

Prime Commercial Lots In New Mixed-Use Center

2202 US HIGHWAY 41, TIFTON, GA



OFFERING MEMORANDUM

KW COMMERCIAL
4851 Russell Parkway
Warner Robins, GA 31088

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TIFTON, GA

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PRIME COMMERCIAL LOTS IN NEW MIXED-USE CENTER

PROPERTY INFORMATION

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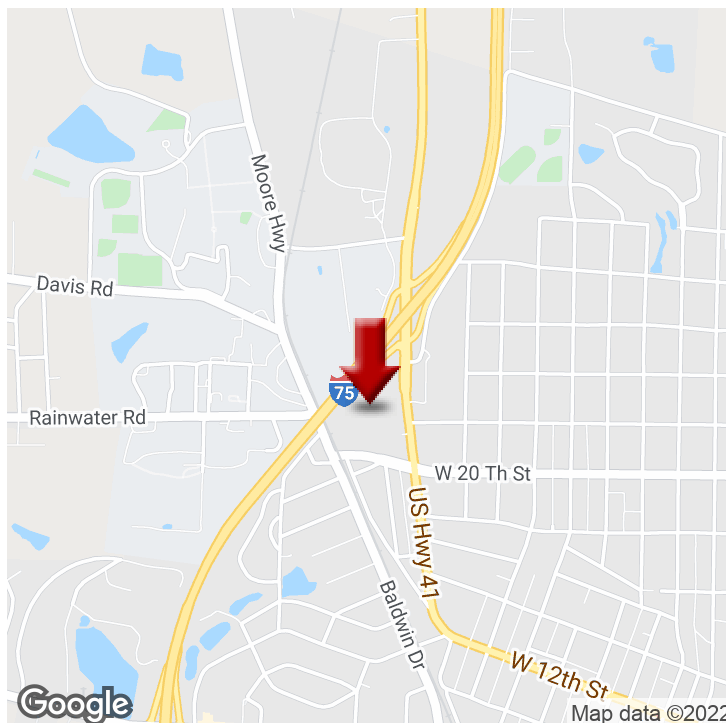
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

LAND LOT DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$532,000 - \$1,434,500
AVAILABLE SF:	165,100
LOT SIZE:	3.79 Acres
ZONING:	Commercial (Planned Development Overlay - Permissive of Most Major Property Types)
MARKET:	Tifton
SUBMARKET:	North Tifton
TRAFFIC COUNT:	52,800
PRICE / SF:	\$21.81

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

KW Commercial & KW Georgia Communities are proud to present four available parcels ranging from 0.56 acres to 1.51 acres at the corner of Interstate 75 and Highway 41 in Tifton, Georgia, one of the most dynamic towns in south Georgia. The sites are part of the 12.19-acre mixed-used development called "Tifton North".

The available sites are targeted for restaurants, retail, or office space, but are available for a wide variety of uses. Their location in Tifton North will benefit from strong demand drivers, including the two colleges, the hospital system, and the conference center that are all within 2.5 miles or less of each site. Additionally, Interstate 75 enjoys 53,200 cars/day and Highway 41 enjoys 8,600 cars/day.

The entire development will be anchored by a 128-key hotel, and land has already been sold to Chicken Salad Chick, Striplings General Store, and Ace Hardware. Chicken Salad Chick, Striplings and Ace are open and operating extremely well. The hotel will start construction in Q2 2022.

The available sites already feature the following improvements: Cut & Fill Grading; Sanitary Sewer Stub Up; Electrical Stub Up; Natural Gas Connection; Telecom Stub Up; Landscaping & Irrigation; City Water Stub Up; Stormwater Drainage Inlets; GDOT Driveways; Connectivity to Stormwater Detention Tank; Retention Walls and 18" Curb & Gutter.

Property Description



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Tifton North is a master-planned lifestyle center like no other in Tifton or its eight-county trade area. The master developer, 31 North Capital Partners, has taken every step to ensure the sites enjoy cohesive infrastructure, maximized visibility, and seamless circulation and access. The property has garnered attention across the state for its intuitive incorporation of design elements that blend with the local environment. At the same time, the site's attractive positioning at the corner of I-75 and Highway 41 help it stand out from the crowd in terms of attracting local and transient retail traffic.

Chicken Salad Chick opened in Q4 2021, and Striplings General Store and Ace Hardware opened in Q1 2022. All three of these retailers are enjoying unprecedented levels of traffic. The hotel to follow shortly with construction commencing in the summer of 2022.

