



**COLDWELL
BANKER
COMMERCIAL**

KENNON, PARKER, DUNCAN &
DAVIS

FOR SALE

SPENCER HIGH SCHOOL

\$4,950,000

4340 Victory Drive
Columbus, GA 31903

AVAILABLE SPACE
150,985 SF

FEATURES

- Beautiful landscape!
- Great visibility!

AREA

The 4340 Victory Drive property is located on 69.68 acres within 1 mile from I-185, which has a daily traffic count estimate of 70,000+. The acreage is desirable for residential and/or commercial use with an average daily traffic count on Victory Drive of 25,000 to 30,000. The property has extremely good exposure and easy access with frontage of approximately 1,180 feet on Victory Drive. Victory Drive is a three-lane, two-way, asphalt paved thoroughfare, and has 60-foot right-of-way with concrete curbing entrance into the property. The acreage is on the south side of Victory Drive, east of Fort Benning Road and right off the exit to the west of I-185. This well positioned property has frontage along Victory Drive, Arrowhead Drive, and Sante Fe Road. Columbus lies 100 miles southwest of Atlanta. Fort Benning, home of the United States Army Infantry School and a major employer.



SPECIAL PURPOSE

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SALE



OFFERING SUMMARY

Sale Price: \$4,950,000

Lot Size: 69.68 Acres

Year Built: 1978

Building Size: 150,985 SF

Price / SF: \$32.78

PROPERTY OVERVIEW

This property consists of 69.68 beautiful acres, highly visible from its 1,180 feet of frontage road. Located on the property is a 150,985 SF one-story (with a basement) brick school building. The original building was constructed in 1978. The property is zoned Single Family Residential and desirable for residential and/or commercial development. Victory Drive has an average daily traffic count of 25,000 to 30,000, is the major commercial thoroughfare to Ft. Benning, and located within 1 mile from I-185, with daily traffic count of 70,000+. Victory Drive is a three-lane, two-way, asphalt paved thoroughfare, and has a 60-foot right-of-way with concrete curbing.

The beautiful topography is rolling with ample drainage. The property is not located in a flood zone. There are no known environmental or waste hazards affecting the property.

The school moved to a new 200,000 square-foot building in the area with a new athletic complex shared by all the Muscogee County District schools.

The property stands ready for development with utilities, water, sewer and serviced by the City of Columbus in a thriving area of Columbus, Georgia.

PROPERTY HIGHLIGHTS

- Beautiful landscape!
- Great visibility!

