

HWY 96 COMMERCIAL DEVELOPMENT

HWY 96
KATHLEEN, GA 31047

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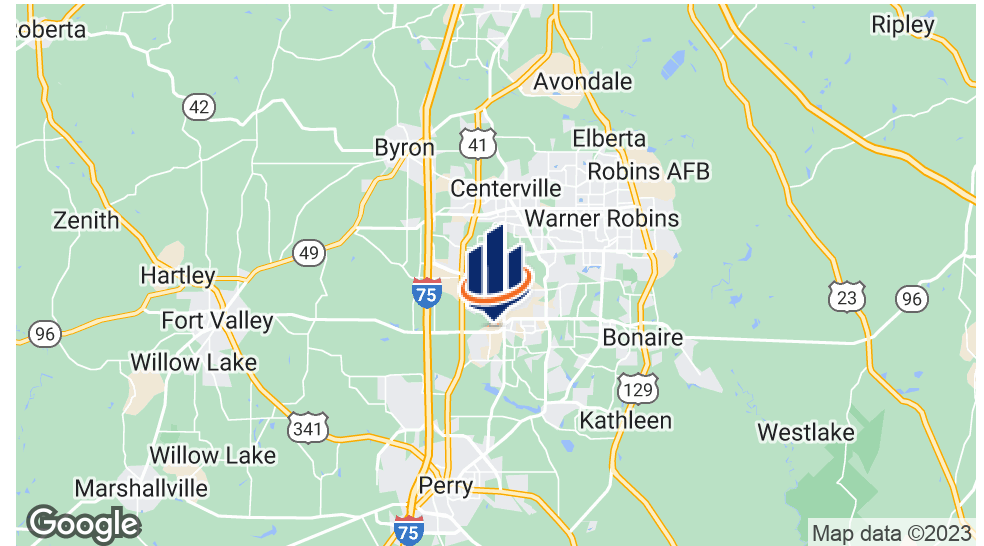
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Property Summary



OFFERING SUMMARY

Sale Price:	Call Listing Agent
Lot Size:	57.66 Acres
Zoning:	AG & C 2
Road Frontage:	1,450 ± FT
Traffic Count:	16,700 ± Cars/Day (Hwy 96)
APN:	000520 248000; 000520 07A000; 000520 007000; 000520 07B000; 000520 249000; 000520 250000

PROPERTY OVERVIEW

Prime commercial development opportunity! Located just a few miles from I-75, this property consists of 57.66 acres and is in one of the fastest-growing areas in central Georgia. It has 1,450 FT of frontage on Hwy 96 and 150 Ft on Lake Joy Rd. Warner Robins is home to Robins Air Force Base, one of the largest employers in the state, which directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. Other large employers include Perdue Farms, Frito Lay, and the Houston County School Board. The Combined Statistical Trade Area has a population that is estimated to be 420,693. A 400-unit luxury apartment complex is under construction adjacent to this site. All utilities are available at the site. Level Topography.

PROPERTY HIGHLIGHTS

- Lake Joy Rd: 15,300 Cars per day
- I-75: 72,200 Cars per day
- Seller is willing to sell individual parcels

