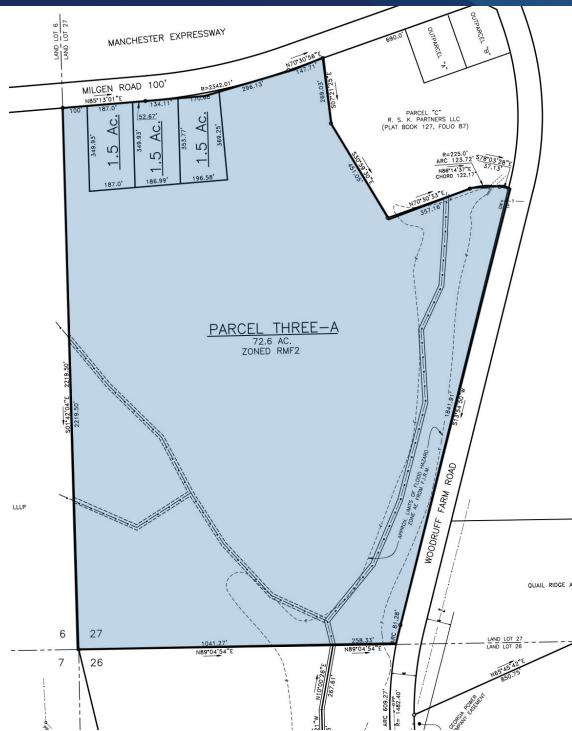


FOR SALE

WOODRUFF FARM RD. & MILGEN RD.
4931 Woodruff Farm Road Columbus, GA 31907 (Parcel 3A)



OFFERING SUMMARY

Sale Price:	\$4,785,000
Parcel (out of 6):	Parcel 3A
Lot Size:	77.1 Acres
Zoning:	RMF2

PROPERTY OVERVIEW

Position your next residential development in one of Columbus, Georgia's most accessible and growing corridors. Located at the prominent intersection of Woodruff Farm Road and Milgen Road, this high-visibility corner parcel is zoned RMF2 (Residential Multi-Family 2)—making it an ideal site for medium- to high-density residential development.

This zoning allows for a range of housing types, including duplexes, townhomes, and low-rise apartment buildings, making it well-suited for developers targeting Columbus's increasing demand for attainable housing, workforce housing, or small-scale residential communities.

As Georgia's second-largest city, Columbus offers a strong economic base anchored by major employers like Aflac, TSYS, Coca-Cola, Pratt & Whitney, Kia, Hyundai, and Synovus. Nearby Fort Benning, one of the largest military installations in the U.S., brings a consistent influx of military personnel, civilian employees, and their families—fueling steady residential demand.

Carson Cummings
(706) 289-2468
carson@cummingscre.com

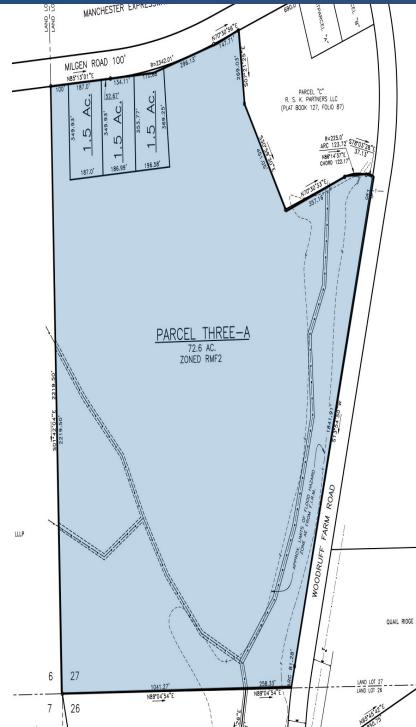
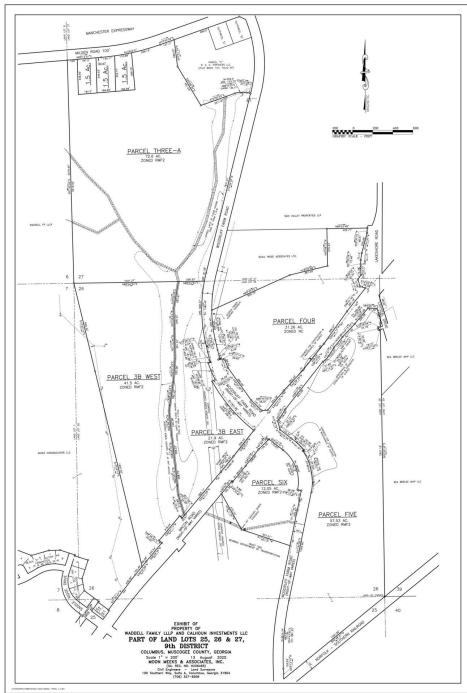
Parker Johnston
(706) 604-7918
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PROPERTY HIGHLIGHTS

