

Zoned General Commercial

COLUMBUS, GA



ADJACENT TO THE NEW SPENCER HIGH SCHOOL

KW COMMERCIAL

6053 Veterans Parkway,
Suite 200
Columbus, GA 31909

PRESENTED BY:

MELINDA TOLBERT

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COLUMBUS, GA

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901 FORT BENNING ROAD

PROPERTY INFORMATION

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PROPERTY INFO

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

COMPLETE HIGHLIGHTS

SPENCER HIGH SCHOOL

SPENCER ACCOLADES

SPENCER PLANS

AVALON APARTMENTS

ADDITIONAL PHOTOS

ROUNDAABOUT 1

ROUNDAABOUT 2

GDOT

Adjacent To The New Spencer High School



SALE PRICE:	\$450,000
PRICE PER ACRE:	\$204,545
LOT SIZE:	2.2 Acres
APN #:	064 029 001
ZONING:	General Commercial
CROSS STREETS:	Cusseta Road
TRAFFIC COUNT:	

PROPERTY OVERVIEW

The property will require to be sub-divided from Parcel ID#: 064 029 001.

PROPERTY FEATURES

- Zoned General Commercial
- Off-Site Detention
- Adjacent to new Spencer High School
- Level lot
- One block from 232 Unit affordable housing community

Property Description



PROPERTY OVERVIEW

The property will require to be sub-divided from Parcel ID#: 064 029 001.

LOCATION OVERVIEW

+/-2.2-Acre Commercial Out Parcel with off-site Detention. Located on Ft. Benning Road next to the NEW Spencer High School, and the NEW Family Dollar. Zoned General Commercial

Property Details

STREET ADDRESS: 901 Fort Benning Road

CITY, STATE, ZIP: Columbus, GA 31903

APN: 064 029 001 (Sub divide)

ZONING: General Commercial (GC)



Additional Photos



Complete Highlights

PROPERTY HIGHLIGHTS

-



901 FORT BENNING ROAD



Spencer High School

COLUMBUS, GA



ADJACENT TO LOT

KW COMMERCIAL

6053 Veterans Parkway,
Suite 200
Columbus, GA 31909

PRESENTED BY:

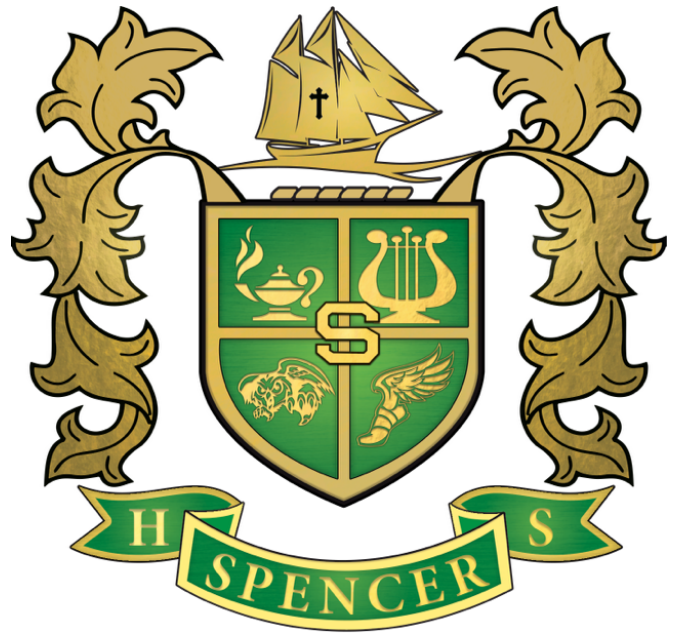
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Spencer High School

SCHOOL ACCOLADES & QUICK FACTS

- 786 Students, Grades 9th-12th
- Highest growth in SAT scores in the area
- Conflicts reduced by 75%, highest reduction in the state
- 1 of 7 schools in Georgia to receive School Improvement Grant of over 3.7 million dollars
- Football 2015 State Play-offs
- Track - 2015 Region Runner-up
- Multiple State Finalist Volleyball State Playoffs
- Top 5 2015 State Wrestling team and Individual State Runner-up