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LOCATION OVERVIEW

The subject property consists of four available parcels ranging from 0.56 acres to 1.51 acres in size. They all are part of the 12.19-acre "Tifton North" lifestyle center forming the southwest corner of Highway 41 and Exit 64 of Interstate 75 in Tifton, Georgia. The property is immediately adjacent to the interstate, providing fantastic visibility to surrounding locations, and benefits from proximity to the UGA Tifton campus and ABAC campus. In addition to interstate traffic and the nearby hospital system, the college campuses will be one the largest local traffic generators for the development. Additionally, Tifton's 158,000-strong day time population will be attracted to the development's unique mixture of retail, restaurant and hospitality uses.

Tifton North is the most unique and dynamic mixed-use retail center in Tifton and the surrounding eight-county region. The overall development is situated directly on the City of Tifton's northernmost I-75 exit (Exit 64) and will serve as the gateway to the community and a shining "Welcome!" sign to all travelers visiting the Friendly City. Due to Tifton North's role as the visual first impression of the city for southbound travelers, the focus of the master developer is to create a first-class, masterfully designed, architecturally coherent, environmentally-conscious atmosphere that provides Tiftonites and visitors alike every opportunity to eat, work, and play at a "lifestyle" destination.

Property Details

SALE PRICE

\$532,000 - \$1,434,500

LOCATION INFORMATION

Building Name	Prime Commercial Lots in New Mixed-Use Center
Street Address	2202 US Highway 41
City, State, Zip	Tifton, GA 31794
County/Township	Tift
Market	Tifton
Submarket	North Tifton
Cross Streets	Interstate 75 and Highway 41

LAND

Number Of Lots	4
Best Use	Sit-down restaurant, fast-casual restaurant or other strip or free-standing retail, office
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Environmental Issues	None
Topography	Geotechnical report available upon request
Soil Type	Clay
Easements Description	Surveys available upon request

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail-Pad
Zoning	Commercial (Planned Development Overlay - Permissive of Most Major Property Types)
Lot Size	3.79 Acres In Total (Various Lot Sizes)
Corner Property	Yes
Traffic Count	52,800
Traffic Count Street	Interstate 75
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Gas / Propane	City Natural Gas - Installed.
Power	Yes

Land Lot Details



STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	1 - "Parcel G"	Retail-Pad	1.02 Acres	\$969,000
Available	2 - "Parcel F"	Retail-Pad	0.7 Acres	\$665,000
Available	4 - "Pad Area"	Retail-Pad	0.56 Acres	\$532,000
Available	5 - "Parcel B"	Retail-Pad	1.51 Acres	\$1,434,500

