



Vacant Commercial Building | Former Daycare  
**FOR SALE**

133 Hwy 18 Connector, Gray, Georgia 31032





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# Executive Summary

Seize the chance to own a ±7,685 SF free-standing commercial building in the rapidly growing Middle Georgia submarket of Jones County. This property is a rare find as it is the only special-purpose building available in Gray, GA, and one of just two unoccupied commercial properties currently on the market in the area.

Previously operated as a daycare for 12 years, the building has been vacant only since September 2024. With a licensed capacity for 137 children, the facility is ideal for continuing as a daycare, serving infants, toddlers, preschoolers, and school-age children. The property features three fenced-in playgrounds, creating a safe and engaging environment for children.

The demand for childcare facilities in Gray is evident, with only two active daycares currently operating in the area. Additionally, Jones County is experiencing a steady influx of families relocating from other Middle Georgia markets, drawn by the county's exceptional PK-12 school system.

This is a unique opportunity to invest in a well-located, versatile property with strong potential for childcare or other special-purpose uses.

\*For more information on the surrounding demographics and school rankings, see below.

## Property Highlights

- ±7,684 SF freestanding building
- Previously occupied by daycare center for 12-years | Approved for 137 children
- Three (3) fenced-in playgrounds
- Monument sign
- Dedicated turn lane
- Located in the heart of Gray, GA
- Gray, GA, has seven (7) schools within the Jones County School District that serves roughly 5,157 students



