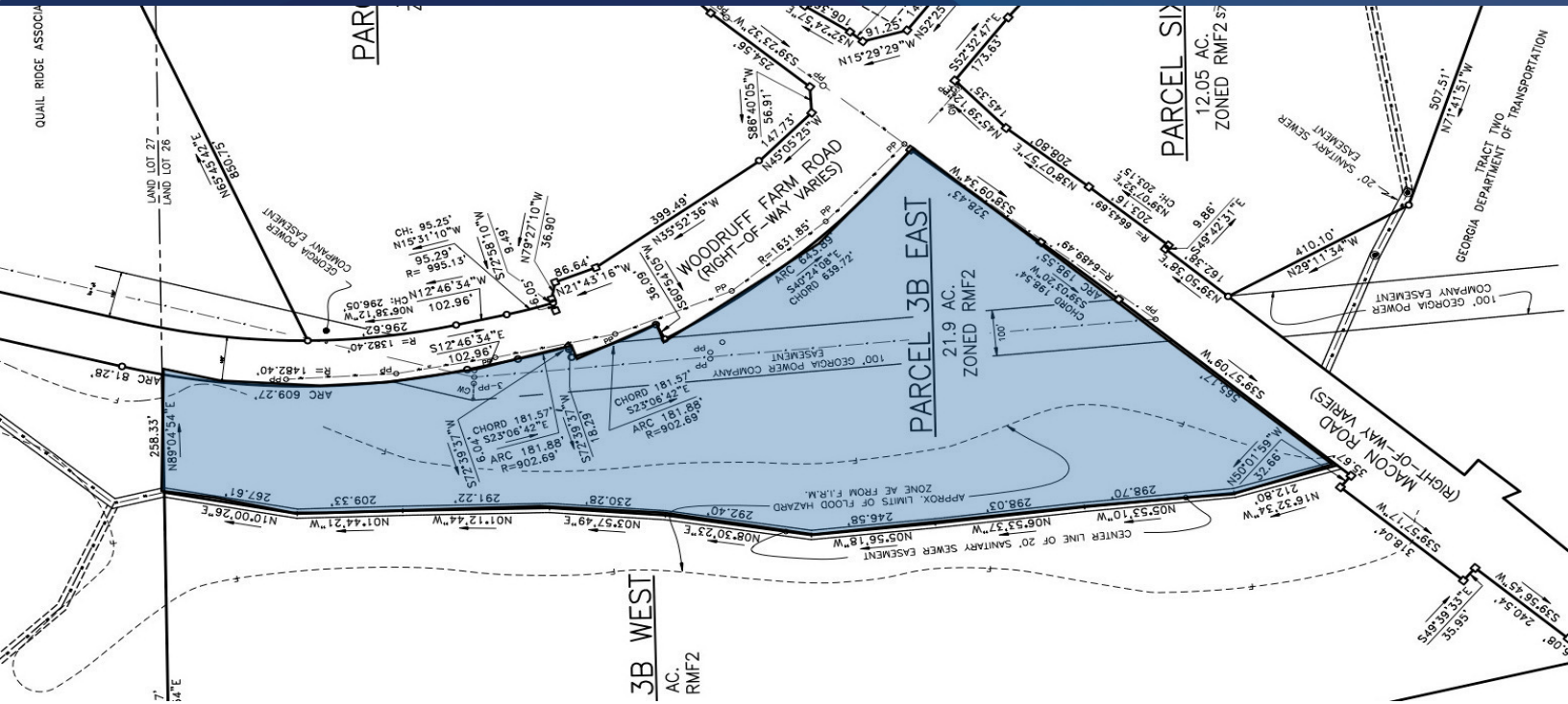


# FOR SALE

## WOODRUFF FARM RD. & MACON RD.

Woodruff Farm Road Columbus, GA 31907 (Parcel 3B East)



### OFFERING SUMMARY

Sale Price:	\$1,438,650
Parcel (out of 6):	Parcel 3B East
Lot Size:	21.93 Acres
Zoning:	RMF2

### PROPERTY OVERVIEW

Position your next residential development in one of Columbus, Georgia's most accessible and growing corridors. Located at the prominent intersection of Woodruff Farm Road and Macon Road, this high-visibility corner parcel is zoned RMF2 (Residential Multi-Family 2)—making it an ideal site for medium- to high-density residential development.

