

LAND
FOR
SALE

COOPER CREEK ROAD

8239 COOPER CREEK RD COLUMBUS, GA 31909



SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF  **BROKERAGE
COMPANY**

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Zoned NC, it presents a versatile canvas for a range of business or residential ventures, tapping into the dynamic growth of the North Columbus area. With a prime location, just off the East side of Veterans Parkway, this property invites investors to explore its possibilities, and contribute to the ongoing evolution of the North Columbus market.

PROPERTY HIGHLIGHTS

- Vacant Commercial Lot
- Zoned NC: Neighborhood Commercial District
- Located in Commercial Land area
- 200–300 VPD

OFFERING SUMMARY

Sale Price:	\$300,000
Land Size:	0.78 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,356	16,275	35,079
Total Population	5,086	39,784	86,158
Average HH Income	\$103,992	\$107,949	\$102,423

SCOTT BOYCE
(706)-615-9733
scottb@woodruffre.com

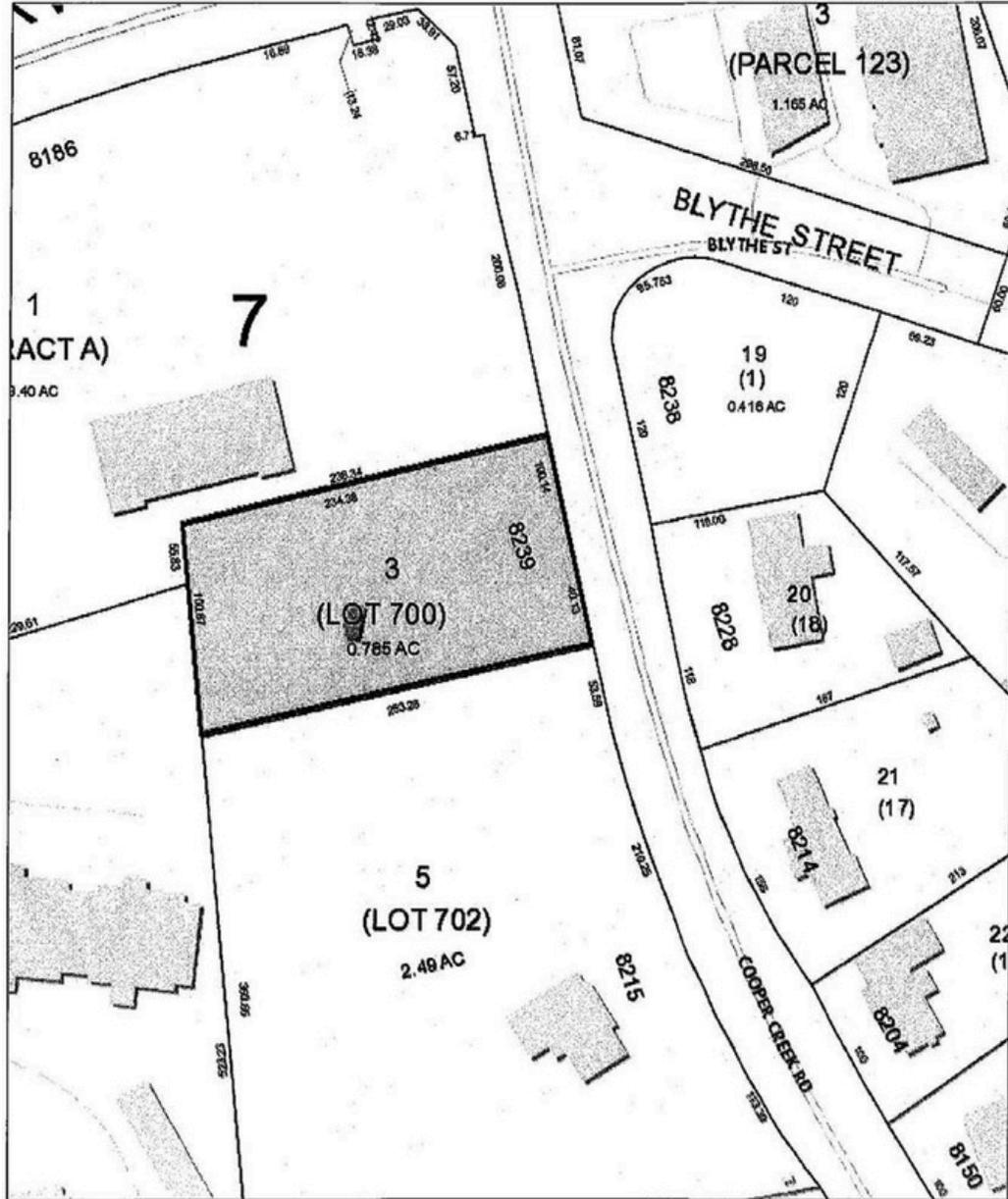
3580 Masse Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF W **BROKERAGE COMPANY**