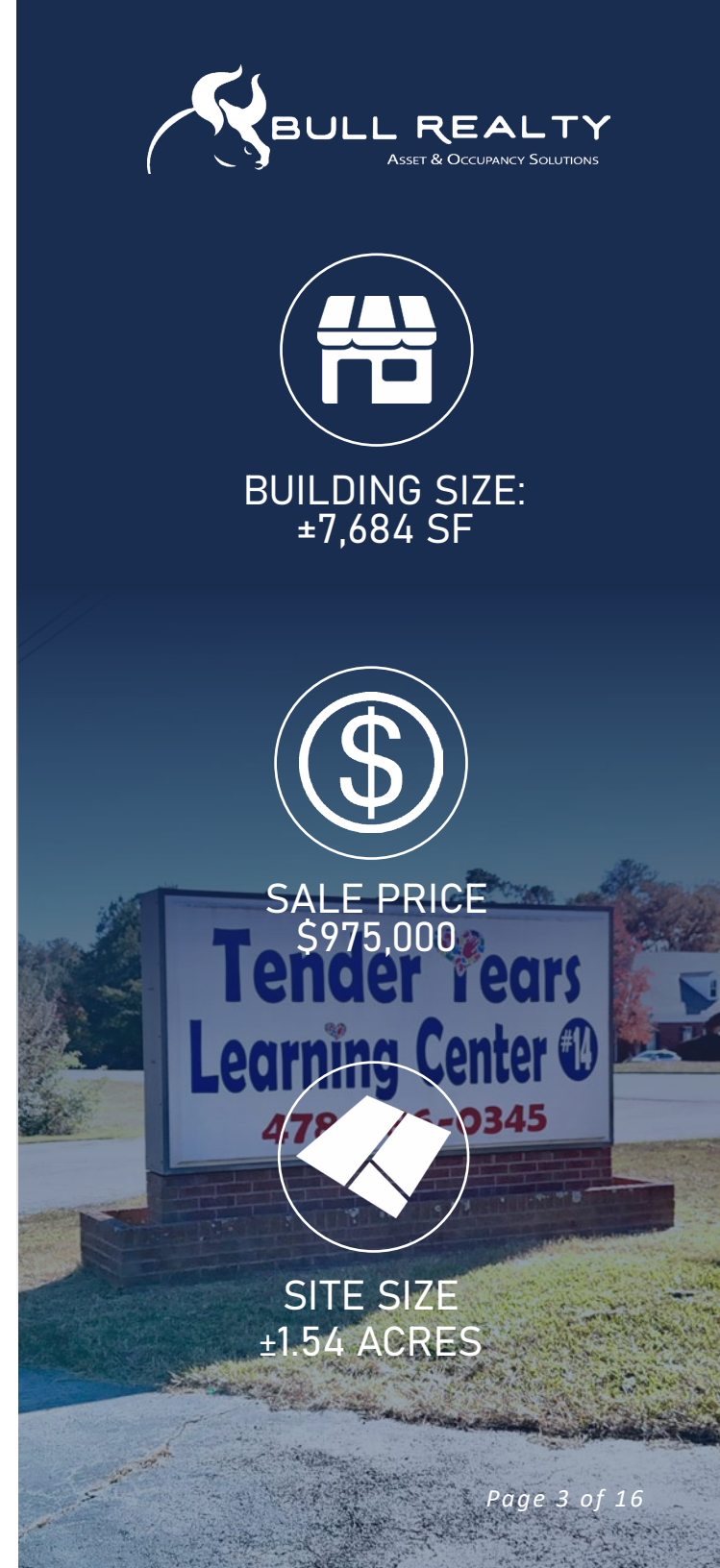
**BUILDING SIZE:**  
±7,684 SF



**SALE PRICE**  
\$975,000



**SITE SIZE**  
±1.54 ACRES



# Property Overview

## GENERAL:

ADDRESS:	133 Hwy 18 Connector Gray, GA 31032
COUNTY:	Jones

## FINANCIAL:

SALE PRICE:	\$975,000
TAXES:	\$16,368.97 (Est. 2024)

## BUILDING:

BUILDING SIZE:	±7,684 SF
YEAR BUILT:	1999
YEAR RENOVATED:	2010
NUMBER OF FLOORS:	1
ZONING:	<a href="#">C-2 General Commercial District</a>
PARCEL ID:	G07 00 276
INGRESS/EGRESS POINT:	1
TRAFFIC COUNTS:	±6,016 VPD on Gray Highway ±21,800 VPD on GA-18 Connector (Bill Conn Pkwy)
SIGNAGE:	Monument sign
PERMITTED USES:	Daycare, after-school program center, physical therapist group, medical-use

## PROPERTY FEATURES:

FOUNDATION:	Concrete Slab
ROOF:	Asphalt shingles: replaced ±12-years ago
FRONTAGE:	±227' on GA Hwy 81 Connector (Bill Conn Pkwy)

## SITE:

SITE SIZE:	±1.54 Acres
PARKING SPACES:	32 (2 Handicap) Parking Ratio: 4.17/1,000 SF