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ONE BLOCK FROM LOT



Avalon Apartments

COLUMBUS, GA



232 UNIT AFFORDABLE HOUSING COMMUNITY

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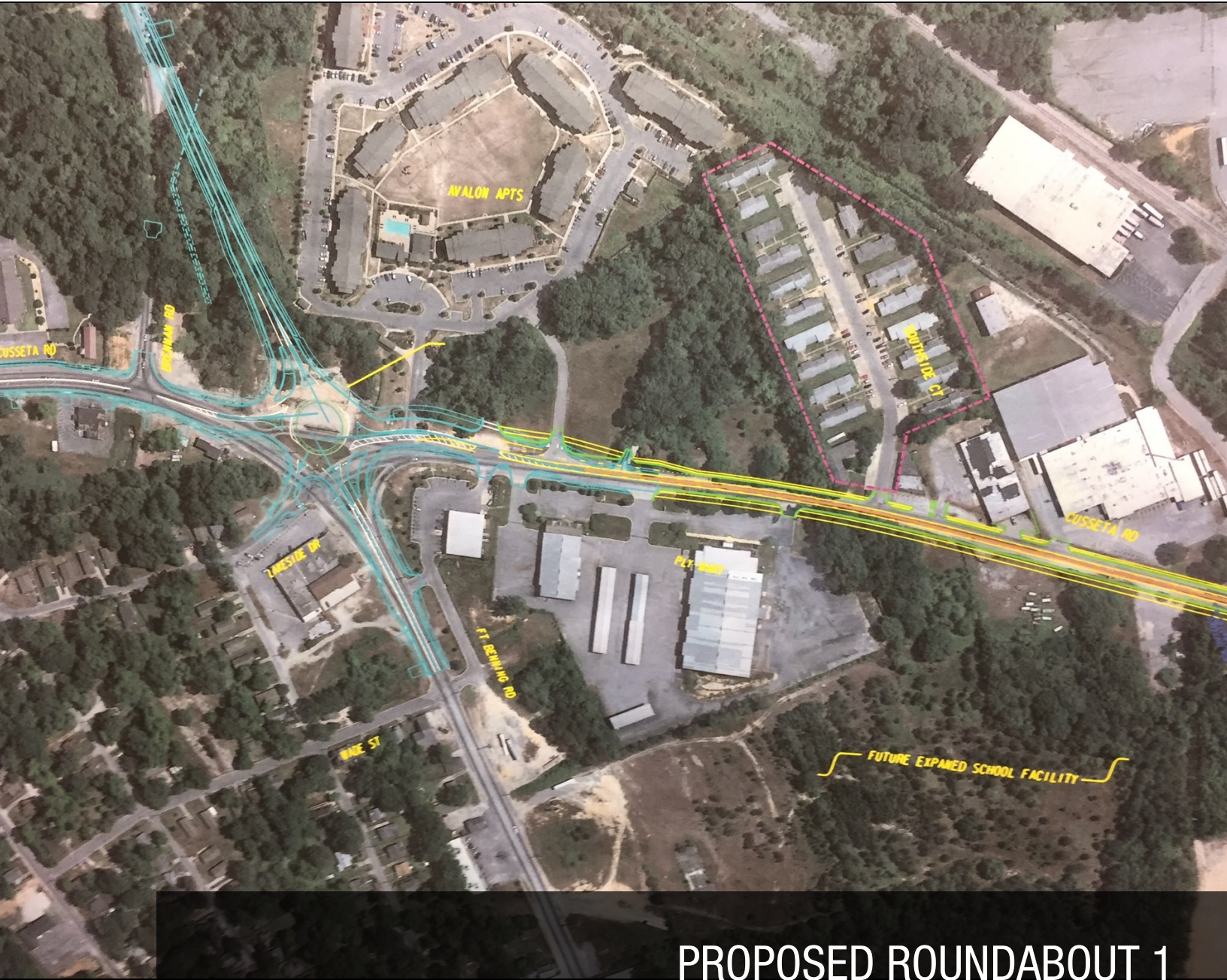
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Additional Photos



