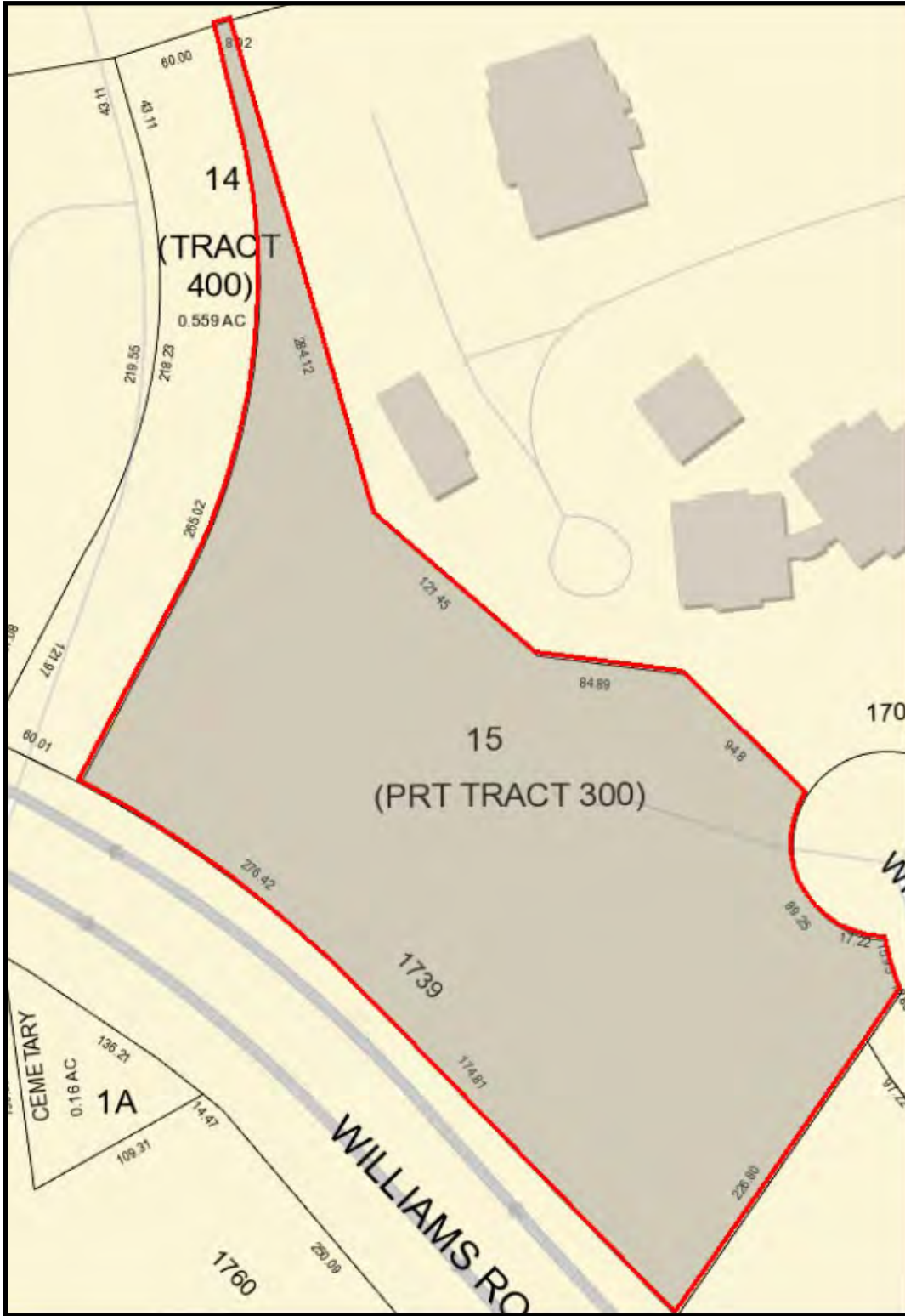


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PARCEL MAP



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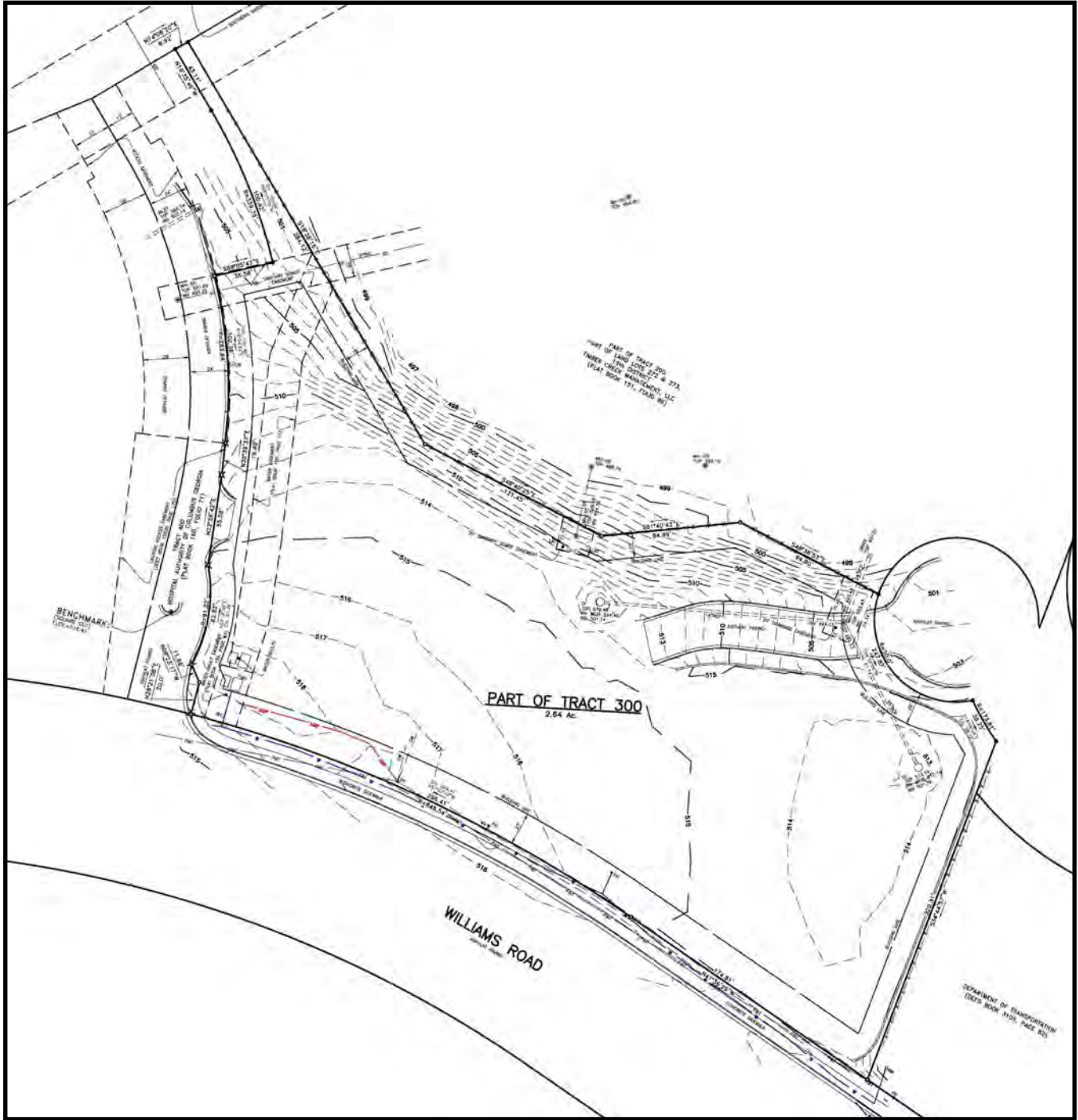
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TOPO MAP



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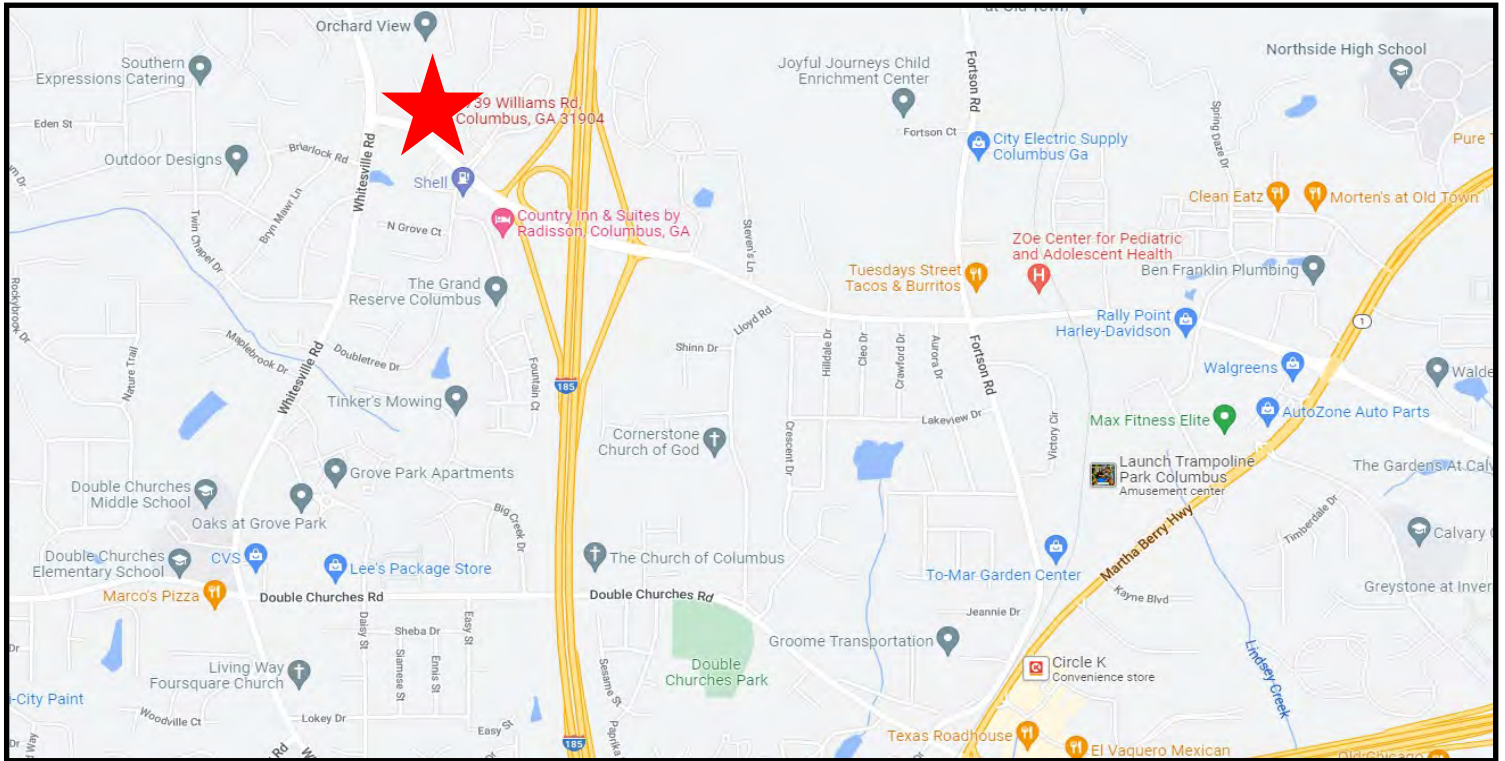


