

FOR SALE

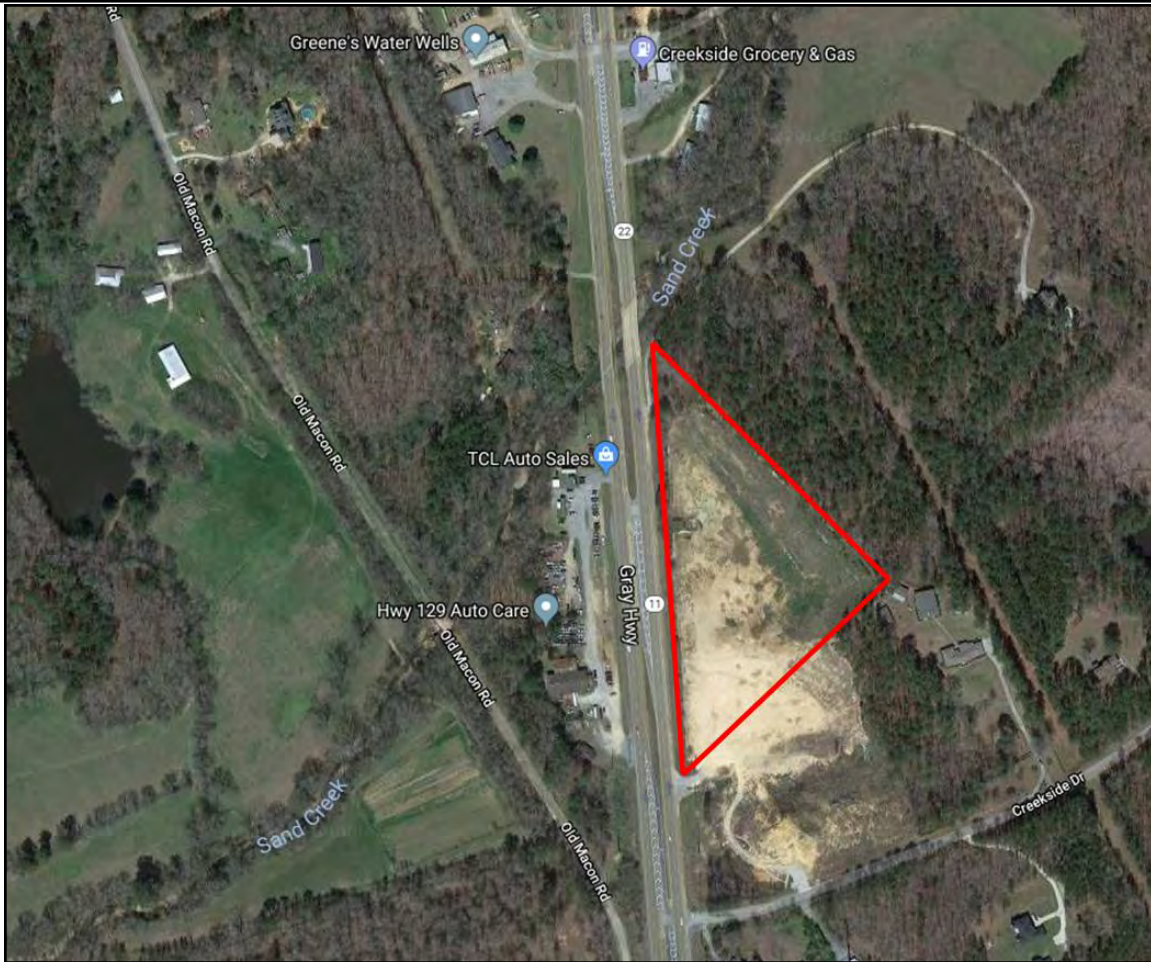
PRICE REDUCED

COMMERCIAL DEVELOPMENT SITE



Gray Highway (US Hwy 129)
Gray, Jones County, Georgia 31030

EBERHARDT & BARRY



- 7± Acres
- 1,050±' frontage on Gray Highway
- Daily Traffic Count - 16,800 vehicles per day
- Zoned Commercial

REDUCED SALES PRICE: \$200,000 \$149,000

FOR MORE DETAILS CONTACT:

Revised 3/1/19

THOMAS RHODES - EXCLUSIVE AGENT
trhodes@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 706-615-5233