ROUNABOUT 1

COLUMBUS, GA



PROPOSED ROUNABOUT 1

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ROUNDAABOUT 2

COLUMBUS, GA



PROPOSED ROUNDAABOUT 2

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GDOT PROPOSED INTERCHANGE

COLUMBUS, GA



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901 FORT BENNING ROAD

LOCATION INFORMATION

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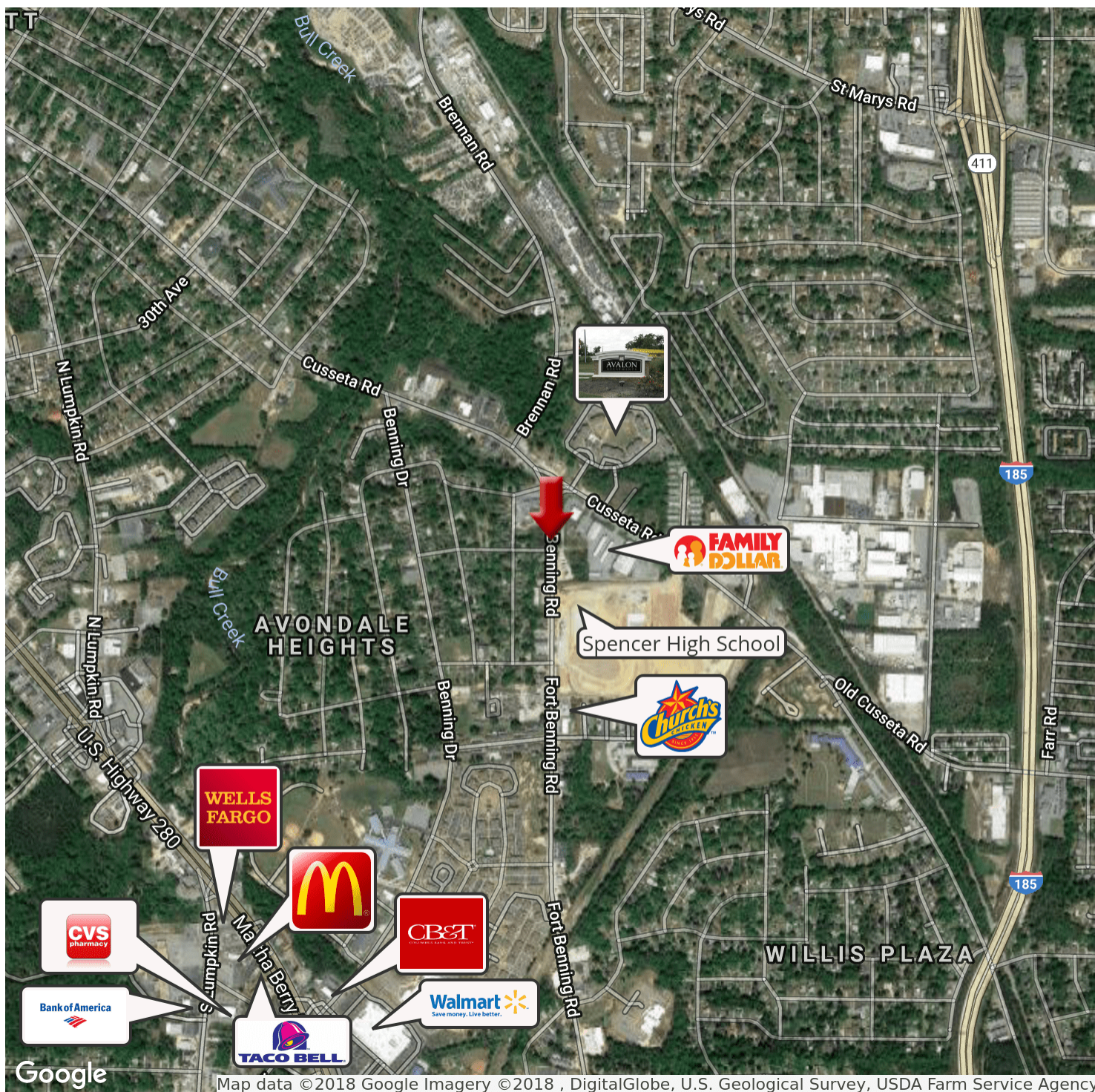
RETAILER MAP