PRIME COMMERCIAL LOTS IN NEW MIXED-USE CENTER

LOCATION INFORMATION

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REGIONAL MAP

AERIAL OF TIFTON, GEORGIA

LOCATION MAPS

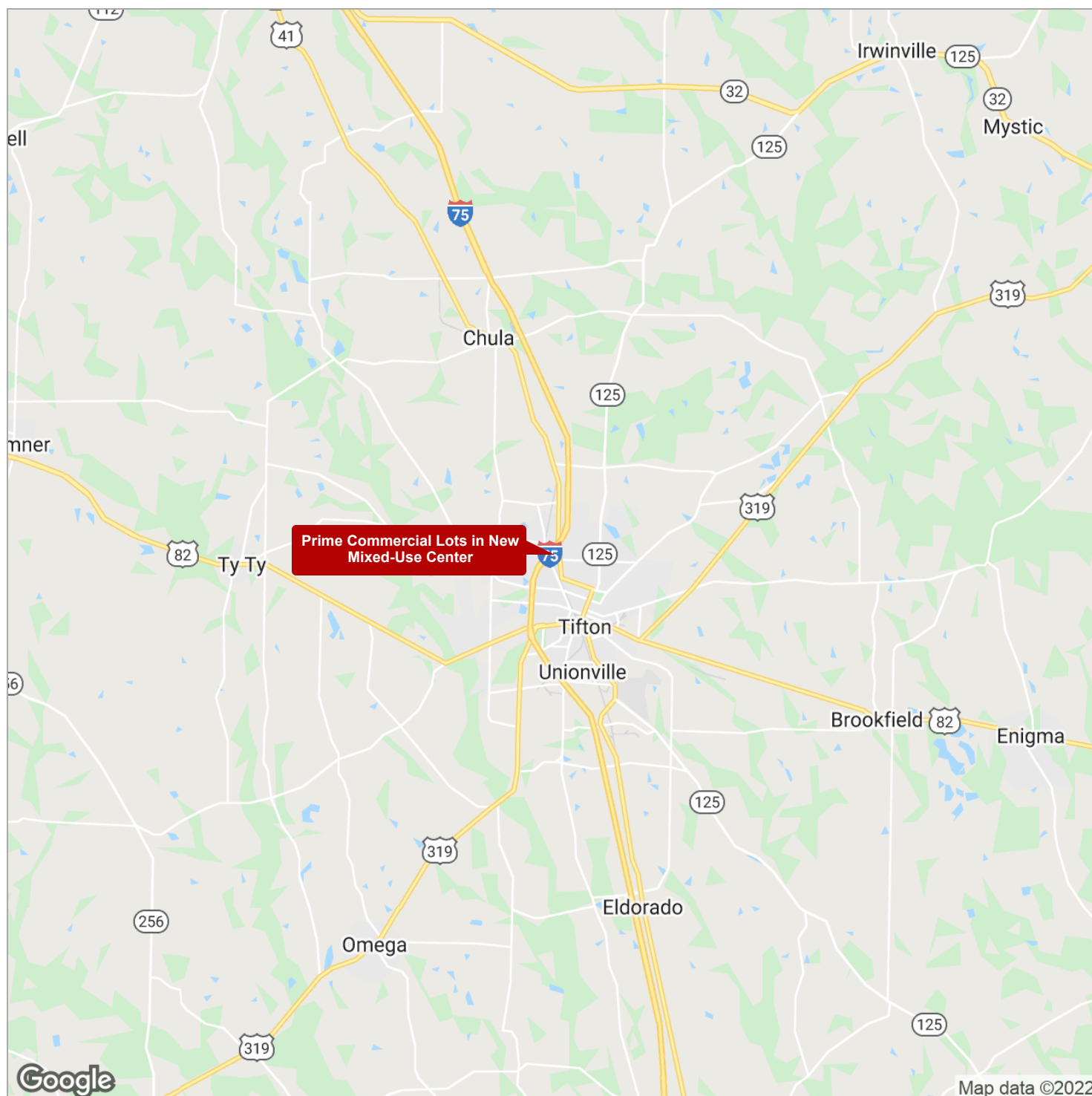
SUBMARKET MAP

TRADE AREA

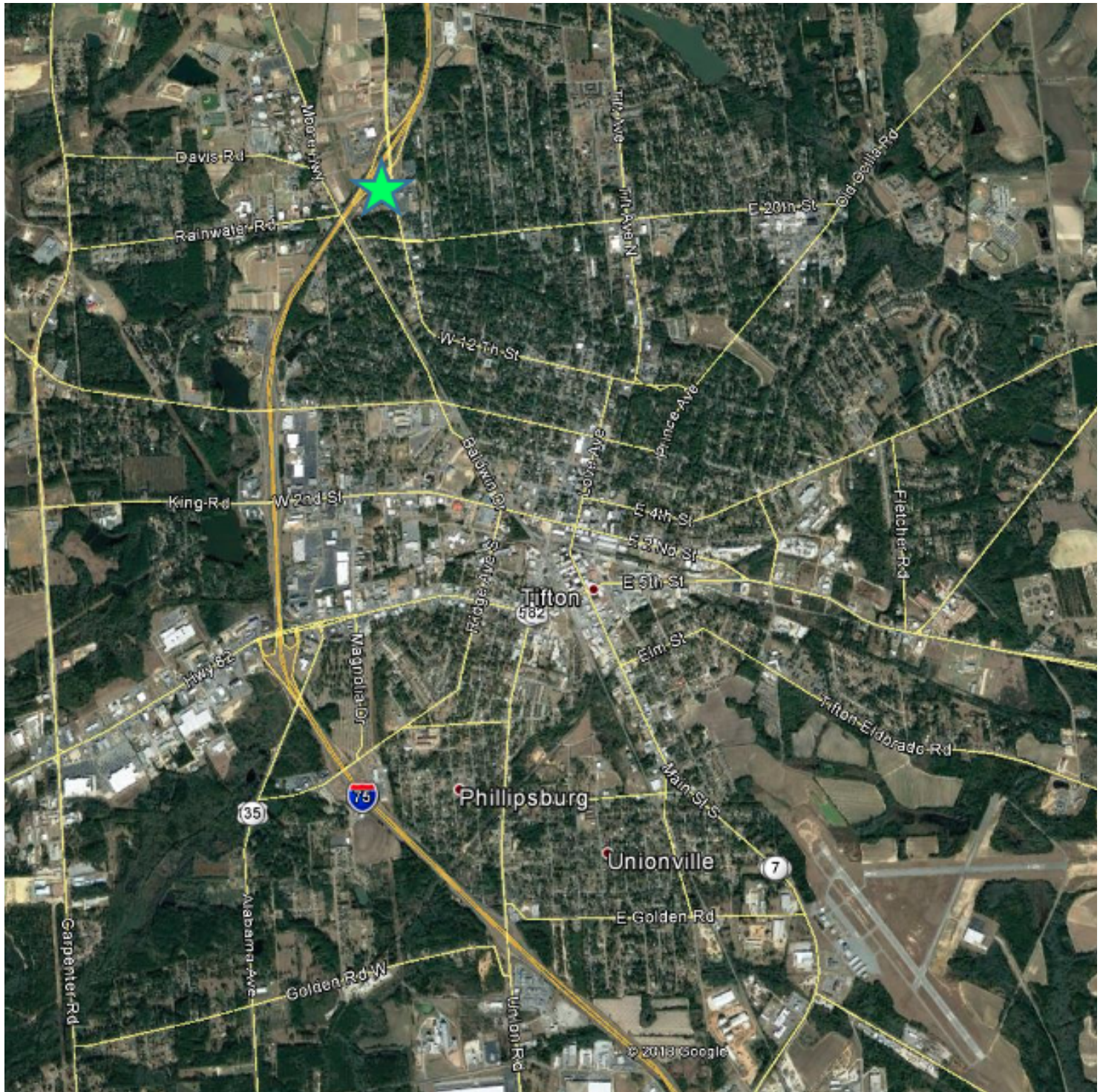
AREA BUSINESSES

TRAFFIC ANALYSIS

