

# SALE

# COMMERCIAL DEVELOPMENT SITE

1739 WILLIAMS ROAD, COLUMBUS, MUSCOGEE COUNTY, GA 31904



**REDUCED SALES PRICE:**  
~~\$1,400,000~~ **\$1,290,000**

## LOCATION OVERVIEW

- Conveniently located off I-185, Exit 12, adjacent to the GA I-185 Welcome Center/Rest Area
- Adjacent to Greystone Falls upscale gated apartment community
- Convenient to eateries, shopping, banks, schools & churches

## PROPERTY OVERVIEW

- 2.45± Acre Commercial Development Site
- 450'± Frontage on Williams Road
- All public utilities available to the site
- Zoned General Commercial

**THOMAS RHODES**  
706.615.5233 Cell  
trhodes@cbcgeorgia.com

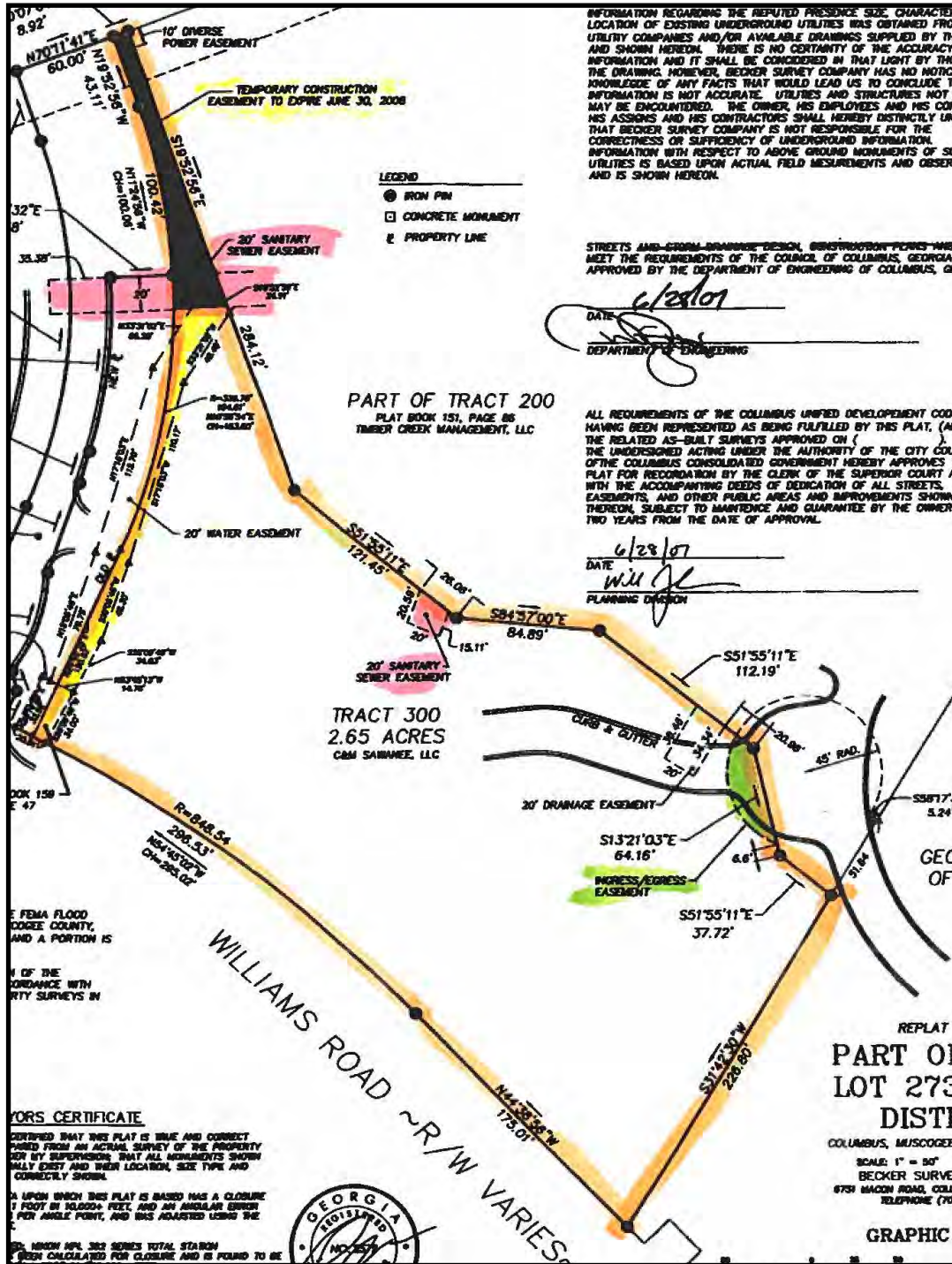
990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • [CBCMACON.COM](http://CBCMACON.COM)



