



Turn-Key Investment Opportunity | Operating Daycare
Children's Delight Daycare & Learning Center

FOR SALE

231 Lana Drive, Gray, GA 31032





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Executive Summary

Bull Realty is pleased to present the opportunity to acquire Children's Delight Daycare & Learning Center, the only current operating daycare in Gray, GA, offered as a turn-key investment including real estate and business.

Licensed for 131 children, the facility currently has 60 children enrolled and a waiting list of 60+, highlighting strong local demand. The center serves children from infants to Pre-K, with an additional unused room previously dedicated to an afterschool program—offering immediate upside potential for expansion. A capable owner-operator or investor could increase enrollment and staffing to further maximize ROI.

The $\pm 7,760$ SF center sits on a ± 2.57 -acre C-2 zoned site and includes an additional ± 438 SF of finished attic storage. Built in 2004 and owner-operated since inception, the structure is wood frame with brick siding and an asphalt shingle roof that has been well-maintained. The building is equipped with four (4) 4.5-ton HVAC units, all regularly serviced. The floorplan consists of nine (9) classrooms, three (3) gated playgrounds, kitchen, lobby, washer and dryer, main office, finished attic space for storage, reception, and several restrooms.

With continued family migration into Jones County, driven by its strong PK–12 public school system, this offering represents a rare and strategic investment with multiple value-add opportunities.

*See pages 7 & 8 for demographic data and nearby school information.

Property Highlights

- Turn-key Daycare with immediate upside potential for new investor/owner-user
- Real estate recently appraised for \$850k (contact agent to request viewing of recent appraisal)
- Two rooms are currently inactive due to a shortage in staff
- Waiting list of 60+ children with 60 children currently enrolled
- Located in the heart of Gray, GA



BUILDING SIZE:
 $\pm 7,760$ SF



SALE PRICE
\$850,000



SITE SIZE
 ± 2.57 ACRES

Property Overview



GENERAL:

ADDRESS:	231 Lana Drive Gray, GA 31032
COUNTY:	Jones

FINANCIAL:

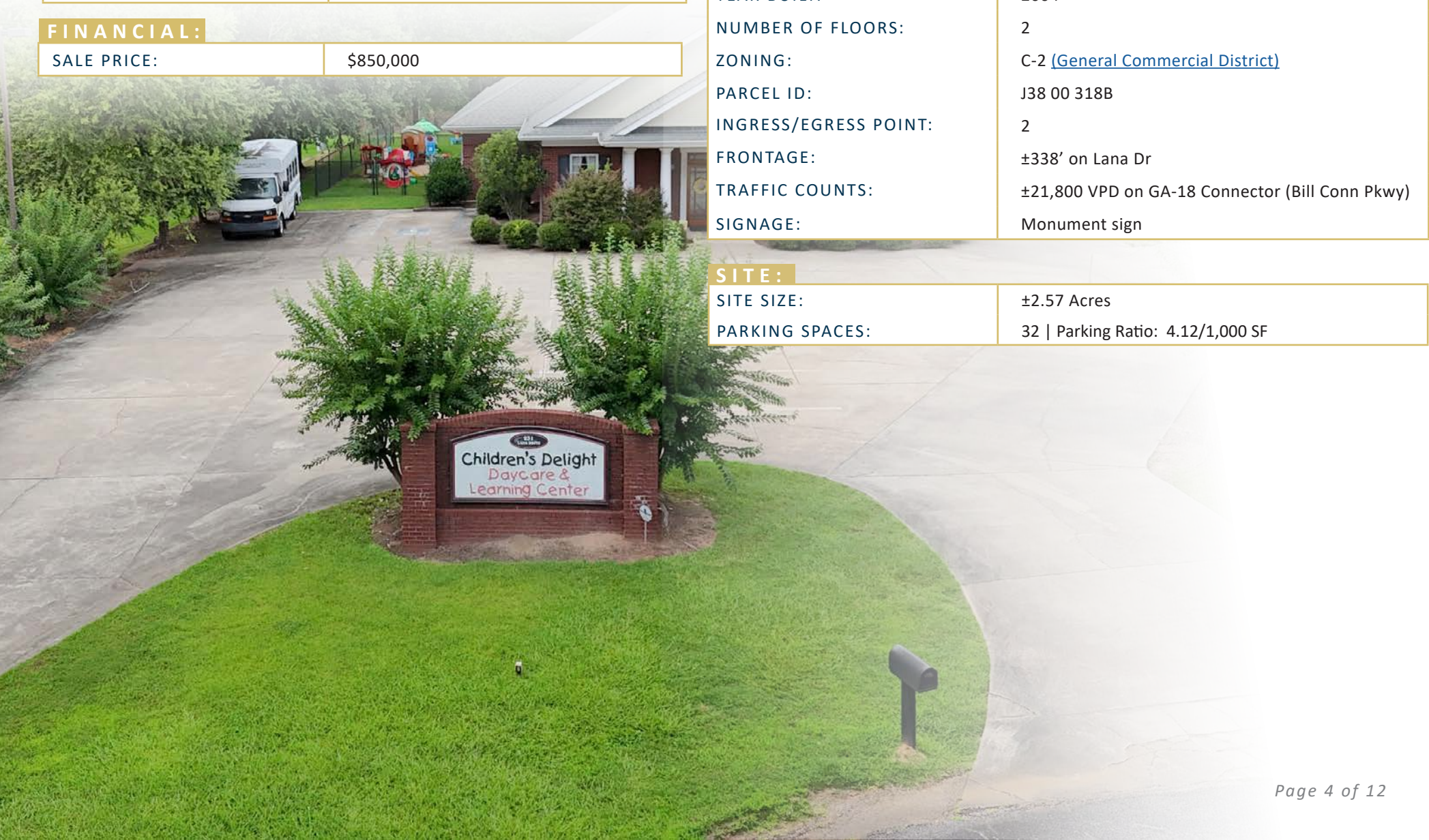
SALE PRICE:	\$850,000
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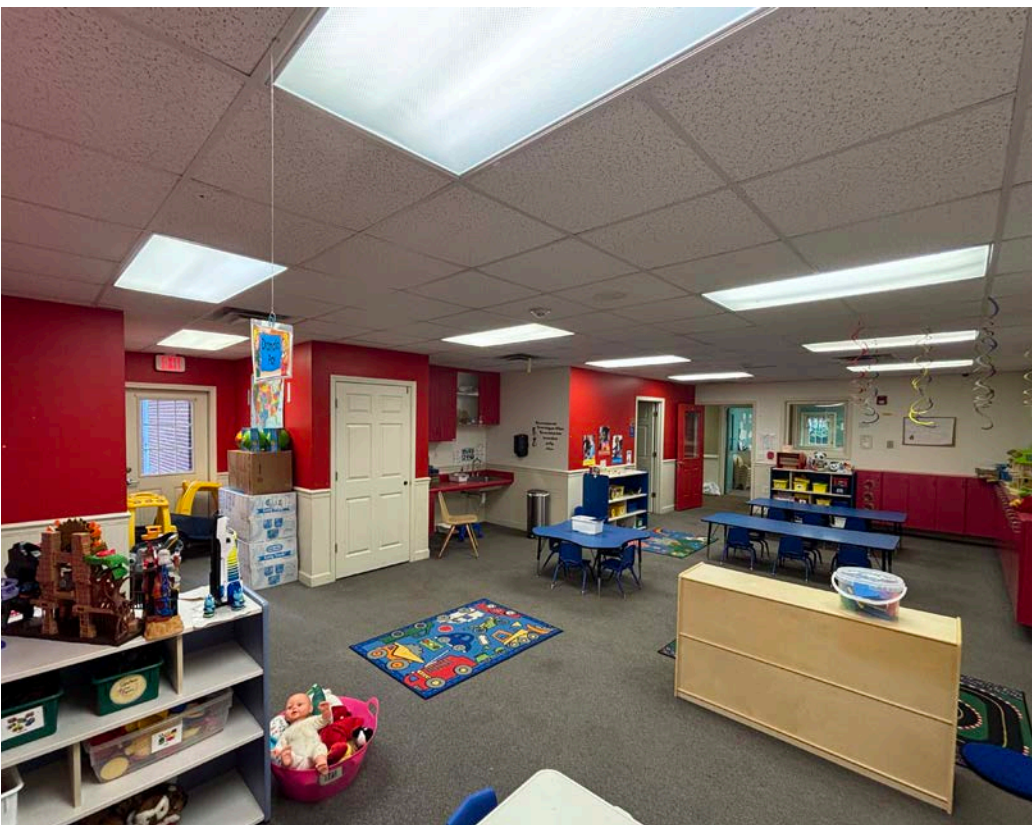
BUILDING:

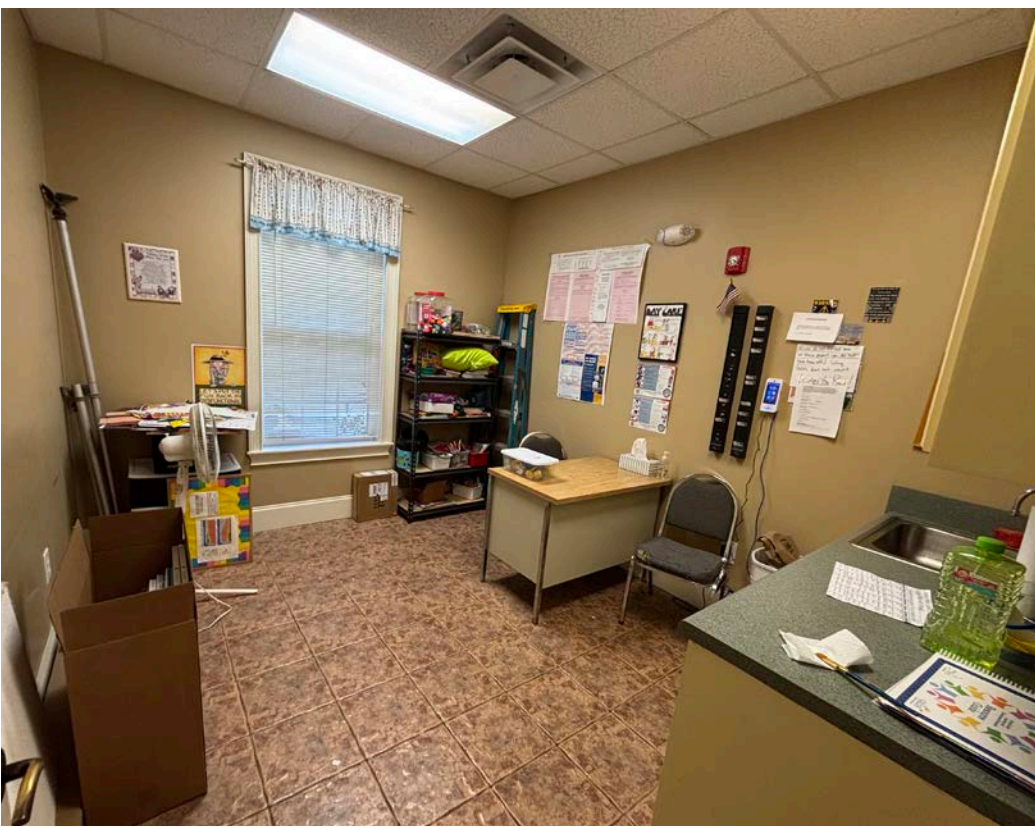
COMPLEX NAME:	Children's Delight Daycare & Learning Center
BUILDING SIZE:	±7,760 SF
YEAR BUILT:	2004
NUMBER OF FLOORS:	2
ZONING:	C-2 (General Commercial District)
PARCEL ID:	J38 00 318B
INGRESS/EGRESS POINT:	2
FRONTAGE:	±338' on Lana Dr
TRAFFIC COUNTS:	±21,800 VPD on GA-18 Connector (Bill Conn Pkwy)
SIGNAGE:	Monument sign

SITE:

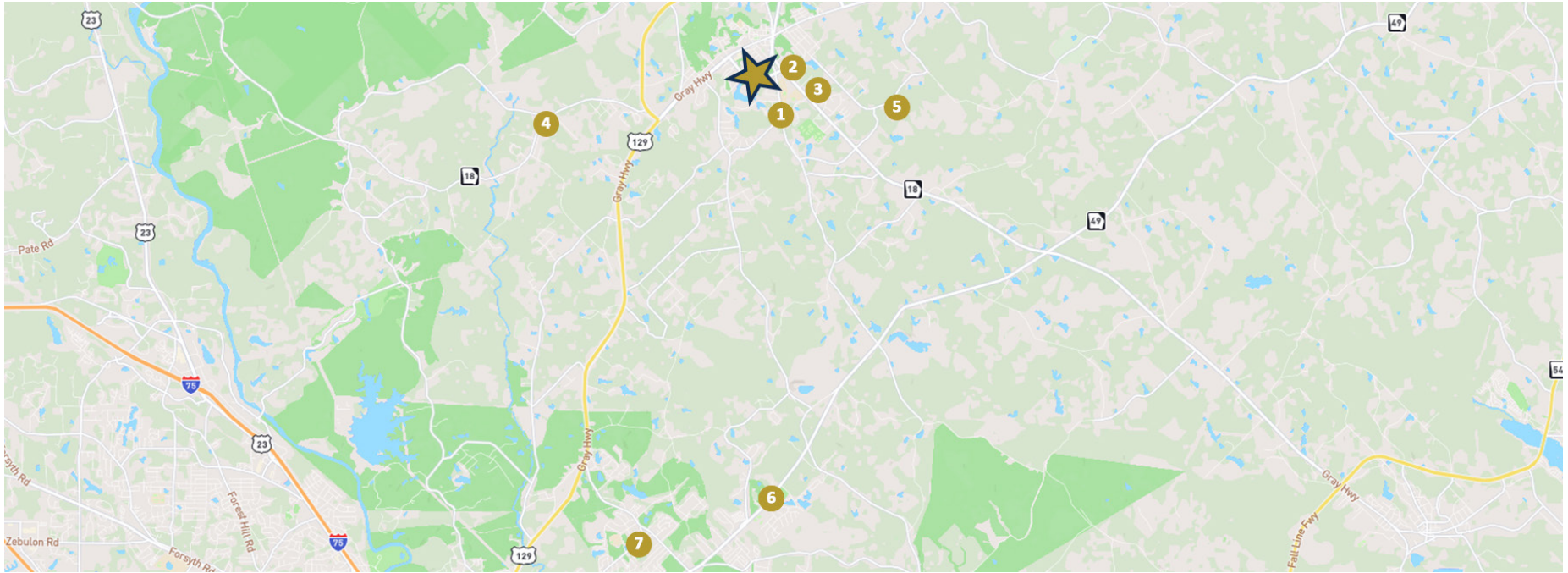
SITE SIZE:	±2.57 Acres
PARKING SPACES:	32 Parking Ratio: 4.12/1,000 SF







