

FOR SALE

COMMERCIAL REDEVELOPMENT OPPORTUNITY

8000 Beaver Run Rd & o Macon Rd

Midland, GA 31820 | ±9.16 Acres, Dual Road Frontage

0.2 Miles from Pratt & Whitney's ~\$200 Million Columbus Expansion



PRICING

Contact Broker for Details

Angie Ponsell

Ponsell Commercial | KW Commercial First Atlanta | License No. #248030
(404) 226-2002 | angieponsell@kwcommercial.com

Table of Contents

Executive Summary & Investment Highlights..... 03

Property Photos..... 04

Site Overview..... 05

The Pratt & Whitney Opportunity 06

Proven Demand on This Corridor..... 07

Traffic Count & Trade Area Demographics..... 08

About Midland, Georgia..... 09

Confidentiality & Contact..... 10

Exclusively listed by Angie Ponsell, Ponsell Commercial | KW Commercial First Atlanta | (404) 226-2002 | angieponsell@kwcommercial.com

EXECUTIVE SUMMARY

8000 Beaver Run Rd & o Macon Rd, Midland, GA 31820

This ±9.16-acre property sits at the corner of Beaver Run Rd and Macon Rd in Midland, GA — just 0.2 miles from Pratt & Whitney's roughly \$200 million Columbus expansion. The site includes an existing ±2,700 SF residence and dual road frontage, and Bull Creek runs along the property, adding a natural water feature and buffer.

The corridor is anchored by major employers including Amazon, FedEx Ground, Anthem, and SpartanNash, with traffic on Beaver Run Rd up roughly 6% since 2022. Comparable retail, office, and restaurant projects have already been built within a mile of this site in the last five years, making this a proven and growing commercial location.

\$200M+ Employer Investment, 0.2 Miles Away

Pratt & Whitney has an expansion tracked at 8801 Macon Rd — practically adjacent to this site's Macon Rd frontage — with operations targeted for 2028.

Proven Corridor Demand

A 7,676 SF O'Reilly Auto Parts, a 10,000 SF office building, and a restaurant pad were all built within the last five years about one mile down Beaver Run Rd.

Rising, Employment-Driven Traffic

Beaver Run Rd traffic grew from 18,000 to 19,020 vehicles per day between 2022 and 2025, even as nearby residential population held flat.

Property Details

Lot Size	±9.16 Acres
Building Size	±2,700 SF (existing residence — interim use or redevelopment)
Frontage	Dual frontage on Beaver Run Rd & Macon Rd
Access	Direct access from both roadways
Topography	Predominantly level; mix of cleared and wooded areas; Bull Creek traverses the site
Utilities	Available
Highest & Best Use	Office, Medical, Retail, or Mixed-Use
Price	Contact broker for pricing

PROPERTY PHOTOS

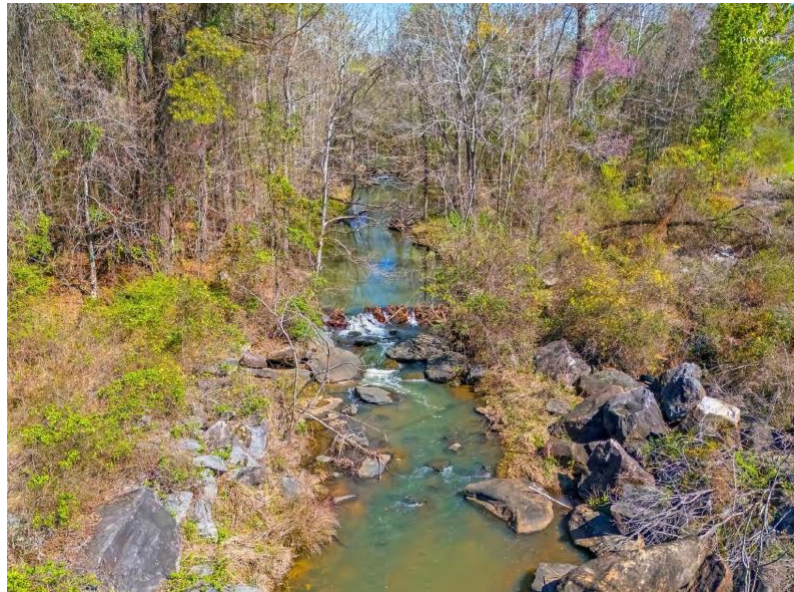
A Well-Maintained Interim Asset on a Redevelopment Site



Existing ±2,700 SF residence — usable for interim income or an on-site sales/leasing office during entitlement.



Aerial view — mature tree cover with cleared area around the residence.



Bull Creek runs the full length of the property — a natural buffer and amenity for a future site plan.

SITE OVERVIEW

A Flexible, Well-Positioned Site



Approximate property boundary shown in yellow. Beaver Run Rd frontage at left, Macon Rd frontage at upper right.

