

OFFERING MEMORANDUM

MIDLAND COMMONS

15 available parcels on 20 acres (Phase II) set within a master-plan development in Columbus, Georgia offering maximum flexibility for a wide range of commercial and mixed-use development types.



Publix **DUNKIN'** *Calumet's* FIRST WATCH *Faviera*

PHASE I

FLOURNOY
CALHOUN

RETAILERS

EXCLUSIVELY LISTED BY:

**FLOURNOY
CALHOUN**
REALTORS

**CHRIS WIGHTMAN
JOHN WALDEN**

Broker of Record:
2520 Wymnton Road
Columbus, Georgia 31906
Cell: (706) 326-2053
Cell: (706) 593-9433
License: 181504
License: 439702



SURROUNDED BY
AN AFFLUENT
CUSTOMER BASE,
WHERE THE AVERAGE
HOUSEHOLD INCOME
IS OVER \$104,000 IN A
1-MILE RADIUS

Publix.

Tanaka
FIRST WATCH



SYNOVIS

TRANSPORTED

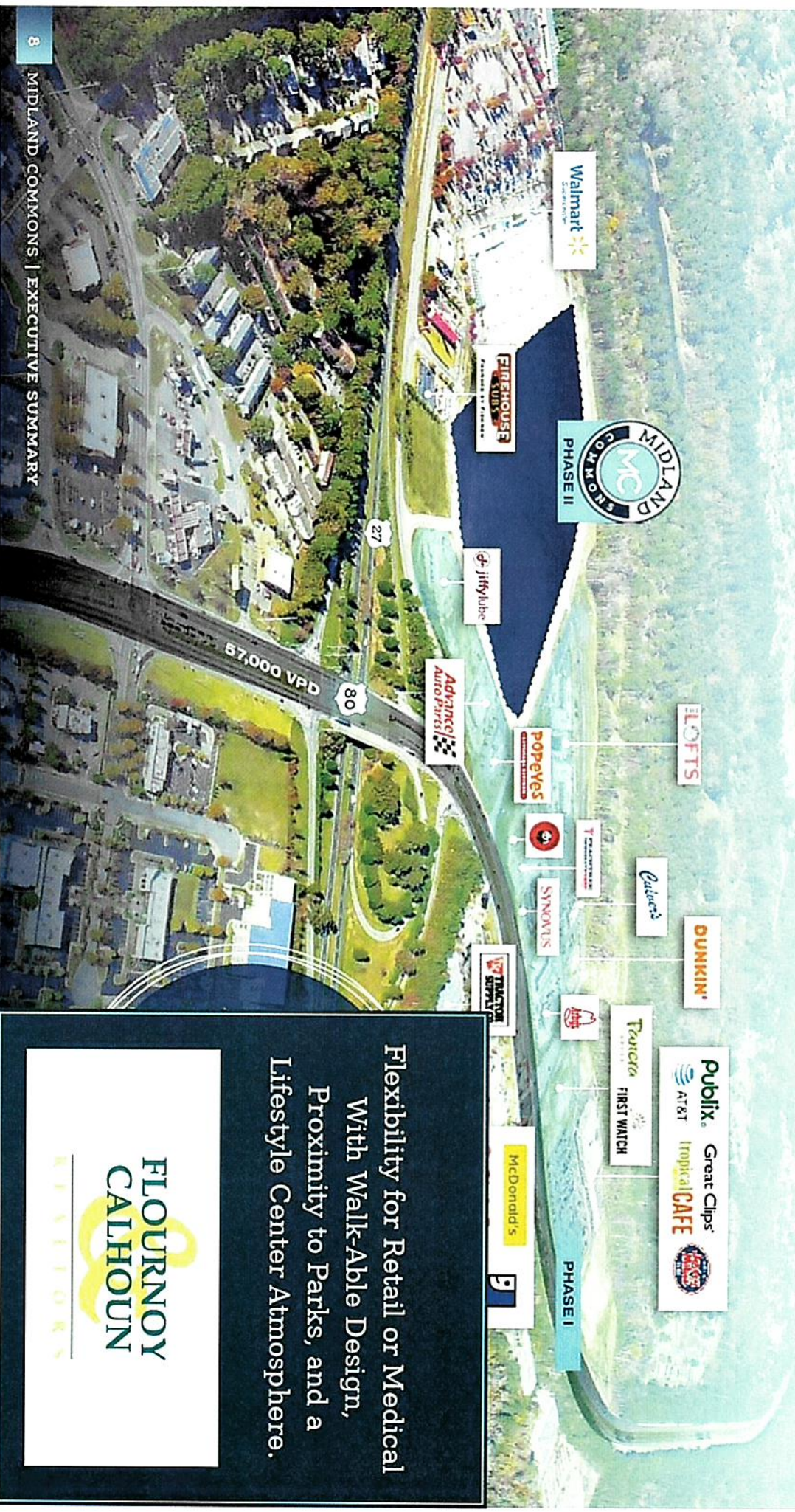
McDonald's



RELATIONS
FLOURNOY
CALHOUN

MIDLAND COMMONS

20+ LAND ACRES **PMUD ZONING** (Commercial/Mixed Use) **15 INDIVIDUAL PARCELS** **\$104K** AVG. HH INCOME WITHIN 1-MILE



Flexibility for Retail or Medical
With Walk-Able Design,
Proximity to Parks, and a
Lifestyle Center Atmosphere.

**FLOURNOY
CALHOUN**

REALTORS

OFFERING SUMMARY

Sale Price	Negotiable
Address	6855 Midland Commons Blvd Columbus, GA 31909
Price/SF	Negotiable
Total Acres	1-20
Parcel No.	109 001 001
Zoning	PMUD
Class	C5 - Commercial Large Tracts
Zoning	PMUD



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License: 439702

john@trcommercial.com

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**STRATEGIC HIGHWAY
INTERSECTION
PLACEMENT WITH
57,000 VEHICLES
PER DAY**

**MIDLAND
COMMONS**



**FLOURNOY
CALHOUN**

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EXECUTIVE SUMMARY | MIDLAND COMMONS

20-ACRE MULTI-FLEX LAND DEVELOPMENT OPPORTUNITY

Hickman Commons is pleased to offer for sale Midland

Commons located at 8855 Midland Commons Blvd in Columbus, Georgia. This 20-acre development is the second phase of a master planned 88-acre lifestyle and commercial development, Midland Commons. Phase One has already attracted a strong lineup of national and regional tenants, including Publix, Culver's, Dunkin', Synovus Bank, and urgent care clinics. Phase Two (The Property) offers flexible space suitable for retail or medical uses, enabling future development to adapt to evolving market demands.

