

DEVELOPMENT OPPORTUNITY

PRIME 10-ACRE COMMERCIAL SITE

5790 Thomaston Rd | Macon, GA 31220



MURPHEY TAYLOR & ELLIS

PROPERTY GROUP





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**HIGH-TRAFFIC LOCATION | SIGNIFICANT
RESIDENTIAL GROWTH | ALL UTILITIES
AVAILABLE**

PROPERTY HIGHLIGHTS:

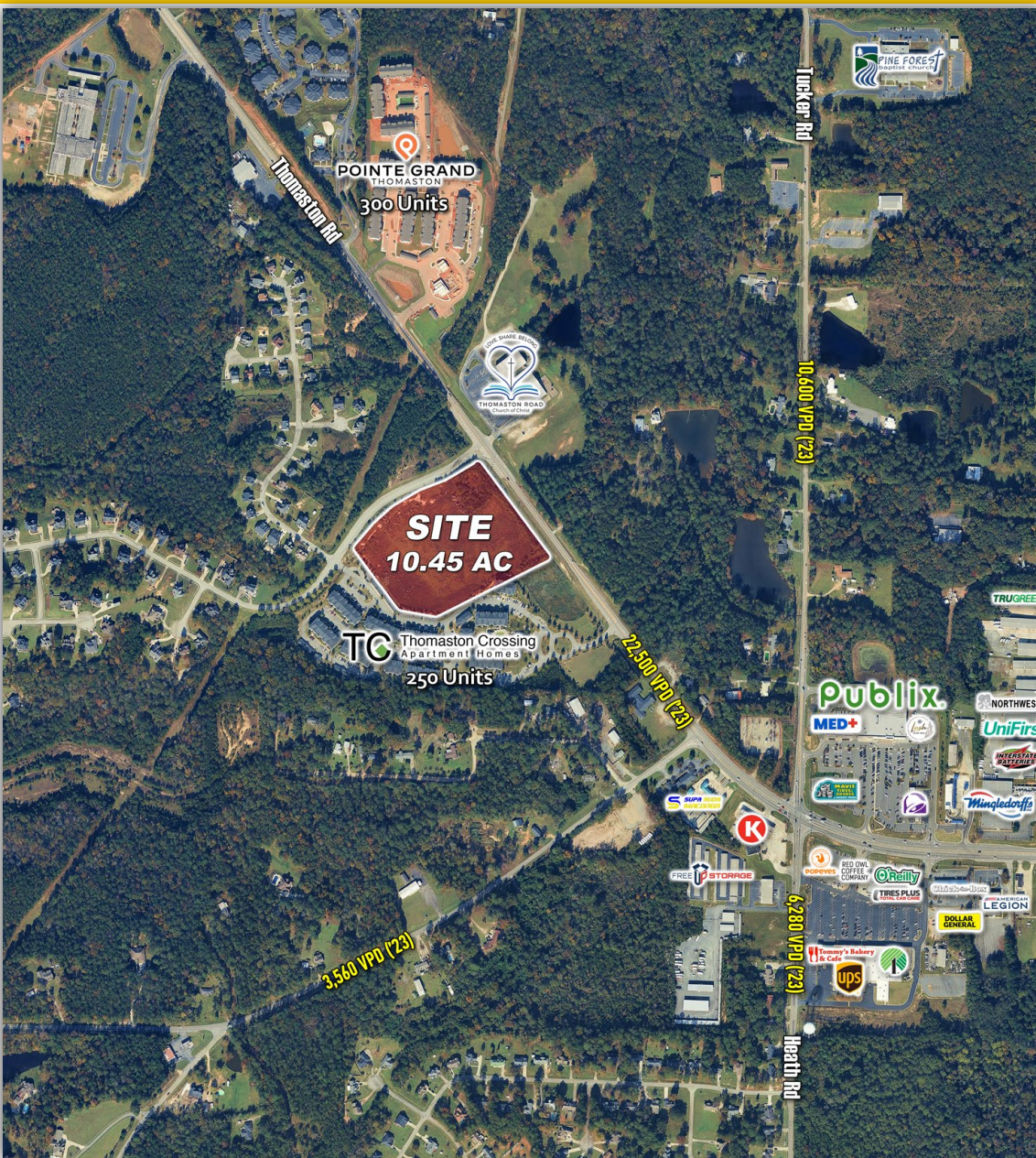
- Price: \$785,000
- Size: 10.45 Acres
- Traffic Count: 20,000+ Vehicles Per Day (VPD)
- Utilities: Water, Sewer, Electric, Gas – All at Property
- Zoning: PDM (Formally PDE) - Ideal for Retail, Medical, QSR, Self-Storage or Mixed-Use. Potential for Residential
- Topography: Flat, Usable, Development-Ready
- New Residential Growth: Surrounded by over 500 new single family and multifamily units
- New Commercial Growth: New Publix Shopping Center and other National Retailers within 1/2 mile of the Site.
- Strategic Location: within 2 miles of Lake Tobesofkee