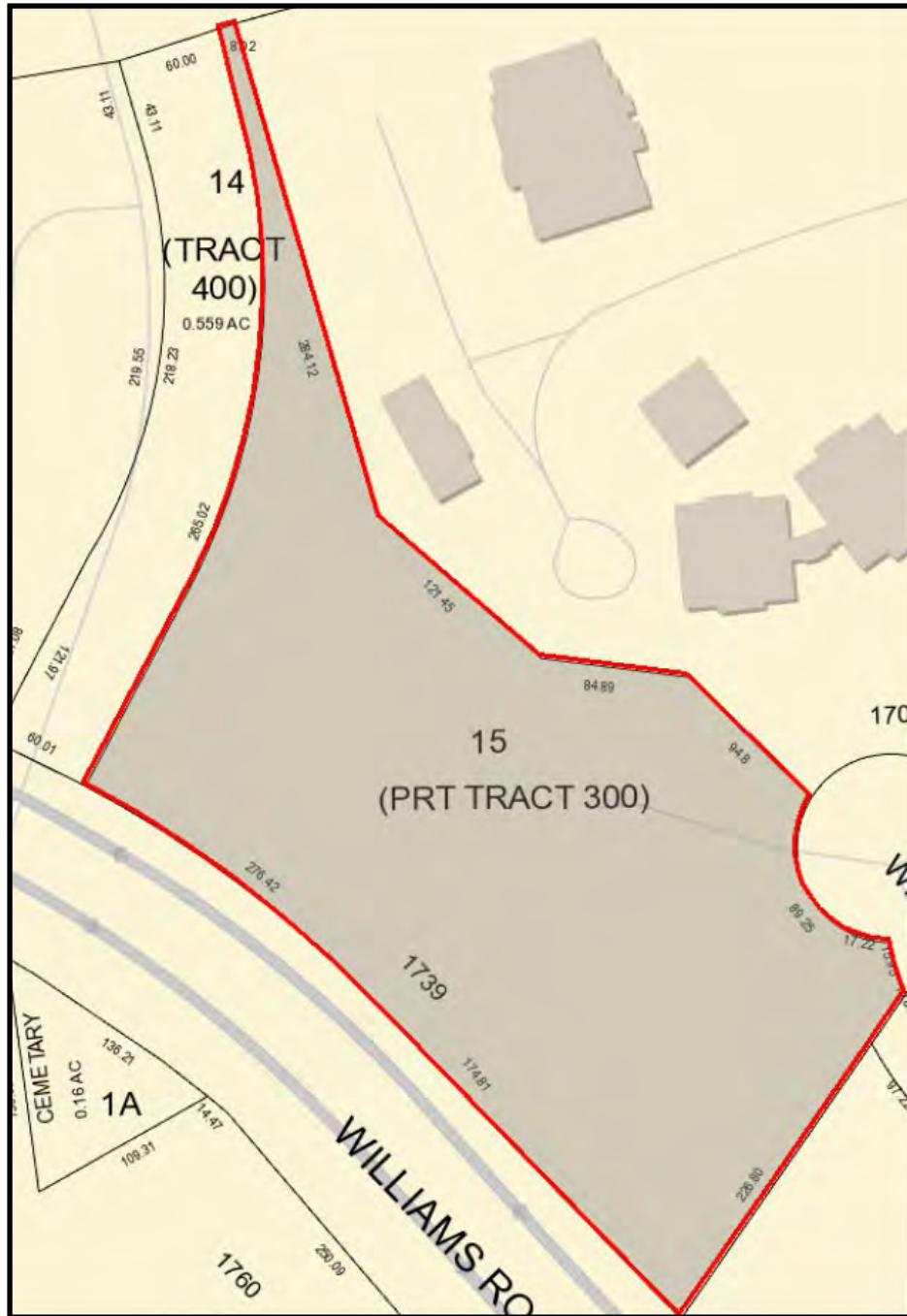
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 10/2/24