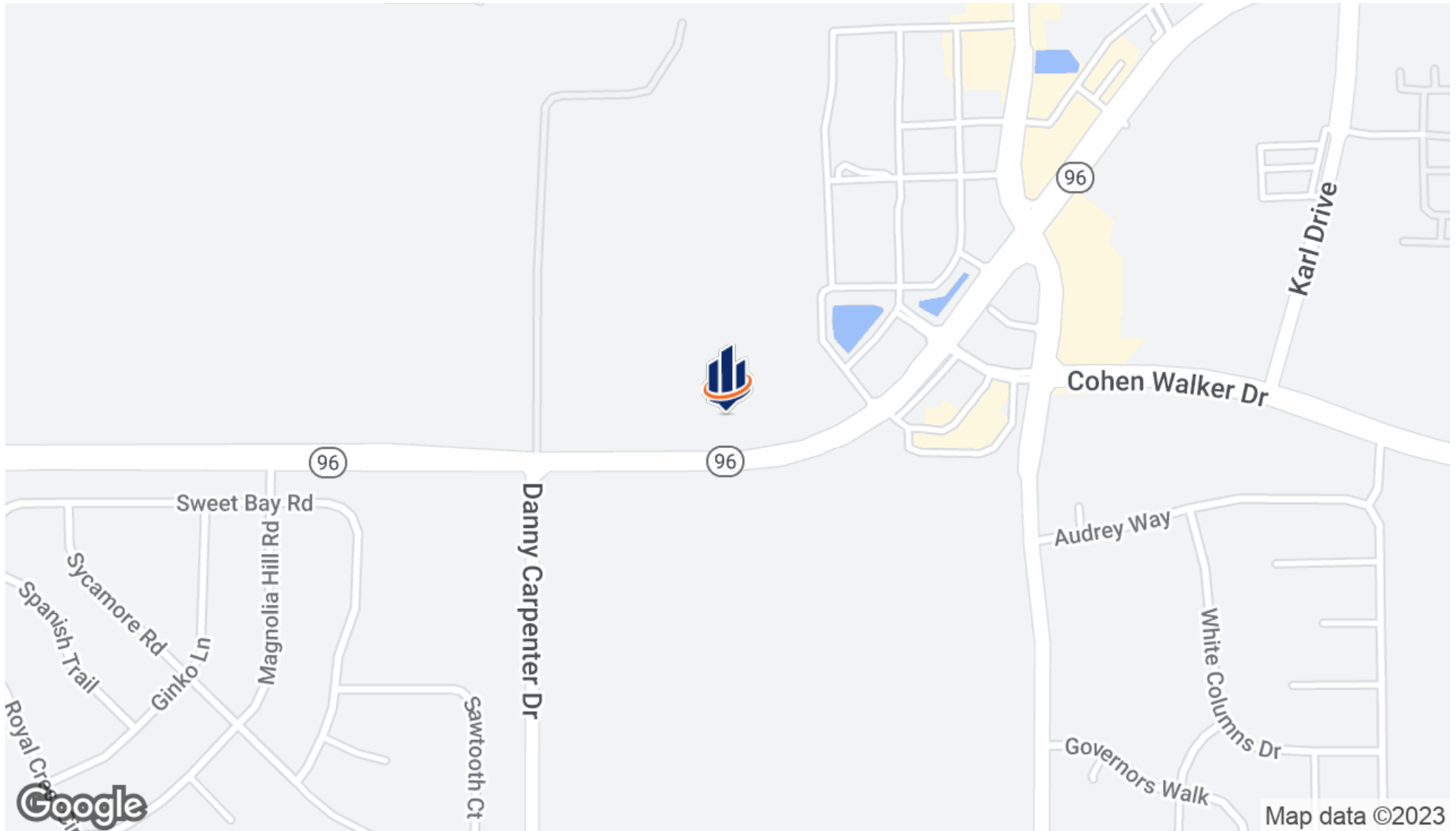
Location Description



LOCATION DESCRIPTION

Located in Kathleen, Georgia along Hwy 96 at the Lake Joy and Hwy 9 intersection. This site is situated 2.5 miles east of I-75 and offers excellent proximity to major retailers and facilities. I-75 is a major interstate highway that runs through the state of Georgia, it serves as a vital transportation route for businesses and goods. Major retailers and facilities within 10 minutes of the site include Lowes, Publix Super Market, Rigby's Water World, Houston County High School, and Central Georgia Technical College. This an ideal location with amazing development underway and potential to become a major commercial corridor.

