

# OFFERING MEMORANDUM

±3.39-ACRE CORNER COMMERCIAL SITE FOR DEVELOPMENT | ZONED C-2

GRAY, GA

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## CONTACT INFORMATION

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# EXECUTIVE SUMMARY

Opportunity to acquire  $\pm 3.39$ -acre corner site located in the city of Gray, GA. Subject property has desirable frontage with  $\pm 650'$  on Highway 22 (E Clinton St),  $\pm 480'$  on Vine St, and  $\pm 320'$  on E View St. Traffic counts on Highway 22 are currently estimated at  $\pm 8,400$  VPD. The property, zoned C-2 in the General Commercial District, allows for medical office, vet clinic, pest control, insurance, restaurant, bank, automotive, or any service company such as electrical, HVAC, and plumbing. All utilities are available to site.

The site sits less than a mile from downtown Gray,  $\pm 14.9$  miles to Macon,  $\pm 19.2$  miles to Milledgeville, and roughly  $\pm 26$  miles from I-75.

C-2 general commercial district. The purpose of this district is to encourage the orderly development of general commercial areas containing a variety of retail and service establishments. This district may also include additional uses designed to serve the governmental, educational, religious, recreational, and other needs of persons residing over a large portion of the county.



## PROPERTY HIGHLIGHTS

- $\pm 3.39$ -acre development site offered for sale at \$250,000
- Excellent visibility with  $\pm 600'$  of frontage on Highway 22
- $\pm 8,400$  VPD on Highway 22
- All utilities available to site
- Site sits below grade and has gently rolling topography
- Zoned [C-2: General Commercial District](#)