PROPERTY SURVEY



### PARCEL MAP

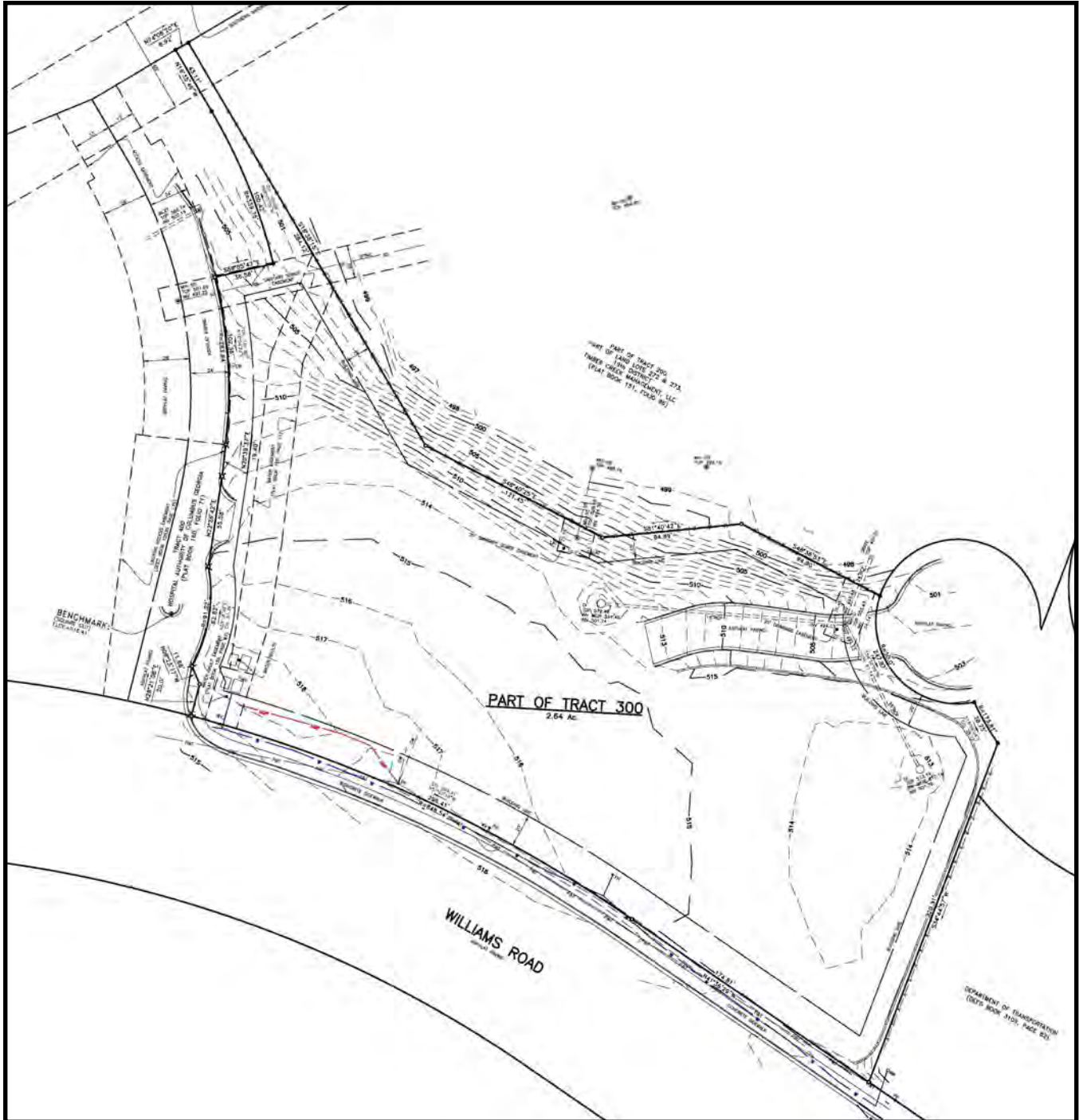


**SALE**

**COMMERCIAL DEVELOPMENT SITE**

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

