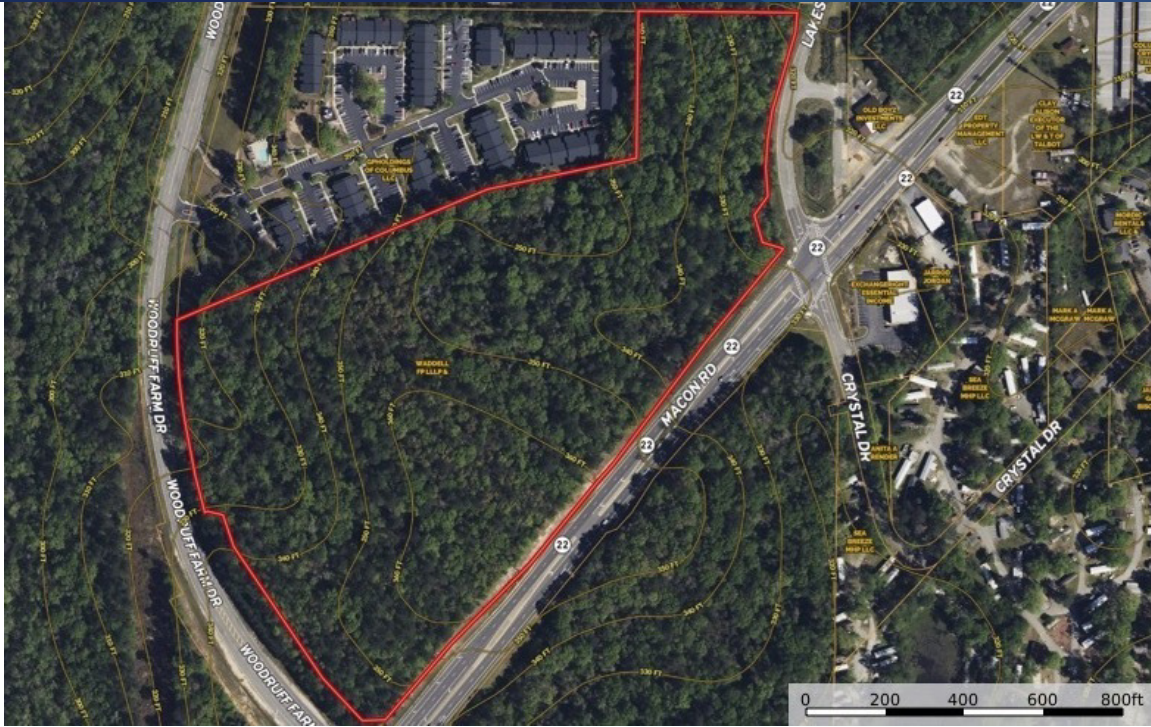


FOR SALE

WOODRUFF FARM RD. & MACON RD.
5018 Woodruff Farm Rd Columbus, GA 31907 (Parcel 4)



OFFERING SUMMARY

Sale Price:	\$3,357,000
Parcel (out of 6):	Parcel 4
Lot Size:	31.26 Acres
Zoning:	NC

PROPERTY OVERVIEW

Discover a rare opportunity to develop in one of Columbus, Georgia's most accessible and high-traffic corridors. This raw land parcel, located at the intersection of Woodruff Farm Road and Macon Road, offers unmatched visibility, convenient access, and flexible zoning—making it ideal for a wide range of development possibilities.

As Georgia's second-largest city, Columbus boasts a strong economic foundation. It is home to Fortune 500 companies such as TSYS, Aflac, and Coca-Cola, and continues to attract major corporate investment from industry leaders like Pratt & Whitney, Synovus, Hostess, McCauley Propeller Systems, Kia, and Hyundai, according to *Choose Columbus*, the region's economic development authority.

Fort Benning, a key military installation, plays an integral role in the local economy and community—bringing a steady influx of new families and fueling consistent residential growth across the area.

