

FOR SALE

\$3,500,000



Commercial Development Opportunity in Fast Growing Corridor

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

Property Description

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 direct frontage and access along both Beaver Run Road and Macon Road. This offering combines an existing ±2,700 SF structure (currently on-site and suitable for interim use or redevelopment) with additional contiguous acreage, creating a highly flexible footprint for commercial development. The property is further enhanced by the presence of Bull Creek, a historic waterway that runs along the full length of the property line, adding natural character and visual appeal. The site is predominantly level with a mix of open and wooded areas, offering ease of site planning and strong adaptability for a variety of uses including office, medical, retail, or mixed-use concepts. 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.

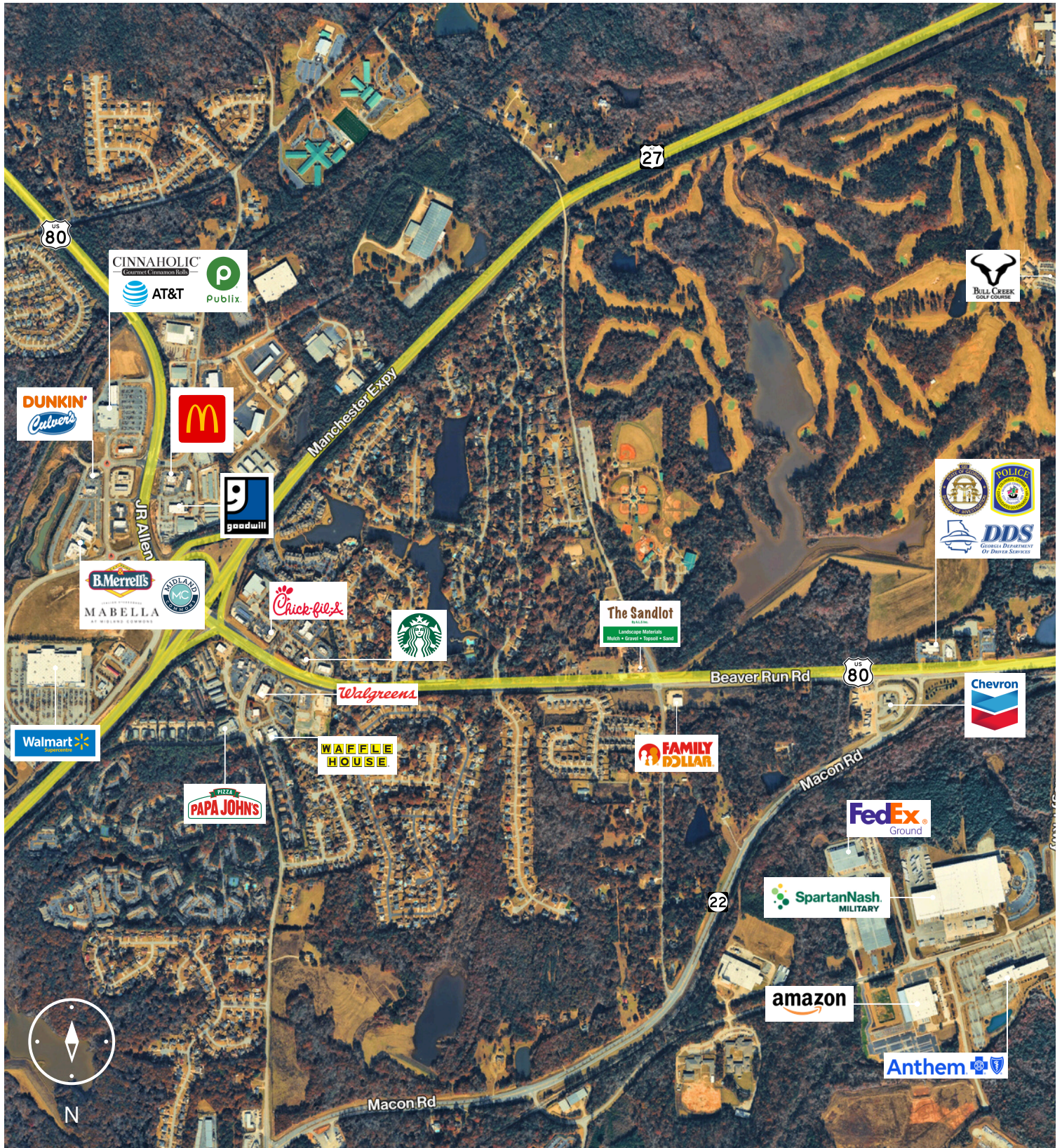
Property Details

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

- ±9.16 total acres with dual frontage on Beaver Run Rd and Macon Rd
- Strategic assemblage opportunity with flexible development potential
- Located just off US-80 / GA-96 with strong regional connectivity
- Positioned in a high-growth residential corridor with increasing demand for commercial services
- Limited competing commercial land supply in the immediate submarket
- Bordered by historic Bull Creek along the full property line

Surrounding Businesses & Anchors



Exterior Images



Aerial Images

