



±0.67 AC

±0.33 AC

One-of-a-Kind Commercial Site with Building and Expansion Land

FOR SALE

199 & 201 E. Clinton Street, Gray, GA 31032



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Executive Summary

199 and 201 E. Clinton Street represent a rare owner-user or flexible commercial opportunity in the heart of Gray, Georgia. The offering consists of a $\pm 1,404$ SF freestanding commercial building situated on approximately 1 acre across 2 adjacent parcels, providing excess land, parking, and future expansion flexibility that is increasingly difficult to find in the Gray market. The property is zoned C-2 General Commercial, allowing for a wide range of professional, service, and retail-oriented uses.

The building offers immediate occupancy for an owner-user or a repositioning opportunity for an investor. The adjacent parcel enhances functionality and optionality, supporting uses that require additional parking, outdoor storage, or long-term redevelopment potential. With strong frontage along E. Clinton Street, existing signage, and limited competing inventory of comparable properties in Gray, this offering presents a compelling opportunity for buyers seeking a highly flexible site with long-term upside in a growing Jones County market.

Property Highlights

- Rare combined building and land opportunity in the city of Gray, Georgia
- $\pm 1,404$ SF freestanding commercial building on ± 1 acre (two parcels)
- C-2 (General Commercial) zoning allows a broad range of uses
- Vacant building allows immediate owner-user occupancy
- Excess land provides parking, expansion, or redevelopment optionality
- Strong frontage and visibility along E Clinton Street
- Limited comparable inventory currently available in Gray
- Suitable for professional office, medical office, service, or specialty commercial users



BUILDING SIZE:
 $\pm 1,404$ SF



SITE SIZE (COMBINED PARCELS):
 ± 1 AC



SALE PRICE:
\$399,000

Property Overview

GENERAL:

ADDRESS:	199 & 201 E. Clinton St. Gray, GA 31032
COUNTY:	Jones

FINANCIAL:

SALE PRICE:	\$399,000
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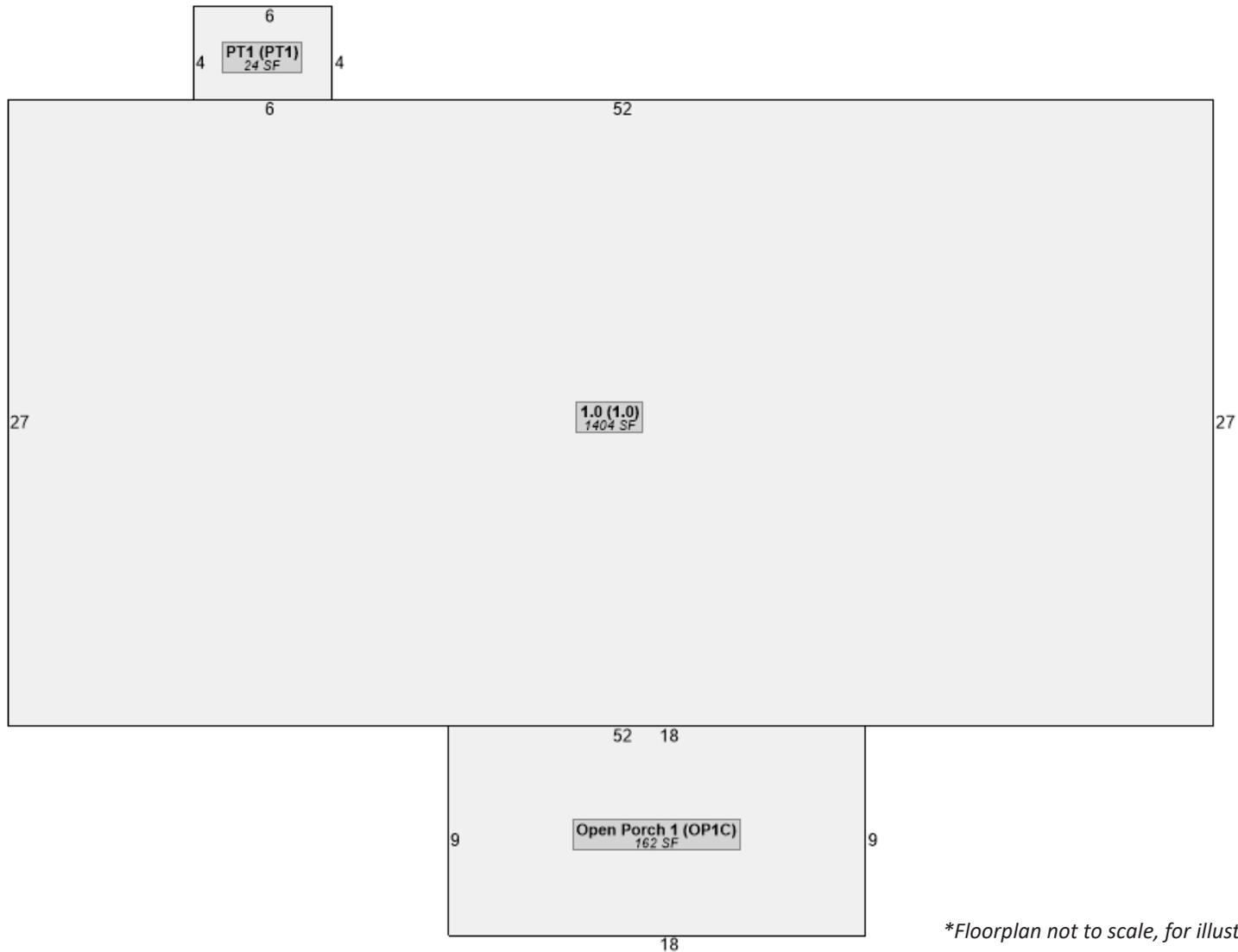
BUILDING & SITE:

