



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR SALE



 **COLDWELL BANKER** | KENNON, PARKER,
DUNCAN & DAVIS

LAND | 14.95 ACRES

**1247 LAKE BROOK COURT,
COLUMBUS, GA 31904**



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Zoned Commercial Office (CO) and classified E5 (Exempt – Hospitals), this 14.95-acre site offers strong potential for healthcare, office, or other permitted uses. Utilities at street; convenient access to major roads.



FEATURES

- Prime location in well established Brookstone Centre complex
- CO zoning permits a wide range of commercial and medical uses
- Flat topography, utilities available
- Close to hospitals, office parks, and major thoroughfares
- Strong development opportunity in an expanding market

14.95 ACRES

**SALE PRICE
\$950,000.00**



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NEARBY RETAILERS



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DEMOGRAPHICS

31904 AREA

KEY FACTS



Population

38,261



Median Age

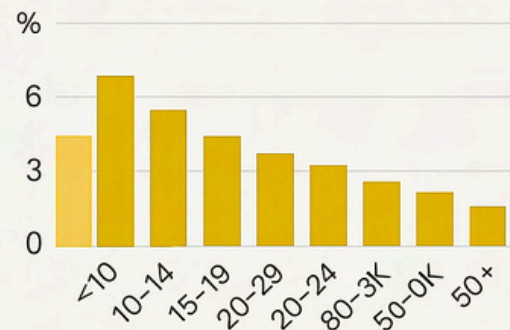
39.5



Households

15,685

Mortgage as Percent of Salary

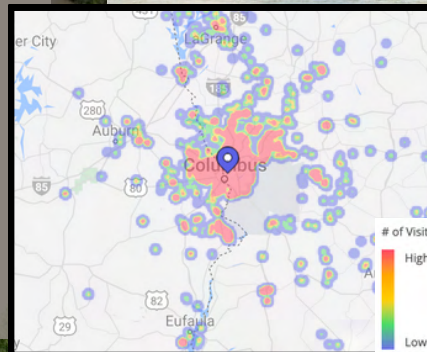


MARKET OVERVIEW

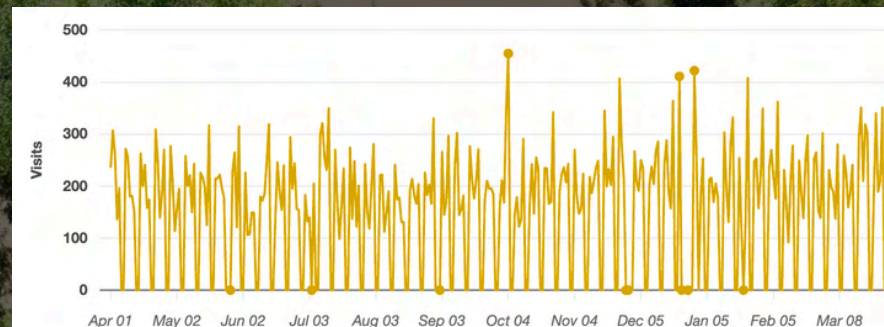
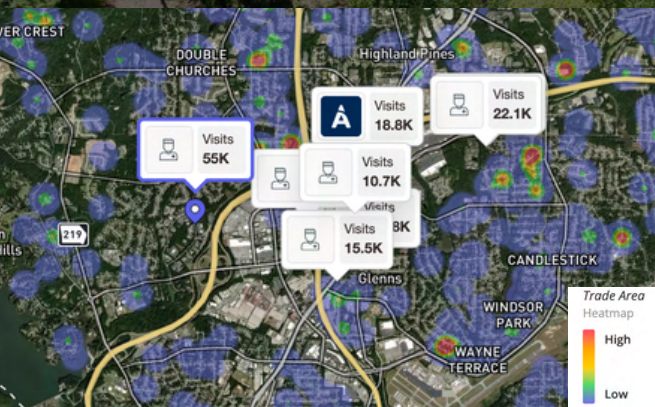
COLUMBUS, GA

Columbus, GA blends Southern charm with economic opportunity, offering a thriving business climate and a high quality of life. Strategically located along the Chattahoochee River and just 90 minutes from Atlanta, Columbus is home to a diverse economy supported by healthcare, manufacturing, military, and technology sectors. It's also the home of Fort Benning, one of the largest military installations in the U.S., which brings a strong workforce and steady economic activity.

