

FOR SALE

\$3,500,000



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Commercial Development Opportunity in Fast Growing Corridor

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820



Each Office Is Independently
 Owned and Operated.

Table of Contents

Executive Summary

Property Overview
Investment Highlights

Aerial Overview

Aerial Photos
Nearby Businesses

Location Overview

About Midland, Georgia
Location Overview
Business Travel Potential in Midland, Georgia
Discover Midland, Georgia's Growth and Opportunity

Property Photos

Exterior Photos

Traffic Count & Demographic Report

Exclusively Listed by:

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Executive Summary

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820

Property Overview

Positioned in one of the fastest-growing corridors in the Columbus/Midland market, 8000 Beaver Run Rd & 0 Macon Rd presents a rare ±9.16-acre assemblage with frontage on Beaver Run and Macon Road. The property includes an existing ±2,700 SF structure for interim use or redevelopment and is traversed by Bull Creek along its full length, offering fishing and natural appeal. Located just off US-80 with direct access to I-185 (≈10–15 minutes), the site sits near the adjacent FedEx Ground (6950 Beaver Run Rd) and Amazon distribution facility (5898 Osceola Ct) within Muscogee Technology Park. The land is predominantly level with a mix of open and wooded areas, supporting flexible development for office, medical, retail, or mixed-use in a high-growth submarket. With increasing population growth, expanding rooftops, and limited available land in this submarket, the property is ideally positioned for investors seeking to capitalize on Midland's continued eastward expansion from Columbus.

Property Details	
Lot Size	±9.16 Acres
Building Size	±2,700 SF
Existing Improvements	On-site structure (interim use or redevelopment)
Frontage	Dual frontage on Beaver Run Rd & Macon Rd
Access	Direct access from both roadways
Topography	Predominantly level; mix of cleared and wooded areas
Utilities	Available
Highest & Best Use	Office, Medical, Retail, Mixed-Use

Property Highlights

- Strategic assemblage opportunity with flexible development potential
- Located just off US-80 / GA-96 with strong regional connectivity
- Limited competing commercial land supply in the immediate submarket

Investment Highlights

Growth Corridor Positioning

Midland is transitioning from a primarily residential area into a growing commercial hub, driven by expanding rooftops and population growth. The property sits directly in the path of this eastward and northward expansion, positioning it to benefit from increasing demand for commercial services.

Strategic Accessibility

The site offers excellent connectivity via US-80 (Fall Line Freeway) and Macon Road, linking it efficiently to Columbus, Fort Benning, and key regional destinations. This accessibility supports strong traffic flow and enhances long-term commercial viability.

Emerging Commercial Demand

As Midland evolves, rising population density and shifting consumer patterns are fueling the need for new retail and service-oriented development. The property is well-placed to capitalize on this unmet demand within an underserved and expanding market.





Property Photos

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820









Aerial Overview

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820







amazon



Anthem

FedEx
Ground

22

FAMILY
DOLLAR

US
80



SpartanNash
MILITARY



The Sandlot
By A.L.S. INC.
Landscape Materials
Mulch • Gravel • Topsoil • Sand



DDS
GEORGIA DEPARTMENT
OF DRIVER SERVICES



Columbus Hwy

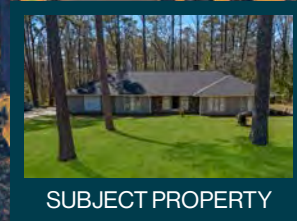
Pratt & Whitney
A United Technologies Company

US
80

Lynch Rd



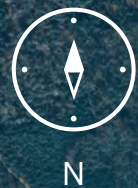
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SUBJECT PROPERTY

The Sandlot
By L.S. Inc.
Landscape Materials
Mulch • Gravel • Topsoil • Sand

18,000 AADT





Traffic Count & Demographic Report

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820

Traffic Count

No	Road/Highway	Street	Cross Street	Cross St Dist	Count Year	Avg Daily Volume
1	Beaver Run Road	Beaver Run Rd	0.25 W	2024	18,344	MPSI
2	Beaver Run Road	Beaver Run Rd	0.25 W	2022	18,000	AADT
3	Beaver Run Road	Beaver Run Rd	0.25 W	2025	19,020	MPSI
4	Beaver Run Rd	Psalmnd Rd	0.19 W	2022	15,094	MPSI
5	Beaver Run Rd	Psalmnd Rd	0.19 W	2025	15,654	MPSI
6	Macon Rd	Beaver Run Rd	0.35 NE	2024	4,679	MPSI
7	Macon Rd	Beaver Run Rd	0.35 NE	2020	4,870	MPSI
8	Macon Rd	Beaver Run Rd	0.35 NE	2025	4,654	MPSI
9	Macon Rd	Beaver Run Rd	0.02 N	2024	3,052	MPSI
10	Macon Rd	Beaver Run Rd	0.02 N	2025	3,015	MPSI