- Zoned RMF2 – suitable for townhomes, duplexes, or multi-family buildings
- Prime corner lot at Woodruff Farm Rd. & Macon Rd.
- Strong traffic counts and community visibility
- Minutes from Fort Benning and Uptown Columbus
- Close to schools, parks, and established residential neighborhoods
- Located in a high-demand growth corridor

RAW LAND PORTFOLIO

This parcel is a part of a portfolio of raw land available for purchase.

PARCEL - ACRES	ZONING	SALES PRICE
Parcel 3A - 77.1 Acres	RMF2	\$4,785,000
Parcel 3B East - 21.93 Acres	RMF2	\$1,570,000
Parcel 3B West- 41.5 Acres	RMF2	\$984,800
Parcel 4 - 31.26 Acres	NC	\$3,357,000
Parcel 5 - 57.53 Acres	RMF2	\$2,881,850
Parcel 6 - 12.05 Acres	RMF2	\$1,714,500

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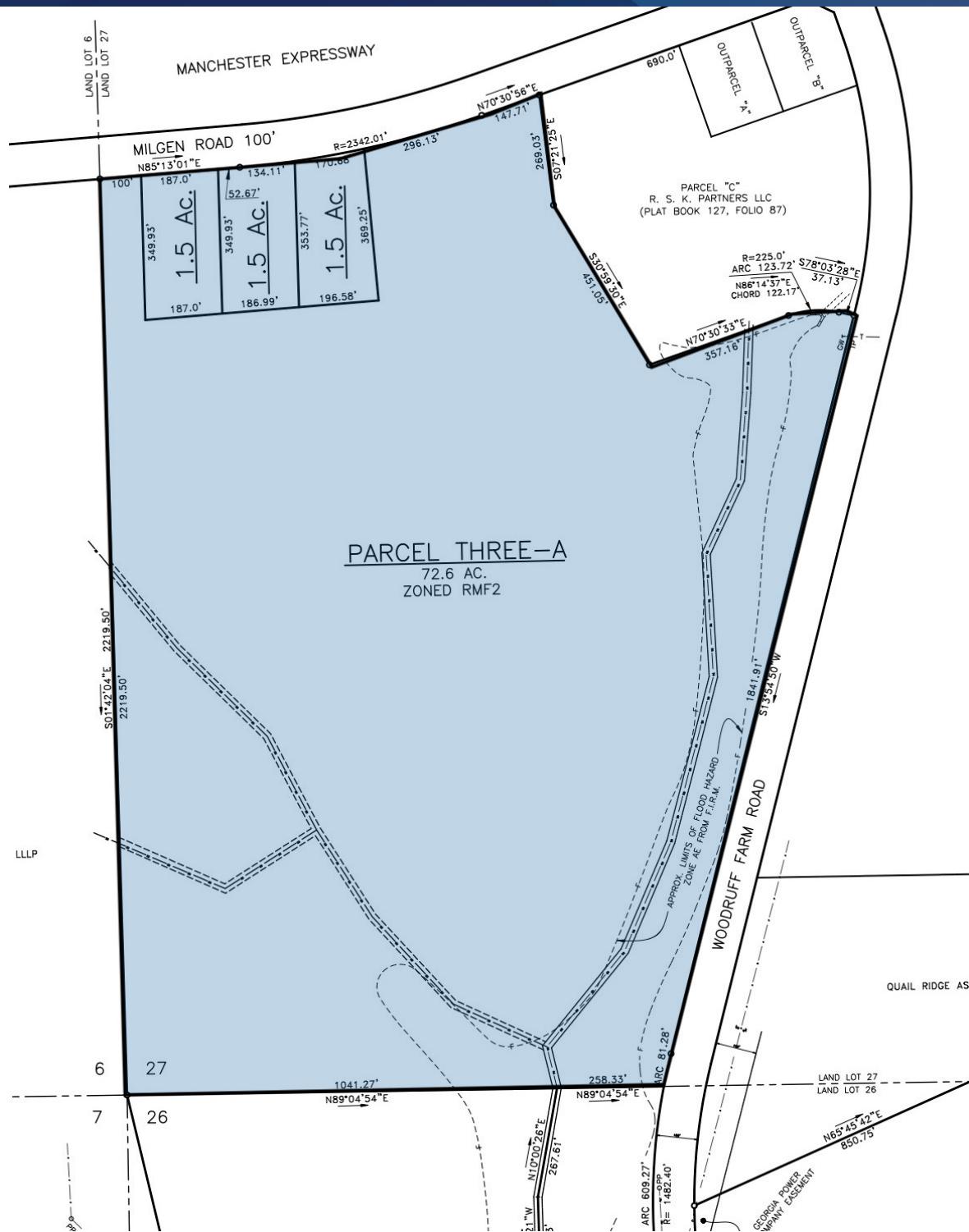


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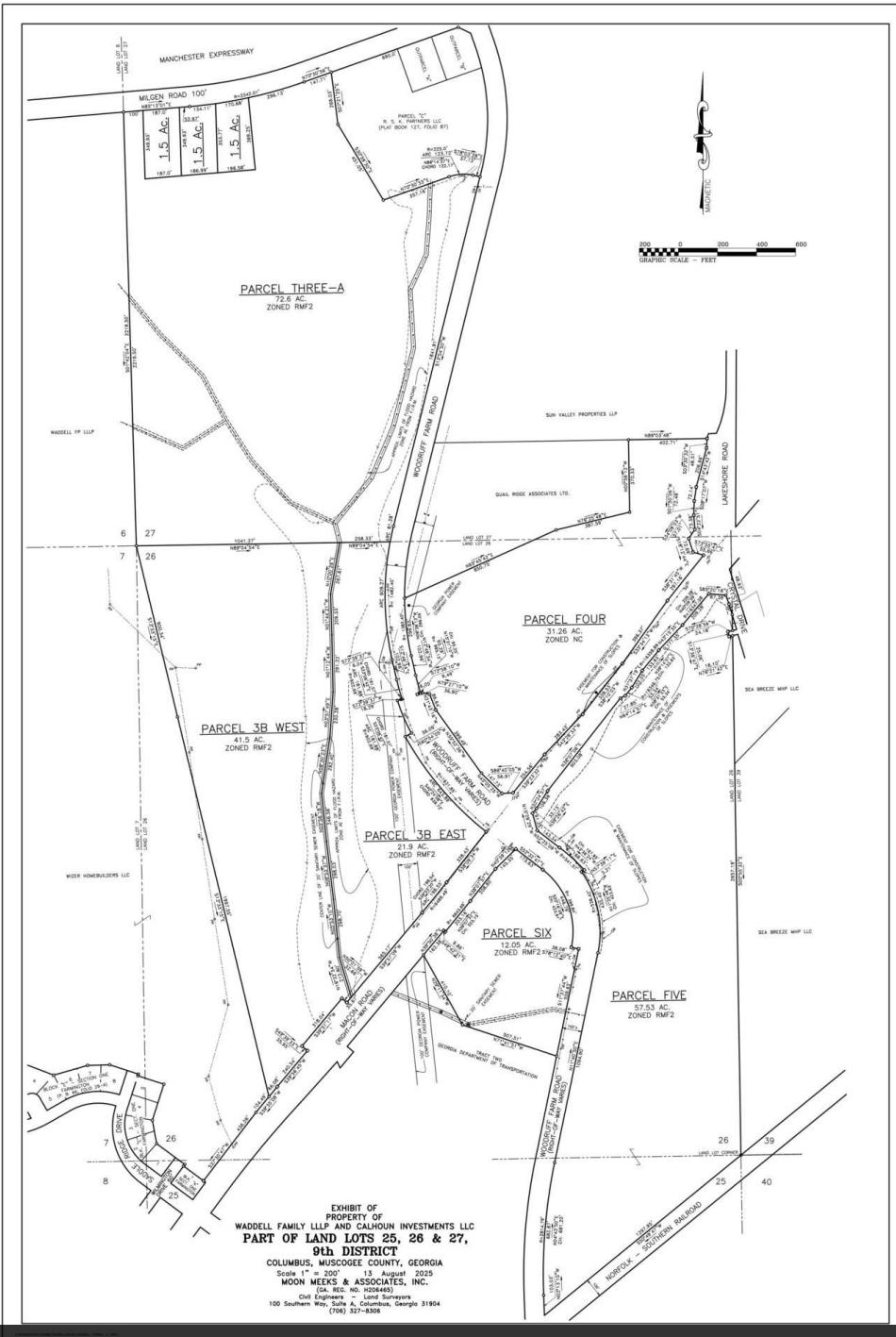
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Portfolio of Raw Land - Parcel 3A, Parcel 3B East, Parcel 3B West, Parcel 4, Parcel 5 and Parcel 6.

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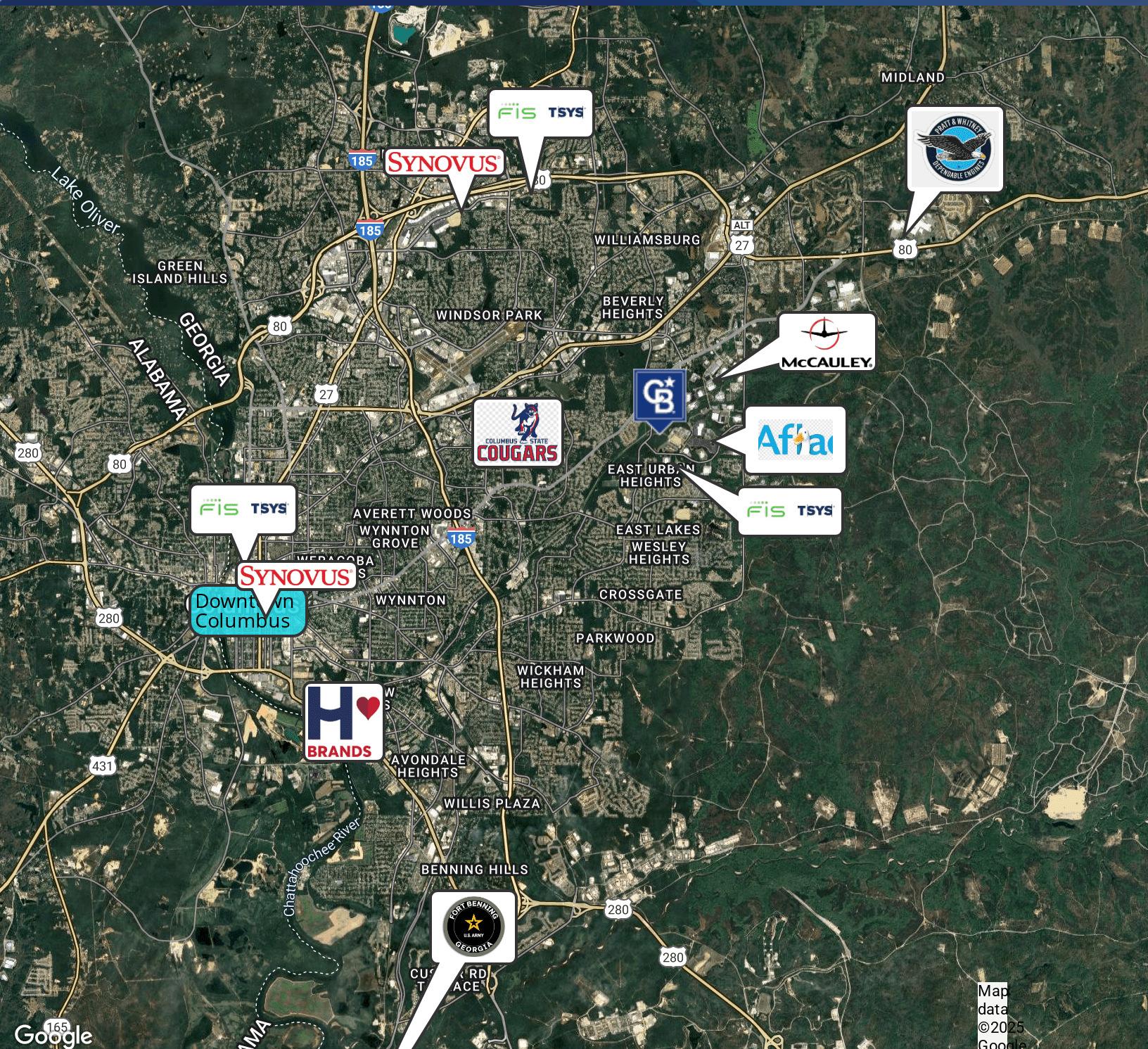