REGIONAL MAP

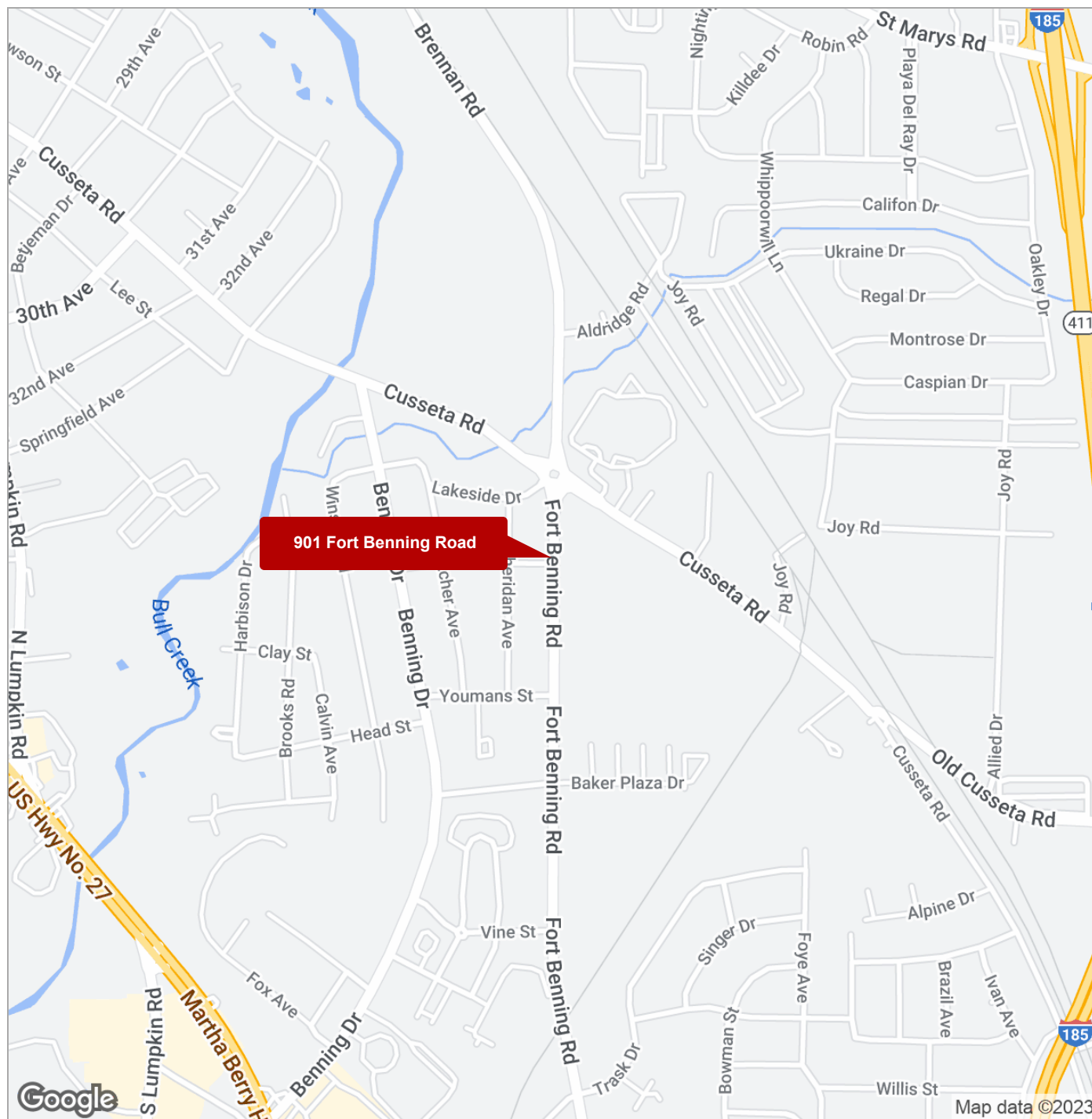