This zoning allows for a range of housing types, including duplexes, townhomes, and low-rise apartment buildings, making it well-suited for developers targeting Columbus's increasing demand for attainable housing, workforce housing, or small-scale residential communities.

As Georgia's second-largest city, Columbus offers a strong economic base anchored by major employers like Aflac, TSYS, Coca-Cola, Pratt & Whitney, Kia, Hyundai, and Synovus. Nearby Fort Benning, one of the largest military installations in the U.S., brings a consistent influx of military personnel, civilian employees, and their families—fueling steady residential demand.

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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

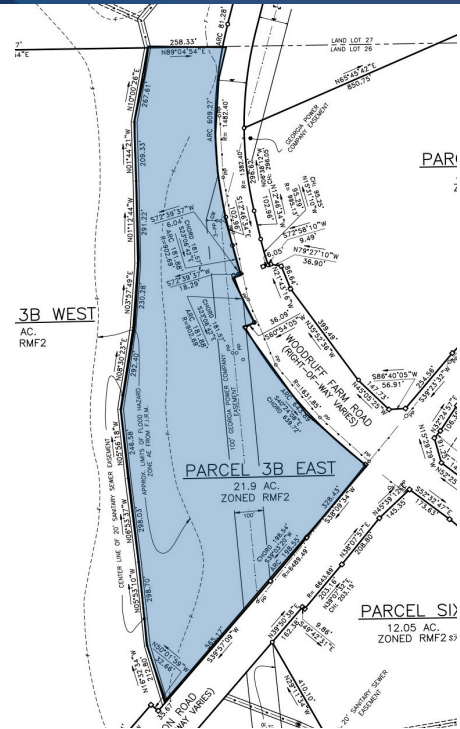
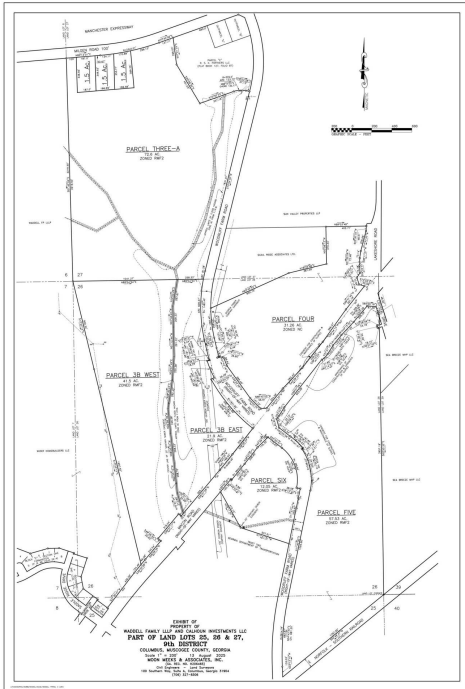
**Richard Hill**  
(706) 330-7492  
richard.hill@kpdd.com



**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

# FOR SALE

**WOODRUFF FARM RD. & MACON RD.**  
Woodruff Farm Road Columbus, GA 31907 (Parcel 3B East)



## PROPERTY HIGHLIGHTS

- Zoned RMF2 – suitable for townhomes, duplexes, or multi-family buildings
- Prime corner lot at Woodruff Farm Rd. & Macon Rd.
- Strong traffic counts and community visibility
- Minutes from Fort Benning and Uptown Columbus
- Close to schools, parks, and established residential neighborhoods
- Located in a high-demand growth corridor

## 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

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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

