

LAND
FOR
SALE

1800 CUSSETA ROAD

COLUMBUS, GA 31901



SCOTT BOYCE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Vacant land located within the City of Columbus - 'Enterprise Zone' -may qualify for property tax Abatements if new development meets the requirements for incentives. Currently zoned: LMI - Light Manufacturing Industrial district.

A conceptual plan shows accurate land size along with location of future buildings (possible tax-credit housing) and number of units.

PROPERTY HIGHLIGHTS

- Gently Rolling wooded land
- Spacious land size
- Versatile potential uses
- Strong investment opportunity
- Accessible from major roads

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	19.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,575	27,800	60,890
Total Population	5,980	64,056	149,221
Average HH Income	\$42,926	\$54,901	\$62,207

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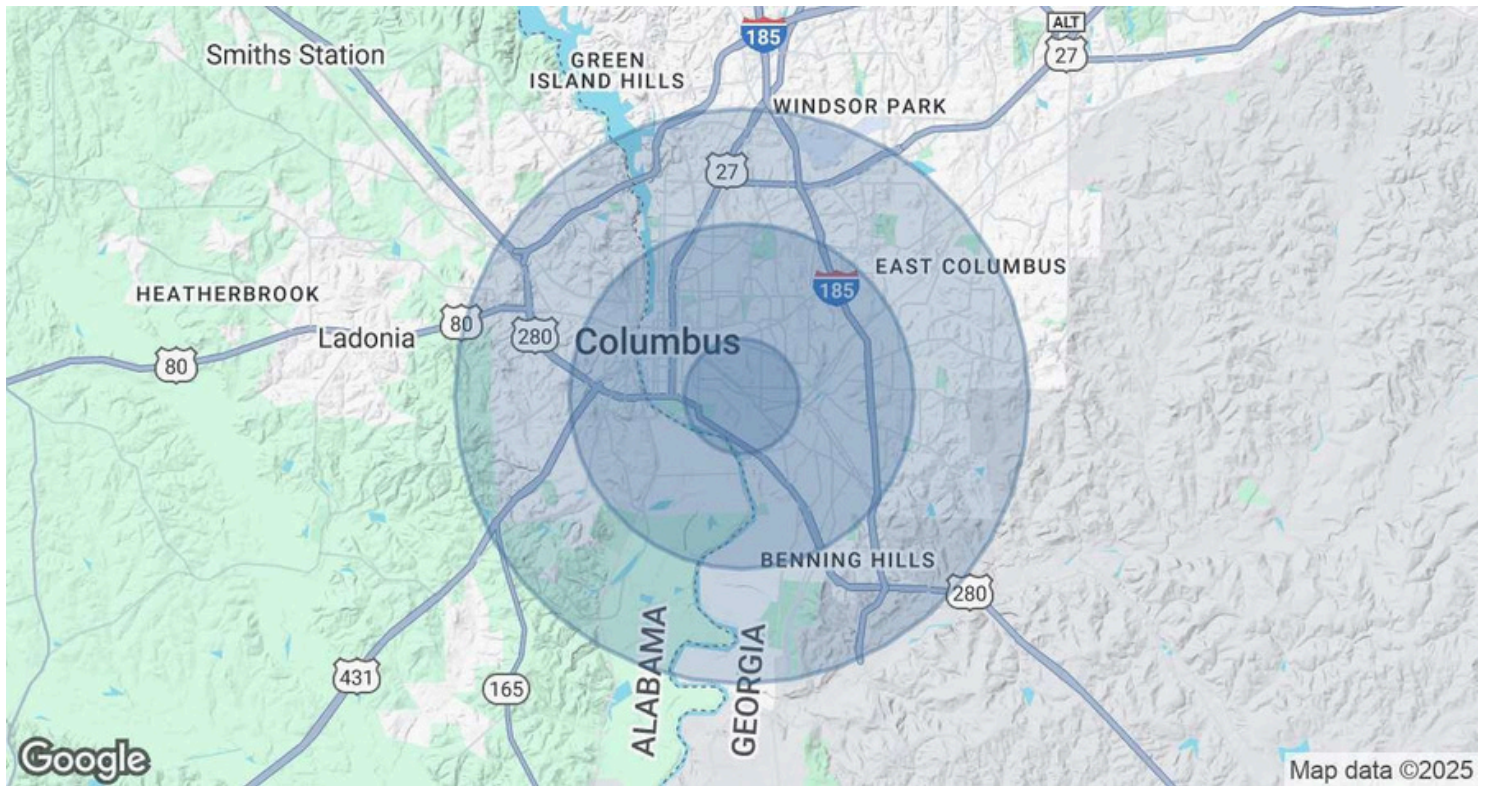
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,980	64,056	149,221
Average Age	37	39	38
Average Age (Male)	36	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,575	27,800	60,890
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$42,926	\$54,901	\$62,207
Average House Value	\$183,190	\$201,209	\$191,353