Strategically situated near Fort Benning and just minutes from Uptown Columbus—the city's premier business and entertainment district—this property presents a valuable opportunity for builders and developers seeking to capitalize on the region's long-term growth trends.

Carson Cummings
(706) 289-2468
carson@cummingscre.com

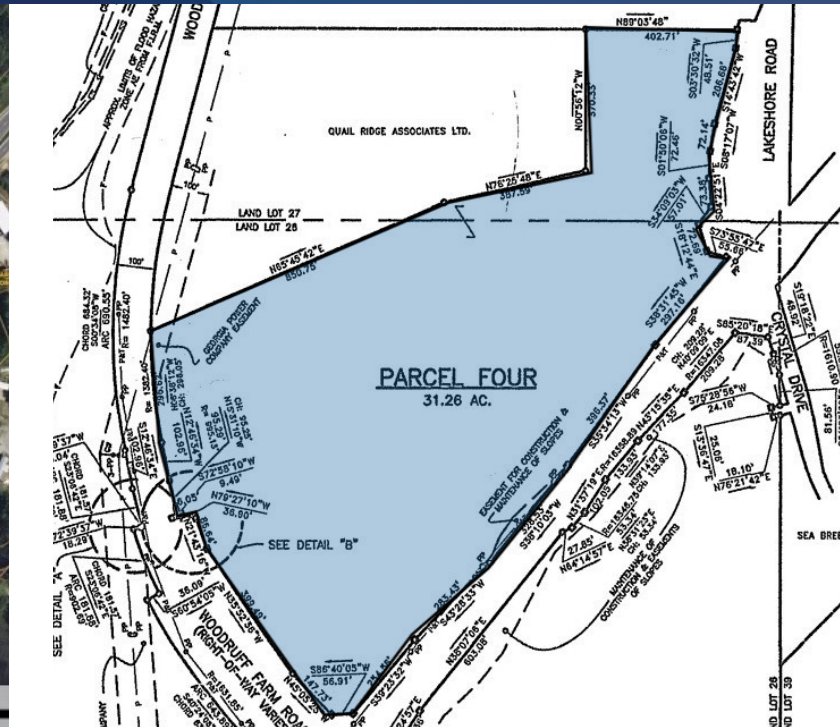
Richard Hill
(706) 330-7492
richard.hill@kpdd.com



**COLDWELL BANKER
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KENNON & PARKER

FOR SALE

WOODRUFF FARM RD. & MACON RD.
5018 Woodruff Farm Rd Columbus, GA 31907 (Parcel 4)



PROPERTY HIGHLIGHTS

- High-traffic location at Woodruff Farm Rd. & Macon Rd.
- Excellent visibility and access
- Ideal for neighborhood commercial or mixed-use development
- Minutes from Fort Benning and Uptown Columbus
- Surrounded by established residential communities
- Located in a growing economic hub with strong demographic trends

RAW LAND PORTFOLIO

This parcel is a part of a portfolio of raw land available for purchase.

Parcel - Acres	Zoning	Sales Price
Parcel 3A - 77.1 Acres	RMF2	\$4,785,000
Parcel 3B East - 21.93 Acres	RMF2	\$1,438,650
Parcel 3B West - 41.5 Acres	RMF2	\$647,750
Parcel 4 - 31.26 Acres	NC	\$3,357,000
Parcel 5 - 57.53 Acres	RMF2	\$2,881,850
Parcel 6 - 12.05 Acres	RMF2	\$1,458,500