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

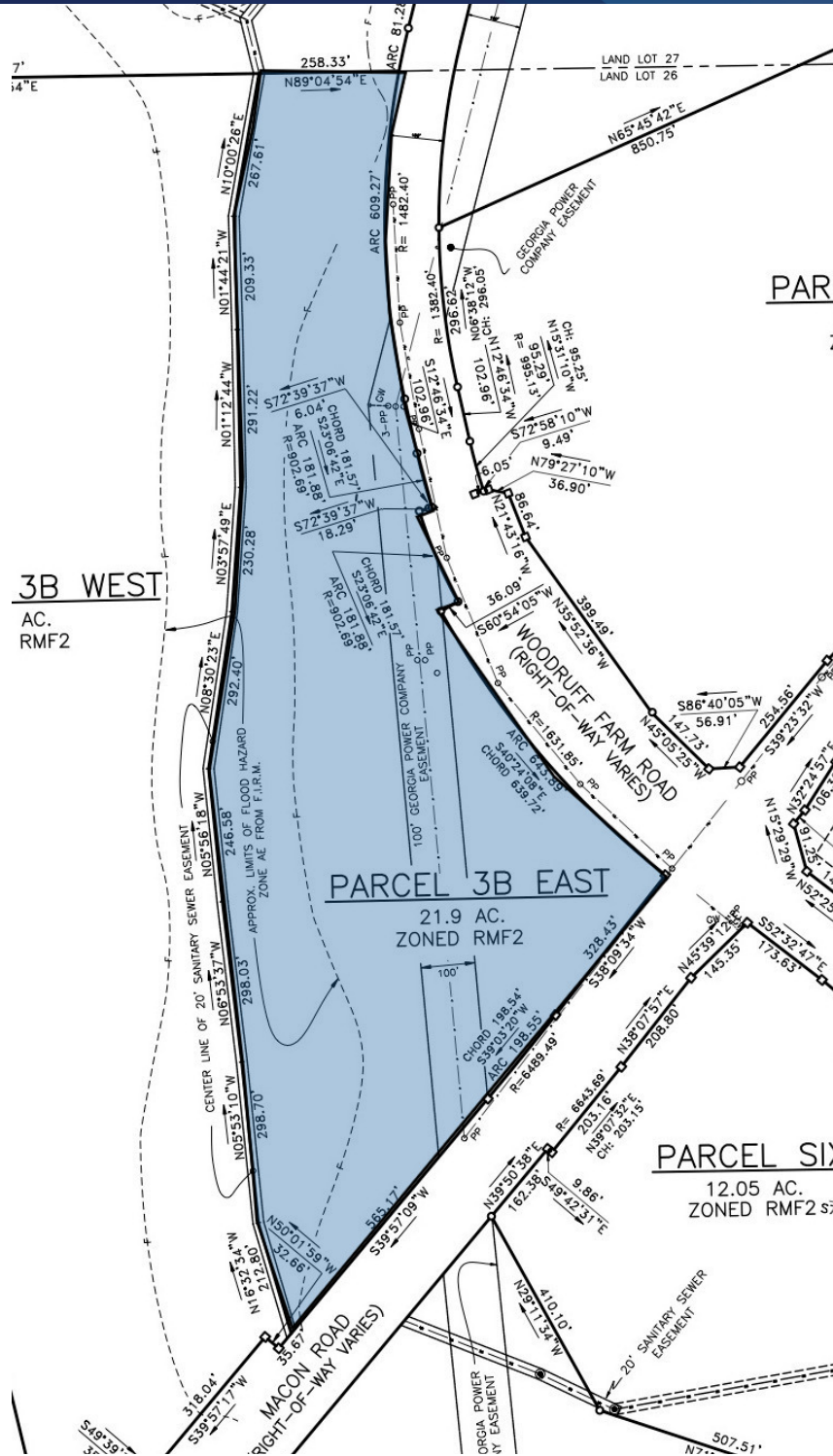


**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

# FOR SALE

## WOODRUFF FARM RD. & MACON RD.

Woodruff Farm Road Columbus, GA 31907 (Parcel 3B East)



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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