Demographics data derived from AlphaMap

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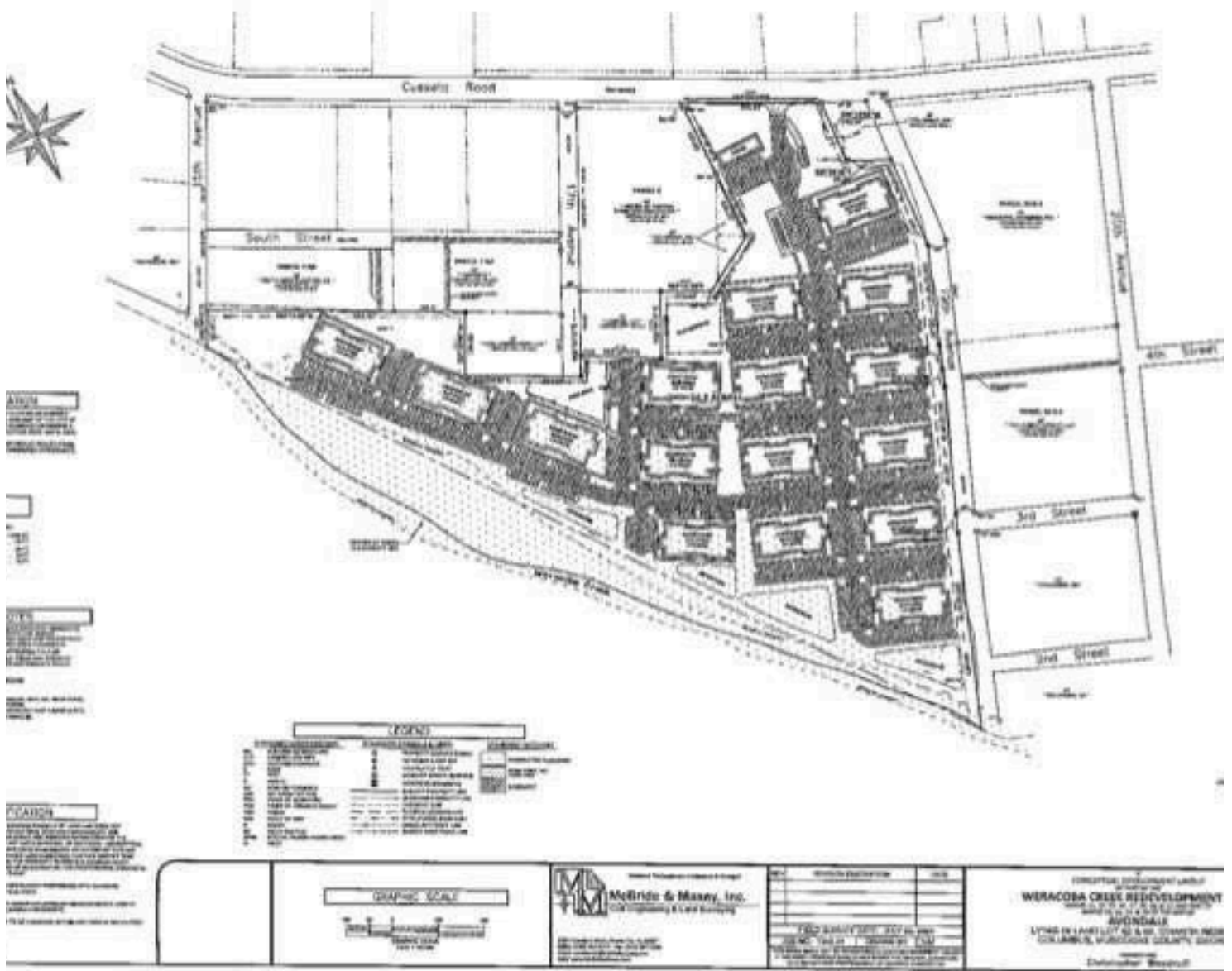
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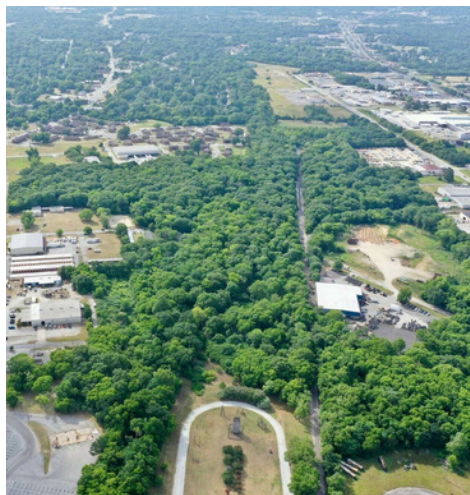
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Conceptual Development Plan



ADDITIONAL PHOTOS



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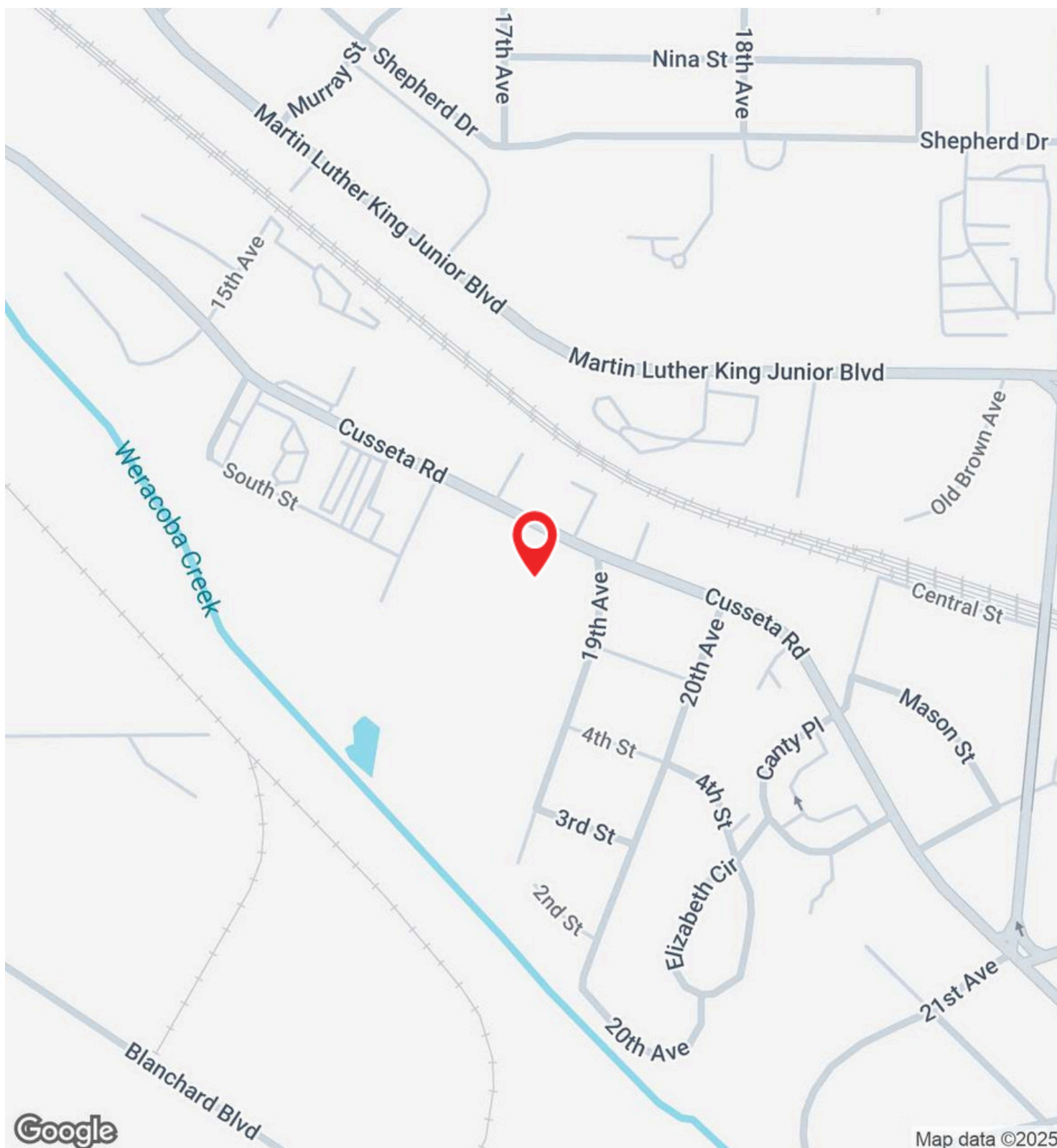
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LOCATION MAP



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