BUILDING SIZE:	±1,404 SF
SITE SIZE:	±1 AC (Combined Parcels)
YEAR BUILT:	1979 (Effective 2007)
NUMBER OF FLOORS:	1
ZONING:	C-2 (General Commercial)
PARCEL IDS:	G04 00 297 & G04 00 338
INGRESS/EGRESS POINT:	2
PARKING SPACES:	7
FRONTAGE:	±300' on E. Clinton St. (Combined)
TRAFFIC COUNTS:	±8,190 VPD on E. Clinton St.
SIGNAGE:	Pylon sign



Floor Plan

The building features an efficient single-story layout with three private offices, a large break room, and a mix of client-facing and support space that can be easily adapted to a variety of professional or service uses. The floor plan includes an ADA-compliant restroom, as well as a full private restroom with shower attached to one of the private offices, offering functionality and flexibility for owner-users.



**Floorplan not to scale, for illustrative purposes only*

Exterior Photos



Interior Photos



In the Area



Demographic Overview

Gray, Georgia



POPULATION

1 MILE	5 MILES	10 MILES
2,017	11,186	26,318



HOUSEHOLDS

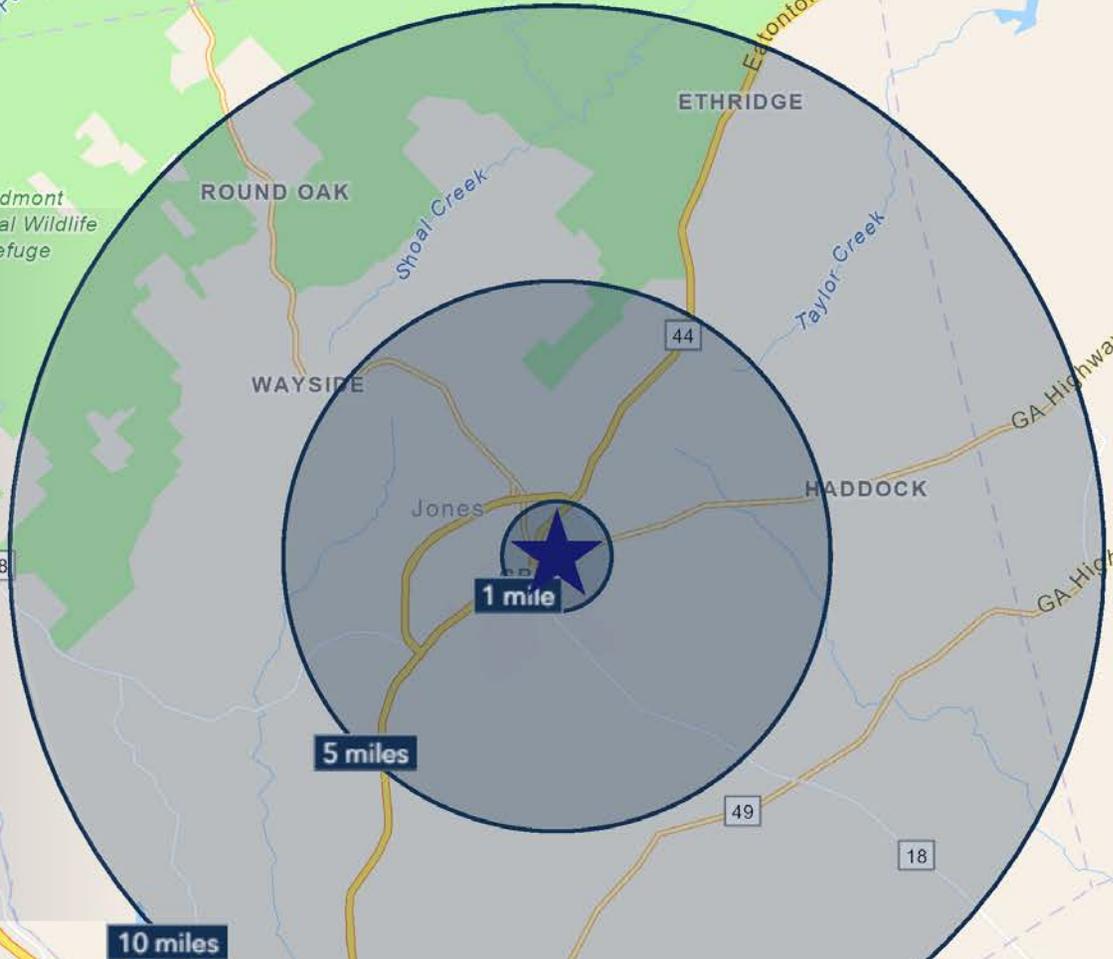
1 MILE	5 MILES	10 MILES
735	4,109	9,805



AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$80,110	\$85,934	\$83,108

Source: 2025 ESRI



About the Area

Gray, Georgia, is a city located in central Georgia, serving as the county seat of Jones County. With a population of around 3,500 people, it has a rural, close-knit community atmosphere. Gray is known for its historic charm, with buildings that reflect the area's Southern heritage. The city is conveniently situated about halfway between Atlanta and Macon, making it a strategic point for travelers passing through the region.

Gray has several local businesses, schools, and parks, offering a quiet, small-town lifestyle while being near larger urban centers. The area has a rich agricultural history, and local events often center around community gatherings, festivals, and outdoor activities. The city is also home to Jones County's government and is an integral part of the region's culture and history.

Overall, Gray offers a blend of Southern tradition, community spirit, and a peaceful setting, with easy access to nearby cities for work or leisure.



Gray

GA



Gray, GA - Key Reasons to Invest



1. Economic Growth and Job Market

Gray boasts a robust future job growth rate of 38.7% over the next decade, surpassing the national average of 33.5%. This positive trend is a strong indicator of the city's economic resilience and potential for job creation, which is crucial for sustaining investment properties and businesses.