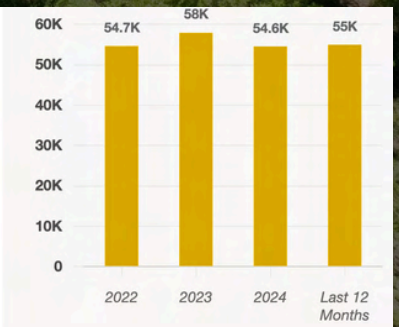
The city features a revitalized downtown, a growing arts scene, and miles of riverfront trails, making it attractive for both professionals and families. Affordable living, access to higher education institutions like Columbus State University, and a supportive business environment—including incentives for entrepreneurs



VISITOR JOURNEY



DAILY NEARBY



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NEARBY TRAFFIC COUNTS



LAKE BROOK

53,200 VPD

6,830 VPD

18,700 VPD



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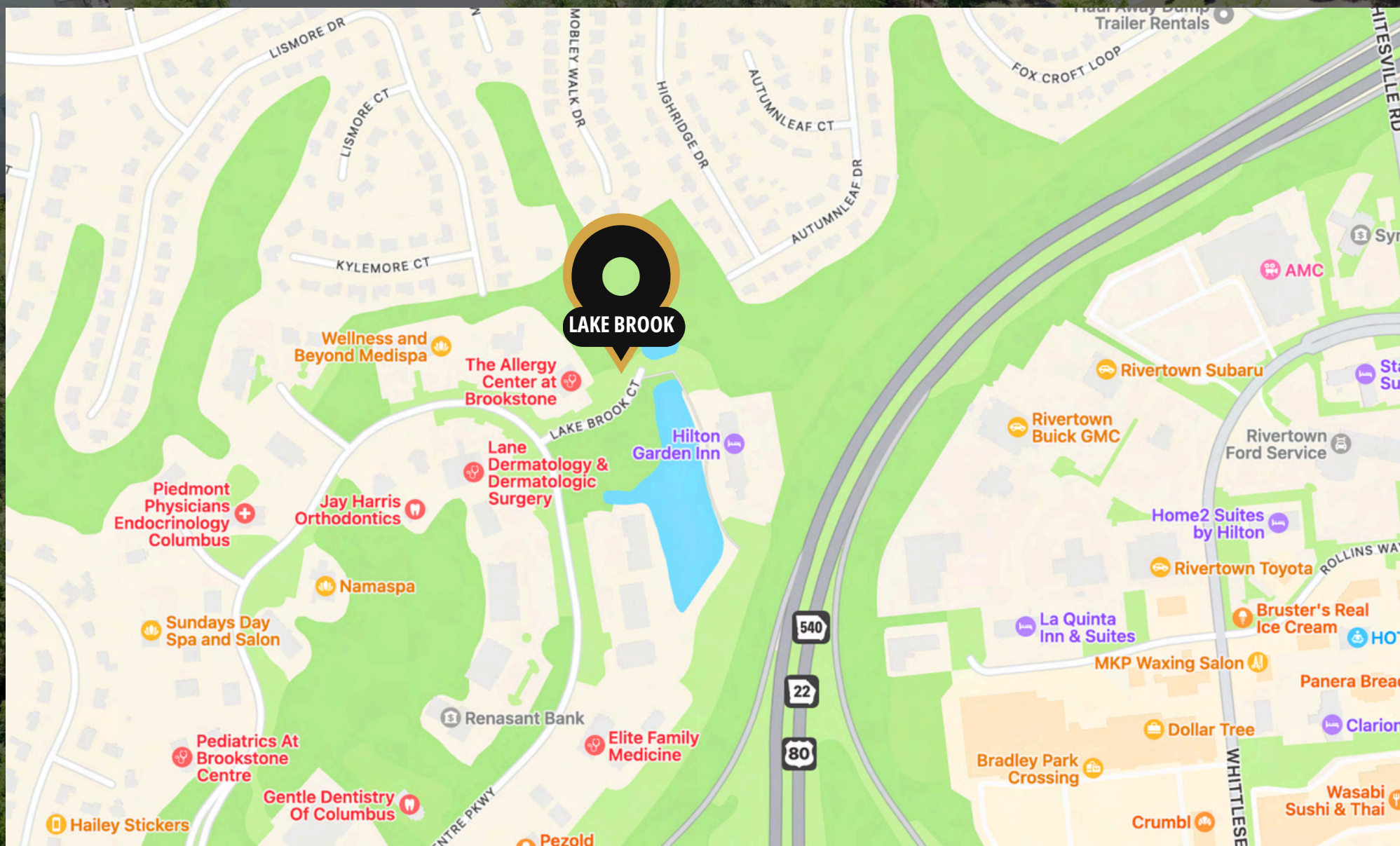
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LOCATION MAP



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PROPERTY



3.7

MILES

TO
VETERANS
PKWY

6.9

MILES

TO
MIDTOWN
COLUMBUS

18

MILES

TO
FT BENNING

6.5

MILES

TO
PHENIX
CITY

37

MILES

TO
WEST
POINT



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CONTACT

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706-256-1500 (Office)



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FOR MORE INFORMATION

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.



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