990 Riverside Drive
Macon, GA 31201

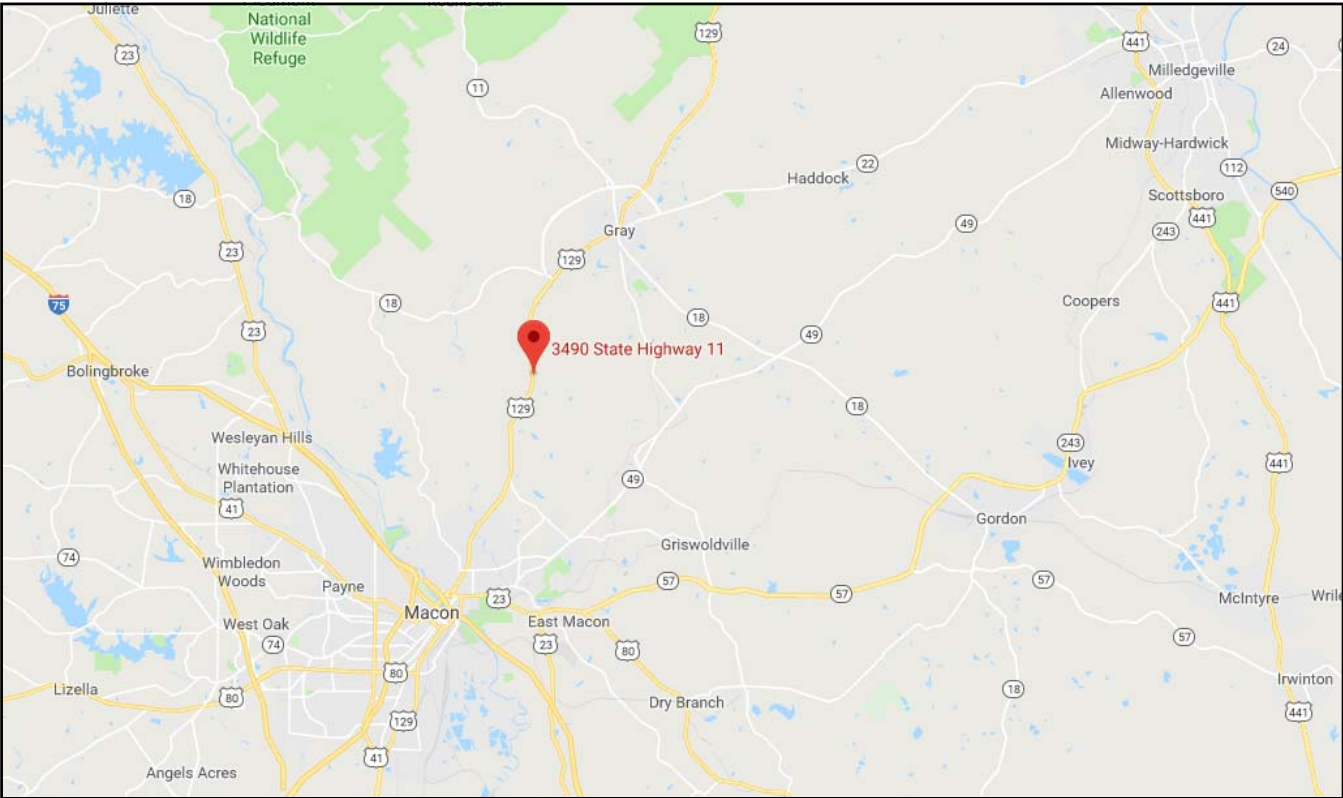


LOCATION:	<ul style="list-style-type: none"> • 7 miles from Gray • 7 miles from Macon • 26 miles from Milledgeville
ACREAGE:	7.01± Acres
FRONTAGE:	1,050±' frontage on Gray Highway
AVERAGE DAILY TRAFFIC COUNT:	16,800 Vehicles per day
TOPOGRAPHY:	Rolling
ZONING:	Commercial
UTILITIES:	<ul style="list-style-type: none"> • Electricity: Georgia Power • Water/Sewer: Well & septic must be installed on site • Gas: Pipe gas
NEIGHBORS:	TCL Auto Sales, Creekside Grocery & Gas, Greene's Water Wells, Greenwood Baptist Church
REDUCED SALES PRICE:	\$200,000 \$149,000