Nearby Schools



SUBJECT PROPERTY

ADDRESS	ASKING PRICE	YEAR BUILT	BUILDING SIZE	SITE SIZE
231 Lana Dr, Gray, GA 31032	\$850,000	2004	±7,760 SF	±2.57 Acres

GRAY, GA

ADDRESS	DISTANCE FROM SUBJECT PROPERTY	ADDRESS	DISTANCE FROM SUBJECT PROPERTY
1 Jones Country High School 339 Railroad Street Gray, GA 31032	2 minutes	5 Turner Woods Elementary School 144 Willie L Fluellen Drive Gray, GA 31032	7 minutes
2 Jones County Pre-K 273 Railroad Street Gray, GA 31032	2 minutes	6 Mattie Wells Elementary School 101 Mattie Wells Drive Gray, GA 31032	13 minutes
3 Gray Elementary School 365 GA-18 Gray, GA 31032	4 minutes	7 Clifton Ridge Middle School 169 Dusty Lane Macon, GA 31211	15 minutes
4 Dames Ferry Elementary School 545 GA-18 Gray, GA 31032	9 minutes		

Demographic Overview

Gray, Georgia



POPULATION

1 MILE	5 MILES	10 MILES
3,136	11,605	33,390



HOUSEHOLDS

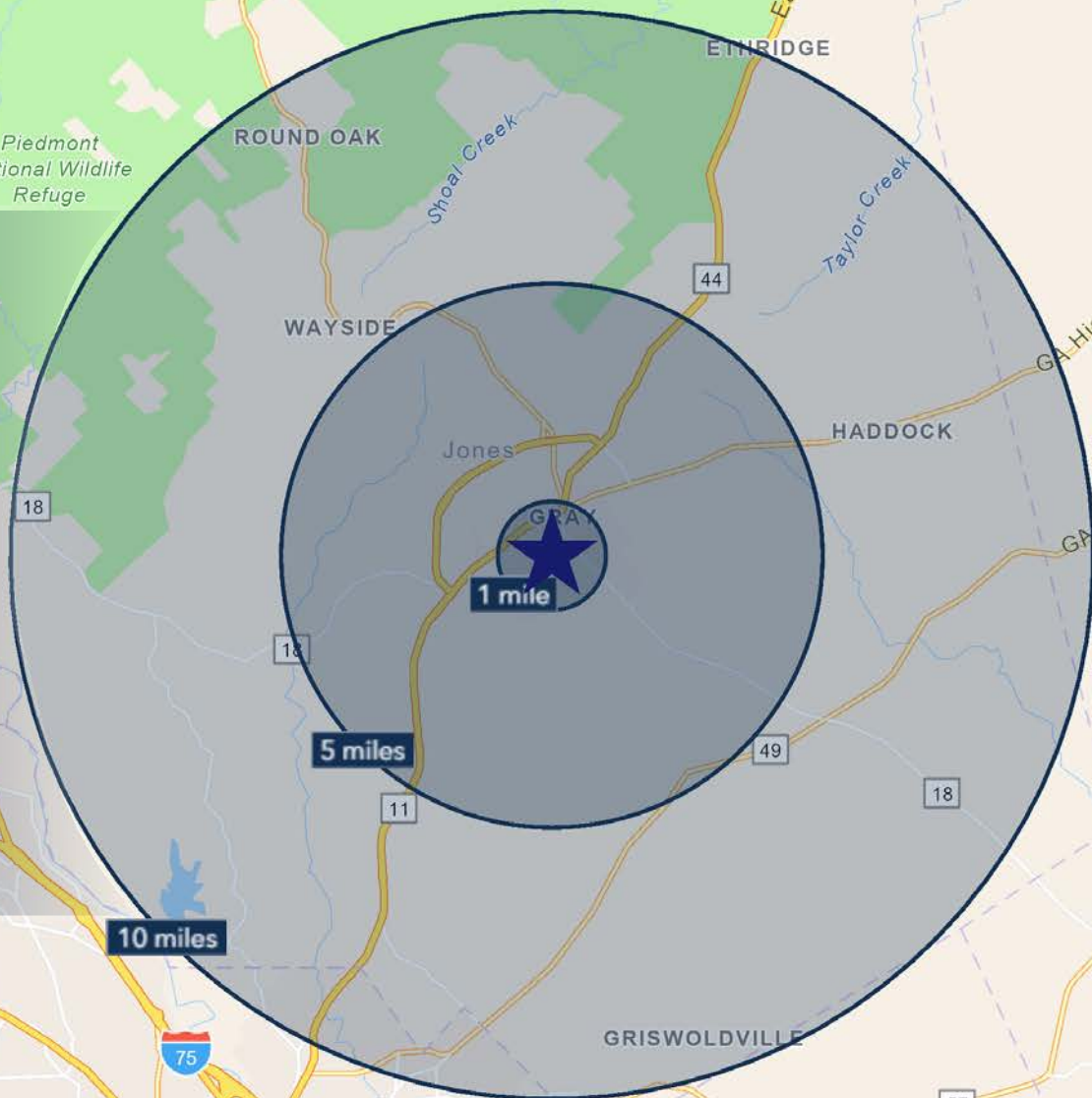
1 MILE	5 MILES	10 MILES
1,247	4,344	12,840



AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$90,820	\$91,770	\$81,283

Source: 2024 ESRI



About the Area

Gray, Georgia, is a city located in central Georgia, serving as the county seat of Jones County. With a population of around 3,500 people, it has a rural, close-knit community atmosphere. Gray is known for its historic charm, with buildings that reflect the area's Southern heritage. The city is conveniently situated about halfway between Atlanta and Macon, making it a strategic point for travelers passing through the region.

Gray has several local businesses, schools, and parks, offering a quiet, small-town lifestyle while being near larger urban centers. The area has a rich agricultural history, and local events often center around community gatherings, festivals, and outdoor activities. The city is also home to Jones County's government and is an integral part of the region's culture and history.

Overall, Gray offers a blend of Southern tradition, community spirit, and a peaceful setting, with easy access to nearby cities for work or leisure.



Gray

GA



Gray, GA - Key Reasons to Invest



1. Economic Growth and Job Market

Gray boasts a robust future job growth rate of 38.7% over the next decade, surpassing the national average of 33.5%. This positive trend is a strong indicator of the city's economic resilience and potential for job creation, which is crucial for sustaining investment properties and businesses.

The city's unemployment rate is notably low at 3.0%, compared to the national average of 6.0%, showcasing a stable local economy with a strong labor market.

2. Affordable Cost of Living

Gray offers a cost of living that is significantly below the national average. For instance, the average rent for a two-bedroom apartment is around \$960 per month, while the U.S. average stands at \$1,430. This affordability, combined with a Grocery Cost Index of 94 (where the national average is 100), makes Gray an attractive location for families and individuals looking to relocate.

3. Quality of Life and Community

Gray and the surrounding Jones County area are known for their charming small-town atmosphere with the convenience of being close to larger cities like Macon. This blend of rural and urban amenities attracts residents looking for a quieter lifestyle without sacrificing access to services and job opportunities.

The region is investing in community enhancements, including affordable housing initiatives, entrepreneurial ecosystem support, and workforce development programs, which are set to improve the quality of life and attract more residents and businesses.

4. Strategic Location and Infrastructure

Gray's strategic location near major transportation routes offers easy access to larger markets in Georgia. The area's focus on improving digital infrastructure, such as expanding broadband access, makes it appealing for remote work and tech-related industries.

Additionally, local businesses like Gray Fish Hatchery and Red Brick Farm Equipment highlight a diverse economic base, supporting both agriculture and retail sectors, which adds to the community's economic stability.

5. Real Estate Potential

Given the projected job growth and relatively low property costs, there is significant potential for appreciation in real estate values. Whether you're looking to invest in residential properties, commercial real estate, or mixed-use developments, Gray offers an advantageous market for both short-term and long-term investments.

Investors can benefit from favorable tax rates, with a local sales tax of 7.0%, slightly below the U.S. average of 7.3%, which can further enhance profitability.

Broker Profile



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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining 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 Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



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SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

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Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27

YEARS IN
BUSINESS



ATL
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STATES