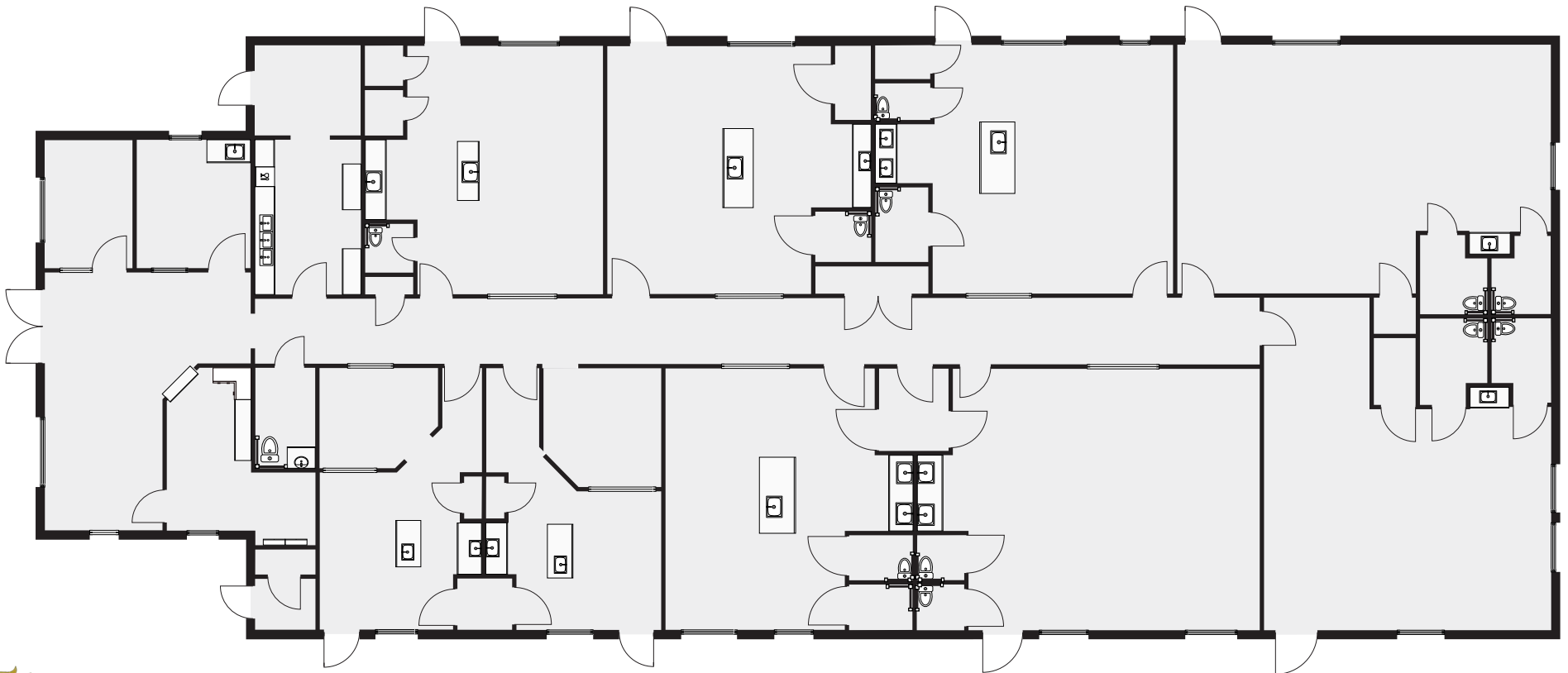
# Floor Plan

The floorplan features a reception area with a window and waiting space, a director's office, and a lounge equipped with a sink. The kitchenette includes a dishwasher, ample counter and cabinet space, a three-compartment sink, and connections for a freestanding gas stove. Adjacent to the kitchenette is a pantry with a mop sink and shelving. The layout also includes several large rooms, each with multiple sinks and restrooms, and each room has a door leading directly to the playgrounds, providing easy access for the children.