TRAFFIC COUNTS

Thomaston Rd: 22,500 VPD | I-475: 64,300 VPD (GDOT 2023)

DEMOGRAPHICS:

	1 Mile	2 Miles	3 Miles
2025 Population	2,148	8,303	20,193
Total Households	951	3,456	8,122
Avg. HH Income	\$95,117	\$98,822	\$103,603
Avg. HH Value	\$331,812	\$323,192	\$319,873
Median Age	41.1	39.4	40.2



Will Marshall | Managing Partner | Co-Owner
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Ben Walden | Managing Partner | Co-Owner
bwalden@mtpropertygroup.com | c: 478.954.1047

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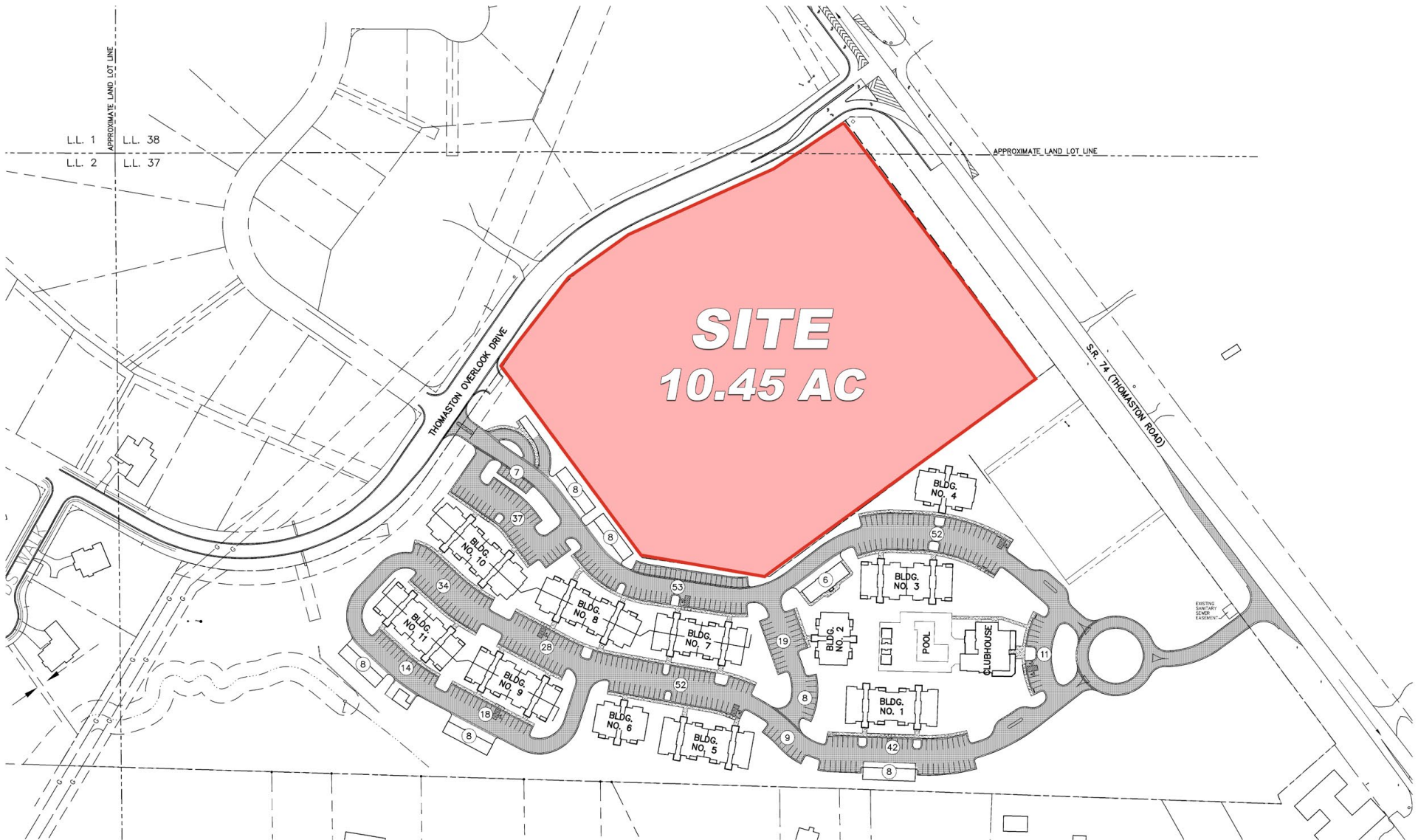
3095 Vineville Avenue, Macon, GA 31204
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SITE
10.45 AC

