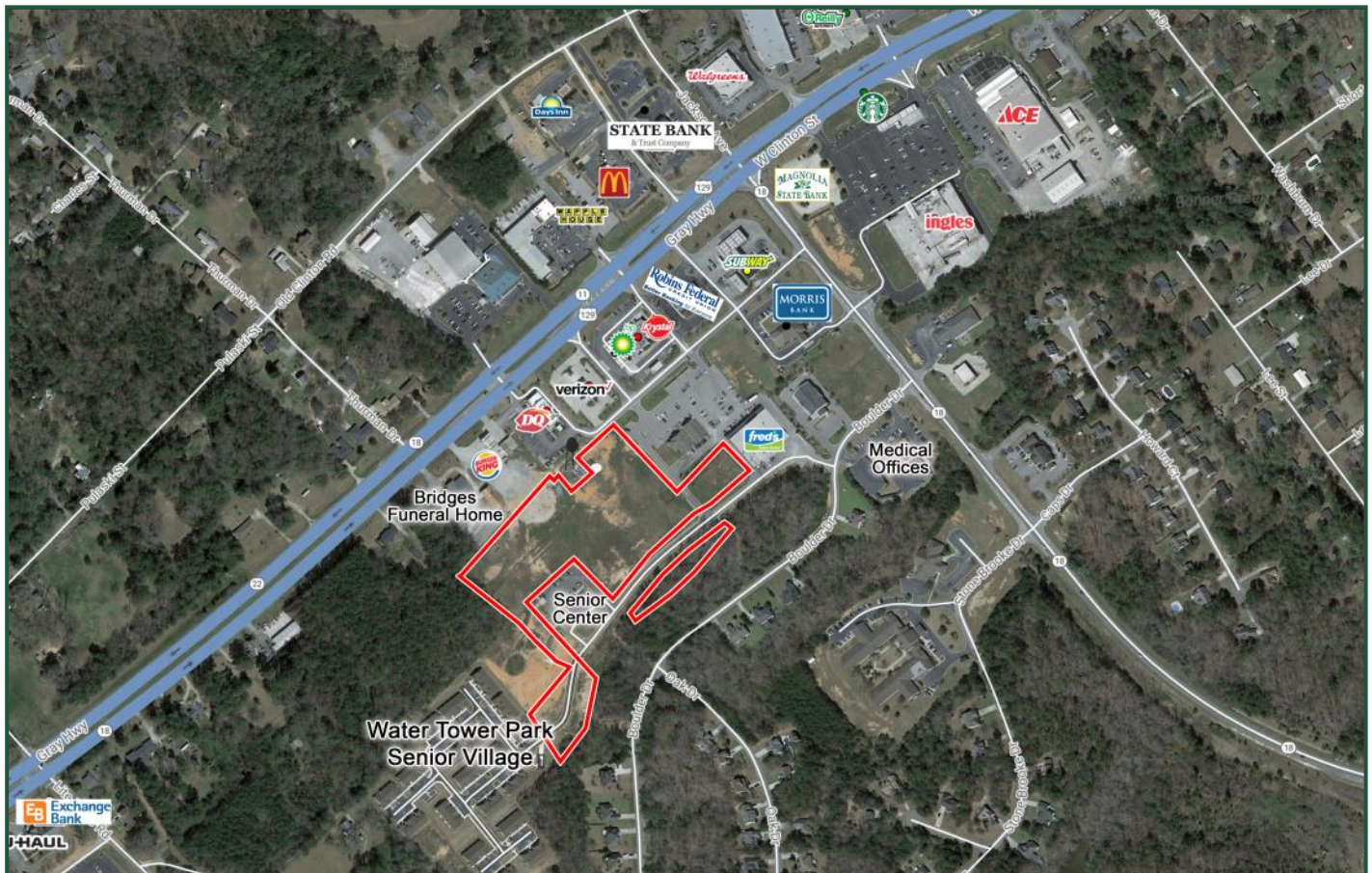


Water Tower Park
Gray Hwy
Gray, GA 31032



- ◆ 9.18± 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.

**FOR MORE
INFORMATION
CONTACT**

Wendy Pierce
478-746-9421
478-335-1254
wpierce@fickling.com

commercial.fickling.com

Water Tower Park
Gray Hwy
Gray, GA 31032



LOCATION:

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

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.

Water Tower Park Mixed-Use Site:

- ◆ 9.18± acres undeveloped land available
- ◆ 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.
- ◆ 7.94± acres Water Tower Park Senior Village apartment living situated on ±8 acres
- ◆ 1.33± acres Jones County Senior Center is located within Water Tower Park.

**For other acreage
pricing contact agent.**

DEMOGRAPHICS

2020	1 mile	3 mile	5 mile
Population	1,246	8,105	11,690
Avg. HH Income	\$87,763	\$78,065	\$79,542
Median Age	38.3	38.3	39.7

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