**PRICE: \$250,000**



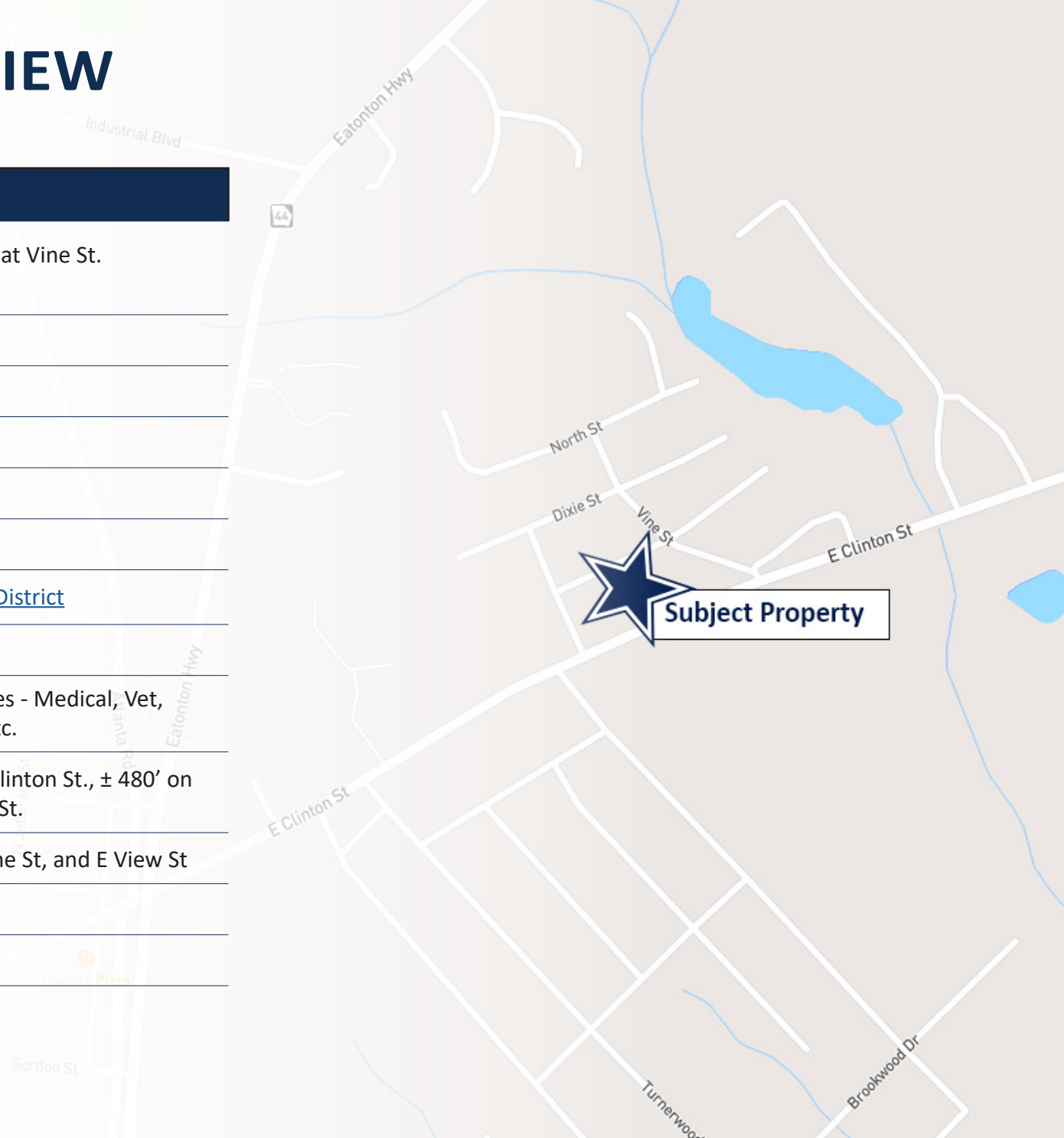
**SITE SIZE:  $\pm 3.39$  Acres**

[Click here for zoning information](#)