The city's unemployment rate is notably low at 3.0%, compared to the national average of 6.0%, showcasing a stable local economy with a strong labor market.

2. Affordable Cost of Living

Gray offers a cost of living that is significantly below the national average. For instance, the average rent for a two-bedroom apartment is around \$960 per month, while the U.S. average stands at \$1,430. This affordability, combined with a Grocery Cost Index of 94 (where the national average is 100), makes Gray an attractive location for families and individuals looking to relocate.

3. Quality of Life and Community

Gray and the surrounding Jones County area are known for their charming small-town atmosphere with the convenience of being close to larger cities like Macon. This blend of rural and urban amenities attracts residents looking for a quieter lifestyle without sacrificing access to services and job opportunities.

The region is investing in community enhancements, including affordable housing initiatives, entrepreneurial ecosystem support, and workforce development programs, which are set to improve the quality of life and attract more residents and businesses.

4. Strategic Location and Infrastructure

Gray's strategic location near major transportation routes offers easy access to larger markets in Georgia. The area's focus on improving digital infrastructure, such as expanding broadband access, makes it appealing for remote work and tech-related industries.

Additionally, local businesses like Gray Fish Hatchery and Red Brick Farm Equipment highlight a diverse economic base, supporting both agriculture and retail sectors, which adds to the community's economic stability.

5. Real Estate Potential

Given the projected job growth and relatively low property costs, there is significant potential for appreciation in real estate values. Whether you're looking to invest in residential properties, commercial real estate, or mixed-use developments, Gray offers an advantageous market for both short-term and long-term investments.

Investors can benefit from favorable tax rates, with a local sales tax of 7.0%, slightly below the U.S. average of 7.3%, which can further enhance profitability.

Broker Profile



BRICE BURNS

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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES