



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**FOR SALE**

## Development Site 23.72± Acres



**SALES PRICE: \$499,000**

**GA Hwy 29**

**Soperton, Treutlen County, GA**

**30457**

**PATRICK BARRY  
ASSOCIATE BROKER  
pbarry@cbcworldwide.com  
Cell: (478) 718-1806  
Office: (478) 746-8171**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

Soperton, Treutlen, GA

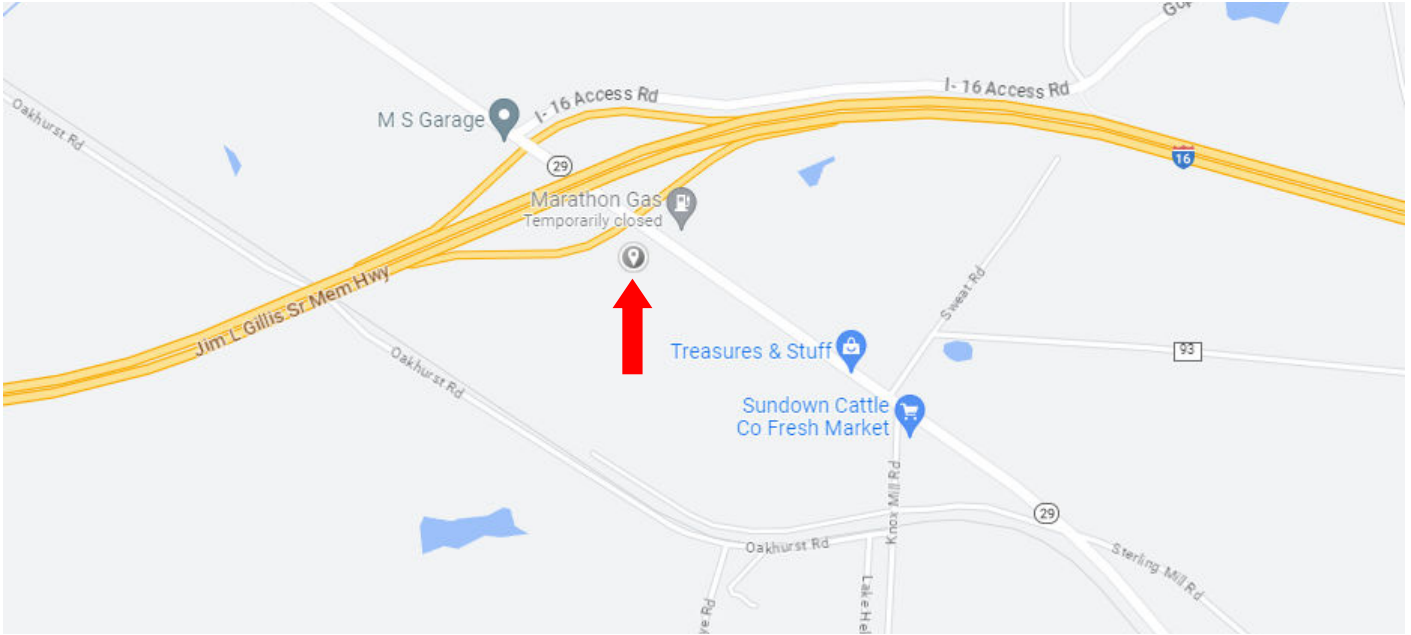
<b>LOCATION:</b>	500± ft to I-16 Frontage on GA Hwy 29
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	I-16 - 23,700 VPD GA Hwy 29 - 3,800 VPD
<b>LAND:</b>	23.72 acres
<b>ZONED:</b>	AG-5 ; R4
<b>UTILITIES:</b>	All public utilities available to site





