

Development Site

56± Acres

FOR SALE



**REDUCED SALES PRICE:
\$25,000 / ACRE**

**1038 & 1042 Pinehurst
Hawkinsville Rd
Unadilla, GA 31070**

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171

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



PROPERTY OVERVIEW

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

LOCATION:	6 miles from I-75
SITE:	56± acres total; both parcels
ZONED:	C-3
ESTIMATED PROPERTY TAXES:	~ \$2,689.22 (2022)
REDUCED SALES PRICE: \$25,000 / ACRE	



PHOTOS

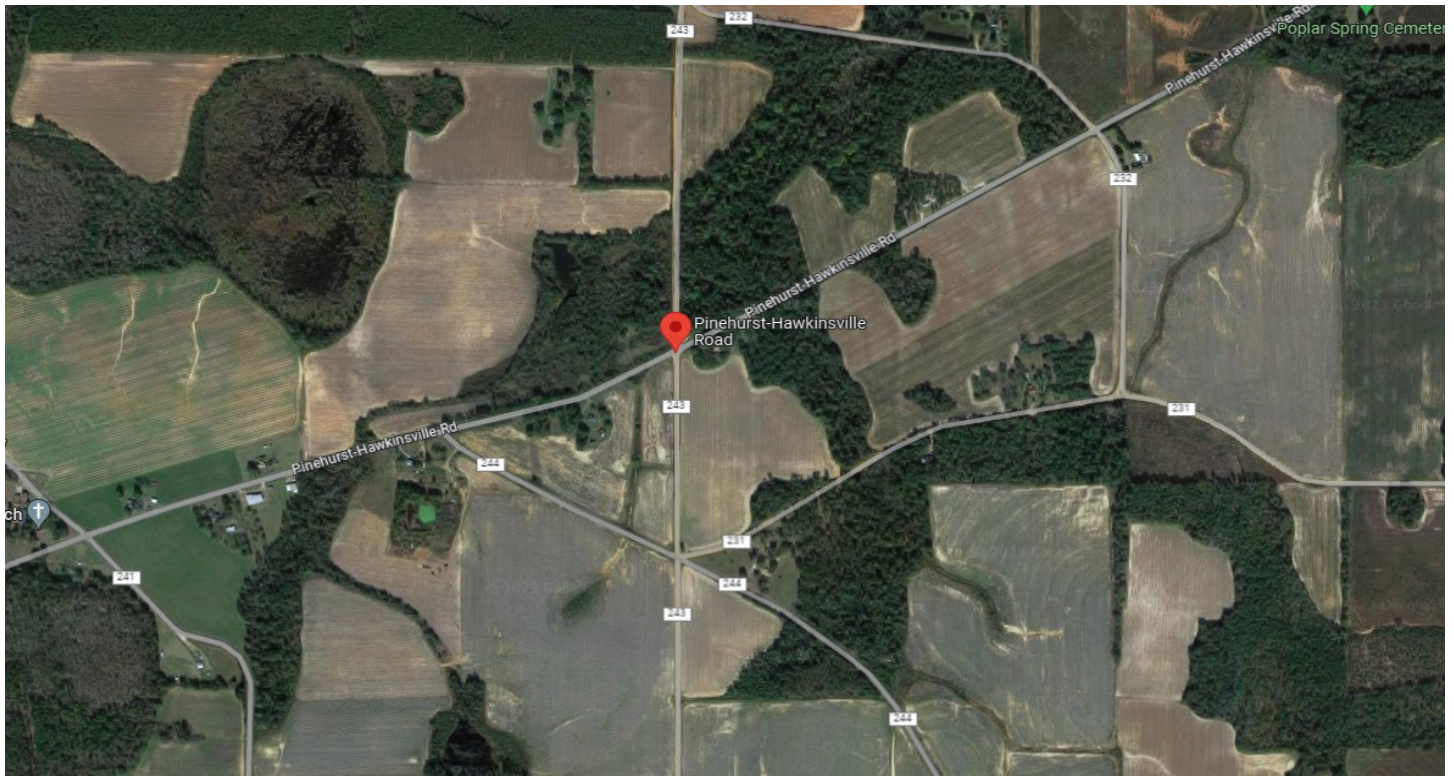
1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA





MAPS

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA





DEMOGRAPHICS - 1 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

327

Population

45.2

Median Age



Average Household Size

\$56,795

Median Household Income

EDUCATION

12%

No High School Diploma



35%

High School Graduate



31%

Some College



22%

Bachelor's/Grad/Prof Degree

BUSINESS



23

Total Businesses



307

Total Employees

EMPLOYMENT



59%

White Collar



32%

Blue Collar



8%

Services

10.7%

Unemployment Rate

INCOME



\$56,795

Median Household Income



\$30,882

Per Capita Income



\$92,869

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (32.1%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff
<\$15,000	25.5%	+8.4%
\$15,000 - \$24,999	5.7%	-8.1%
\$25,000 - \$34,999	6.6%	-5.4%
\$35,000 - \$49,999	9.4%	-2.5%
\$50,000 - \$74,999	8.5%	-9.1%
\$75,000 - \$99,999	5.7%	-2.4%
\$100,000 - \$149,999	32.1%	+16.1%

Bars show deviation from

Dooley County ▼



DEMOGRAPHICS - 3 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

558

Population

44.4

Median Age

\$56,739

Median Household Income

2.4

Average Household Size

EDUCATION

13%

No High School Diploma



36%

High School Graduate



31%

Some College



21%

Bachelor's/Grad/Prof Degree

BUSINESS



29

Total Businesses



383

Total Employees

EMPLOYMENT



58%

White Collar



33%

Blue Collar



9%

Services

9.7%

Unemployment Rate

INCOME



\$56,739

Median Household Income



\$30,716

Per Capita Income



\$92,104

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (30.5%)

The smallest group: \$200,000+ (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	23.6%	+6.5%	
\$15,000 - \$24,999	6.4%	-7.4%	
\$25,000 - \$34,999	7.7%	-4.3%	
\$35,000 - \$49,999	9.1%	-2.8%	
\$50,000 - \$74,999	9.5%	-8.1%	
\$75,000 - \$99,999	5.9%	-2.2%	
\$100,000 - \$149,999	30.5%	+14.5%	

Bars show deviation from

Dooly County ▼





DEMOGRAPHICS - 5 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

2,322

Population

40.5

Median Age

1.9

Average Household Size

\$41,944

Median Household Income

EDUCATION

16%

No High School Diploma



39%
High School Graduate



29%
Some College



15%
Bachelor's/Grad/Prof Degree

BUSINESS



103

Total Businesses



1,236

Total Employees

EMPLOYMENT



White Collar

46%



Blue Collar

40%



Services

15%

6.3%

Unemployment Rate

INCOME



\$41,944

Median Household Income



\$21,708

Per Capita Income



\$60,145

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: \$200,000+ (0.7%)

Indicator ▲	Value	Diff
<\$15,000	19.4%	+2.3%
\$15,000 - \$24,999	11.4%	-2.4%
\$25,000 - \$34,999	12.2%	+0.2%
\$35,000 - \$49,999	13.0%	+1.1%
\$50,000 - \$74,999	14.3%	-3.3%
\$75,000 - \$99,999	6.5%	-1.6%
\$100,000 - \$149,999	20.0%	+4.0%

Bars show deviation from