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

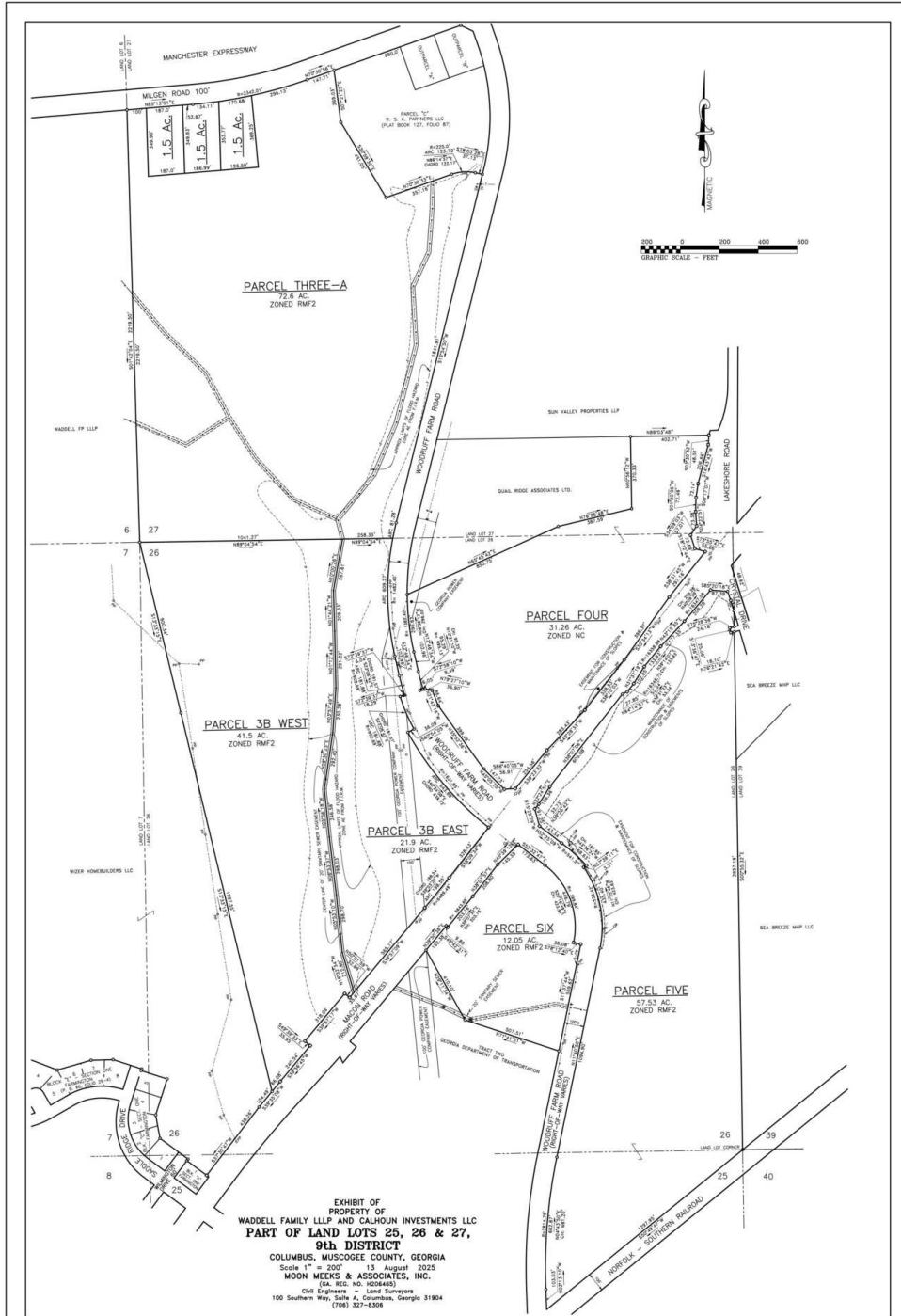


**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

# FOR SALE

## WOODRUFF FARM RD. & MACON RD.

Woodruff Farm Road Columbus, GA 31907 (Parcel 3B East)



Portfolio of Raw Land - Parcel 3A, Parcel 3B East, Parcel 3B West, Parcel 4, Parcel 5 and Parcel 6.