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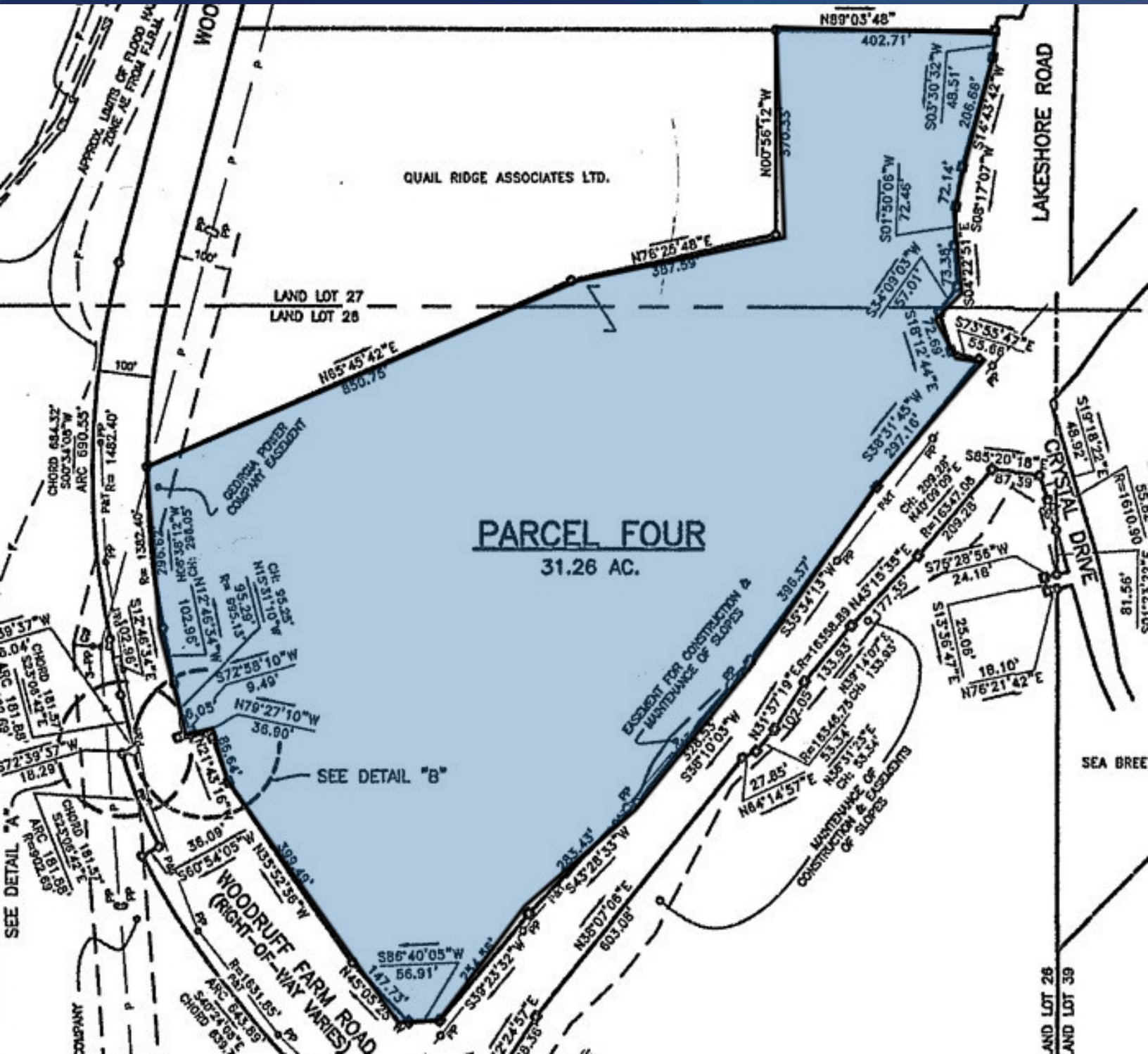
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FOR SALE PARCEL 4 - WOODRUFF FARM RD. & MACON RD.