Gray Highway - Gray, GA 31030 / **LOCATION MAPS**





Demographic and Income Profile

Jones County, GA
 Jones County, GA (13169)
 Geography: County

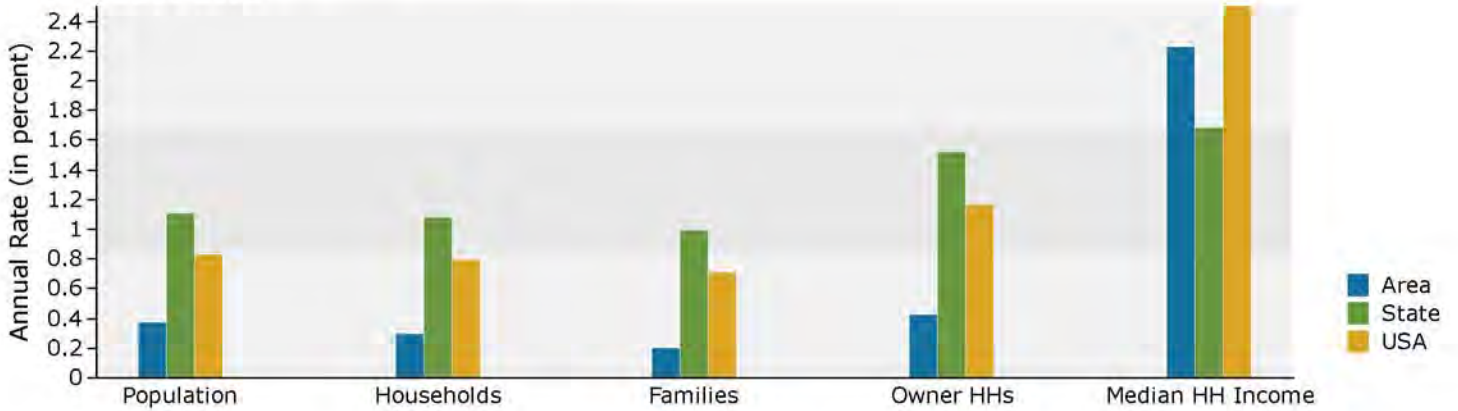
Prepared by Esri

Summary	Census 2010	2018	2023			
Population	28,669	29,034	29,580			
Households	10,586	10,610	10,765			
Families	7,973	7,911	7,991			
Average Household Size	2.68	2.71	2.72			
Owner Occupied Housing Units	8,530	8,617	8,801			
Renter Occupied Housing Units	2,056	1,993	1,964			
Median Age	38.6	40.2	41.0			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.37%	1.10%	0.83%			
Households	0.29%	1.08%	0.79%			
Families	0.20%	0.99%	0.71%			
Owner HHs	0.42%	1.52%	1.16%			
Median Household Income	2.22%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	989	9.3%	847	7.9%		
\$15,000 - \$24,999	1,160	10.9%	1,027	9.5%		
\$25,000 - \$34,999	1,235	11.6%	1,114	10.3%		
\$35,000 - \$49,999	1,337	12.6%	1,258	11.7%		
\$50,000 - \$74,999	2,054	19.4%	2,029	18.8%		
\$75,000 - \$99,999	1,505	14.2%	1,638	15.2%		
\$100,000 - \$149,999	1,348	12.7%	1,539	14.3%		
\$150,000 - \$199,999	520	4.9%	641	6.0%		
\$200,000+	462	4.4%	672	6.2%		
Median Household Income	\$55,188		\$61,580			
Average Household Income	\$74,006		\$86,432			
Per Capita Income	\$27,444		\$31,848			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,890	6.6%	1,766	6.1%	1,725	5.8%
5 - 9	2,027	7.1%	1,906	6.6%	1,900	6.4%
10 - 14	2,197	7.7%	1,942	6.7%	2,032	6.9%
15 - 19	2,103	7.3%	1,757	6.1%	1,851	6.3%
20 - 24	1,475	5.1%	1,662	5.7%	1,418	4.8%
25 - 34	3,250	11.3%	3,660	12.6%	3,655	12.4%
35 - 44	4,010	14.0%	3,581	12.3%	3,659	12.4%
45 - 54	4,497	15.7%	3,995	13.8%	3,766	12.7%
55 - 64	3,634	12.7%	4,081	14.1%	4,056	13.7%
65 - 74	2,201	7.7%	3,004	10.3%	3,371	11.4%
75 - 84	1,020	3.6%	1,280	4.4%	1,688	5.7%
85+	365	1.3%	400	1.4%	459	1.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,989	73.2%	20,799	71.6%	20,853	70.5%
Black Alone	7,008	24.4%	7,355	25.3%	7,659	25.9%
American Indian Alone	63	0.2%	93	0.3%	119	0.4%
Asian Alone	187	0.7%	179	0.6%	180	0.6%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	103	0.4%	150	0.5%	194	0.7%
Two or More Races	316	1.1%	455	1.6%	572	1.9%
Hispanic Origin (Any Race)	315	1.1%	487	1.7%	637	2.2%