Why This Site Works

- Dual frontage on Beaver Run Rd and Macon Rd, with direct access from both
- Predominantly level, easy-to-develop land with a mix of open and wooded areas
- Bull Creek runs along the property, adding a natural water feature and green buffer
- Minutes from Amazon, FedEx Ground, Anthem, SpartanNash, and the Pratt & Whitney expansion

THE ANCHOR STORY

The Pratt & Whitney Opportunity

Pratt & Whitney announced a \$206 million investment in its Columbus, GA facility in 2023, and construction-activity trackers now show an associated expansion — a new isothermal forging press supporting GTF and F135 engine-component production — at 8801 Macon Rd. That site sits roughly 0.17 miles from this property, on the same road as its Macon Rd frontage, with operations targeted for 2028.

A short drive away, the Development Authority of Columbus (Choose Columbus) has also begun \$10 million in site work at the GRAD-certified Muscogee Technology Park — another sign of the industrial and manufacturing investment flowing into this submarket.

This growth points to strong near-term demand for:

- Employee-serving retail and quick-service restaurants
- Medical/urgent care and daycare serving a growing manufacturing workforce
- Flex, office, or light-industrial space for suppliers and contractors



Subject property relative to Pratt & Whitney and other corridor employers (Amazon, FedEx Ground, Anthem, SpartanNash).

PROVEN DEMAND

This Exact Corridor Has Already Proven Out These Uses

None of this is theoretical — each of the following was built or approved within roughly a mile of this site in the last five years:

Project	Use	Size	Distance	Status
O'Reilly Auto Parts — 7170 Beaver Run Rd	Retail / Auto Parts	7,676 SF	1.06 mi	Completed 2022
Beaver Run Commercial Development — 7170 Beaver Run Rd	Office + Restaurant Pad	10,000 SF + 2,145 SF	1.10 mi	Delivered 2021
Piedmont Urgent Care — 7301 Blackmon Rd	Medical / Urgent Care	5,148 SF	2.81 mi	Permitting, 2026

The O'Reilly Auto Parts store and the Beaver Run Commercial Development office/restaurant project both sit at the same address on Beaver Run Rd, roughly a mile from this site — direct, recent proof that retail, restaurant, and small-office users are actively building on this exact road. Piedmont's new urgent care confirms there is strong medical demand in the same area.

TRAFFIC & DEMOGRAPHICS

Traffic Count & Trade Area Demographics

Traffic Count

Location	2022 AADT	2025 AADT	Change
Beaver Run Rd @ 0.25 mi W	18,000	19,020	+5.7%
Beaver Run Rd @ Psalmond Rd	15,094	15,654	+3.7%
Macon Rd @ Beaver Run Rd (0.35 mi NE)	4,870 (2020)	4,654	-4.4%
Macon Rd @ Beaver Run Rd (0.02 mi N)	3,052 (2024)	3,015	-1.2%

Trade Area Demographics

Metric	1 Mile	3 Miles	5 Miles
2024 Population	1,275	20,775	56,362
2029 Population (Proj.)	1,240	20,510	55,147
Population Growth 2024-2029	-2.75%	-1.28%	-2.16%
2024 Median HH Income	\$73,035	\$69,244	\$67,036
2024 Avg. HH Income	\$110,128	\$90,487	\$87,641

Beaver Run Rd traffic has grown steadily, up roughly 6% since 2022, supported by major employers like Amazon, FedEx Ground, Anthem, and SpartanNash — with the Pratt & Whitney expansion adding even more momentum. Median household income across the trade area (\$67,000-\$73,000) supports a healthy range of retail and service uses.

LOCATION OVERVIEW

About Midland, Georgia

Midland is a suburban community in eastern Muscogee County, just outside Columbus, with direct access to U.S. Route 80 (Fall Line Freeway), State Route 22, and Interstate 185. It sits within commuting distance of Fort Benning and the greater Columbus metro area.

The local economy is anchored by manufacturing and distribution — Pratt & Whitney, Amazon, FedEx Ground, and Anthem all have a presence within a few miles of this site — alongside healthcare and retail serving the surrounding neighborhoods. Recent commercial activity, including the Publix-anchored Midland Commons shopping center and multiple Walmart reinvestments along US-80, shows steady retail demand in the broader trade area even as the immediate residential base has matured.



Midland Commons, roughly 3 miles from the subject property.

CONFIDENTIALITY NOTICE

Disclosure

This document, including all attached materials, contains confidential information belonging to Ponsell Commercial | KW Commercial First Atlanta. By accessing this document, the recipient agrees to: (1) keep all information contained herein strictly confidential and not disclose it to any third party without prior written consent; (2) use the information solely to evaluate a potential transaction involving this property; (3) understand this notice does not constitute a separate NDA but reinforces the recipient's confidentiality obligations; and (4) return or destroy all copies of this document upon request or at the conclusion of the recipient's evaluation. This notice grants no license or rights to the recipient with respect to the confidential information provided.

Exclusively Listed By

Angie Ponsell

Ponsell Commercial | KW Commercial First Atlanta | License No. #248030
(404) 226-2002 | angieponsell@kwcommercial.com