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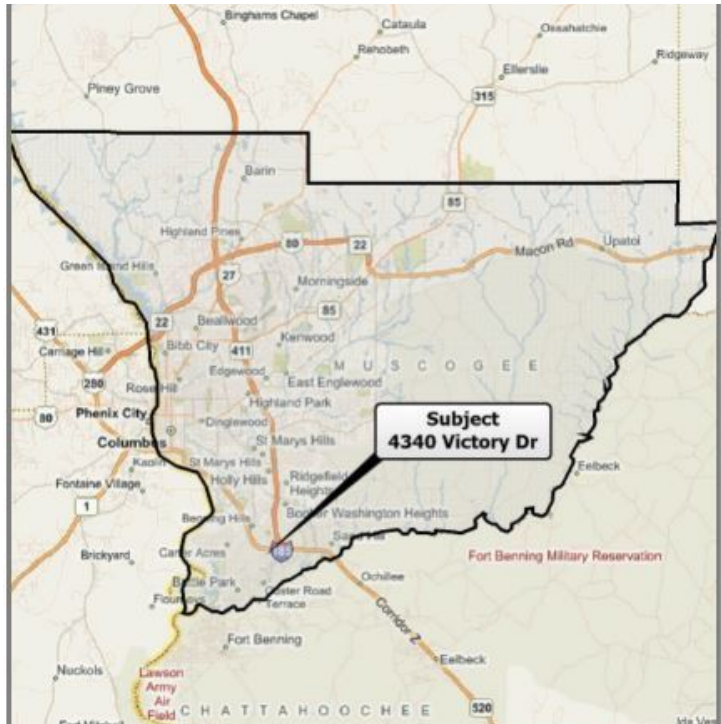
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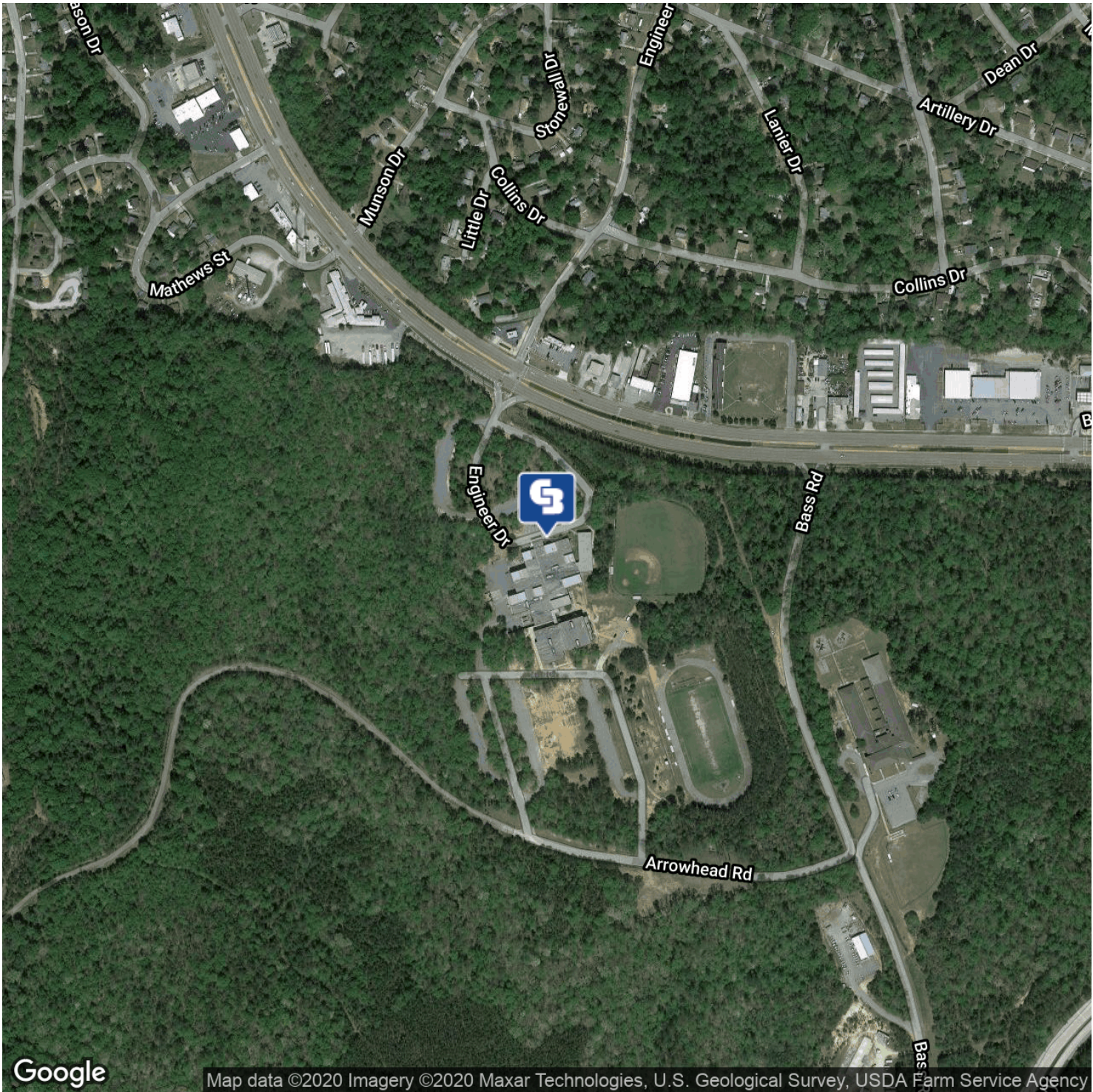
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Google

