



3000 Smith Rd. Lot 201

Fortson, Georgia 31808

Property Highlights

- +/- 1.45-acre undeveloped lot
- Zoned LMI (Light Manufacturing Industrial)
- Suitable for industrial, warehouse, storage, distribution, or flex uses
- Convenient access to U.S. Highway 27 and Interstate 185

Property Overview

Build your future in Fortson with this +/- 1.45-acre undeveloped lot located at 3000 Smith Road, Lot 201. Zoned LMI (Light Manufacturing Industrial), the property offers a versatile opportunity for industrial, commercial, storage, distribution, or light manufacturing uses. With ample space for development and convenient access to major transportation routes, this site is well-positioned for businesses seeking room to grow in the North Columbus/Fortson market.

Offering Summary

Sale Price:	\$350,000
Lot Size:	+/- 1.45 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	508	6,551	20,312
Total Population	1,279	16,435	50,939
Average HH Income	\$117,342	\$113,857	\$112,894

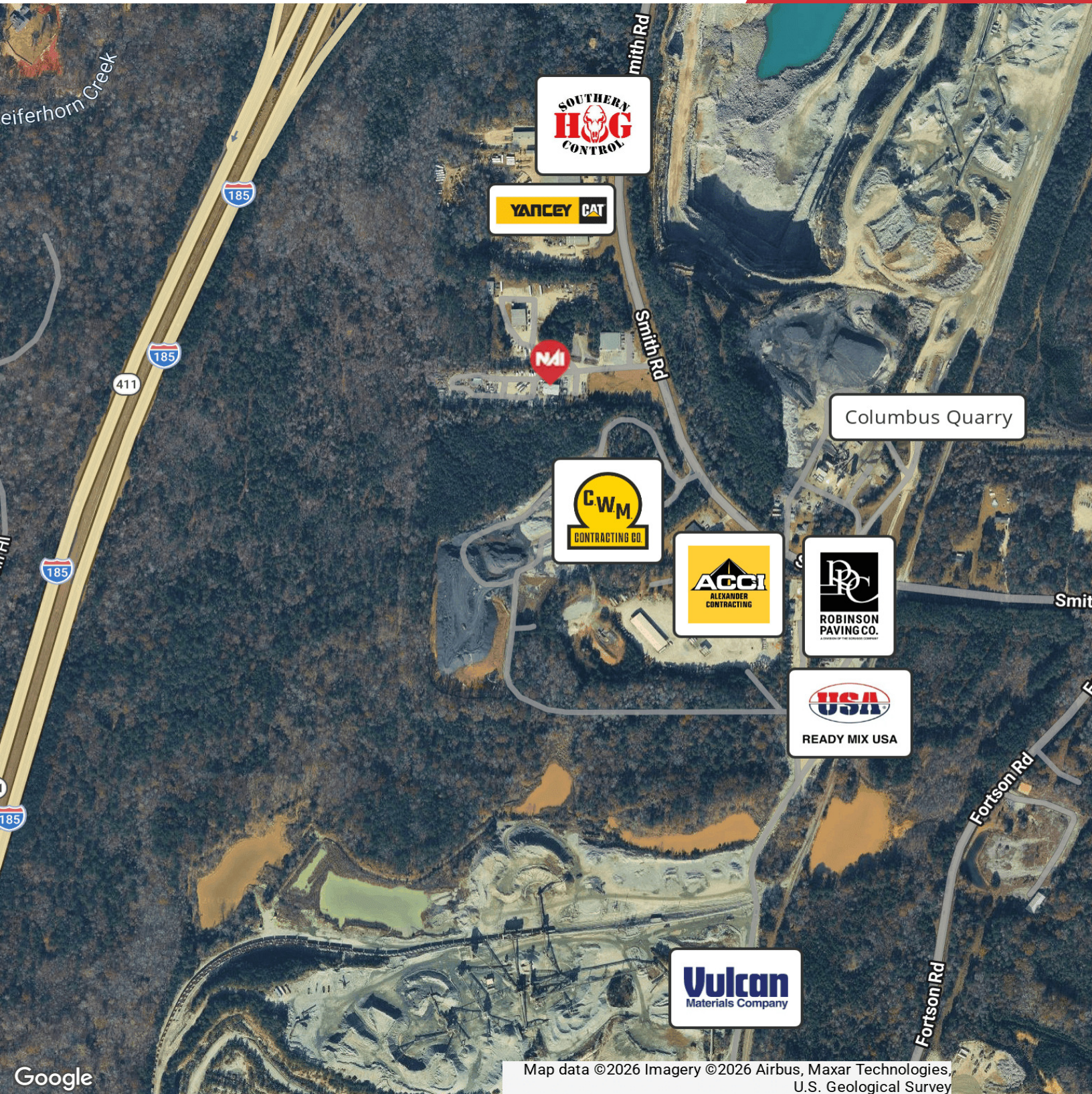
For More Information

Rem Brady

O: 706 660 5418 x1007

rbrady@g2cre.com | GA #353461



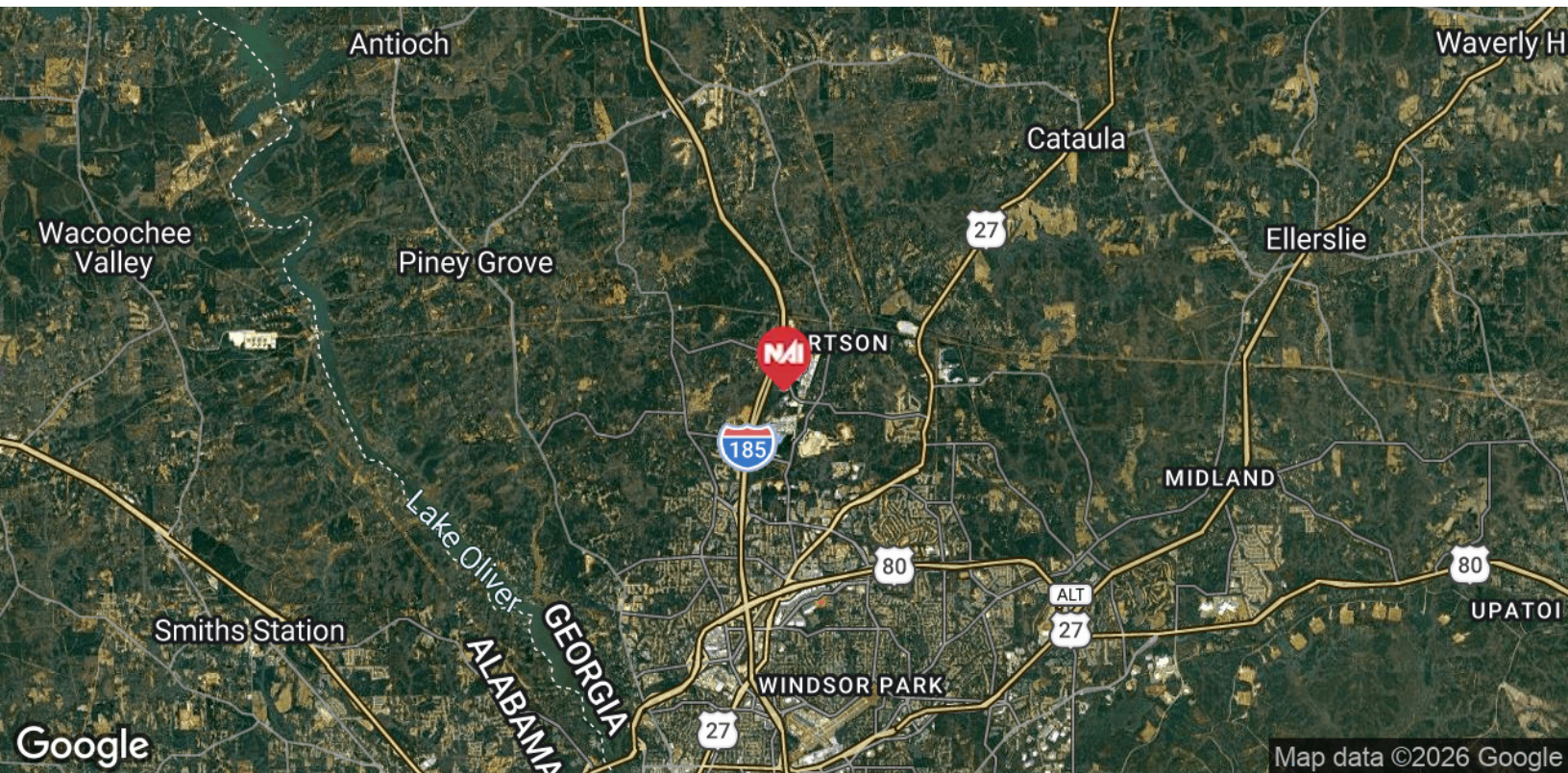
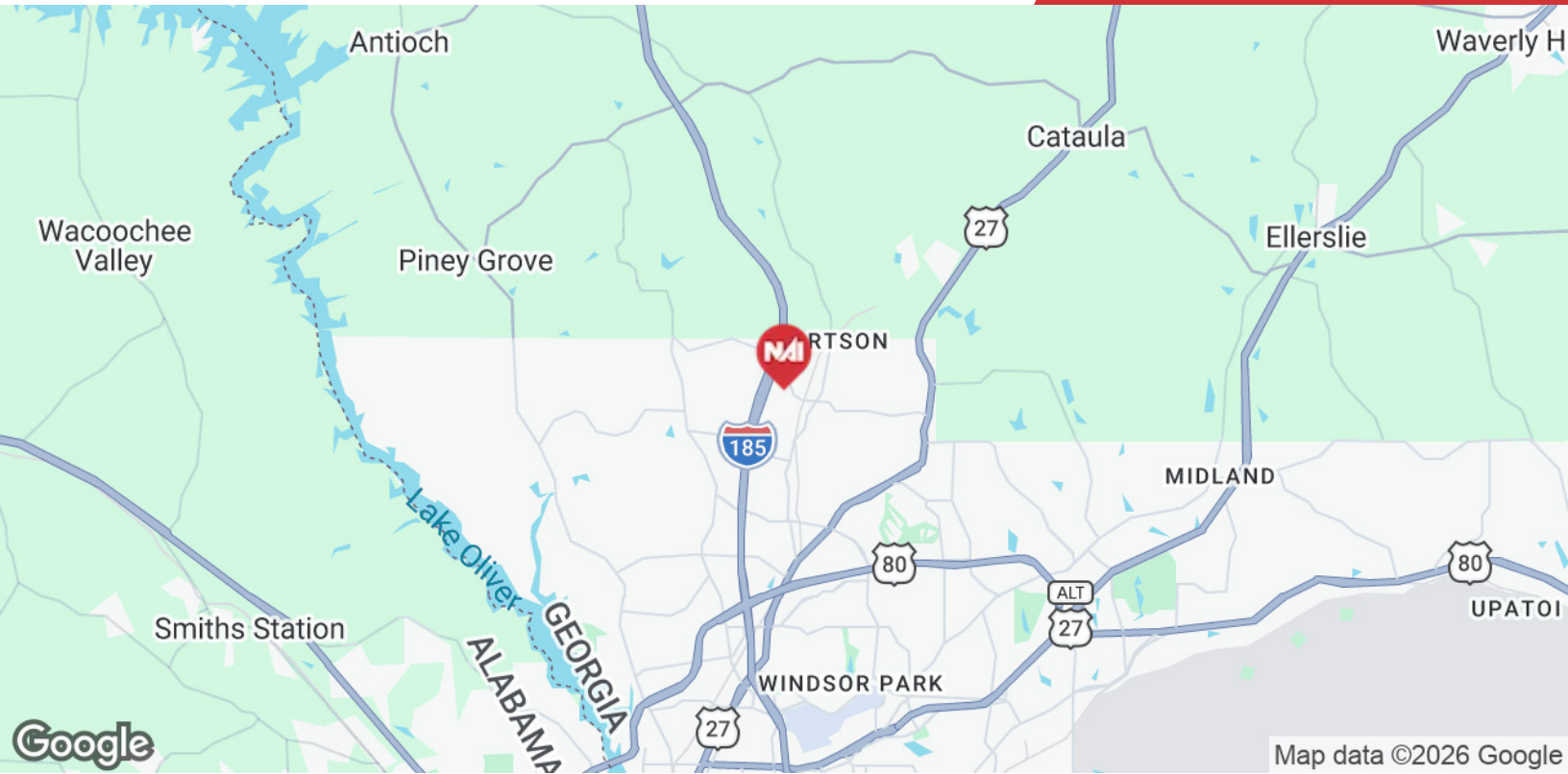


Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey

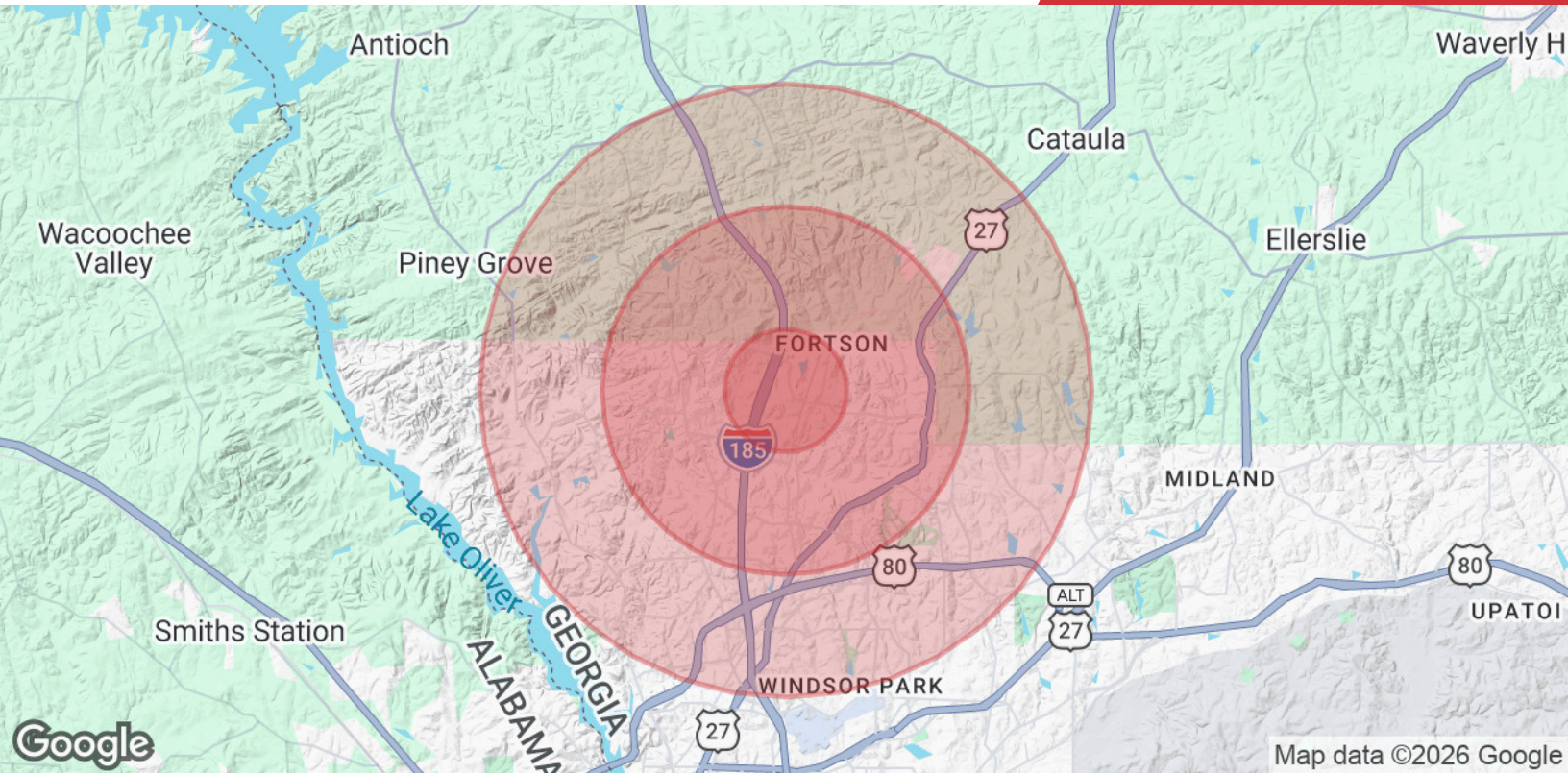
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population	1 Mile	3 Miles	5 Miles
Total Population	1,279	16,435	50,939
Average Age	39.4	38.4	38.5
Average Age (Male)	39.8	37.7	38.6
Average Age (Female)	36.1	38.9	39.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	508	6,551	20,312
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$117,342	\$113,857	\$112,894
Average House Value	\$368,329	\$306,408	\$289,648

2023 American Community Survey (ACS)