

**PRIME LOCATION - STRONG VISIBILITY - EASY ACCESS**

## **2.45 ACRE COMMERCIAL DEVELOPMENT SITE**



**1739 WILLIAMS ROAD  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA 31904**

**THOMAS RHODES  
EXCLUSIVE AGENT**

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**990 RIVERSIDE DRIVE  
MACON, GA 31201**

**REDUCED SALES PRICE:  
~~\$1,400,000~~ \$1,225,000**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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Revised 10/28/25

## Property Overview

- **Lot Size:** 2.45± Acres
- **Road Frontage:** 450'± on Williams Road
- **Utilities:** Fully served by public utilities
- **Zoned:** General Commercial (GC)

## Ideal Uses

- Retail center, quick-service restaurant pad site or multi-tenant service complex
- Mixed-use development combining ground-floor commercial with upper-floor residential/office (depending on rezoning flexibility)
- Anchor-adjacent store, showroom or automobile-oriented use, given road exposure and access

## Prime Location • Easy Access • Strong Visibility

- Situated with **450'± of frontage along Williams Road** on a highly visible 2.45 acre site
- Strategically located **adjacent to Interstate 185 (Exit 12)**
- Conveniently accessible and **near the GA I-185 Welcome Center / Rest Area**

## Neighborhood & Market Highlights

- Located in the northern Columbus sub-market of Columbus, Georgia (Muscogee County), an **area with strong commercial momentum**
- Immediately **adjacent to an upscale gated apartment community** (Greystone Falls), creating built-in residential density to support on-site business/retail uses
- **Convenient to a full range of amenities:** restaurants, shopping centers, financial institutions, schools and churches all in close proximity

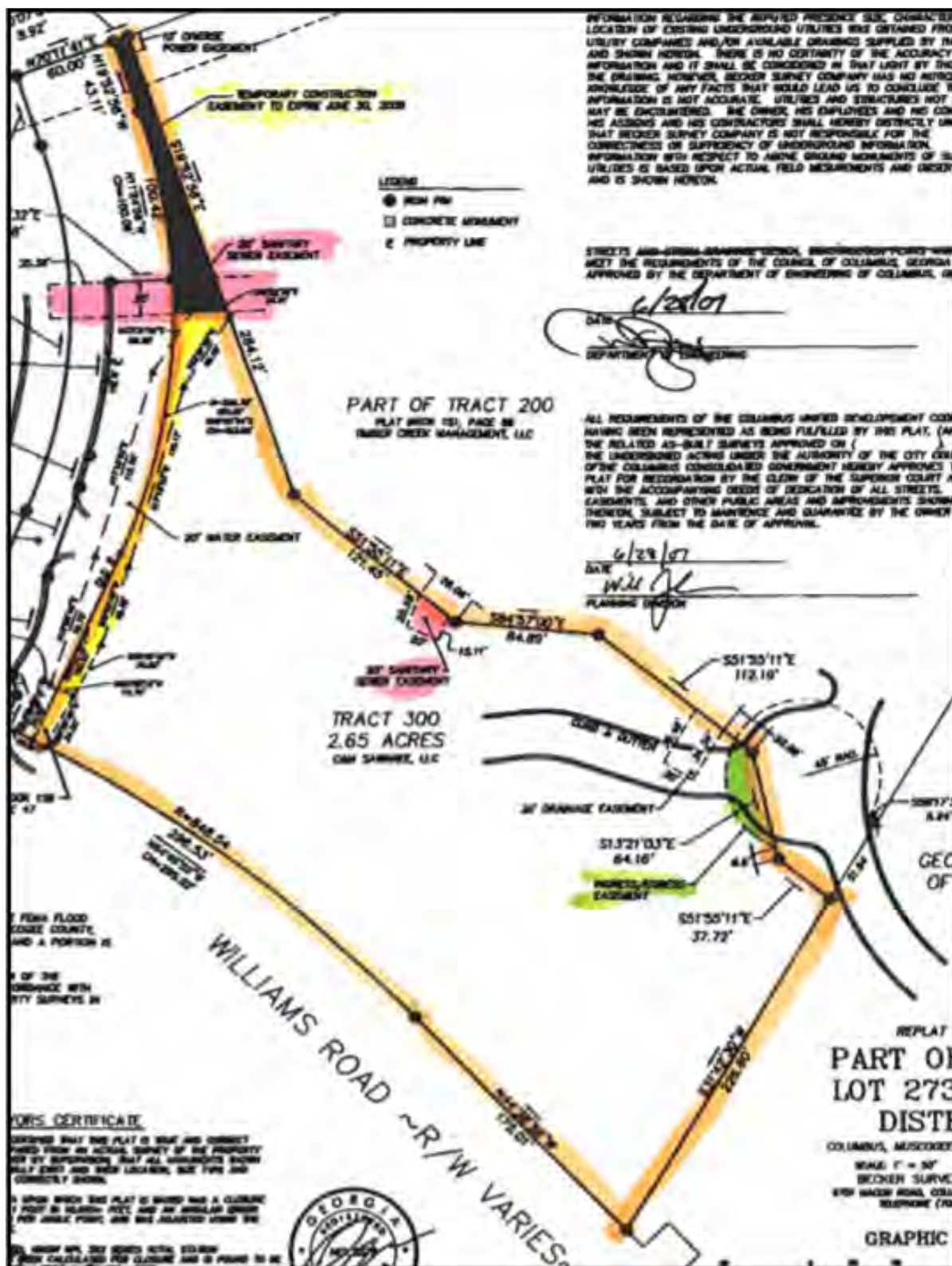
## Why This Site Stands Out

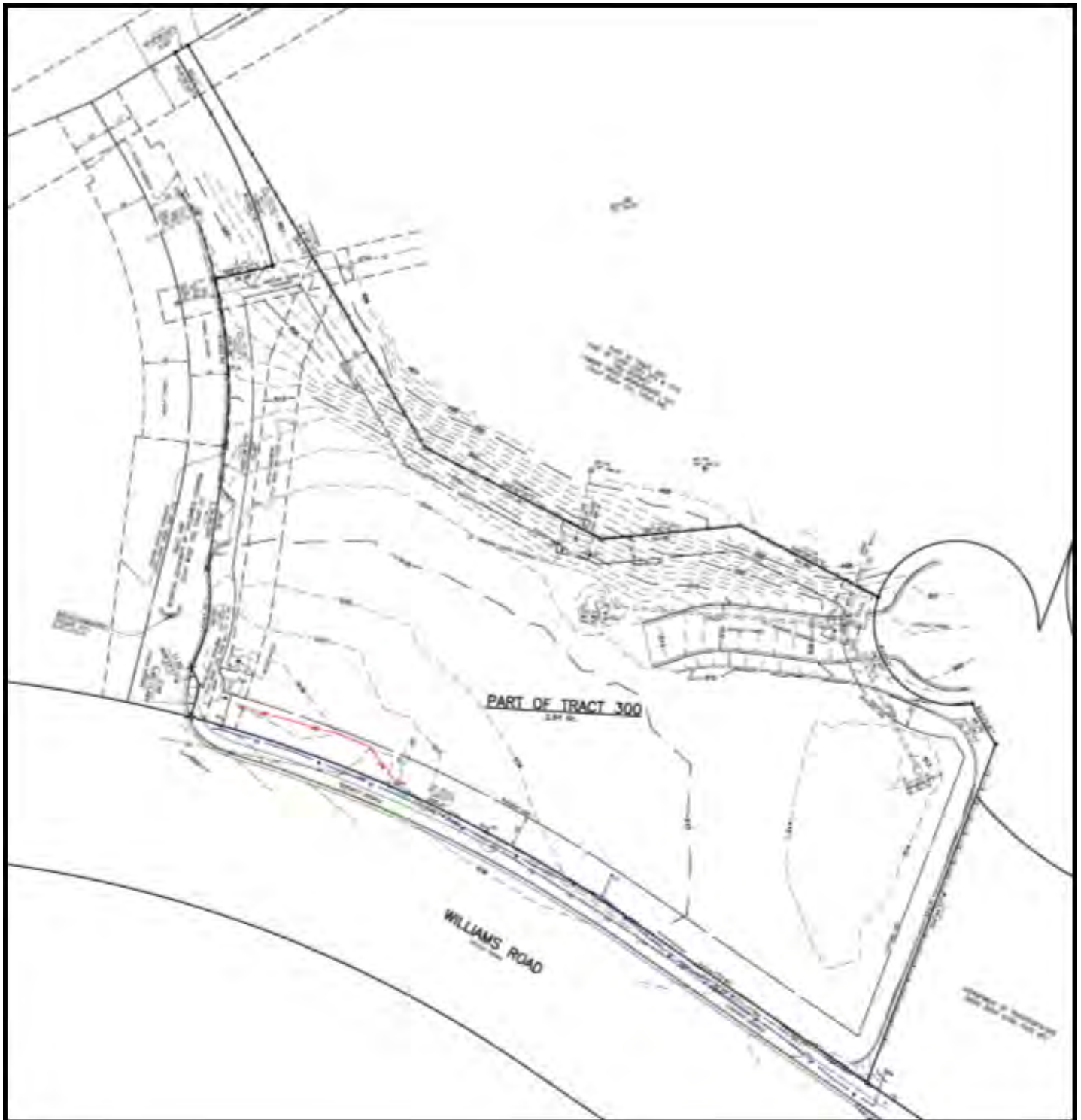
- **High frontage + strong traffic exposure:** 450'± of road frontage on a busy corridor you gain excellent visibility
- **Turnkey development potential:** Zoned GC and serviced by utilities - minimizes entitlement risk
- **Accessibility:** Close proximity to major interstate exit boosts convenience for both customers and logistics
- **Built-in demand drivers:** Adjacent residential community adds predictable local patronage, while visibility and access open regional catchment

**REDUCED SALES PRICE:**  
**~~\$1,400,000~~ \$1,225,000**



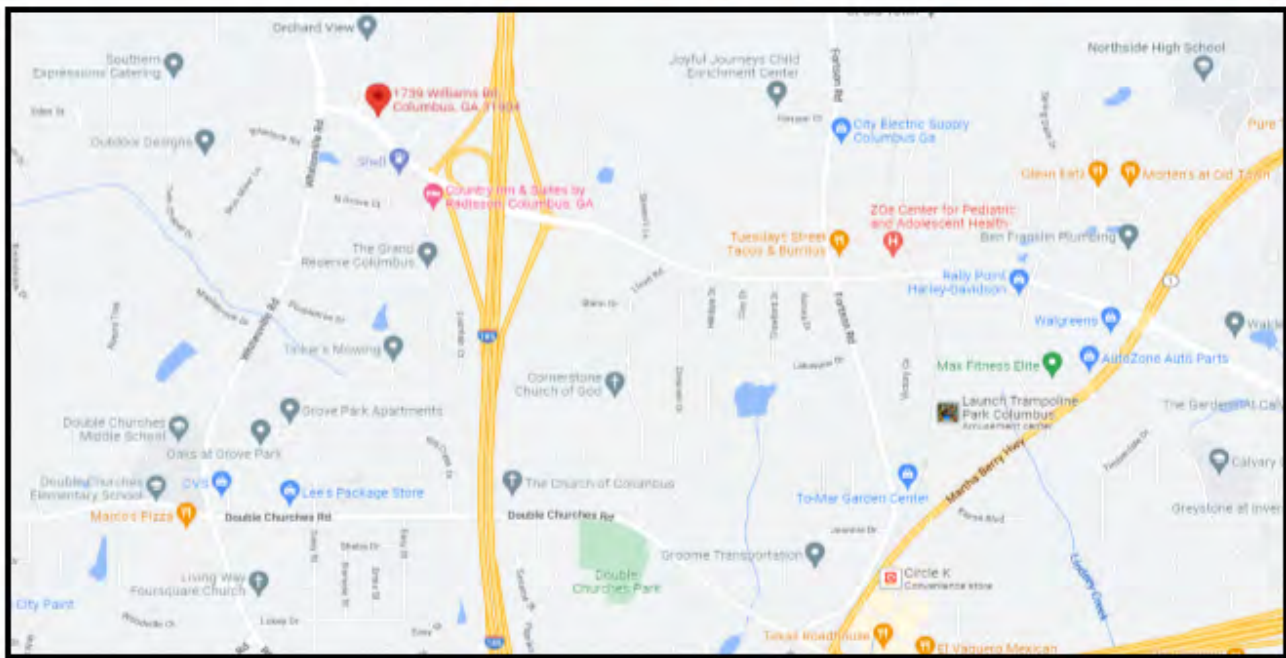
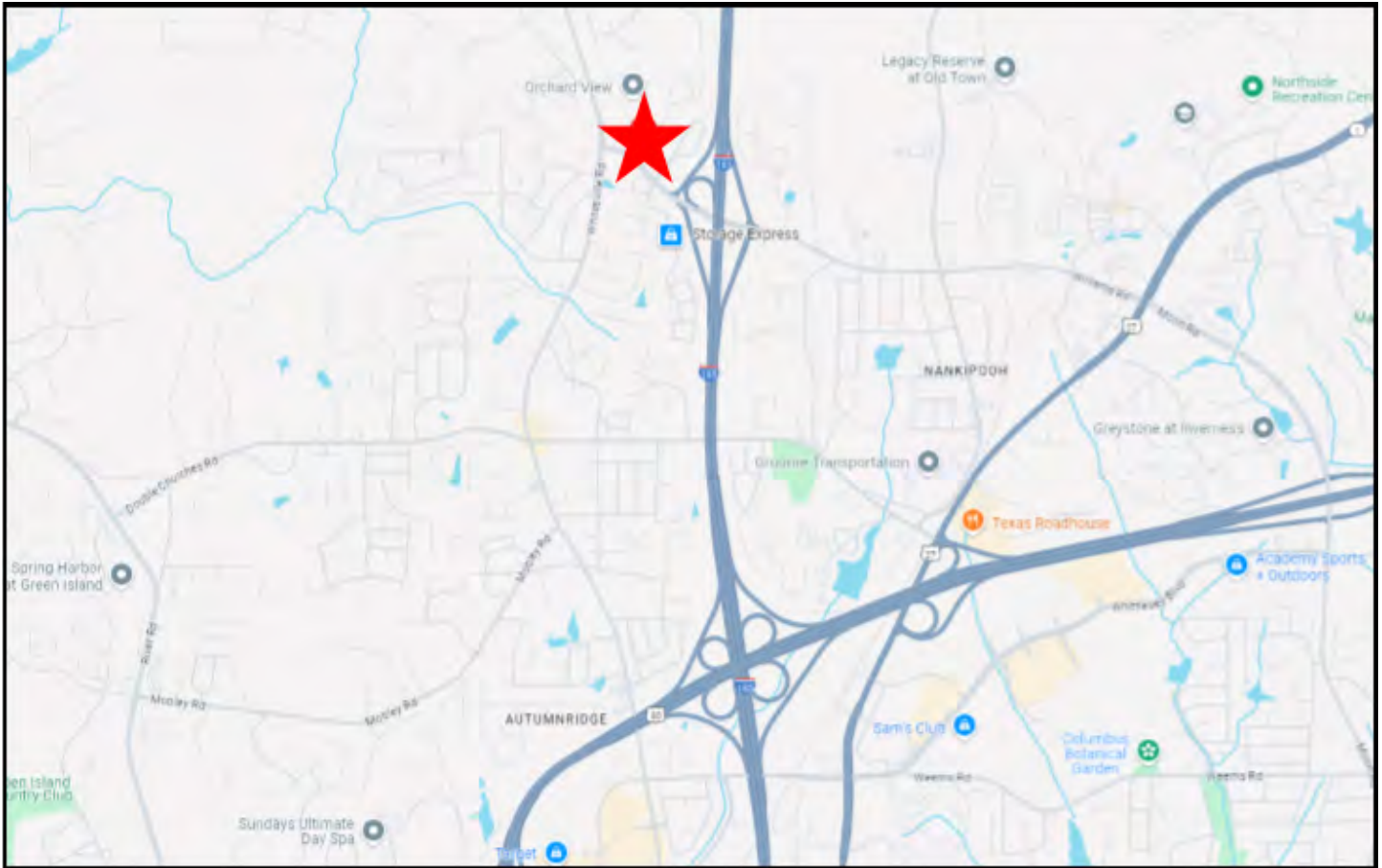














# DEMOGRAPHICS 1-MILE

1739 WILLIAMS ROAD  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA 31904



## Key Facts

1739 Williams Rd, Columbus, Georgia, 31904 2  
Ring of 1 mile

### KEY FACTS

6,091

Population



Average  
Household Size

38.2

Median Age

\$84,950

Median Household  
Income

### EDUCATION

3.6%

No High School  
Diploma



25.0%  
High School  
Graduate



28.3%  
Some College/  
Associate's  
Degree



43.0%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



71

Total Businesses



661

Total Employees

### EMPLOYMENT



White Collar

72.2%



Blue Collar

12.2%



Services

15.6%



3.2%

Unemployment  
Rate

### INCOME



\$84,950

Median Household  
Income



\$41,347

Per Capita Income



\$168,254

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.6%)

The smallest group: \$15,000 - \$24,999 (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.4%	-11.3%	
\$15,000 - \$24,999	0.9%	-3.0%	
\$25,000 - \$34,999	6.7%	-1.8%	
\$35,000 - \$49,999	7.0%		
\$50,000 - \$74,999	21.7%	+3.4%	
\$75,000 - \$99,999	17.2%	+6.5%	
\$100,000 - \$149,999	24.6%	+10.3%	
\$150,000 - \$199,999	7.6%	+3.4%	
\$200,000+	8.7%	+2.0%	

Bars show deviation from Muscogee County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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## Key Facts

1739 Williams Rd, Columbus, Georgia, 31904 2  
Ring of 3 miles

### KEY FACTS

28,561

Population



2.3  
Average  
Household Size

39.0

Median Age

\$80,704

Median Household  
Income

### EDUCATION

4.7%

No High School  
Diploma



20.0%  
High School  
Graduate



28.4%  
Some College/  
Associate's  
Degree



47.0%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



1,338

Total Businesses



20,770

Total Employees

### EMPLOYMENT



White Collar

76.7%



Blue Collar

11.8%



Services

11.5%



2.8%  
Unemployment  
Rate

### INCOME



\$80,704

Median Household  
Income



\$47,148

Per Capita Income



\$176,359

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.6%)

The smallest group: \$15,000 - \$24,999 (1.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-10.1%	
\$15,000 - \$24,999	1.9%	-3.0%	
\$25,000 - \$34,999	7.6%	-1.8%	
\$35,000 - \$49,999	10.9%	-0.5%	
\$50,000 - \$74,999	18.7%	+0.4%	
\$75,000 - \$99,999	14.8%	+4.1%	
\$100,000 - \$149,999	19.6%	+5.3%	
\$150,000 - \$199,999	7.3%	+3.1%	
\$200,000+	12.6%	+5.9%	

Bars show deviation from Muscogee County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri



## Key Facts

1739 Williams Rd, Columbus, Georgia, 31904 2  
Ring of 5 miles

### KEY FACTS

78,440

Population



2.3  
Average Household Size

38.2

Median Age

\$72,140

Median Household Income

### EDUCATION

7.6%

No High School Diploma



21.1%  
High School Graduate



30.7%  
Some College/  
Associate's Degree



40.6%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



3,062

Total Businesses



44,852

Total Employees

### EMPLOYMENT



White Collar

70.2%



Blue Collar

15.4%



Services

14.4%



3.8%  
Unemployment Rate

### INCOME



\$72,140

Median Household Income



\$41,818

Per Capita Income



\$143,887

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (4.2%)

Indicator ▲	Value	Diff
<\$15,000	9.5%	-7.3%
\$15,000 - \$24,999	4.2%	-1.2%
\$25,000 - \$34,999	7.3%	-1.2%
\$35,000 - \$49,999	12.7%	-0.1%
\$50,000 - \$74,999	17.8%	-0.1%
\$75,000 - \$99,999	12.9%	+2.2%
\$100,000 - \$149,999	18.4%	+4.1%
\$150,000 - \$199,999	6.3%	+2.1%
\$200,000+	10.9%	+4.2%

Bars show deviation from Muscogee County

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