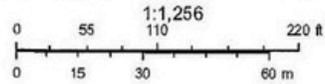
Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SITE PLAN

080 001 003, 8239 COOPER CREEK RD, GA



January 29, 2025



Columbus Consolidated Government

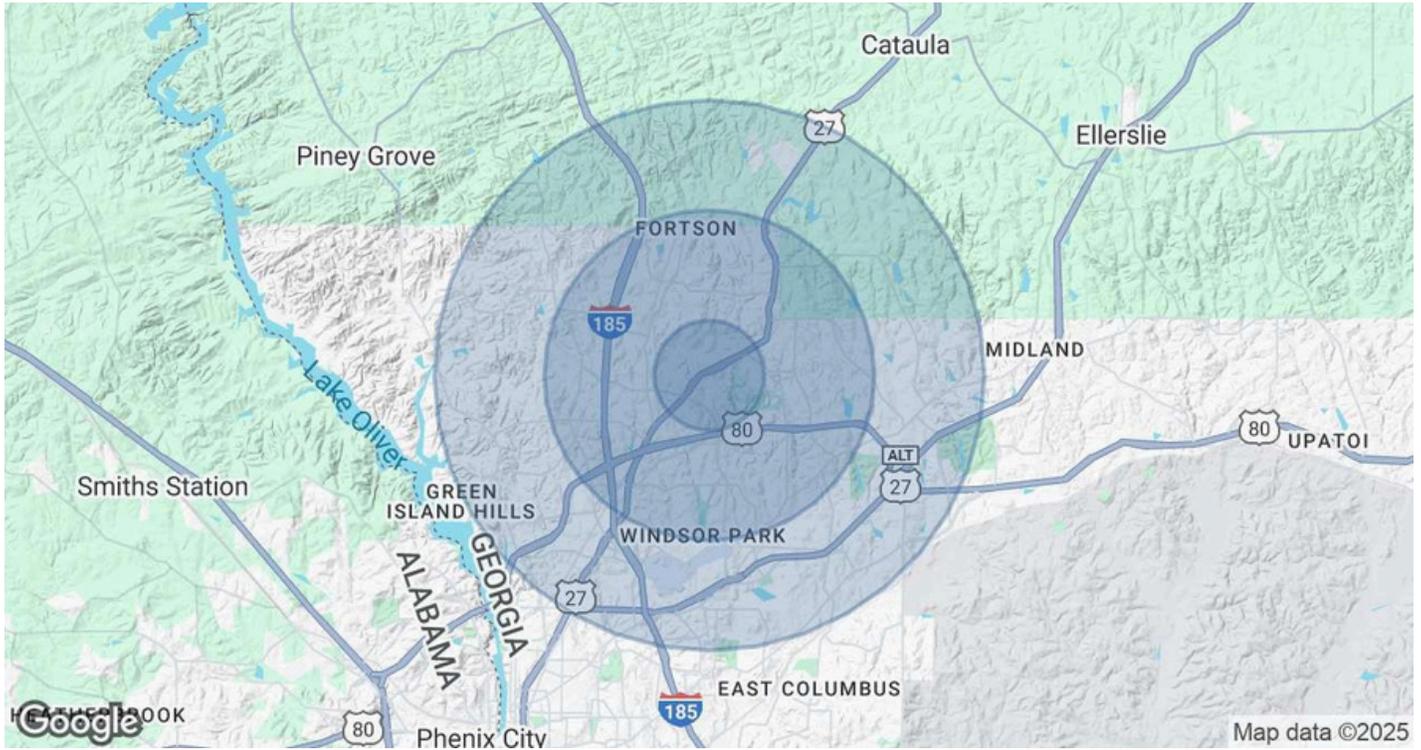
SCOTT BOYCE
(706)-615-9733
scottb@woodruffre.com

WOODRUFF BROKERAGE COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,086	39,784	86,158
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,356	16,275	35,079
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$103,992	\$107,949	\$102,423
Average House Value	\$325,981	\$293,330	\$288,224

