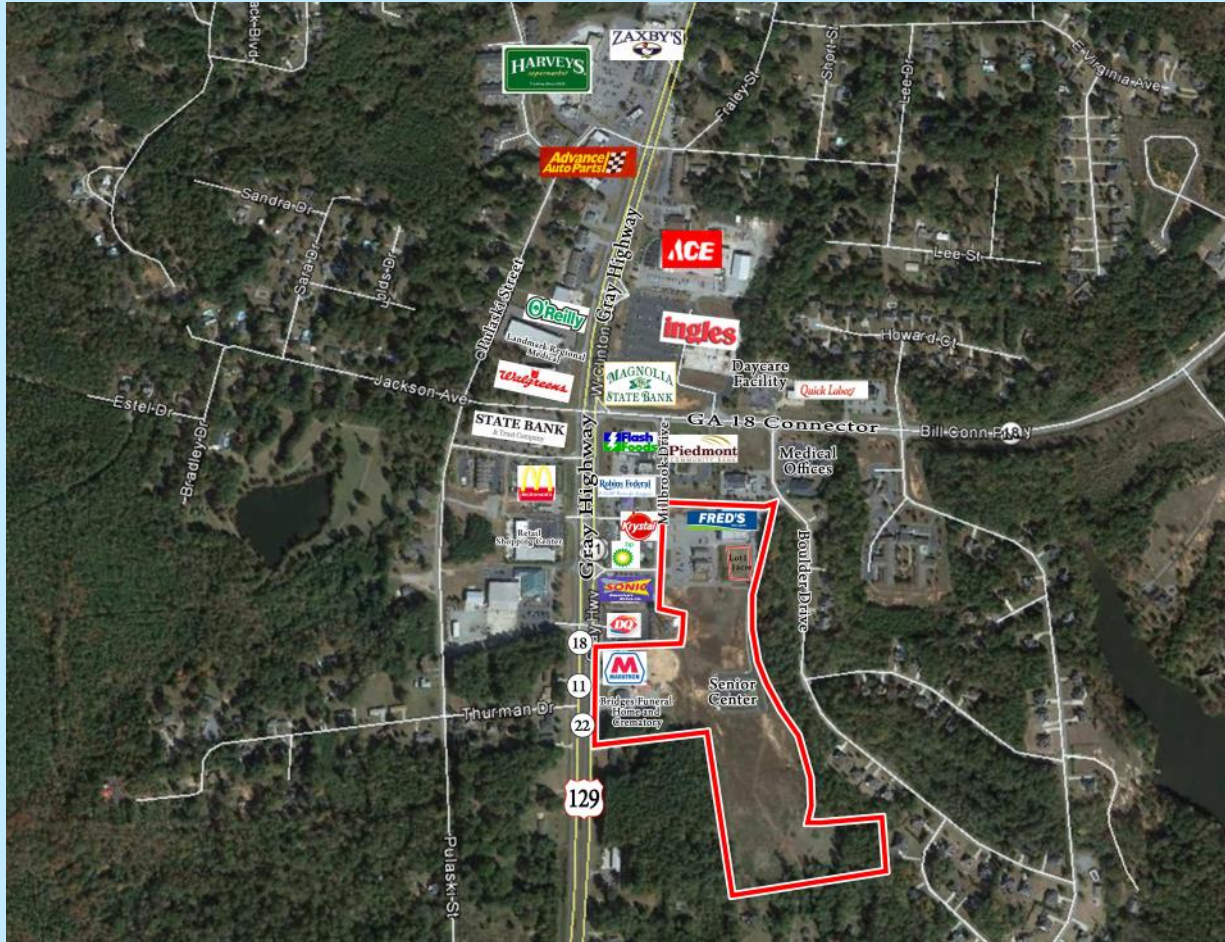


WATER TOWER PARK

Gray, Georgia



A Great Development

- ◆ +/- 18 acres available in the Water Tower Park mixed use development
- ◆ Currently zoned C-2 and R-3
- ◆ Average household income is \$60,164 in a 1 mile radius
- ◆ 23,470 +/- vehicles per day on Gray
- ◆ Highway / US 129
- ◆ All utilities to site
- ◆ Gently Rolling Topography

\$225,000/Acre
(2 acres or less)

For other acreage pricing contact agent.

EXCLUSIVELY OFFERED BY:



WATER TOWER PARK

LOCATION:

Near the corner of Gray Highway & GA
18 Connector (see aerial)
Gray, Georgia 31032

PROPERTY TOURS:

Please call to arrange a tour of the property.

DIRECTIONS:

From downtown Macon take Spring Street. Continue on Spring Street past I-16, taking a slight right onto Gray Highway / US 129. Turn right on GA 18 Connector, then right on Millbrook Drive. Property is at the end of Millbrook Drive.

23+ ACRE Mixed-Use Site:

- ♦ Ideal site for retail, fast food, c-store or restaurant
- ♦ Includes prime retail sites well suited for big box and general retail and prime sites for office and general commercial
- ♦ Lay of the land naturally lends itself to possible green space, sidewalks, parks and walking trails.
- ♦ 8 acres developed as retail uses.

JONES COUNTY, GA

A nice place to visit

An excellent place to do business

DEVELOPMENT OPPORTUNITY

This 23+ acre development opportunity is located near 3 major interstates, I-16, I-75, and I-20. Jones County offers affordable living, excellent public schools, 4 universities & 2 technical colleges nearby.

Jones County is situated in the northeastern section of Middle Georgia, between Macon and Milledgeville. The county was founded in 1807, and Gray became the county seat in 1905. The city began to thrive with commercial and retail establishments, all supported by excellent rail and highway systems.

LIFESTYLE

Jones County, in middle Georgia, has both tranquility and excitement, offering businesses, families, and retirees an endearing and affordable lifestyle. With safe streets, green space, a rambling river, abundant wildlife, and excellent schools, Jones County is truly a place you'll be proud to call home.

EDUCATION

Jones County School District is a community partnership that empowers and inspires students to reach their maximum potential and become productive citizens by providing challenging educational experiences through effective teaching strategies in environments conducive to learning. The district has six elementary schools, two middle schools, and two high schools serving the communities of Gray, Haddock, and Macon, GA.

TOURISM

With one-fourth of Jones County being wildlife refuges, hunting, fishing, and nature viewing are the most popular forms of recreation. The Ocmulgee River and Miller Lake offer tremendous natural resources for fishing, swimming, canoeing and camping.

Jones County is also home to several annual fairs and events. Some of the bigger events are the Jones County Lions Club Fair held in the fall, the Clinton War Days and the Day Lily Festival, both held in early June. The re-enactment of the Federal Occupation of Clinton during the Civil War is held in early May.

STRONG GEORGIA LOCATION

- ◆ Convenient to I-16, I-75, and I-20
- ◆ Jones County offers urban growth with a rural atmosphere
- ◆ Located 1.5 hours from Hartsfield-Jackson International Airport
- ◆ In close proximity to 2 major shipping ports: Savannah & Brunswick
- ◆ Pleasant climate with four seasons and moderate temperatures
- ◆ Located in the northeastern section of Middle Georgia between Macon and Milledgeville, Jones County offers opportunity and convenience for its citizens and businesses

JONES COUNTY AT-A-GLANCE

- ◆ Established in 1807
- ◆ 962 acre industrial business park
- ◆ Low taxes
- ◆ Low crime rate
- ◆ On-site technical college center
- ◆ Reliable communications
- ◆ Qualified and educated workforce
- ◆ Freeport Tax Exemption 100%
- ◆ Affordable living
- ◆ Excellent public school system
- ◆ Excellent water capacity - Ocmulgee River MWA Reservoir

PROPERTY HIGHLIGHTS

- ◆ Great development opportunity for retail, multi-family, townhomes or office
- ◆ Currently zoned C-2 and R-3
- ◆ All utilities to site
- ◆ Gently rolling topography