Location Map

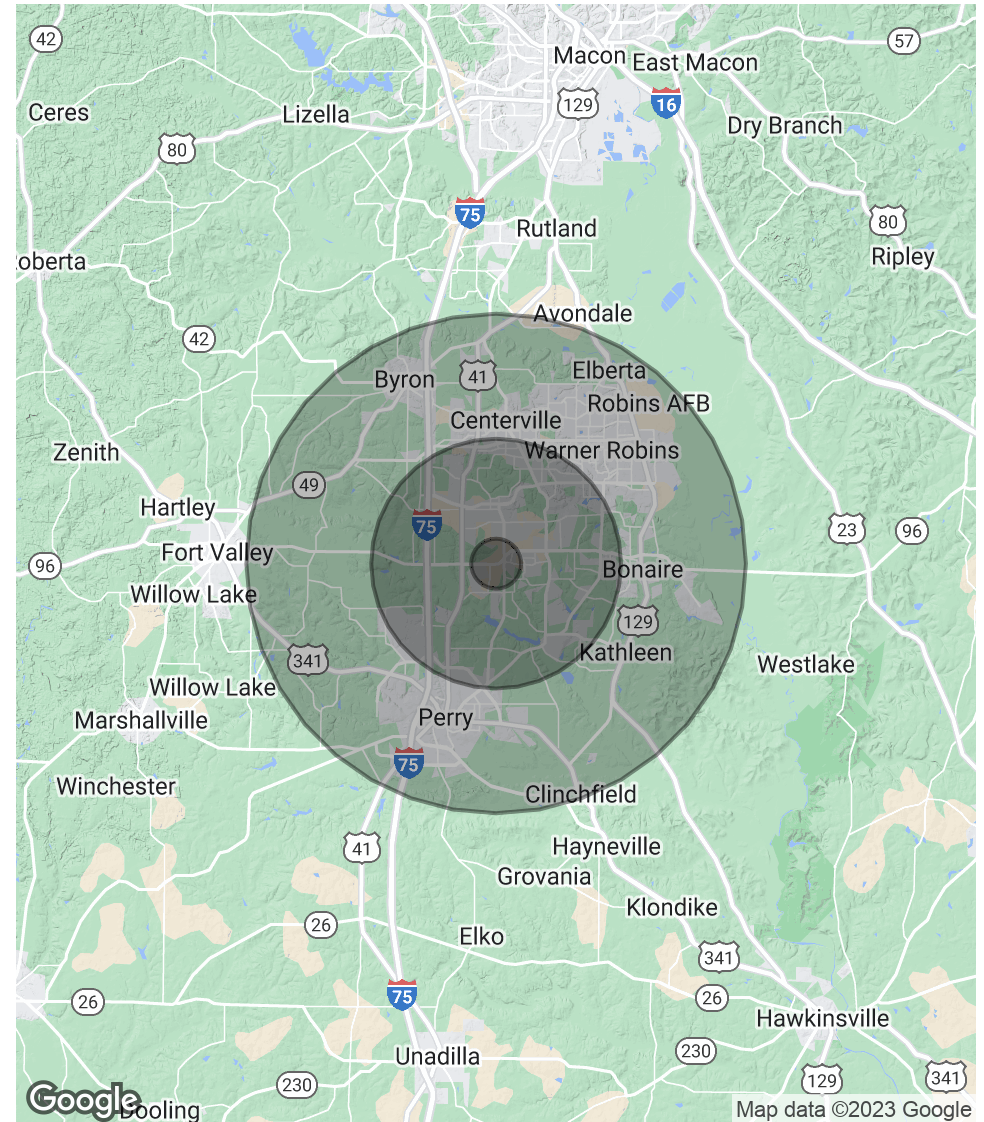


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	74,729	154,981
Average Age	39.6	35.9	36.5
Average Age (Male)	40.9	34.5	35.1
Average Age (Female)	32.3	36.2	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	986	29,230	63,620
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$105,727	\$80,426	\$72,790
Average House Value	\$235,224	\$163,112	\$150,296