5018 Woodruff Farm Rd Columbus, GA 31907 (Parcel 4)



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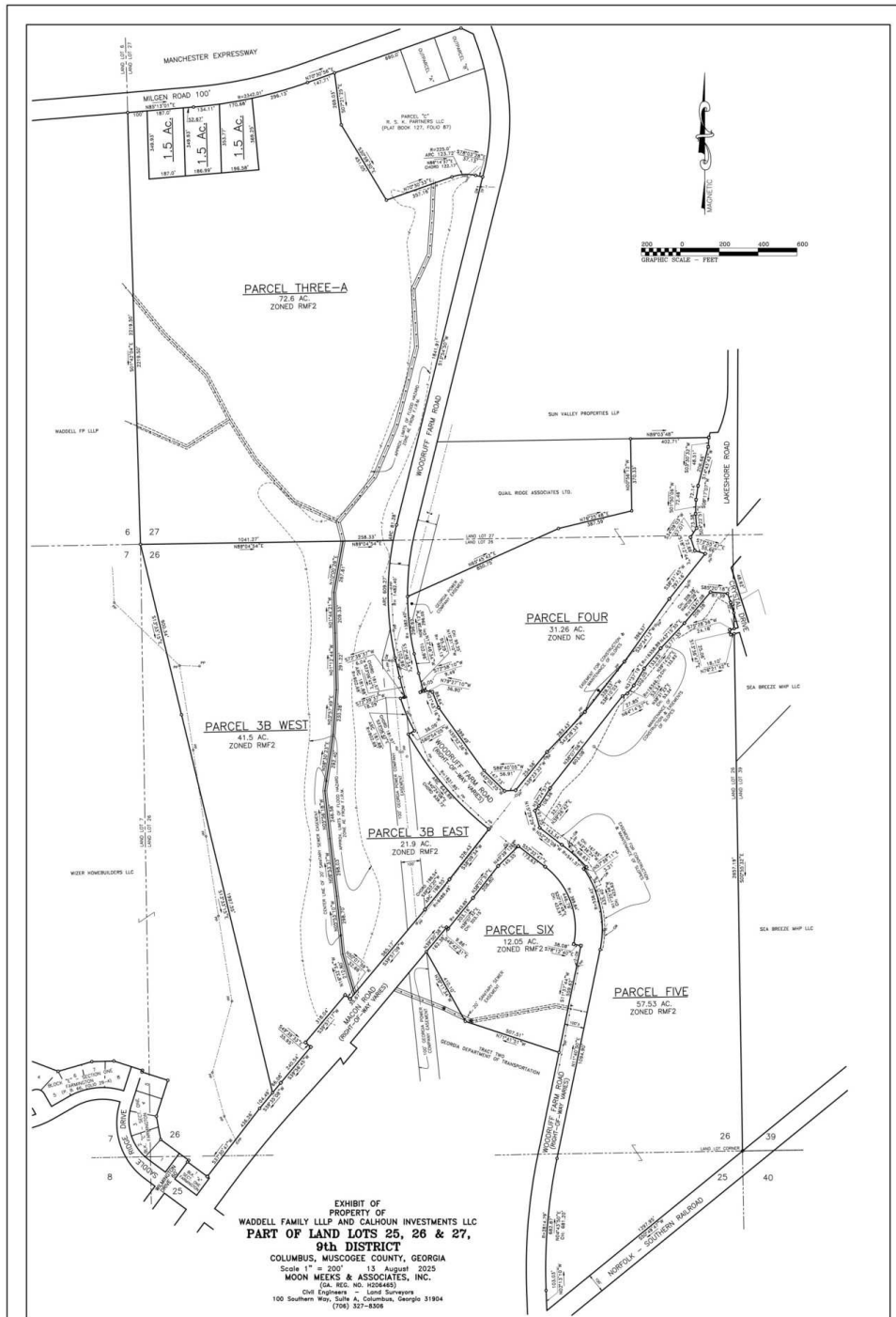
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FOR SALE

WOODRUFF FARM RD. & MACON RD.
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Portfolio of Raw Land - Parcel 3A, Parcel 3B East, Parcel 3B West, Parcel 4, Parcel 5 and Parcel 6.