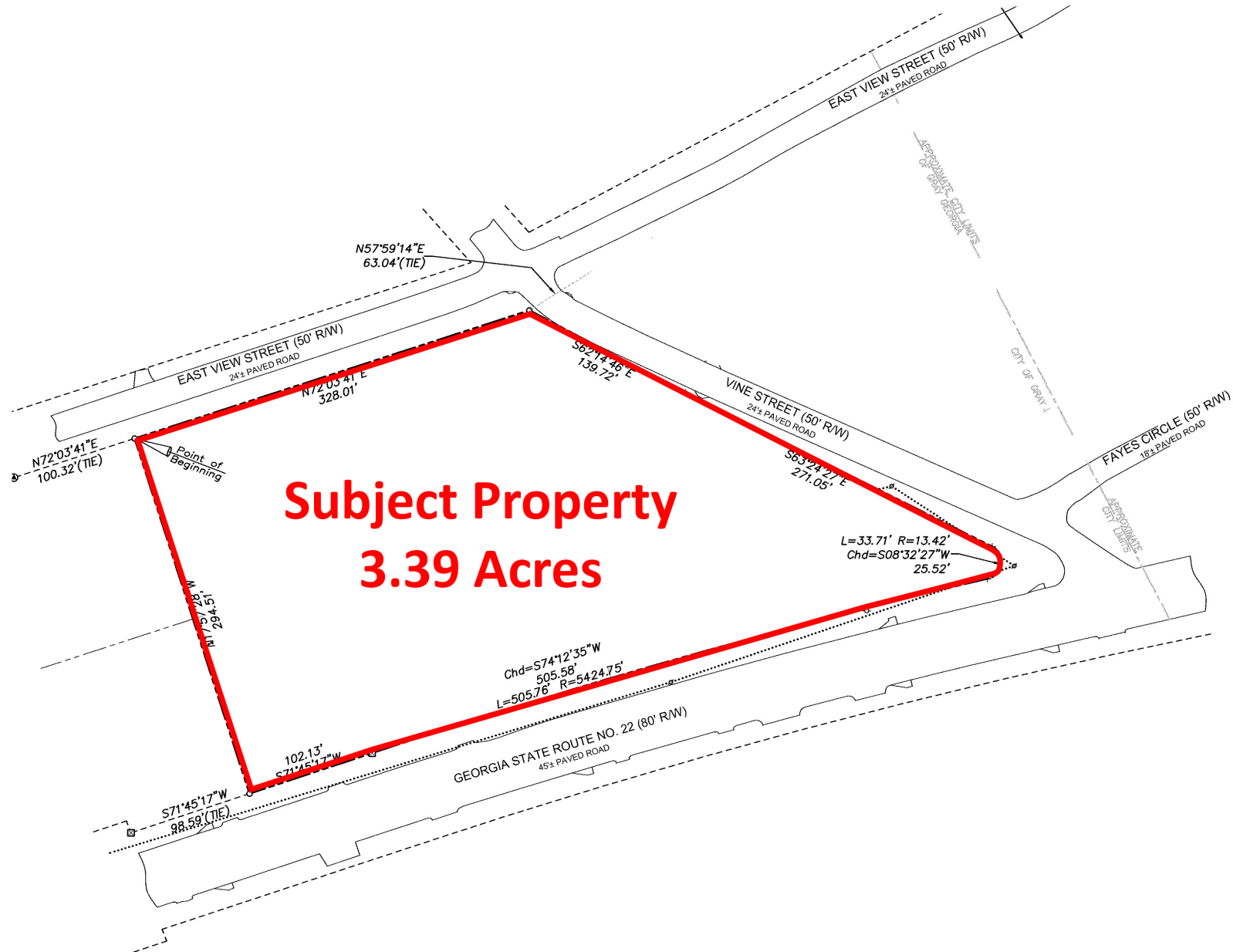
# PROPERTY OVERVIEW

## OVERVIEW

ADDRESS	Highway 22 (E. Clinton St) at Vine St. Gray, GA 31032
COUNTY	Jones
SITE SIZE	±3.39 Acres
NO. OF PARCELS	1
PARCEL ID	G04 00 337
UTILITIES	All Utilities Available
ZONING	<a href="#">C-2: General Commercial District</a>
PROPOSED USE	Commercial Development
PERMITTED USES	Service oriented businesses - Medical, Vet, Insurance, Pest Control, Etc.
FRONTAGE	± 650' on Highway 22/E. Clinton St., ± 480' on Vine St., ± 320' on E View St.
INGRESS/EGRESS	Access off Highway 22, Vine St, and E View St
SALE PRICE	\$250,000
PRICE/ACRE	\$73,746/Acre



# PROPERTY SURVEY



# FLOOD MAP

Vine St, Gray, Georgia, 31032



## GEORGIA FLOOD MAP PROGRAM

Property Flood Risk:  
**Low Risk**

Flood Depths\*:

Risk Info	Current Flood Zone:	X	0.2% ANNUAL CHANCE (500 YEAR) FLOOD DEPTH
	*Probability of Flooding: (30-Year Period)	Not Available	Not Available
	Base Flood Elevation:	Not Available	1% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH
	Lowest Adj Grade:	Not Available	Not Available
	Preliminary Flood Zone:	Not Available	10% ANNUAL CHANCE (10 YEAR) FLOOD DEPTH
	Flood Zone Change Type:	Not Available	

(GRAPHIC NOT TO SCALE)

\*Above lowest adjacent grade

### Location Information

Panel:	13169C0170F
Watershed:	Lower Oconee
County:	JONES
Community ID:	13169C
Map Status:	EFFECTIVE

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://mssc.fema.gov/portal/resources/faq>

### Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



### Legend with Flood Zone Designations

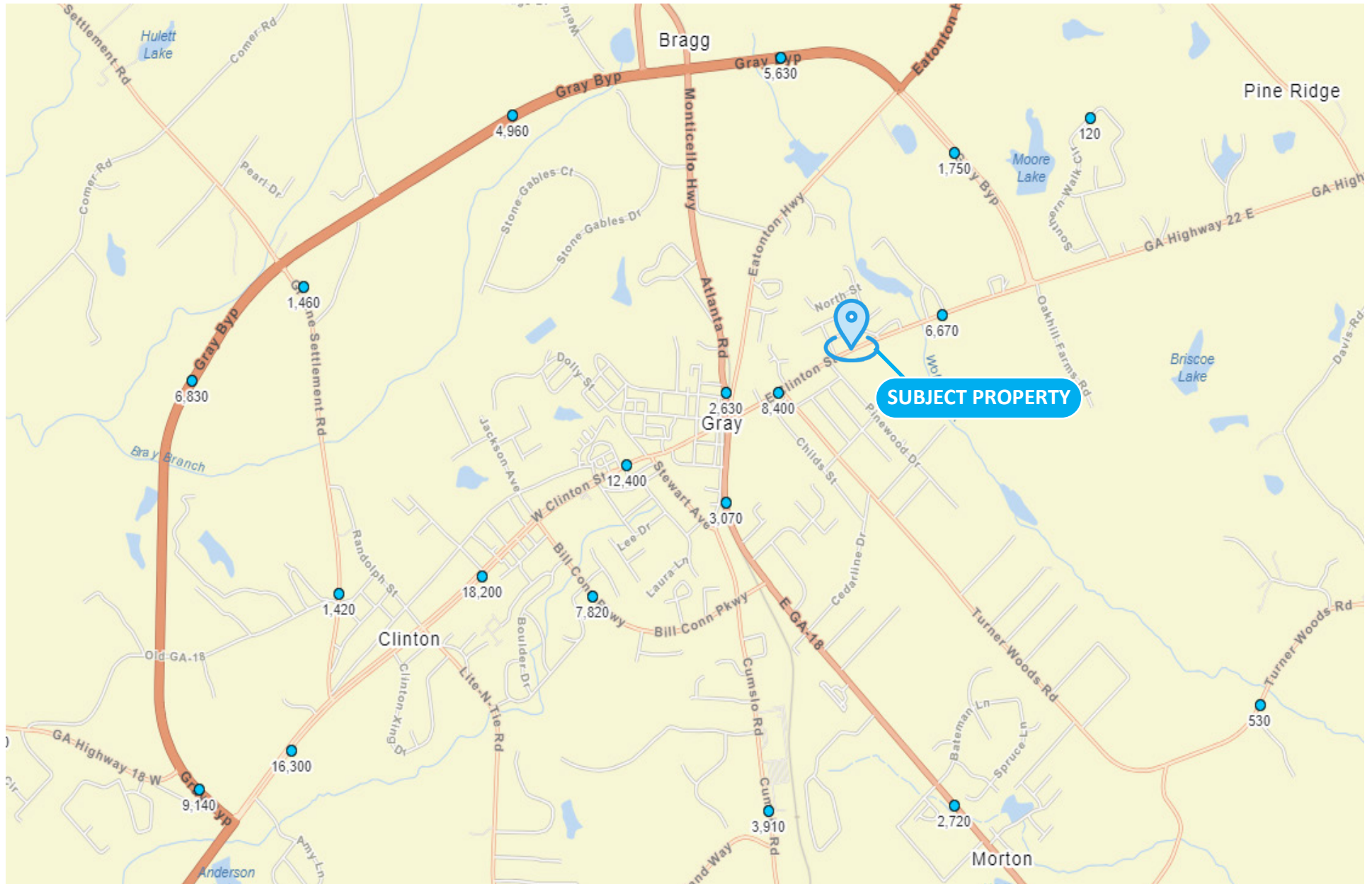
Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease
Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Underdetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