Virtual Walkthrough Tour



Front Entrance







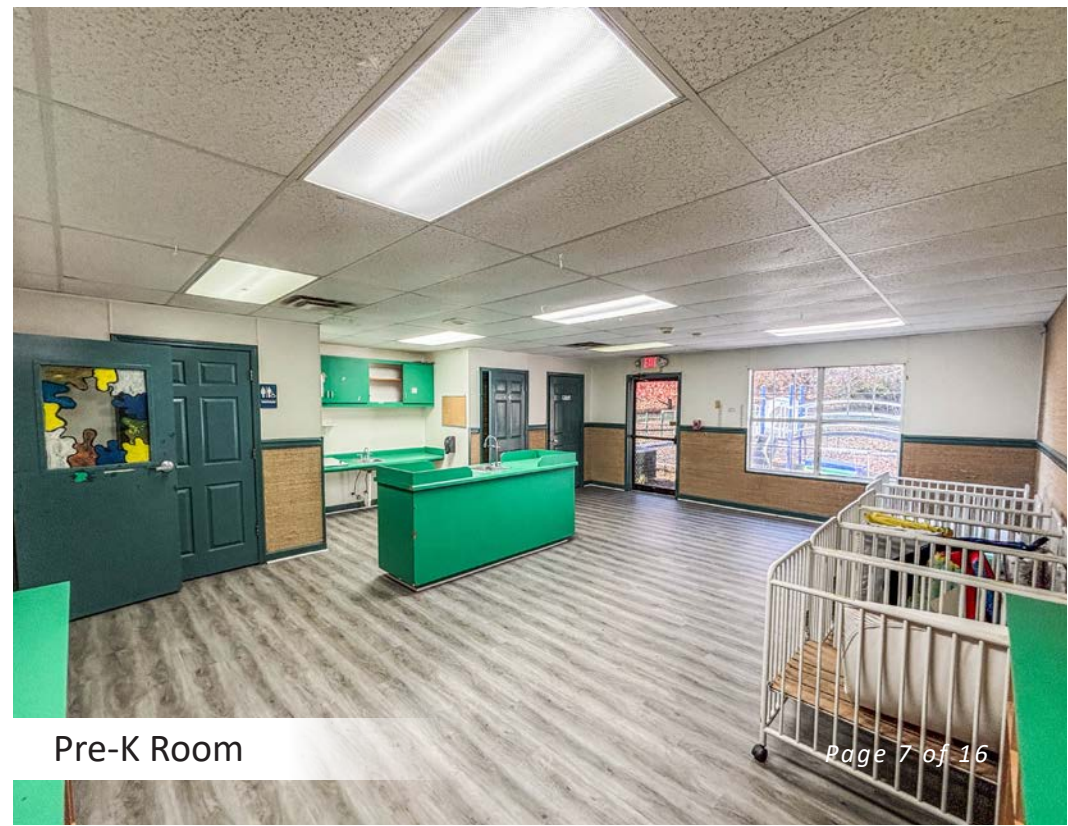
Reception



Kitchenette



Lounge



Pre-K Room





Toddler Room



Afterschool Room



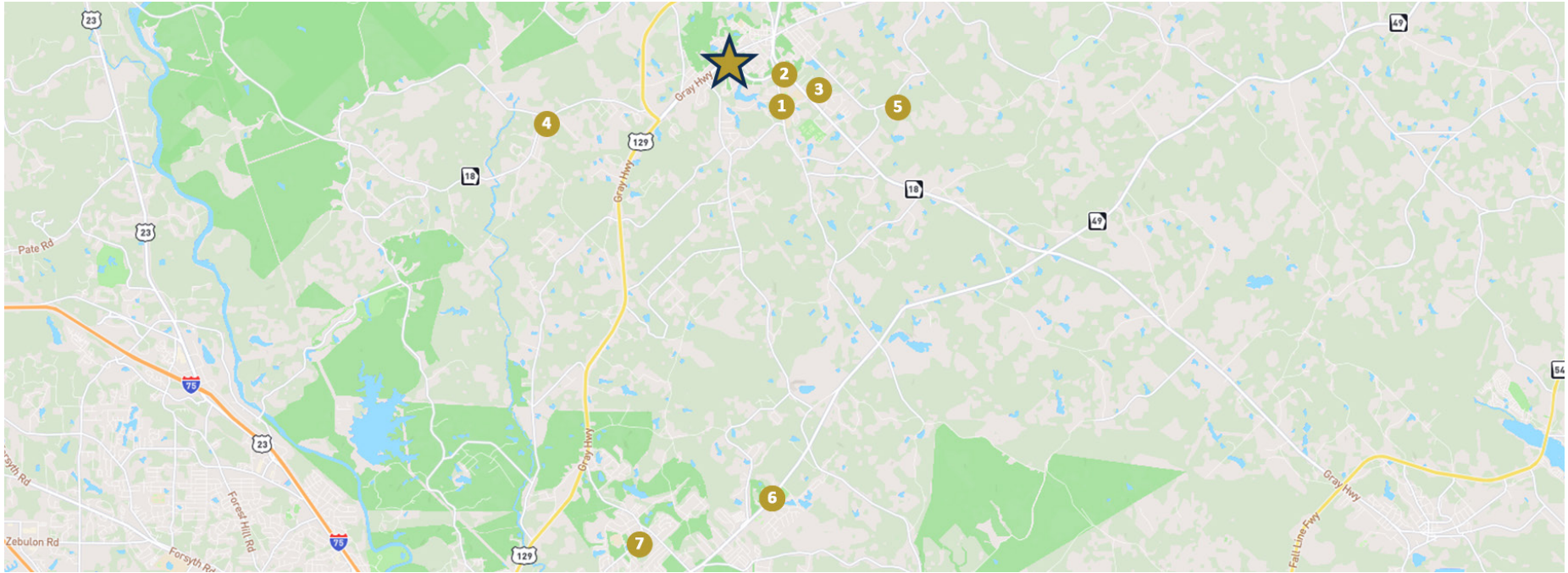
Playground



Playground



# Nearby Schools



SUBJECT PROPERTY				
ADDRESS	ASKING PRICE	YEAR BUILT	BUILDING SIZE	SITE SIZE
133 Hwy 18 Connector, Gray, GA 31032	\$975,000	1999	±7684 SF	±1.54 Acres

## GRAY, GA

ADDRESS	DISTANCE FROM SUBJECT PROPERTY	ADDRESS	DISTANCE FROM SUBJECT PROPERTY
<b>1</b> Jones Country High School 339 Railroad Street   Gray, GA 31032	3 minutes	<b>5</b> Turner Woods Elementary School 144 Willie L Fluellen Drive   Gray, GA 31032	9 minutes
<b>2</b> Jones County Pre-K 273 Railroad Street   Gray, GA 31032	3 minutes	<b>6</b> Mattie Wells Elementary School 101 Mattie Wells Drive   Gray, GA 31032	13 minutes
<b>3</b> Gray Elementary School 365 GA-18   Gray, GA 31032	5 minutes	<b>7</b> Clifton Ridge Middle School 169 Dusty Lane   Macon, GA 31211	14 minutes
<b>4</b> Dames Ferry Elementary School 545 GA-18   Gray, GA 31032	8 minutes		