**TOPO MAP**



**THOMAS RHODES**  
706.615.5233 Cell  
trhodes@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

# SALE

# COMMERCIAL DEVELOPMENT SITE

1739 WILLIAMS ROAD, COLUMBUS, MUSCOGEE COUNTY, GA 31904

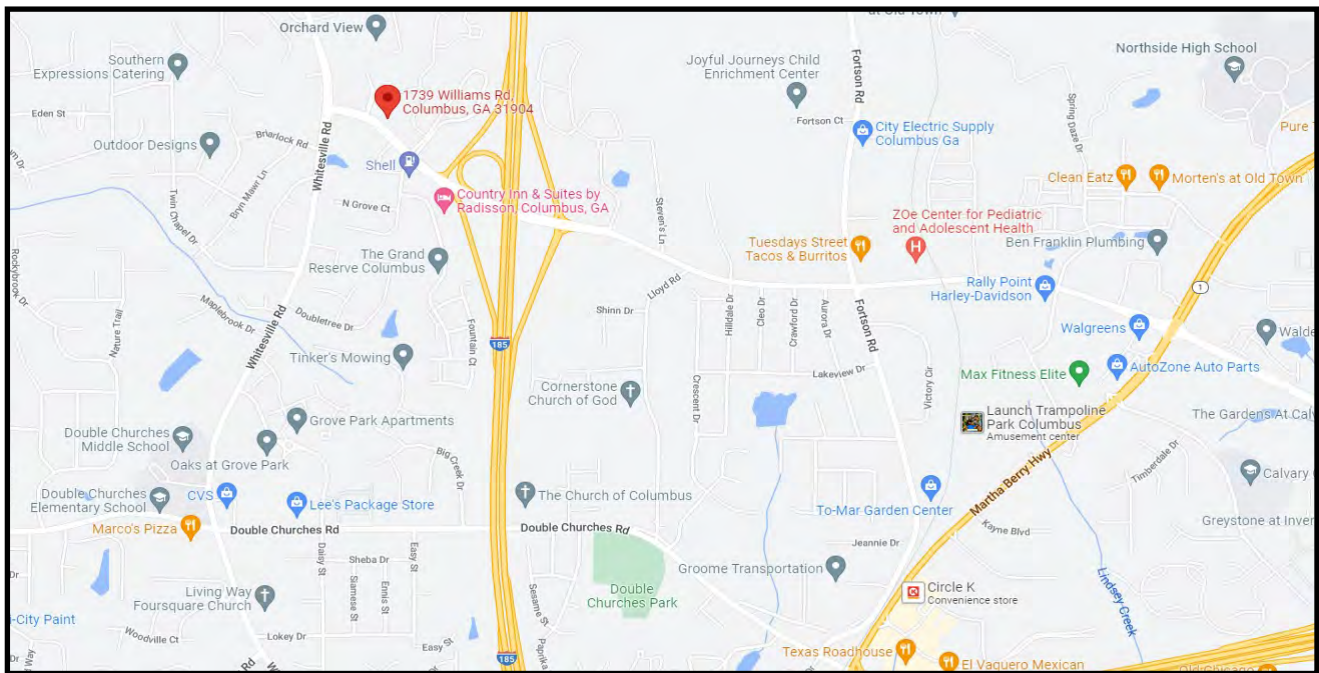
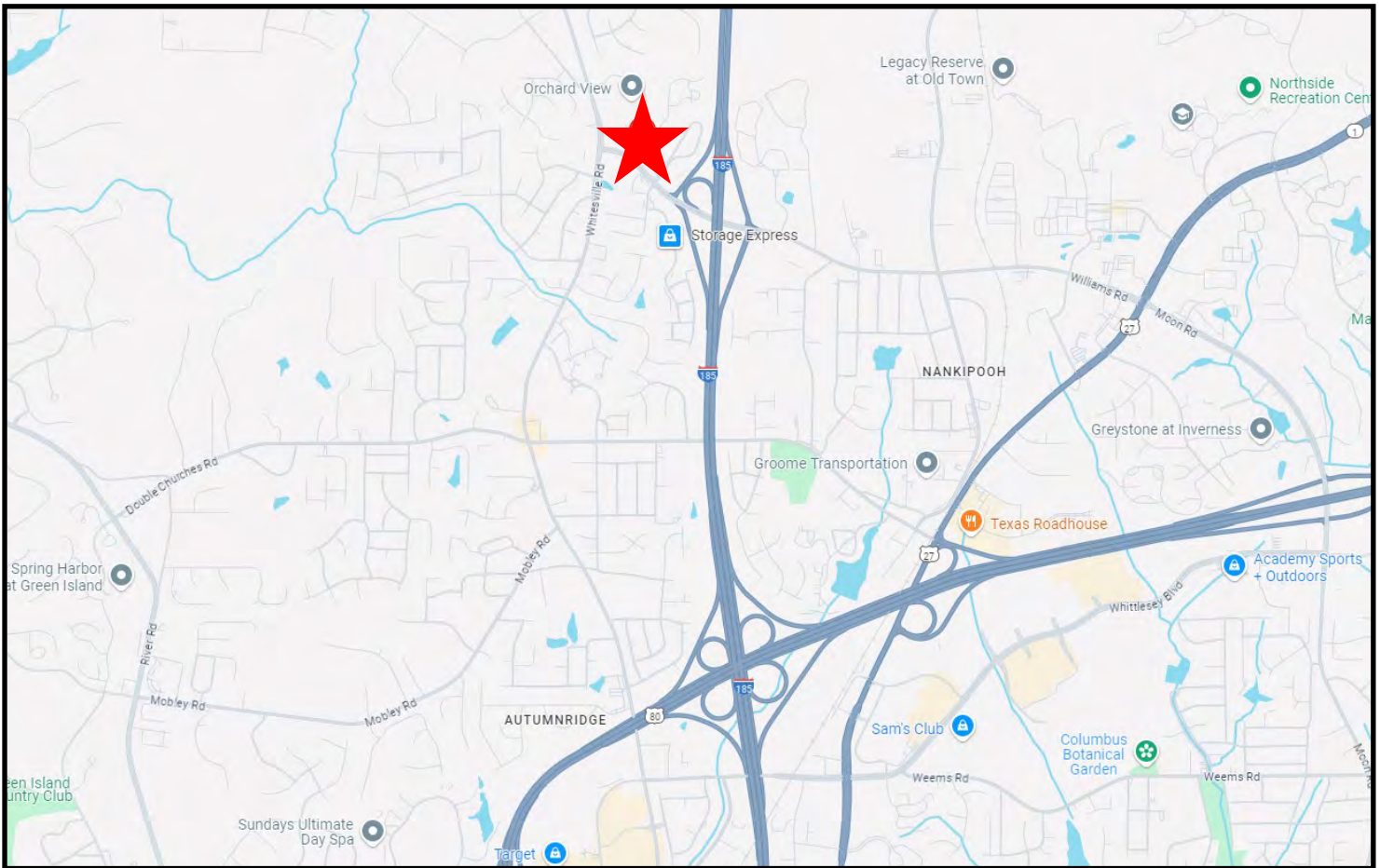
## AERIAL MAP