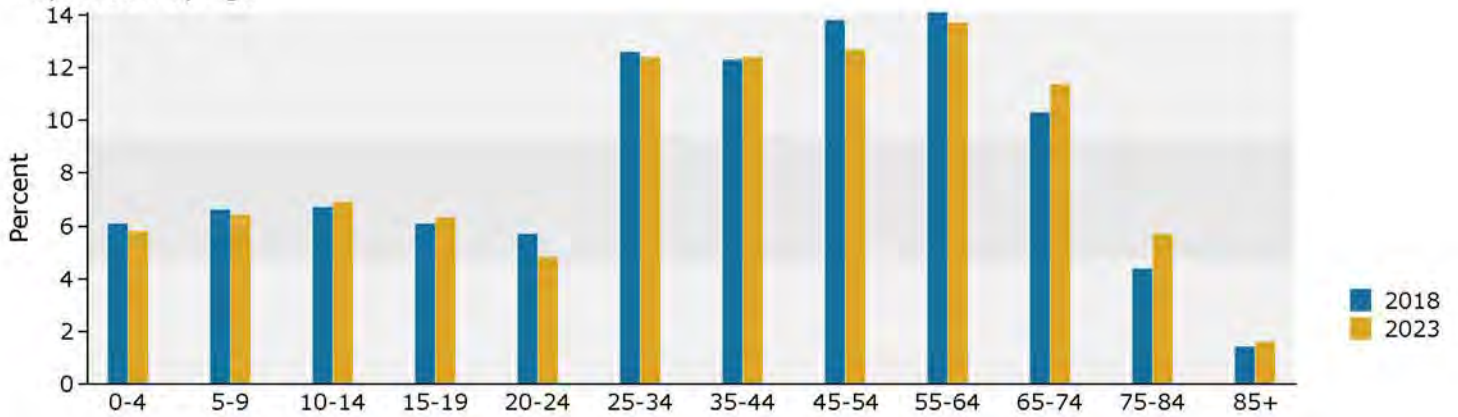
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

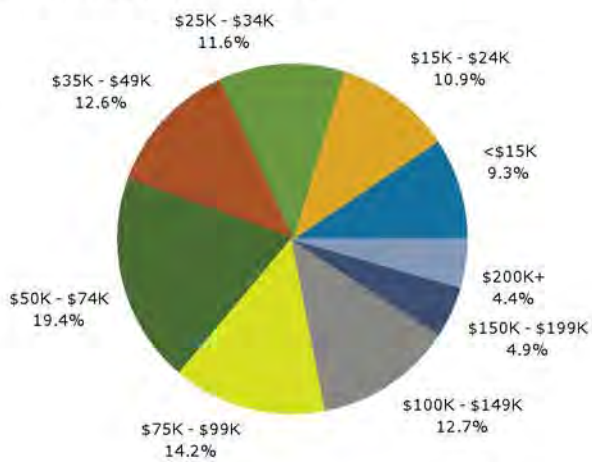
Trends 2018-2023



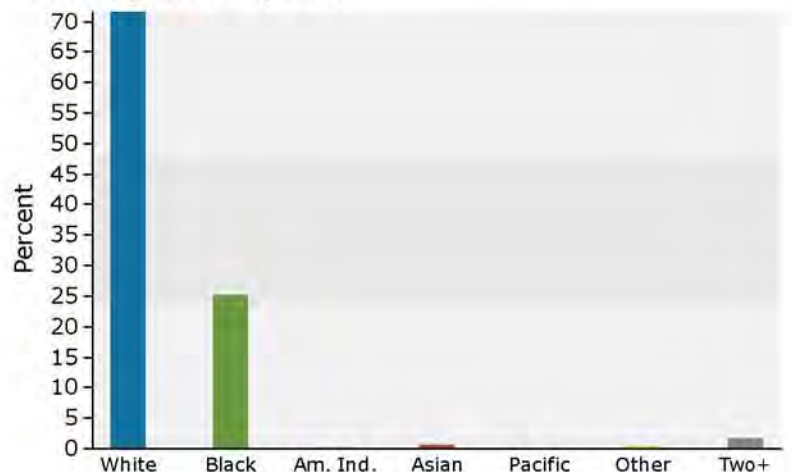
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 1.7%