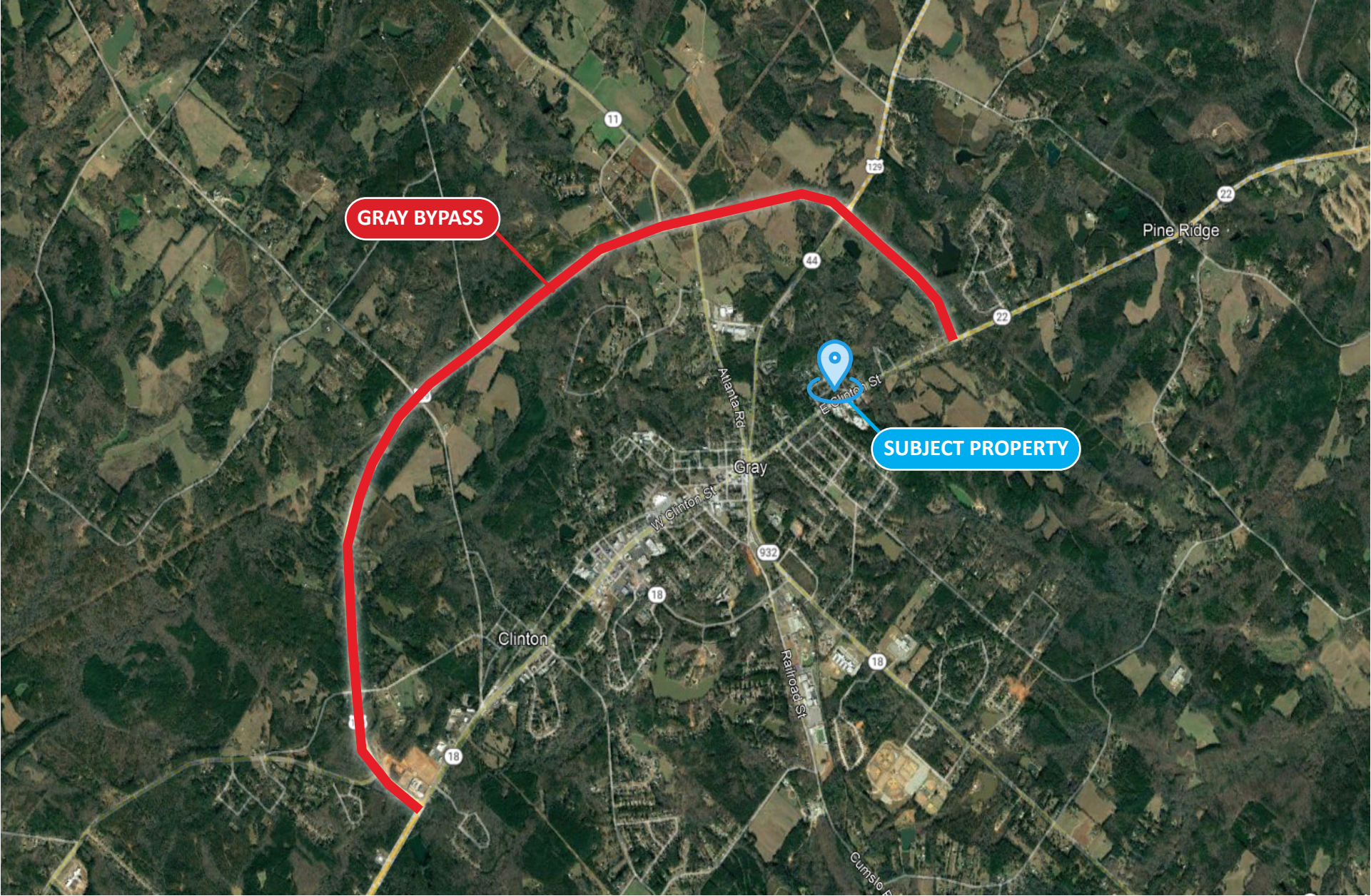
# TOPOGRAPHY MAP



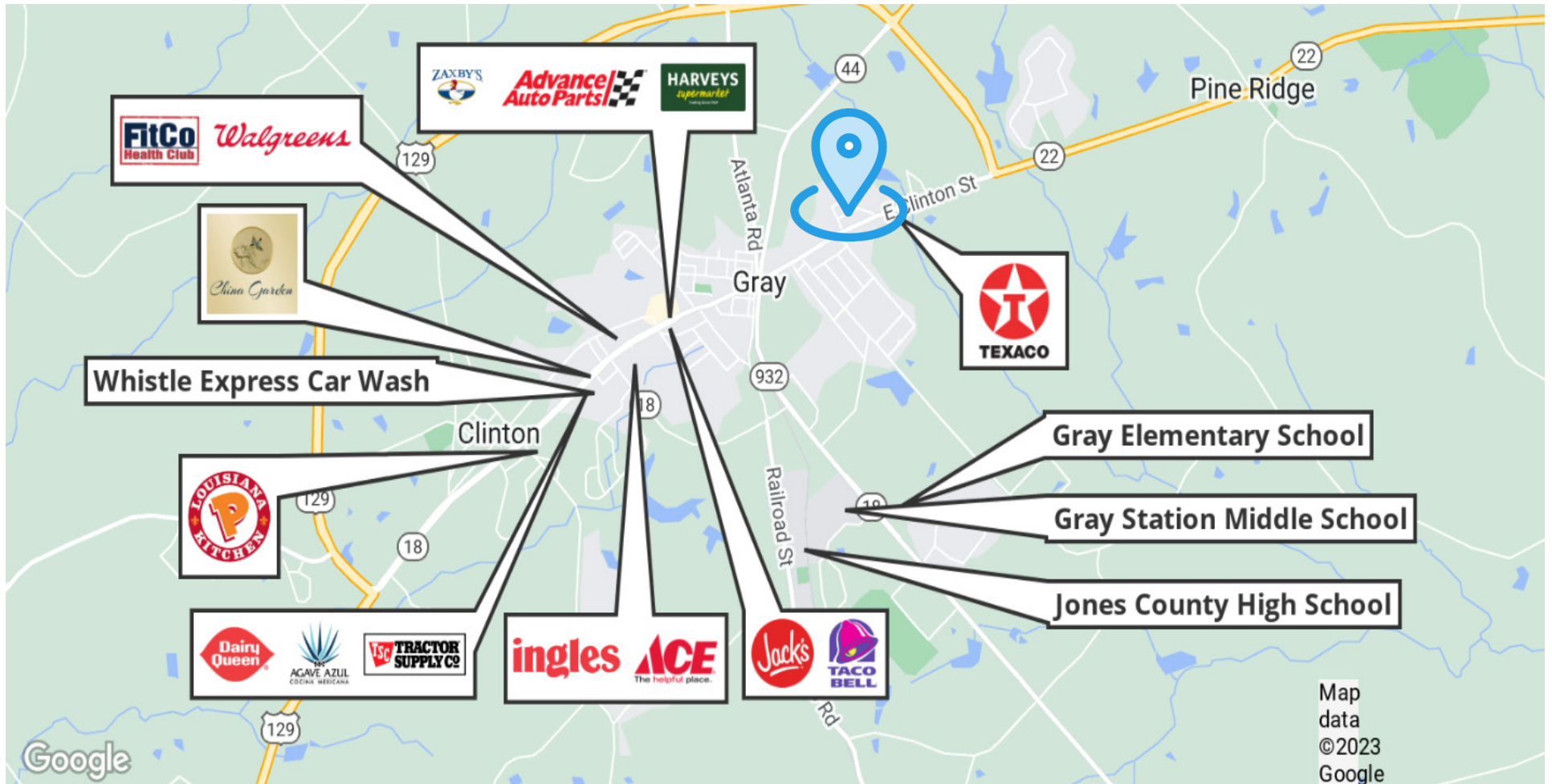
## TRAFFIC COUNT



# GRAY BYPASS



# IN THE AREA



# ABOUT THE AREA

## GRAY, GEORGIA

Gray is a small but growing city located in Jones County, Georgia, near Macon, that offers a mix of rural and suburban living. Established in the early 19th century, the town is full of historic charm with many landmarks and buildings that reflect its heritage.

Located approximately 15 miles northeast of Macon, Gray residents and patrons have access to all of the same services and amenities, and vis versa. Gray’s economy benefits greatly from it’s proximity to Macon as well as major highways and interstates like I-75 and I-16. Other demand drivers in the area include Ocmulgee Mounds National Historical Park, Robins Air Force Base, Macon Downtown Airport, Mercer University and Georgia College & State University and Lake Sinclair.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,181	10,822	25,899
TOTAL HOUSEHOLDS	2,652	4,018	9,798
AVERAGE HOUSEHOLD INCOME	\$85,661	\$85,186	\$83,509

ESRI 2023



# BROKER PROFILE



## BRICE BURNS

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Brice Burns serves as an advocate for clients in his ability to navigate different commercial needs and markets throughout all Central Georgia. He specializes in tenant and landlord representation for Office, Retail, and Industrial clients as well as investment deals and raw land sales.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with acquisition and disposition of multifamily properties before he joined Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining. Brice is a member of the National Association of Realtors (NAR), Middle Georgia Association of Realtors (MGAR), International Council of Shopping Centers (ICSC) and an ambassador of the Greater Macon Chamber of Commerce. He is also a CCIM candidate and proud Eagle Scout.

## ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and [www.CREshow.com](http://www.CREshow.com).



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# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.