Demographics data derived from AlphaMap

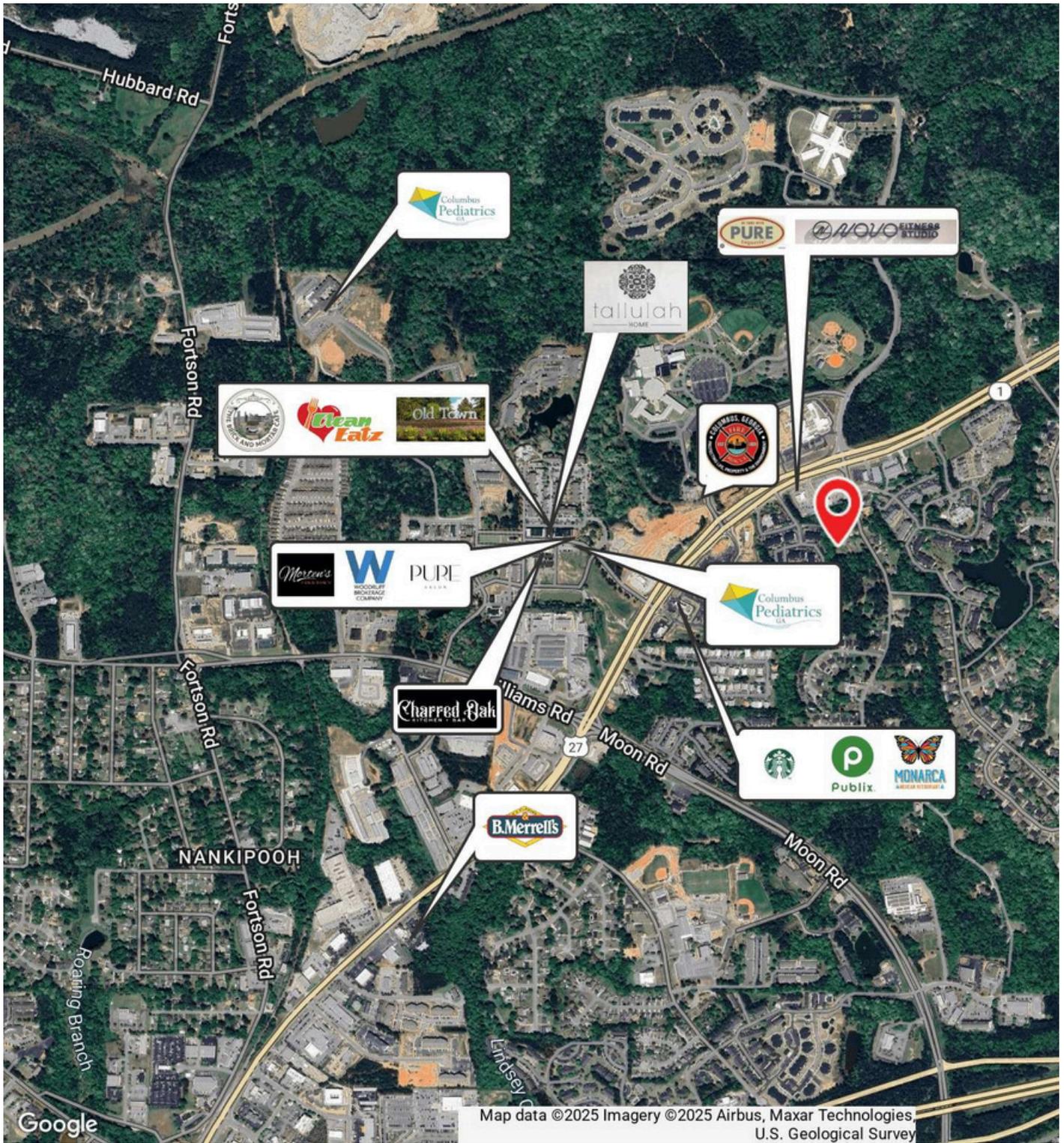
SCOTT BOYCE
 (706)-615-9733
 scottb@woodruffre.com

WOODRUFF BROKERAGE COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



SCOTT BOYCE
 (706)-615-9733
 scottb@woodruffe.com

WOODRUFF W BROKERAGE COMPANY

3580 Masseur Lane, Suite 220, Columbus, GA 31909 | woodruffe.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.