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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

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

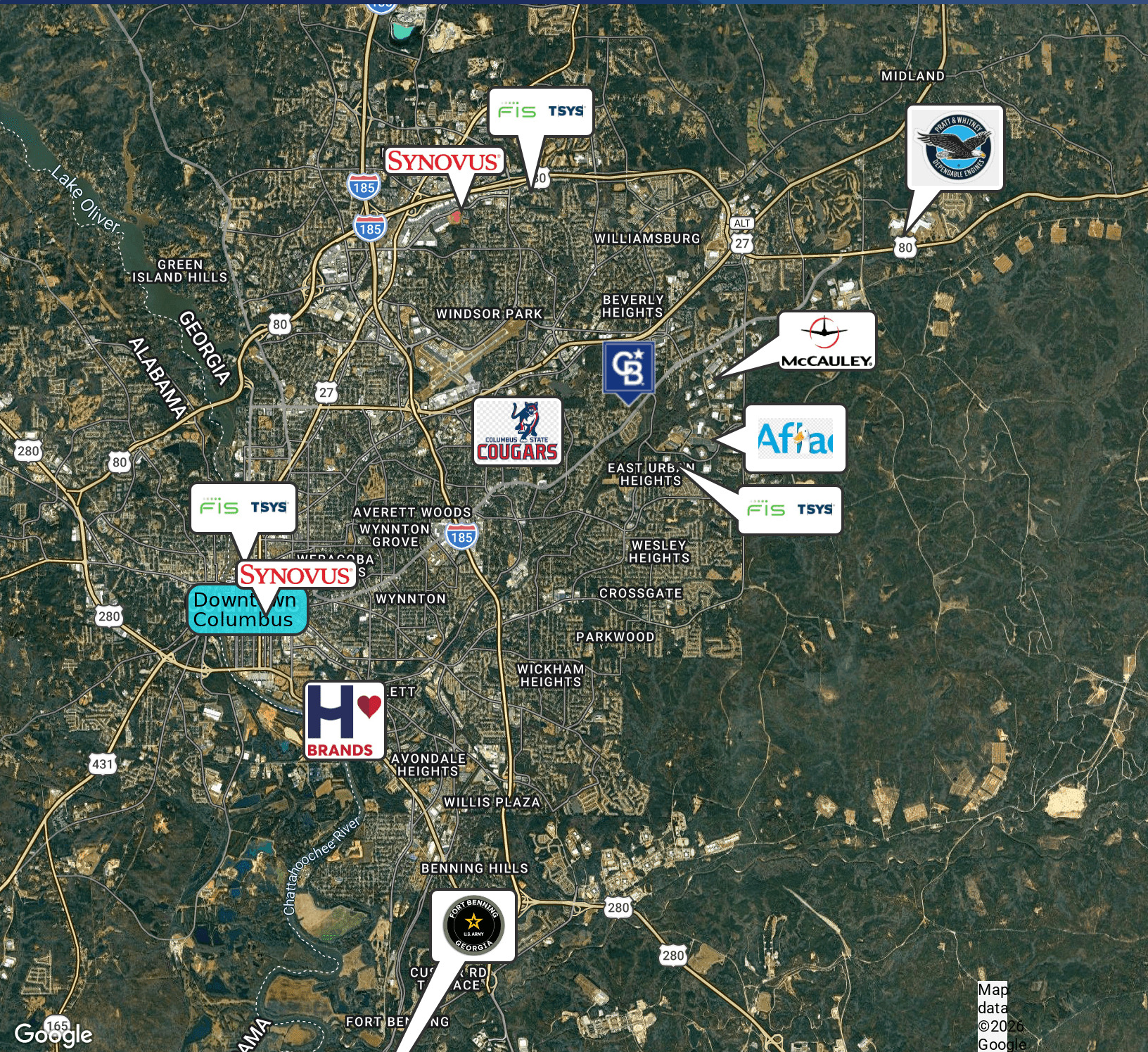


©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# FOR SALE

PARCEL 3B EAST - WOODRUFF FARM RD. & MACON RD.