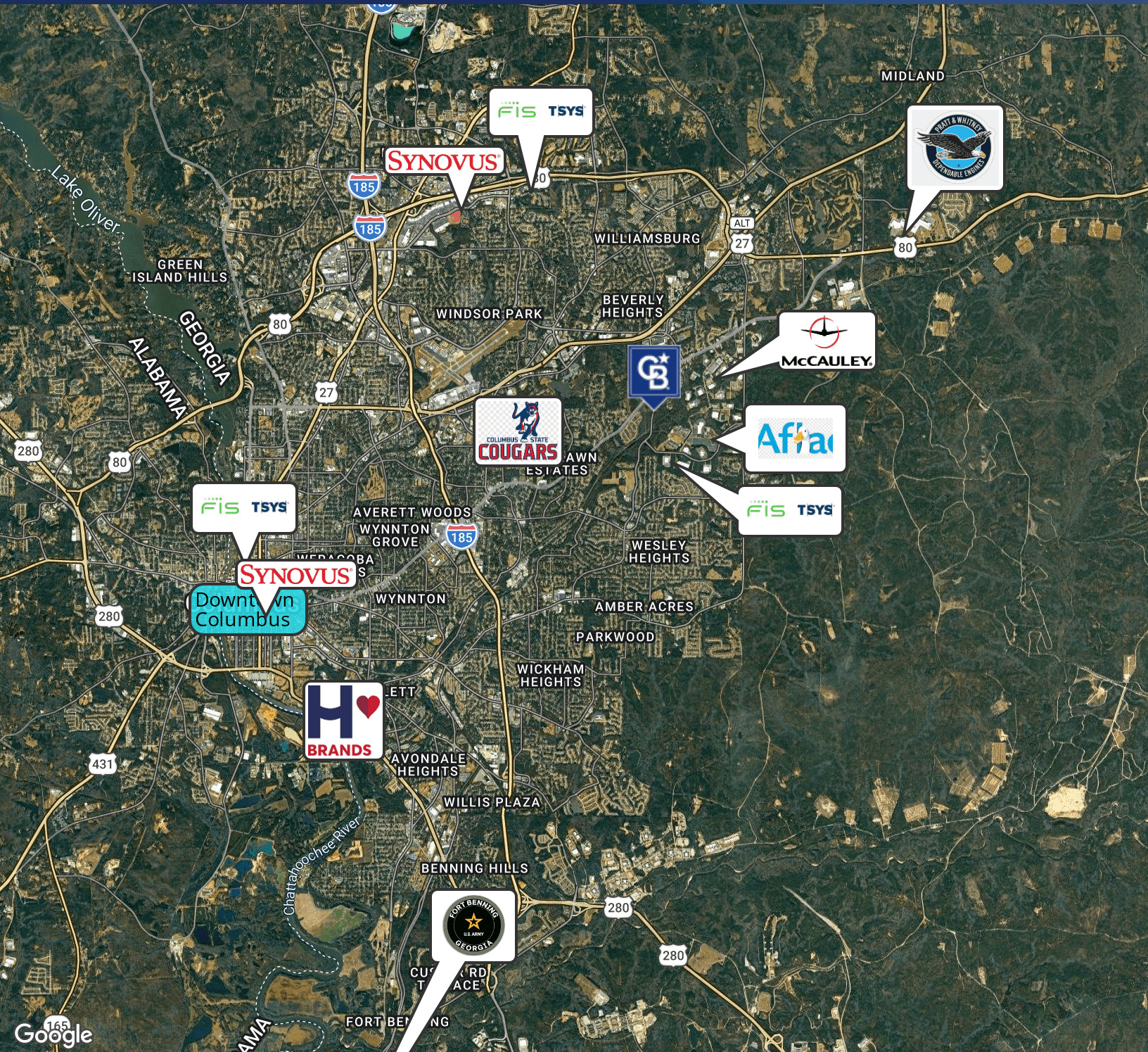
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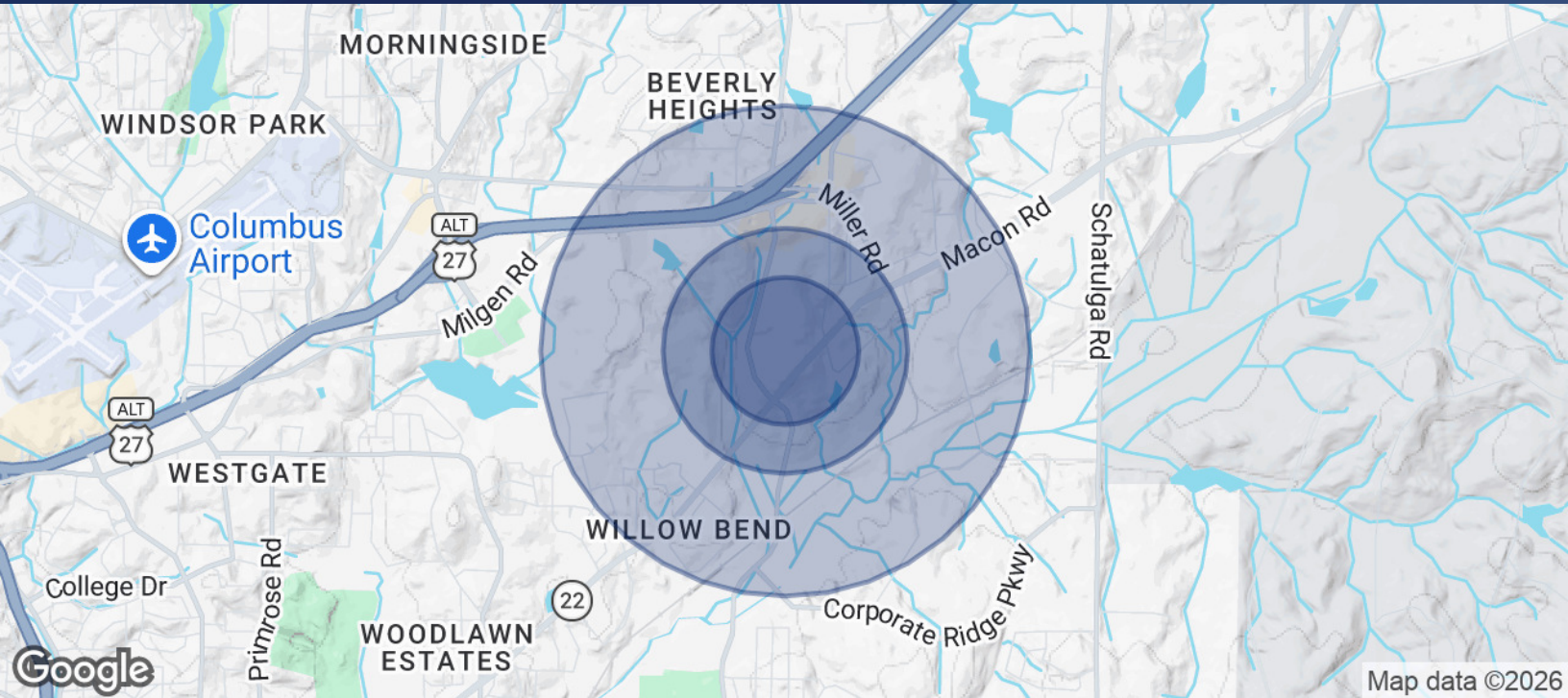
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	746	1,688	4,684
Average Age	38	38	39
Average Age (Male)	34	35	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	805	2,087
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$68,508	\$69,979	\$84,274
Average House Value	\$264,754	\$265,614	\$242,199

2020 American Community Survey (ACS)

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