# SALE

# COMMERCIAL DEVELOPMENT SITE

## 1739 WILLIAMS ROAD, COLUMBUS, MUSCOGEE COUNTY, GA 31904



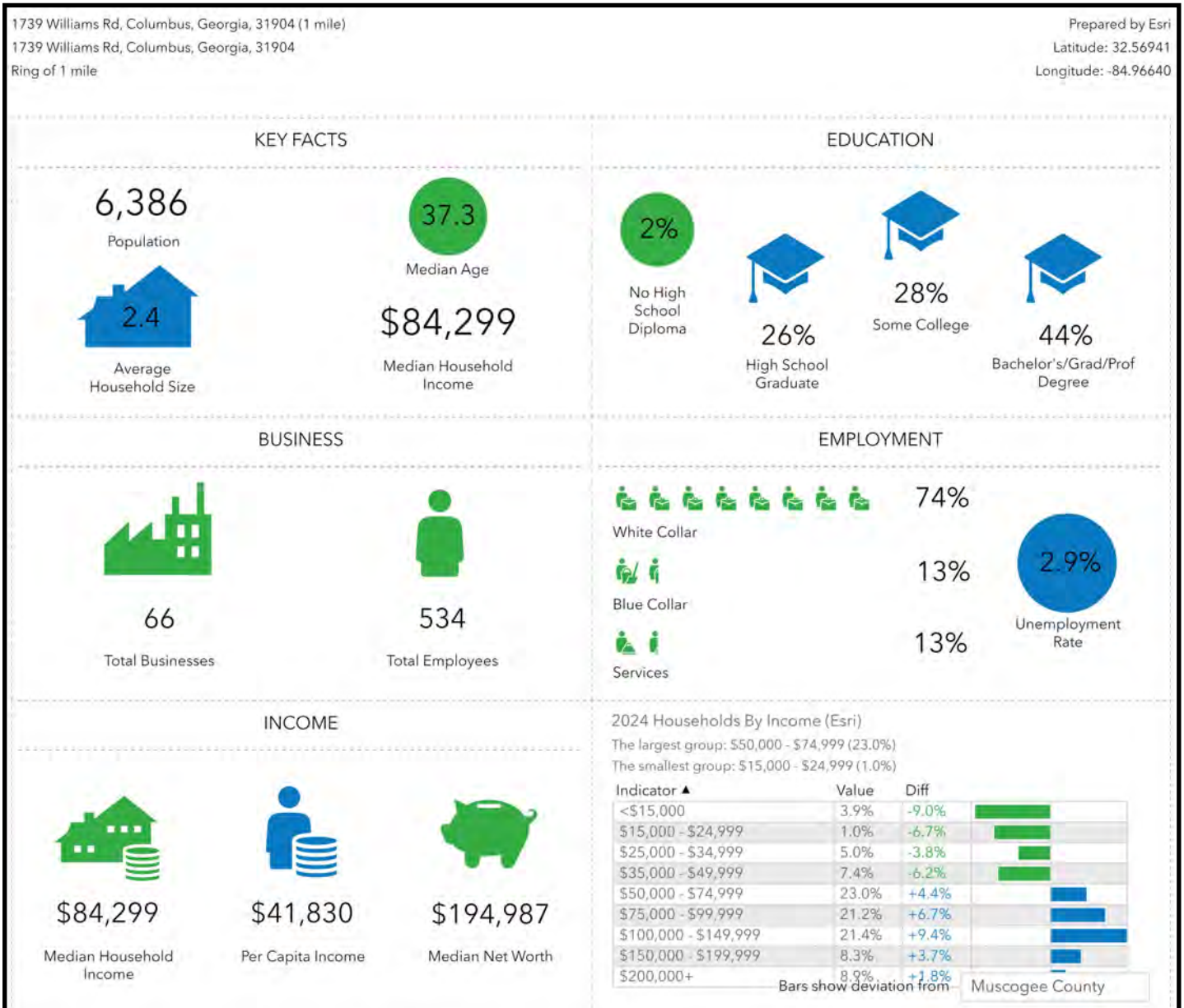
**THOMAS RHODES**  
706.615.5233 Cell  
trhodes@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