# In The Area





# In The Area

SUBJECT PROPERTY

ingles

U.S. RENAL CARE

AGAVE AZUL  
COCINA MEXICANA

ROBINS Financial  
CREDIT UNION

DQ

SHARK'S  
FISH & CHICKEN

MORRIS  
BANK

CIRCLE K

Krystal

Waffle  
HOUSE

CADENCE  
Bank

Magnolia  
STATE BANK

Walgreens

21,800 VPD  
GRAY HIGHWAY

HEADHUNTER  
Since 1978  
HAIR STYLING

O'Reilly  
AUTO PARTS



# Demographic Overview

Gray, Georgia

POPULATION			
1 MILE	5 MILES	10 MILES	
3,127	11,767	31,934	

HOUSEHOLDS			
1 MILE	5 MILES	10 MILES	
1,255	4,432	12,238	

AVERAGE HOUSEHOLD INCOME			
1 MILE	5 MILES	10 MILES	
\$90,862	\$91,393	\$83,061	

Source: 2024 ESRI



# About the Area

Gray, Georgia, is a city located in central Georgia, serving as the county seat of Jones County. With a population of around 3,500 people, it has a rural, close-knit community atmosphere. Gray is known for its historic charm, with buildings that reflect the area's Southern heritage. The city is conveniently situated about halfway between Atlanta and Macon, making it a strategic point for travelers passing through the region.

Gray has several local businesses, schools, and parks, offering a quiet, small-town lifestyle while being near larger urban centers. The area has a rich agricultural history, and local events often center around community gatherings, festivals, and outdoor activities. The city is also home to Jones County's government and is an integral part of the region's culture and history.

Overall, Gray offers a blend of Southern tradition, community spirit, and a peaceful setting, with easy access to nearby cities for work or leisure.





# Gray, GA - Key Reasons to Invest



## 1. Economic Growth and Job Market

Gray boasts a robust future job growth rate of 38.7% over the next decade, surpassing the national average of 33.5%. This positive trend is a strong indicator of the city's economic resilience and potential for job creation, which is crucial for sustaining investment properties and businesses.

The city's unemployment rate is notably low at 3.0%, compared to the national average of 6.0%, showcasing a stable local economy with a strong labor market.

## 2. Affordable Cost of Living

Gray offers a cost of living that is significantly below the national average. For instance, the average rent for a two-bedroom apartment is around \$960 per month, while the U.S. average stands at \$1,430. This affordability, combined with a Grocery Cost Index of 94 (where the national average is 100), makes Gray an attractive location for families and individuals looking to relocate.

## 3. Quality of Life and Community

Gray and the surrounding Jones County area are known for their charming small-town atmosphere with the convenience of being close to larger cities like Macon. This blend of rural and urban amenities attracts residents looking for a quieter lifestyle without sacrificing access to services and job opportunities.

The region is investing in community enhancements, including affordable housing initiatives, entrepreneurial ecosystem support, and workforce development programs, which are set to improve the quality of life and attract more residents and businesses.

## 4. Strategic Location and Infrastructure

Gray's strategic location near major transportation routes offers easy access to larger markets in Georgia. The area's focus on improving digital infrastructure, such as expanding broadband access, makes it appealing for remote work and tech-related industries.

Additionally, local businesses like Gray Fish Hatchery and Red Brick Farm Equipment highlight a diverse economic base, supporting both agriculture and retail sectors, which adds to the community's economic stability.

## 5. Real Estate Potential

Given the projected job growth and relatively low property costs, there is significant potential for appreciation in real estate values. Whether you're looking to invest in residential properties, commercial real estate, or mixed-use developments, Gray offers an advantageous market for both short-term and long-term investments.

Investors can benefit from favorable tax rates, with a local sales tax of 7.0%, slightly below the U.S. average of 7.3%, which can further enhance profitability.



# Broker Profile



## BRICE BURNS

Commercial Real Estate Advisor  
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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.





# ABOUT BULL REALTY

## MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

## SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

## CONNECT WITH US:

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**27**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
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**8**  
SOUTHEAST  
STATES