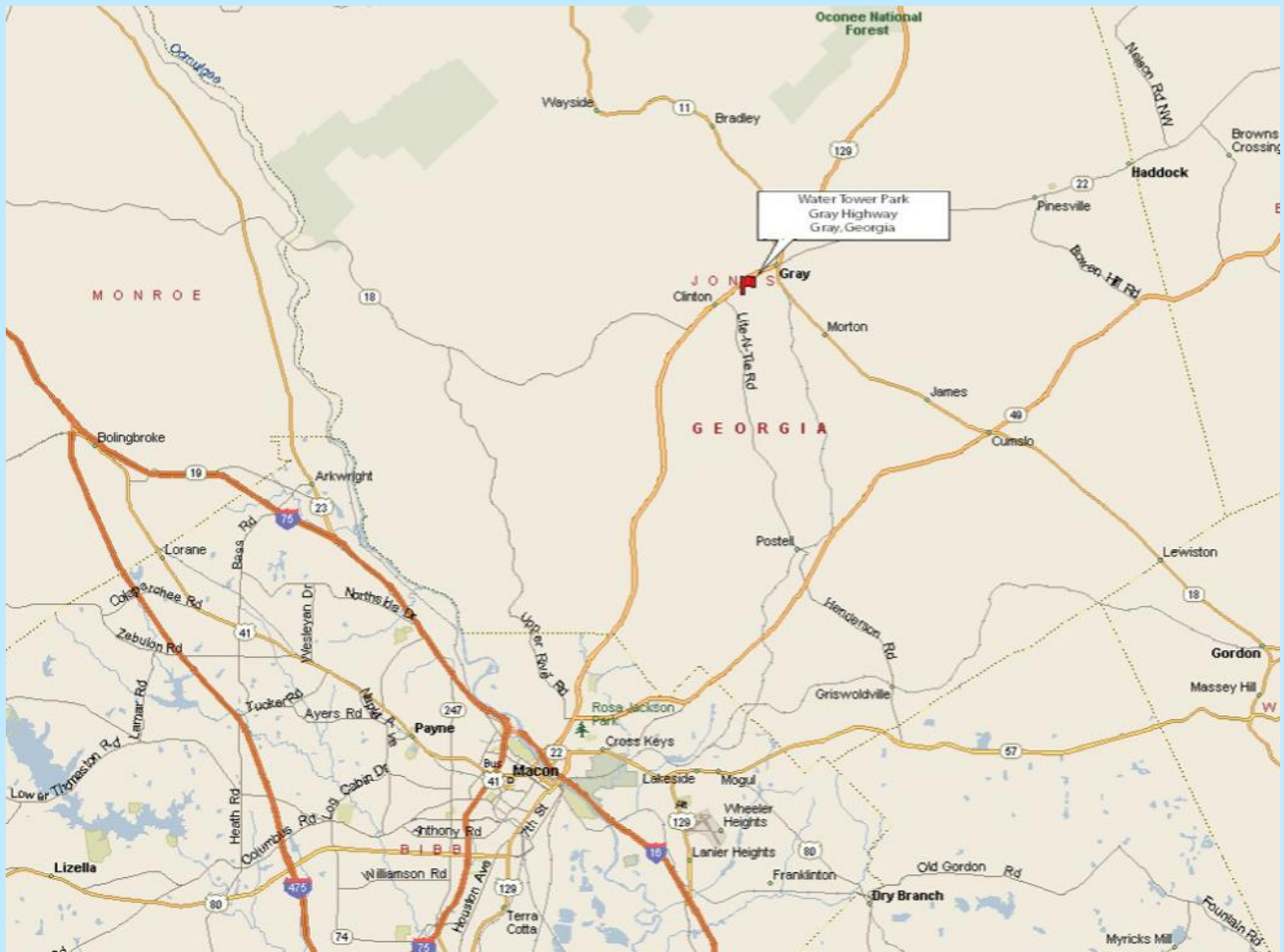
DISTANCE TO POINTS OF INTEREST

Downtown Macon 15 miles
Milledgeville 20 miles
Hartsfield-Jackson Airport 80 miles



2015 DEMOGRAPHICS			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,356	7,938	11,583
Median Age	38.4	37.2	38.9
Average HH	\$73,474	\$69,388	\$67,733

WATER TOWER PARK



800.598.0590

478.742.2015 FAX

FOR MORE INFORMATION CONTACT:

WENDY PIERCE

478.746.9421 OFFICE