Demographic Report

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
2024 Total Population	1,275	20,775	56,362
2029 Population	1,240	20,510	55,147
Pop Growth 2024-2029	-2.75%	-1.28%	-2.16%
2029 Households Projection	509	8,430	22,132
2024 Households Estimate	524	8,545	22,655
HH Growth 2024-2029	-2.86%	-1.35%	-2.31%
2024 Avg Household Income	\$110,128	\$90,487	\$87,641
Median Household Income	\$73,035	\$69,244	\$67,036



Location Overview

8000 Beaver Run Rd & 0 Macon Rd Midland, GA 31820

About Midland, Georgia

Midland is a growing, community-focused area located in eastern Muscogee County, just outside the city of Columbus along the Chattahoochee River. Positioned near major corridors such as U.S. Route 80 and with convenient access to Interstate 185, Midland offers residents and businesses strong regional connectivity while maintaining a quieter, suburban atmosphere. Its proximity to Fort Benning and the broader Columbus metropolitan area makes it an attractive location for military families, professionals, and commuters seeking space, accessibility, and quality of life.

Midland's economy reflects the broader strength of the Columbus region, with a mix of healthcare, education, retail, and service-based industries. The area benefits from nearby major employers such as Piedmont Columbus Regional, Columbus State University, and operations connected to Fort Benning. Retail and commercial development continues to expand along key corridors, supported by steady residential growth and increasing demand for neighborhood services. This balanced economic base contributes to consistent demand for residential communities, local retail centers, and professional office space.

Known for its family-friendly environment, Midland features newer housing developments, access to quality schools within the Muscogee County School District, and proximity to recreational amenities throughout the Columbus area. Nearby destinations such as Flat Rock Park, Columbus Botanical Garden and The Midland Commons Concert Series provide outdoor and leisure opportunities, enhancing the area's appeal. With its blend of suburban comfort, strategic location, and ongoing growth, Midland is increasingly recognized as a desirable residential and investment destination within the evolving Columbus, Georgia region.



Business Travel Potential in Midland, Georgia

Midland, Georgia is ideally positioned within Muscogee County, offering convenient access to Interstate 185, J.R. Allen Parkway, U.S. Highway 80 (Fall Line Freeway), and Interstate 75. With close proximity to the Midland, Columbus, Macon, and Atlanta metropolitan areas, it serves as a practical hub for businesses seeking regional connectivity.

Healthcare further contributes to business travel in Midland. Atrium Health Navicent and nearby specialized clinics welcome visiting physicians, traveling nurses, and healthcare consultants. These professionals create a need for temporary administrative spaces and accommodations, supporting both local healthcare initiatives and regional partnerships.

Educational and government institutions also drive weekday professional activity. Muscogee County Schools and county agencies coordinate with training facilitators, education consultants, and state officials for events, workshops, and local programs, ensuring a steady flow of professionals who benefit from accessible, centrally located workspaces.

While Midland does not host a major airport, the nearby Columbus Regional Airport accommodates corporate charters and private flights, offering executives and business visitors direct regional access. This infrastructure positions Midland as a viable location for corporate meetings, small-scale conferences, and professional retreats.



Discover Midland, Georgia's Growth and Opportunity

Midland's access to U.S. Highway 80, State Route 22, and Interstate 185 and nearby rail connections ensures efficient movement of goods across the region and into neighboring states.

The city's economy is anchored by manufacturing, distribution, and agribusiness, supported by established employers such as Georgia-Pacific, Pratt & Whitney, local agri-processors, and a range of small industrial firms, all of which play a vital role in Midland's manufacturing base and the broader Columbus area economy.

Recent upgrades in broadband, utilities, and transportation have enhanced Midland's capacity to support business operations. These improvements appeal to industrial, logistics, and health service providers seeking affordable, well-connected locations. The city's available land and reasonable development costs create compelling opportunities for industrial parks, regional facilities, and commercial projects.

Midland also enjoys a reliable, skilled workforce, with nearby technical colleges and training programs aligned to industry needs. As the local population grows, businesses are able to attract and retain employees without the competitive wage pressures of larger metropolitan areas, positioning Midland for sustained economic development.



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