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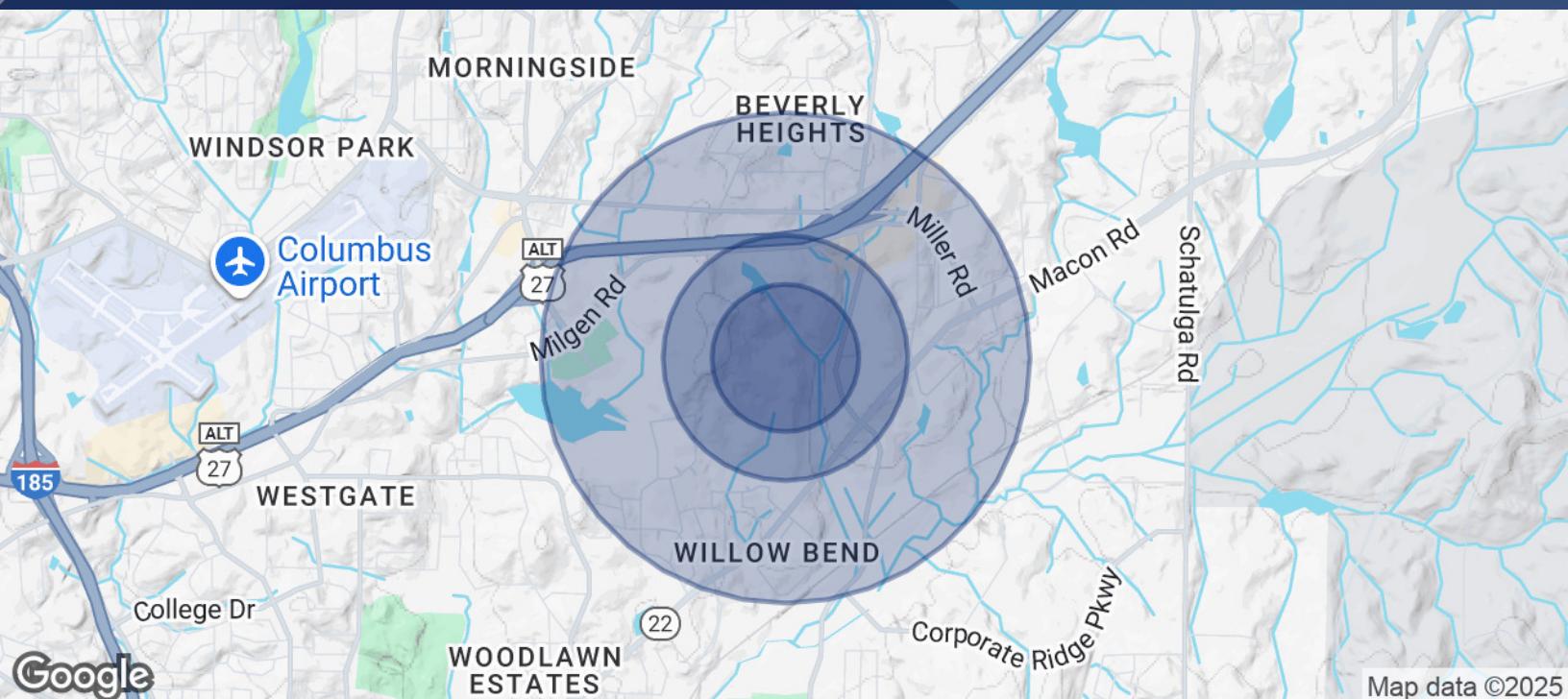
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	208	783	5,141
Average Age	41	40	39
Average Age (Male)	39	37	37
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	344	2,228
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$96,225	\$86,228	\$83,765
Average House Value	\$281,670	\$275,563	\$256,982

Demographics data derived from AlphaMap

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