TC Thomaston Crossing
Apartment Homes
250 Units

POINTE GRAND
THOMASTON
300 Units



Tucker Rd

10,600 VPD (73)

6,280 VPD (73)

Heath Rd



64,300 VPD (73)

Thomaston Rd



amazon



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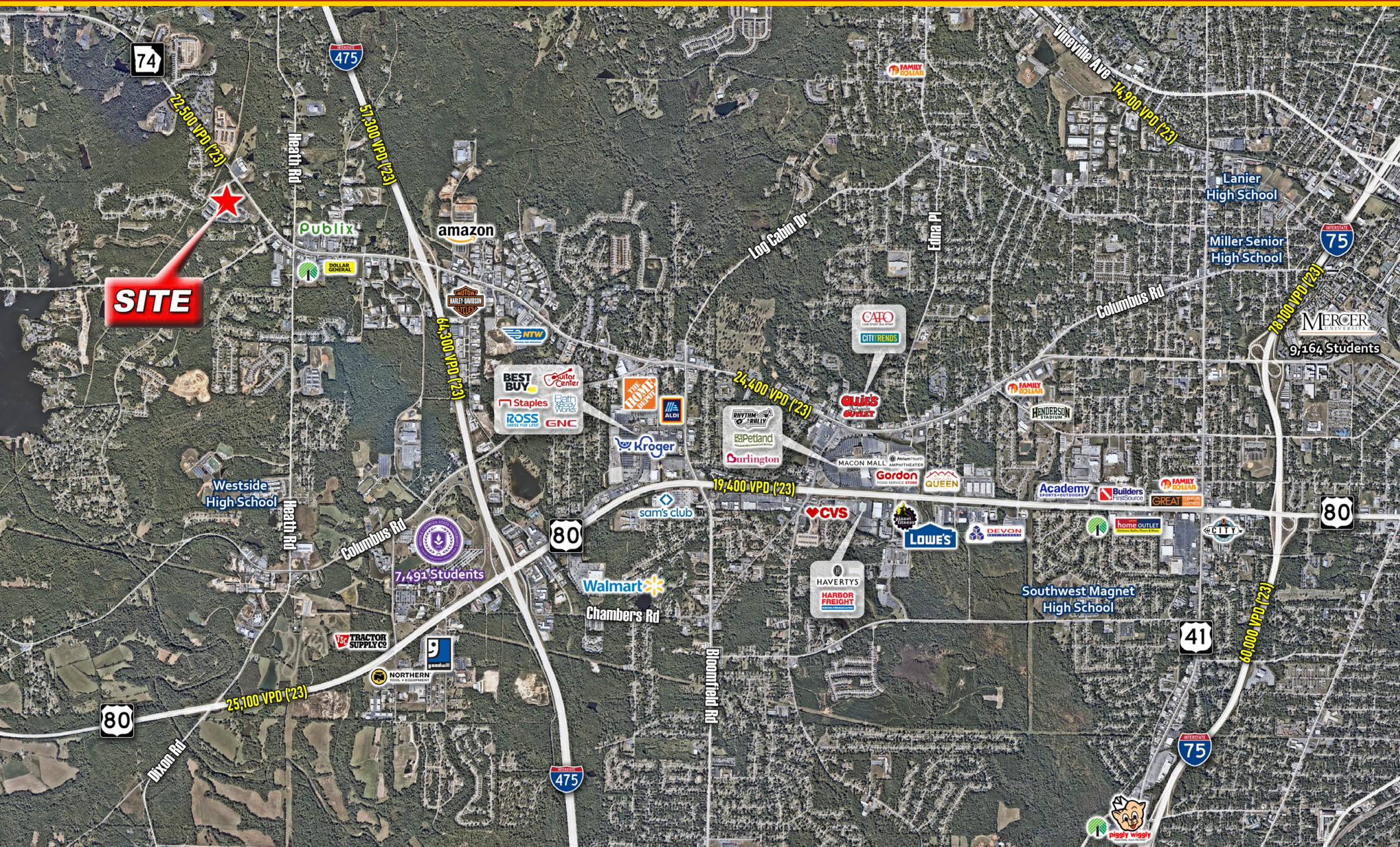
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