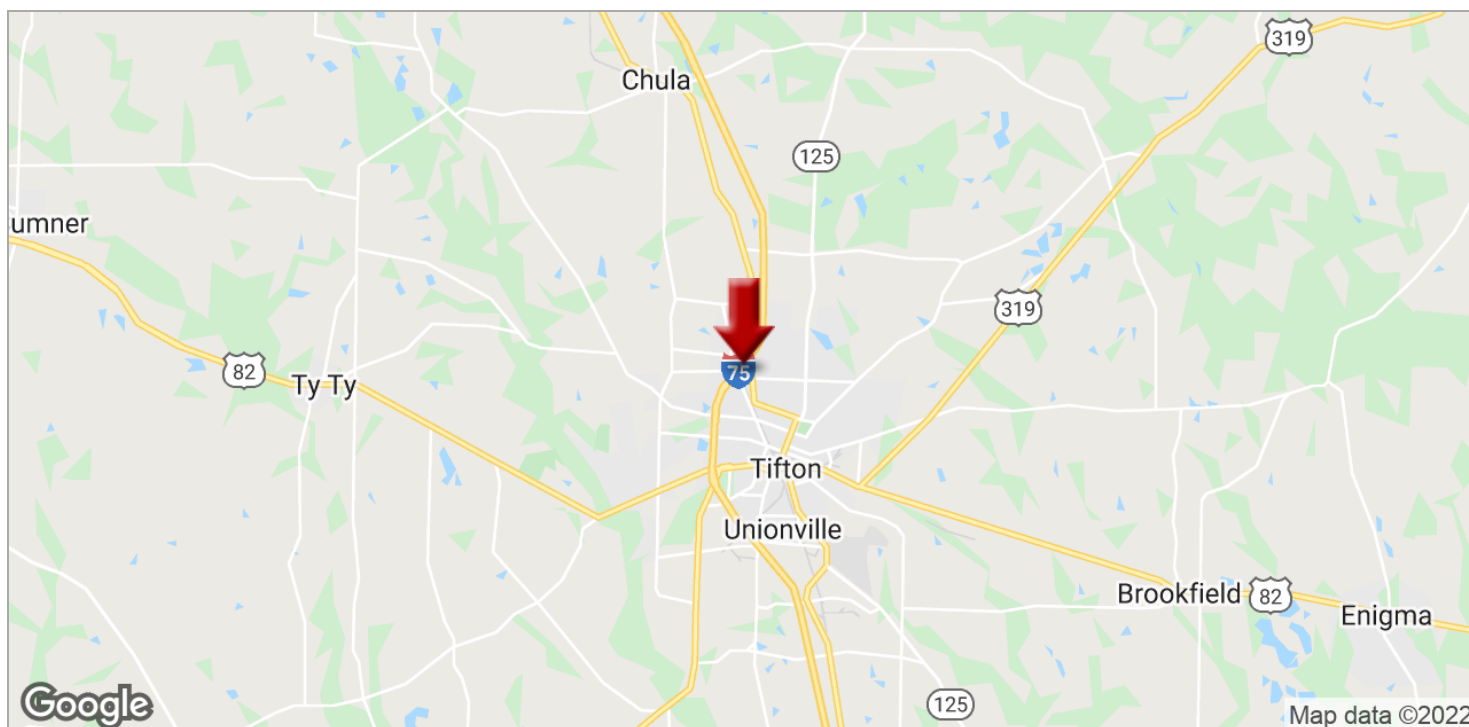
Regional Map



Aerial Of Tifton, Georgia



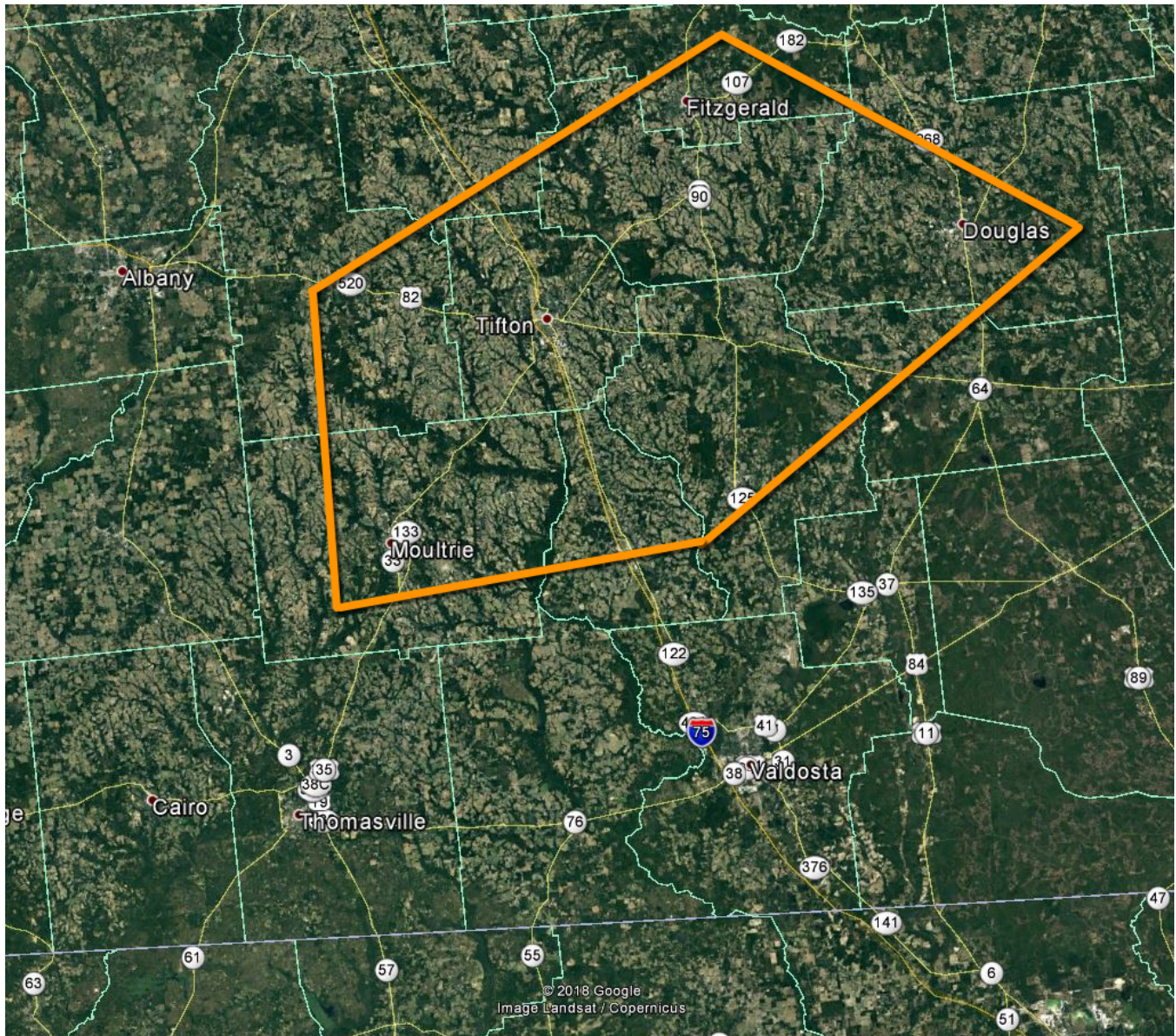
Location Maps



Submarket Map



Trade Area



Orange borders denote the approximate trade area for Tifton's commercial and service businesses

Tifton has been named twice as one of "The 100 Best Small Towns in America", is coined locally as the "Friendly City", and is the self-appointed "Reading Capital of the World". Tift County is an ideal business and residential location given the balance between the availability of business services, city-style amenities, interconnectivity to all of South Georgia and a high quality of life.

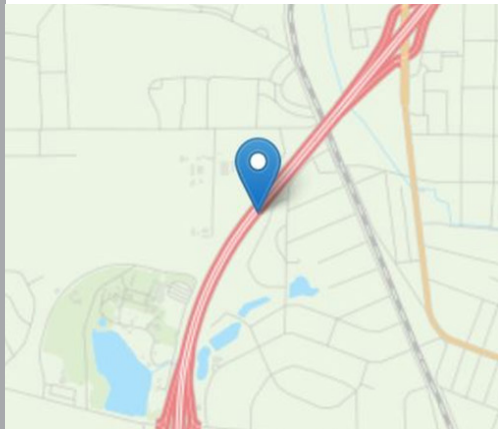
Tifton's daytime population draw of 158,200 South Georgia workers, students, and professionals come from a vibrant 8-county trade area that is approximated by the boundaries in the above picture.

AREA BUSINESS

★ Tifton North



TRAFFIC EVALUATION at TIFTON NORTH



0000277_0247 - 277-0247
County: Tift
Route number: 00040100
LRS section: 2771040100
Functional class: 1U - Interstate (Urban)
Coordinates: 31.4717, -83.5263

i75 TRAFFIC COUNTS

DIRECTLY ADJACENT TO TIFTON NORTH:

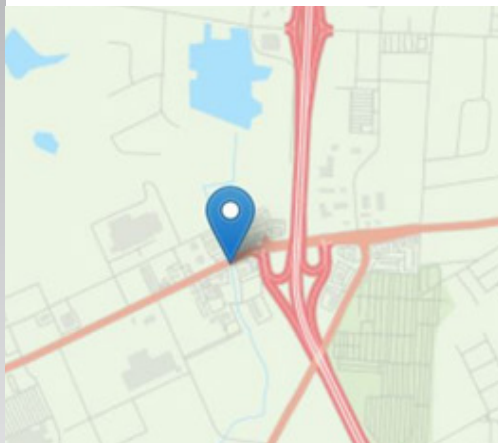
Annual Average Daily Traffic:	52,800
Future Estimated Traffic:	75,900

*Traffic has increased by 18.6% from 2009 to 2018

SOUTH OF SITE:

Annual Average Daily Traffic:	55,800
Future Estimated Traffic:	83,000.

*Traffic has increased by 20% from 2009 to 2018



0000277_0201 - 277-0201
Description: CSX 096705
County: Tift
Route number: 00052000
LRS section: 2771052000
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 31.4493880567061, -83.5336756060966

HWY 82 TRAFFIC COUNTS

HWY 82 (CONNECTS TIFTON EAST/WEST):

Annual Average Daily Traffic:	25,500
Future Estimated Traffic:	32,100

*Traffic has increased 28% since 2014 and increased 43% since 2016.

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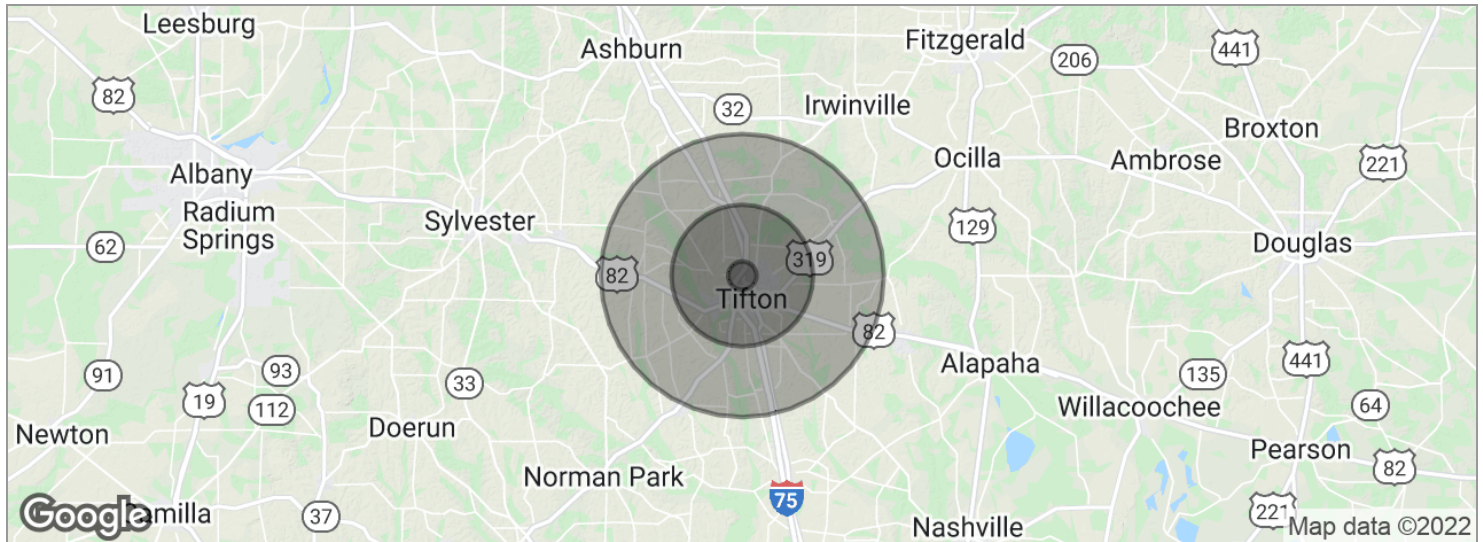
DEMOGRAPHICS

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DEMOGRAPHICS MAP

ADDITIONAL DEMOGRAPHICS

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,367	30,282	45,105
Median age	34.5	33.3	34.5
Median age (male)	33.7	31.5	32.6
Median age (Female)	35.4	34.1	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	996	11,240	16,491
# of persons per HH	2.4	2.7	2.7
Average HH income	\$53,439	\$44,848	\$48,473
Average house value		\$156,201	\$148,364

* Demographic data derived from 2010 US Census

SURROUNDING RETAILERS

- Wal-Mart
- Lowe's
- Hobby Lobby
- Publix
- Belk
- Rose's
- Harbor Freight

MAJOR EMPLOYERS

EMPLOYER AND APPROXIMATE # OF EMPLOYEES:

- Tift Regional Health System 3,200
- Tift County Board of Education 1,200
- Target Distribution 550
- American Textile 400
- Heatcraft Refrigeration 400
- UGA Tifton Campus 400
- Abraham Baldwin College 350
- Tift County 350

BUSINESS SUMMARY

Total Businesses:	3,313
Total Employees:	38,003
Total Residential Population:	91,392

Employee/Residential Population Ratio 42

Civilian Population 16+ in Labor Force

Total	37,980
Civilian Employed	95.7%
Civilian Unemployed (Unemployment Rate)	4.3%

Employed Population 16+ by Industry

Agriculture/Mining	5.7%
Construction	8.0%
Manufacturing	10.6%
Wholesale Trade	3.4%
Retail Trade	12.7%
Transportation/Utilities	6.8%
Information	1.0%
Finance/Insurance/Real Estate	2.8%
Services	43.2%
Public Administration	5.8%

Employed Population 16+ by Occupation

White Collar	49.8%
Management/Business/Financial	8.5%
Professional	18.6%
Sales	9.6%
Administrative Support	13.1%
Services	17.5%
Blue Collar	32.7%
Farming/Forestry/Fishing	5.0%
Construction/Extraction	6.4%
Installation/Maintenance/Repair	3.7%
Production	7.9%
Transportation/Material Moving	9.6%

NEW INDUSTRY/MANUFACTURERS

IN THE LAST 5-10 YEARS, TIFTON HAS ATTRACTED NEW INDUSTRY AND HELPED EXISTING INDUSTRIES EXPAND. EXAMPLES INCLUDE:

- Coca-Cola United Distributing – Company announced plans in December to build a distribution center in Tift County. Construction is expected to be completed in the first quarter of 2021 and it will be fully operational by the second quarter of 2021. The center will provide 200 new jobs to our area.
- American Textile – This bedding company based in Pennsylvania built a manufacturing facility in Tift County in 2010 and then opened a distribution center in 2017. Between both facilities, the company employs approximately 400 people in Tift County.
- Heatcraft Refrigeration – One of Tift County's largest employers for many years opened a new distribution facility in Tift County in 2018.
- Kelley Manufacturing Company, a leader in the production of agricultural equipment, expanded their Tifton facility with a new parts distribution center in 2018.
- Cheney Brothers, a food service distributor, opened its first Georgia location in Tifton in 2018, bring approximately 70 jobs to the area.
- Associated Equipment, an air conditioning supply company, opened a Tifton location in 2019.
- PB2 Foods, which produces powdered peanut butter, is based in Tift County and expanded their operations in 2019.
- Tifton Quality Peanuts added a blanching operation and added jobs in 2017. It now has approximately 100 employees with about 15 more during the harvest season.
- Because Tift County's industrial park was at capacity, the Tift County Development Authority purchased 395 acres in 2018 to allow for more growth. A new spec building was completed in late 2019 and there is an agreement in place for a new company to move into that building in 2020.

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ADDITIONAL INFORMATION

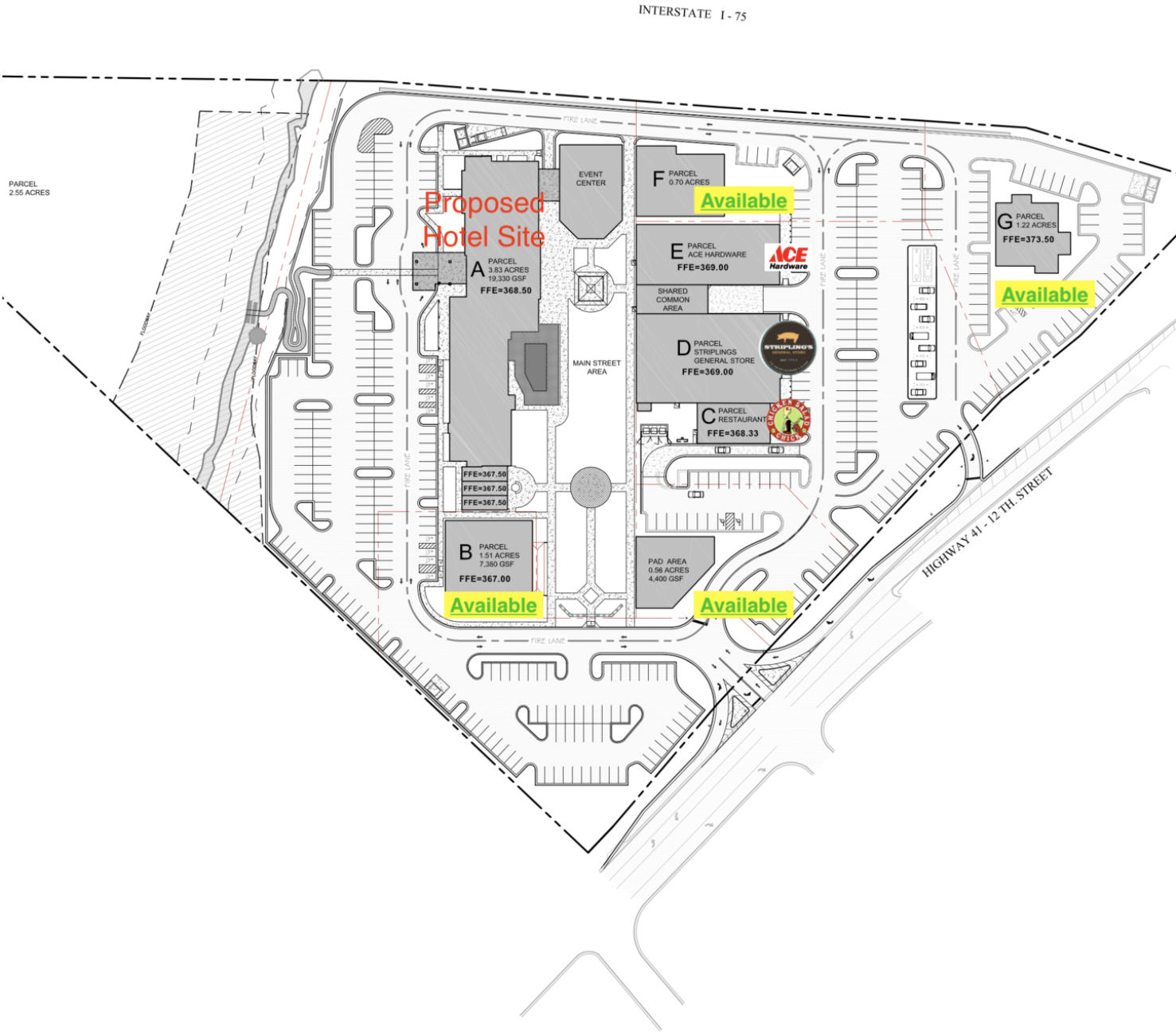
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SITE PLAN

OVERHEAD AERIALS

AERIALS FROM COLLEGE CAMPUS

Site Plan



Overhead Aerials



Aerials From UGA Campus