# MAPS

Soperton, Treutlen, GA



**PATRICK BARRY**  
pbarry@cbcworldwide.com  
C: 478.718.1806  
O: 478.746.8171



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# DEMOGRAPHICS - 1 Mile

Soperton, Treutlen, GA

## KEY FACTS

204

Population

37.9

Median Age



3.7

Average Household Size

\$32,010

Median Household Income

## EDUCATION

10%

No High School Diploma



28%

High School Graduate



16%

Some College



47%

Bachelor's/Grad/Prof Degree

## BUSINESS



6

Total Businesses



69

Total Employees

## EMPLOYMENT



72%

White Collar



21%

Blue Collar



9%

Services

5.8%

Unemployment Rate

## INCOME



\$32,010

Median Household Income



\$17,112

Per Capita Income



\$41,684

Median Net Worth

## 2023 Households By Income (Esri)

The largest group: <\$15,000 (28.6%)

The smallest group: \$150,000 - \$199,999 (0.0%)

Indicator ▲	Value	Diff	
<\$15,000	28.6%	+4.3%	
\$15,000 - \$24,999	14.3%	+1.7%	
\$25,000 - \$34,999	8.2%	-4.7%	
\$35,000 - \$49,999	10.2%	+1.2%	
\$50,000 - \$74,999	12.2%	-5.5%	
\$75,000 - \$99,999	16.3%	+2.5%	
\$100,000 - \$149,999	6.1%	+0.3%	

Bars show deviation from 13283 (Treutlen County) ▼

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# DEMOGRAPHICS - 3 Mile

Soperton, Treutlen, GA

## KEY FACTS

635

Population



2.7

Average Household Size

40.2

Median Age

\$41,107

Median Household Income

## BUSINESS



11

Total Businesses



95

Total Employees

## INCOME



\$41,107

Median Household Income



\$24,350

Per Capita Income



\$71,127

Median Net Worth

## EDUCATION

12%

No High School Diploma



35%

High School Graduate



24%

Some College



29%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



60%

White Collar



30%

Blue Collar



10%

Services

2.7%

Unemployment Rate

## 2023 Households By Income (Esri)

The largest group: <\$15,000 (23.6%)

The smallest group: \$150,000 - \$199,999 (0.0%)

Indicator ▲	Value	Diff	
<\$15,000	23.6%	-0.7%	
\$15,000 - \$24,999	10.2%	-2.4%	
\$25,000 - \$34,999	10.2%	-2.7%	
\$35,000 - \$49,999	12.4%	+3.4%	
\$50,000 - \$74,999	12.4%	-5.3%	
\$75,000 - \$99,999	17.3%	+3.5%	
\$100,000 - \$149,999	9.8%	+4.0%	

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# DEMOGRAPHICS - 5 Mile

Soperton, Treutlen, GA

## KEY FACTS

1,584

Population



2.5

Average Household Size

40.5

Median Age

\$43,886

Median Household Income

## BUSINESS



28

Total Businesses



260

Total Employees

## INCOME



\$43,886

Median Household Income



\$27,414

Per Capita Income



\$85,506

Median Net Worth

## EDUCATION

13%

No High School Diploma



41%

High School Graduate



23%

Some College



24%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



56%

White Collar



33%

Blue Collar



Services

11%

2.0%

Unemployment Rate

## 2023 Households By Income (Esri)

The largest group: <\$15,000 (20.9%)

The smallest group: \$150,000 - \$199,999 (0.2%)

Indicator ▲	Value	Diff	
<\$15,000	20.9%	-3.4%	<div style="width: 20.9%;"></div>
\$15,000 - \$24,999	9.3%	-3.3%	<div style="width: 9.3%;"></div>
\$25,000 - \$34,999	12.3%	-0.6%	<div style="width: 12.3%;"></div>
\$35,000 - \$49,999	11.3%	+2.3%	<div style="width: 11.3%;"></div>
\$50,000 - \$74,999	12.6%	-5.1%	<div style="width: 12.6%;"></div>
\$75,000 - \$99,999	17.0%	+3.2%	<div style="width: 17.0%;"></div>
\$100,000 - \$149,999	10.8%	+5.0%	<div style="width: 10.8%;"></div>

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