LOCATION MAPS

AERIAL MAP

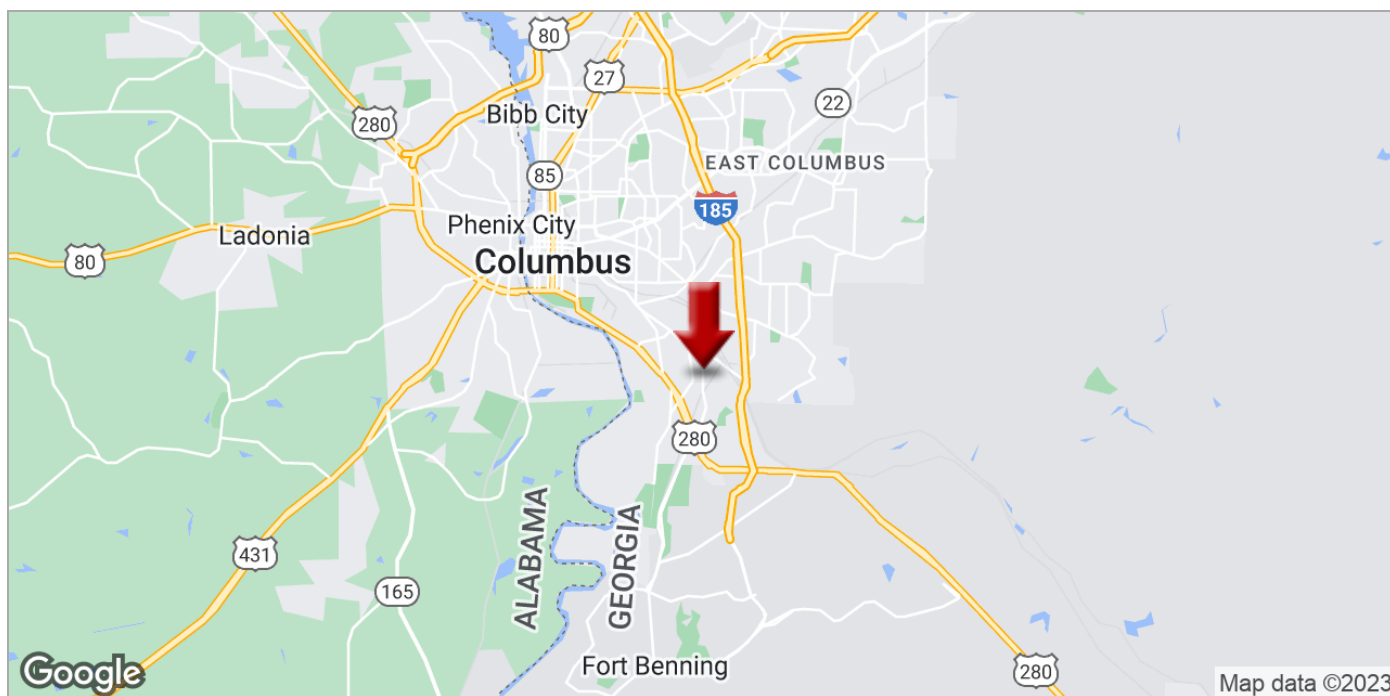