* Demographic data derived from 2020 ACS - US Census

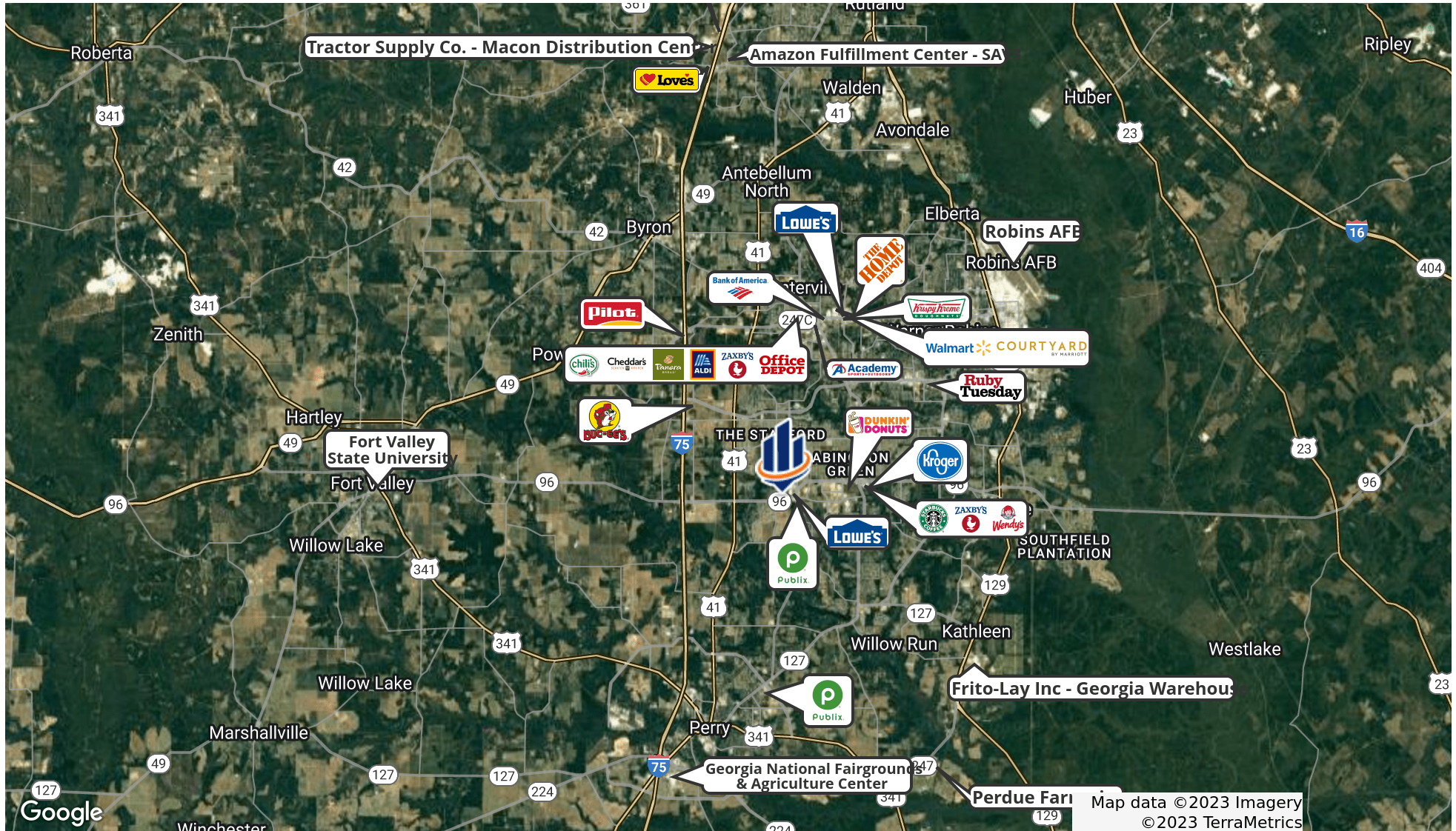


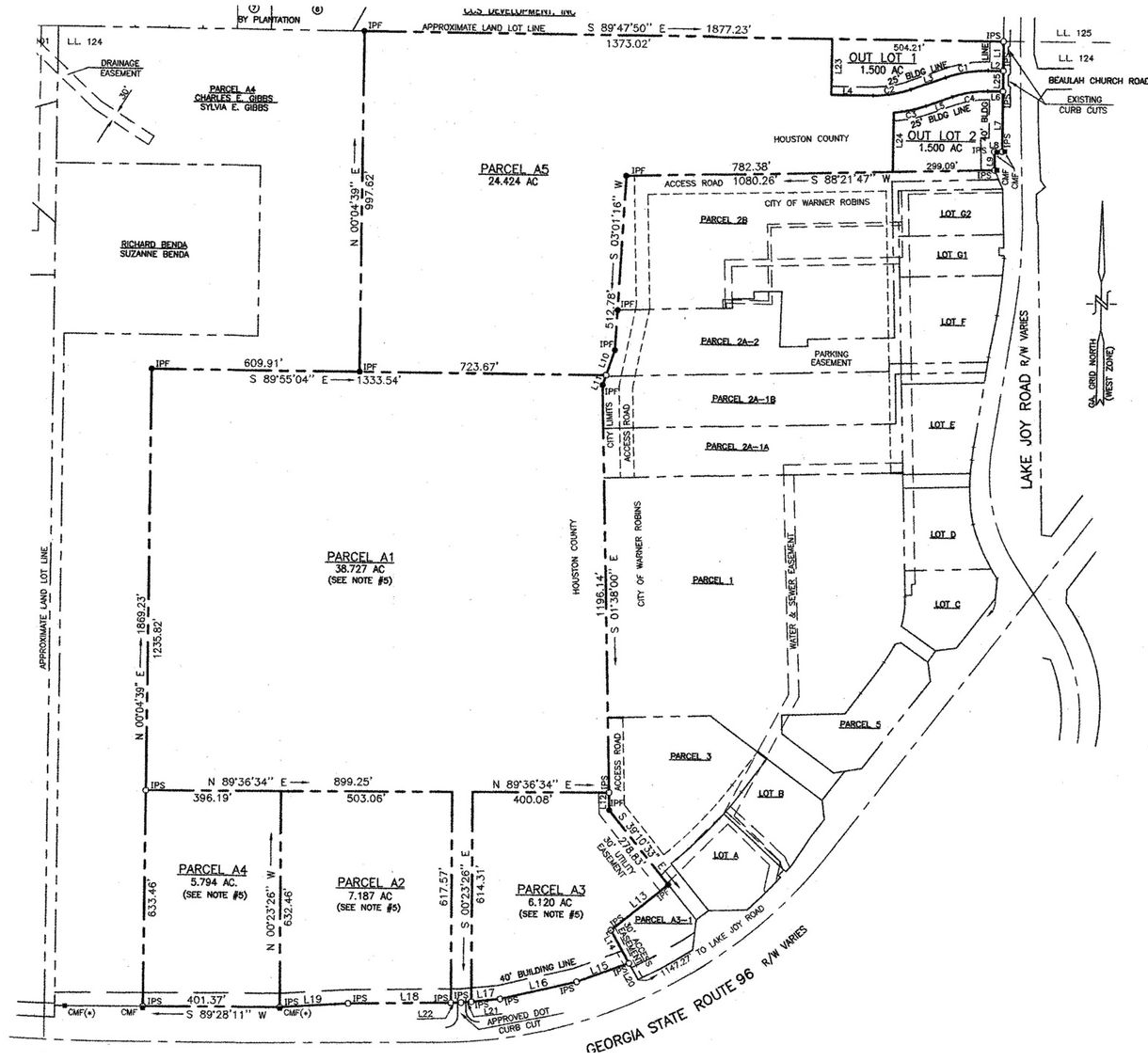
Neighborhood Aerial Map



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Market Area Map







Additional Photos







TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational

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