5260 Woodruff Farm Road Columbus, GA 31907 (Parcel 3A)



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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

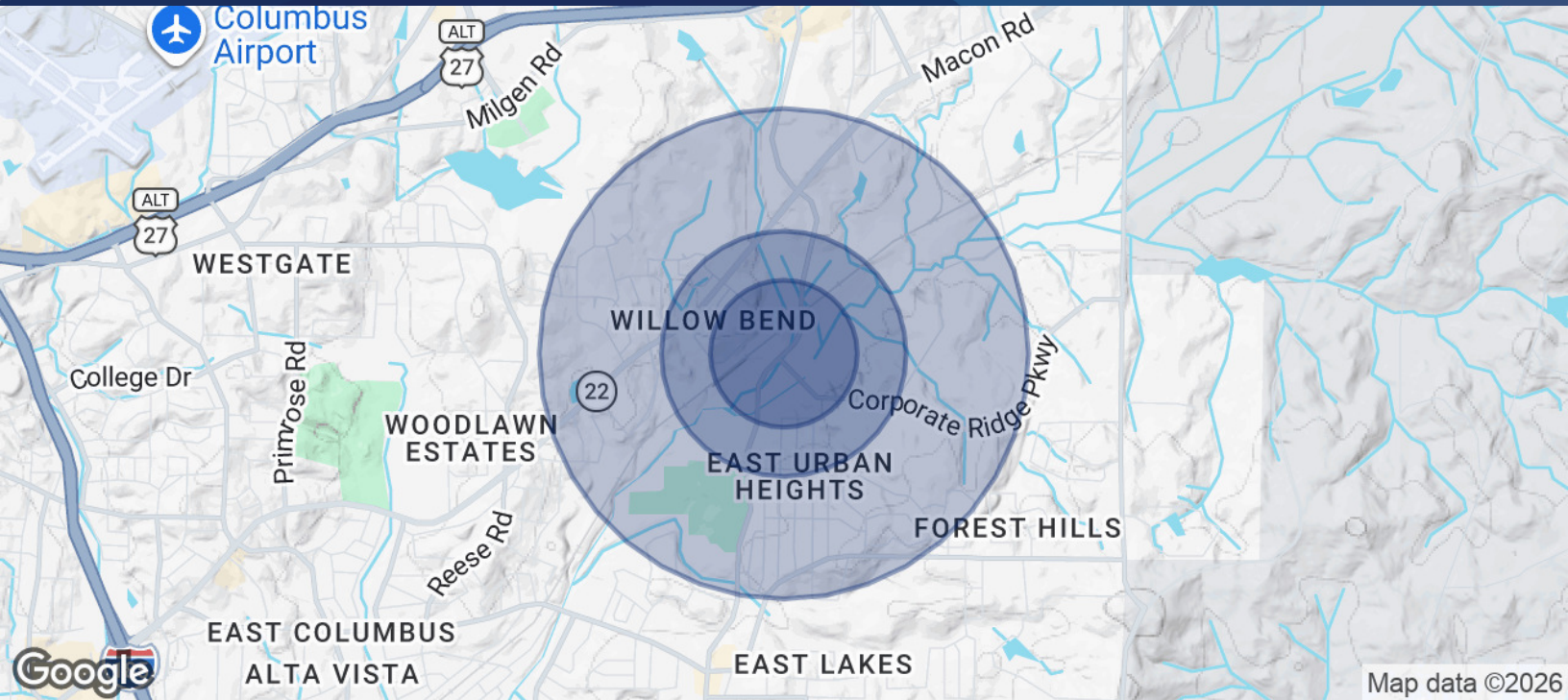
**Richard Hill**  
(706) 330-7492  
richard.hill@kppdd.com



**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

# FOR SALE

**WOODRUFF FARM RD. & MACON RD.**  
Woodruff Farm Road Columbus, GA 31907 (Parcel 3B East)



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	354	1,058	4,994
Average Age	42	41	40
Average Age (Male)	40	39	38
Average Age (Female)	43	43	42

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	406	1,982
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$82,339	\$82,340	\$79,324
Average House Value	\$239,794	\$233,852	\$219,056

2020 American Community Survey (ACS)

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

**Parker Johnston**  
(706) 604-7918  
parker@waddellholding.com

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



**COLDWELL BANKER**  
**COMMERCIAL**  
KENNON & PARKER