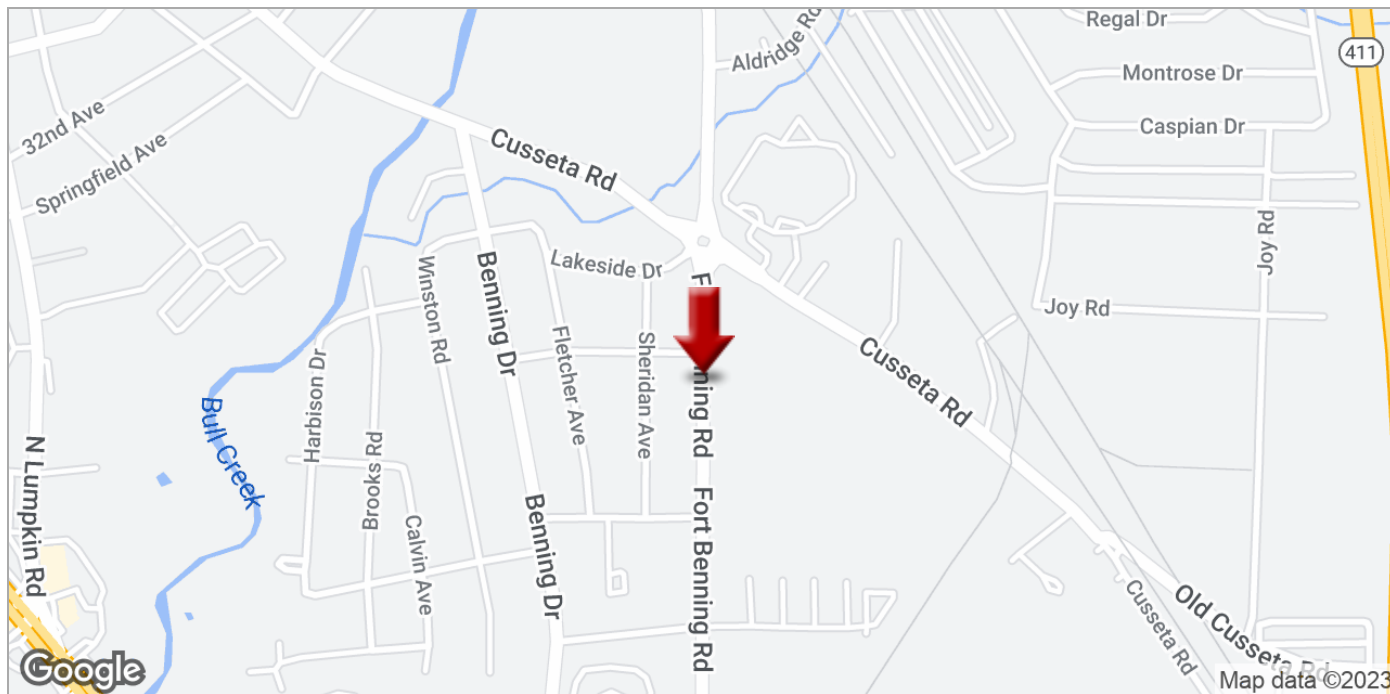
Retailer Map