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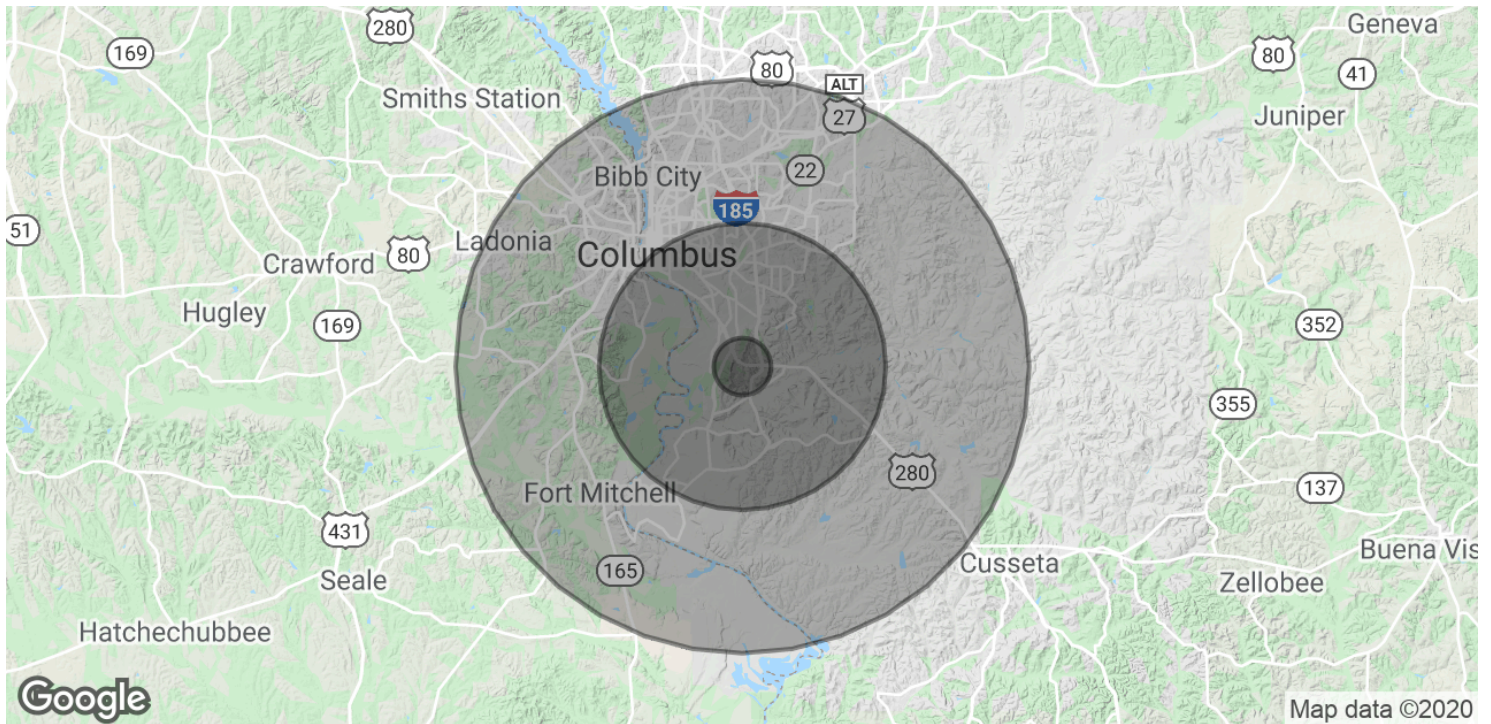
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,712	79,147	227,872
Average age	25.4	32.7	34.2
Average age (Male)	22.9	30.2	32.3
Average age (Female)	24.4	34.3	36.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,621	29,441	87,582
# of persons per HH	2.9	2.7	2.6
Average HH income	\$34,545	\$39,284	\$47,465
Average house value	\$127,790	\$113,805	\$135,344

* Demographic data derived from 2010 US Census

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