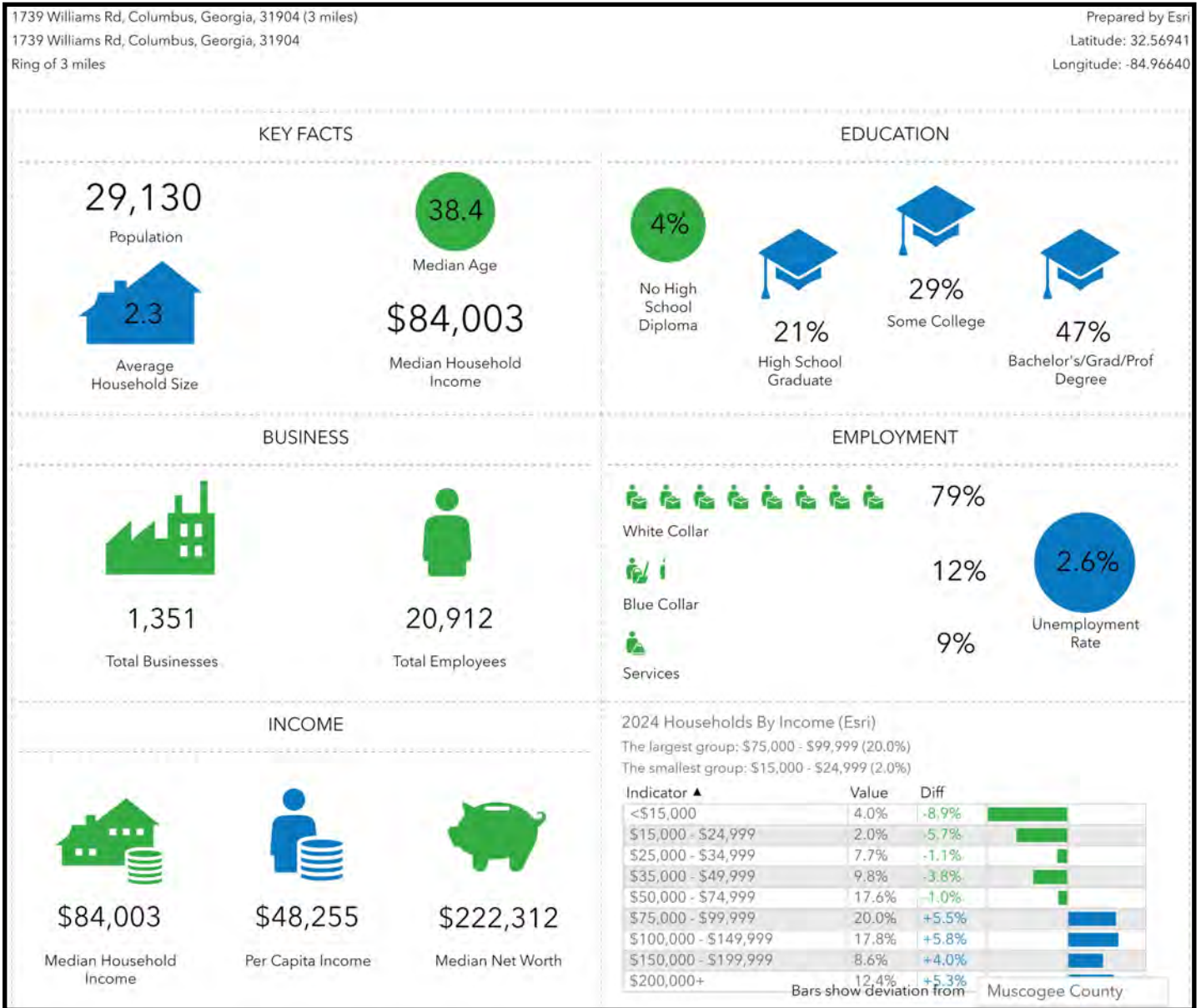


**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

## DEMOGRAPHICS - ONE MILE



## DEMOGRAPHICS - THREE MILE





## DEMOGRAPHICS - FIVE MILE