Regional Map



Location Maps



Aerial Map



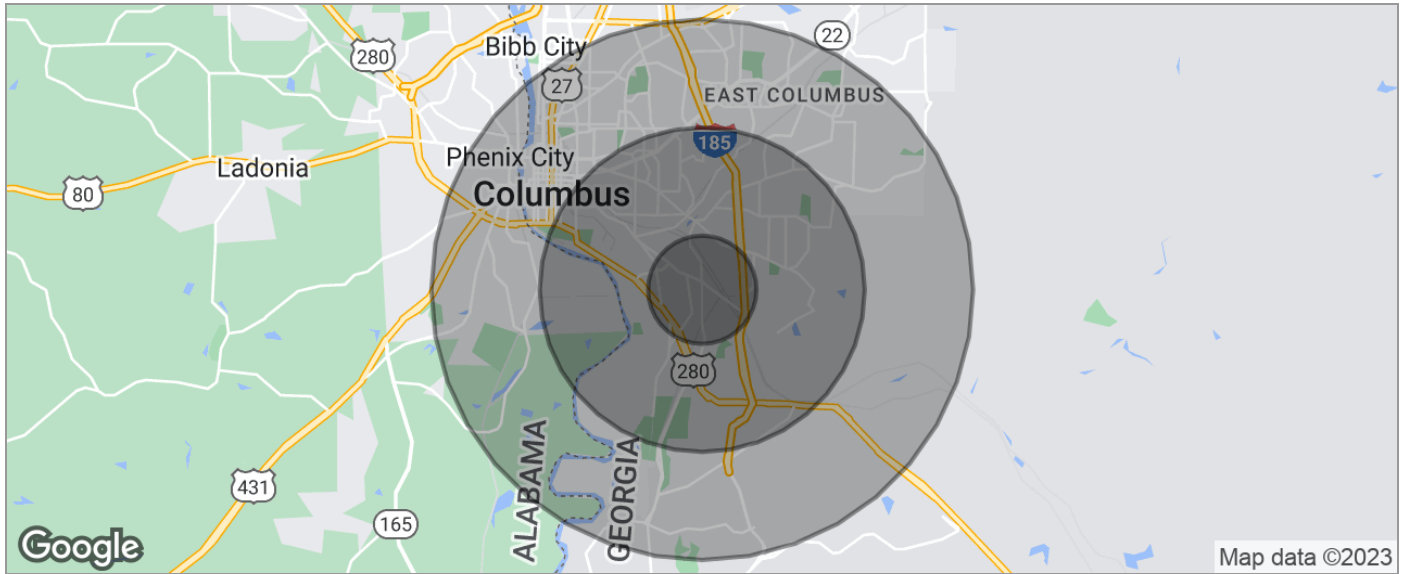
901 FORT BENNING ROAD

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,689	58,075	122,545
MEDIAN AGE	32.9	34.1	34.1
MEDIAN AGE (MALE)	30.7	30.9	31.9
MEDIAN AGE (FEMALE)	35.1	36.0	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,570	23,581	48,705
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$29,434	\$38,564	\$44,058
AVERAGE HOUSE VALUE	\$115,832	\$121,715	\$139,836
RACE	1 MILE	3 MILES	5 MILES
% WHITE	9.5%	15.9%	29.9%
% BLACK	83.5%	78.1%	64.3%
% ASIAN	0.0%	0.7%	0.8%
% HAWAIIAN	0.0%	0.2%	0.3%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	4.5%	1.9%	1.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.1%	5.3%	5.3%

* Demographic data derived from 2020 ACS - US Census

901 FORT BENNING ROAD

Commercial Broker Bio

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BROKER BIO & CONTACT INFO

Commercial Broker Bio

Melinda Tolbert

COMMERCIAL LEASING & SALES

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706.660.5418

404.640.9961

www.melindatolbert.com

BACKGROUND

Known for her honesty, perseverance, caring spirit, and tenacity, Melinda is committed to serving her valued commercial clients by assisting them with services from site selection and investment analysis, to creating top notch commercial real estate marketing packages. She's a self-motivated strategic thinker with a proven track record of developing and implementing effective marketing plans. Her Entrepreneurial dedication keeps her constantly striving for improvement and success.

As a Certified Negotiation Expert she negotiate optimal terms for new leases, lease renewals, commercial sales and commercial development. Based on the contract that she's negotiating, she's formally trained to provide representation on behalf of the tenant, landlord, buyer or seller. By performing stringent hold or sale analyses that often include projections of cash flow and calculations of internal rate of return, she can effectively guide her clients in reaching a "go" or "no go" decision.

Prior to Real Estate, Melinda Tolbert spent eleven years as Chief Executive Officer at an award winning Tax Firm. Tolbert dedicated her life to helping others make intelligent financial decisions, and ethically minimize their tax liability.

To date, Melinda Tolbert is a Certified Commercial Investment Member (CCIM) candidate, member of the International Council of Shopping Centers (ICSC), serving on the Columbus Board of Realtors Young Professionals committee, City of Columbus Land Bank Authority Board Member, Greater Chamber of Columbus Young Professionals member, and the President of the Mary Cason Foundation, Inc., a non-profit organization established to empower and educate young women.

Demonstrating that there are no limits to success, Tolbert continues to lead by example and exude confidence into the community. She is a wife, a mother of three, and an exemplary member of society. Her love reaches far beyond her household and into the hearts of her counterparts, clients and everyone she encounters.

EDUCATION

Troy State University

MEMBERSHIPS & ASSOCIATIONS

International Council of Shopping Centers (ICSC), Certified Commercial Investment Member Candidate (CCIM), City of Columbus Land Bank Authority Board Member, Columbus Board of Realtors, Young Professionals.