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DEMOGRAPHICS - ONE MILE

KEY FACTS

6,504

Population



2.4

Average Household Size

38.6

Median Age

\$82,468

Median Household Income

BUSINESS



54

Total Businesses



422

Total Employees

INCOME



\$82,468

Median Household Income



\$43,529

Per Capita Income



\$124,620

Median Net Worth

EDUCATION

2%

No High School Diploma



23%

High School Graduate



31%

Some College



44%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services

6.2%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (23.6%)

The smallest group: \$15,000 - \$24,999 (1.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.4%	-7.0%	
\$15,000 - \$24,999	1.9%	-7.6%	
\$25,000 - \$34,999	3.6%	-8.2%	
\$35,000 - \$49,999	7.6%	-5.7%	
\$50,000 - \$74,999	23.6%	+4.7%	
\$75,000 - \$99,999	18.5%	+7.4%	
\$100,000 - \$149,999	22.3%	+10.8%	
\$150,000 - \$199,999	4.3%	+0.4%	
\$200,000+	11.8%	+5.3%	

Bars show deviation from Muscogee County

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1739 Williams Road, Columbus, Muscogee County, GA 31904

DEMOGRAPHICS - THREE MILE

KEY FACTS

29,662

Population



Average Household Size

39.8

Median Age

\$84,086

Median Household Income

EDUCATION

3%

No High School Diploma



18%

High School Graduate



34%

Some College



45%

Bachelor's/Grad/Prof Degree

BUSINESS



1,256

Total Businesses



19,703

Total Employees

EMPLOYMENT



77%

White Collar



14%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$84,086

Median Household Income



\$48,967

Per Capita Income



\$175,370

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.9%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-8.3%	<div style="width: 5.1%;"></div>
\$15,000 - \$24,999	3.3%	-6.2%	<div style="width: 3.3%;"></div>
\$25,000 - \$34,999	7.0%	-4.8%	<div style="width: 7.0%;"></div>
\$35,000 - \$49,999	8.7%	-4.6%	<div style="width: 8.7%;"></div>
\$50,000 - \$74,999	18.3%	-0.6%	<div style="width: 18.3%;"></div>
\$75,000 - \$99,999	17.2%	+6.1%	<div style="width: 17.2%;"></div>
\$100,000 - \$149,999	20.9%	+9.4%	<div style="width: 20.9%;"></div>
\$150,000 - \$199,999	5.9%	+2.0%	<div style="width: 5.9%;"></div>
\$200,000+	13.6%	+7.1%	<div style="width: 13.6%;"></div>

Bars show deviation from Muscogee County

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DEMOGRAPHICS - FIVE MILE

KEY FACTS

80,979

Population



Average Household Size

38.4

Median Age

\$67,841

Median Household Income

EDUCATION

7%

No High School Diploma



22%

High School Graduate



34%

Some College



37%

Bachelor's/Grad/Prof Degree

BUSINESS



2,980

Total Businesses



43,409

Total Employees

EMPLOYMENT



White Collar

72%



Blue Collar

17%



Services

11%



Unemployment Rate

INCOME



\$67,841

Median Household Income



\$41,249

Per Capita Income



\$125,258

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	7.0%	-6.4%	<div style="width: 70%;"></div>
\$15,000 - \$24,999	5.7%	-3.8%	<div style="width: 57%;"></div>
\$25,000 - \$34,999	8.9%	-2.9%	<div style="width: 89%;"></div>
\$35,000 - \$49,999	12.2%	-1.1%	<div style="width: 122%;"></div>
\$50,000 - \$74,999	20.6%	+1.7%	<div style="width: 206%;"></div>
\$75,000 - \$99,999	13.6%	+2.5%	<div style="width: 136%;"></div>
\$100,000 - \$149,999	16.8%	+5.3%	<div style="width: 168%;"></div>
\$150,000 - \$199,999	5.3%	+1.4%	<div style="width: 53%;"></div>
\$200,000+	9.8%	+3.3%	<div style="width: 98%;"></div>

Bars show deviation from Muscogee County