The Property consists of 15 individual parcels ranging from 1/4 to 1/2 acre. The Property is situated at the eastern entrance to Columbus, at the intersection of U.S. Highway 80 and Georgia State Route 85. These highways connect Columbus to a growing network of nearby communities, including Upatoi, Waverly Hall, Ellerslie, and Box Springs. This location offers exceptional visibility and accessibility, with over 57,000 vehicles passing by daily. This number increases to more than 70,000 vehicles per day when considering broader cross-corridor traffic. What further distinguishes the property is its proximity to a highly affluent and rapidly growing consumer base.

Within just one mile of the property, the average household income exceeds \$104,000, a figure well above regional and state averages. This strong demographic profile is a key driver of sustained retail demand and positions the site as a prime destination for premium retailers, restaurant operators, and service providers. The area surrounding Midland Commons is undergoing accelerated population growth, spurred by the development of new single-family neighborhoods, senior housing, and supporting infrastructure. Over 700 permanent jobs are projected to be generated directly from the development itself.

PHASE I

Publix

Truist
FIRST WATCH

Culver's
DUNKIN'

LOFTS

5

POPEYES

Advance
Auto Parts

PHASE II

Flexibility for retail
or medical

**FLOURNOY
CALHOUN**

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HIGHLIGHT

1 Located at the Intersection of U.S. Hwy 80 and GA Hwy 85, Phase 2 Benefits From Outstanding Visibility and Over 57,000 Vehicles per day, Making it one of the Most Trafficked and Strategic Commercial Sites in East Columbus

2 Positioned Amidst an Affluent Customer Base, Where the Average HH Income is Over \$104,000 in a 1-Mile Radius

3 Phase 2 Offers Multi-Flex Development With Walkable Design, Proximity to Parks, and a Lifestyle Center Atmosphere, it's an Ideal Opportunity to Build a High-Demand, Integrated Community hub.

4 Phase 1 has Successfully Attracted a Variety of Tenants, Including National Brands Like Publix, Culver's, Dunkin', Synovus Bank, and Urgent Care Clinics.

5 The Surrounding Area is Experiencing Accelerated Population Growth, Supported by the Addition of Senior Housing, new Residential Units, and Over 700+ Projected Permanent Jobs Stemming From the Development—Driving Future Retail and Service Demand

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EXCEPTIONAL ACCESSIBILITY

Situated at the intersection of two major thoroughfares being fully signalized, and five points of ingress and egress



80 57,000 VPD



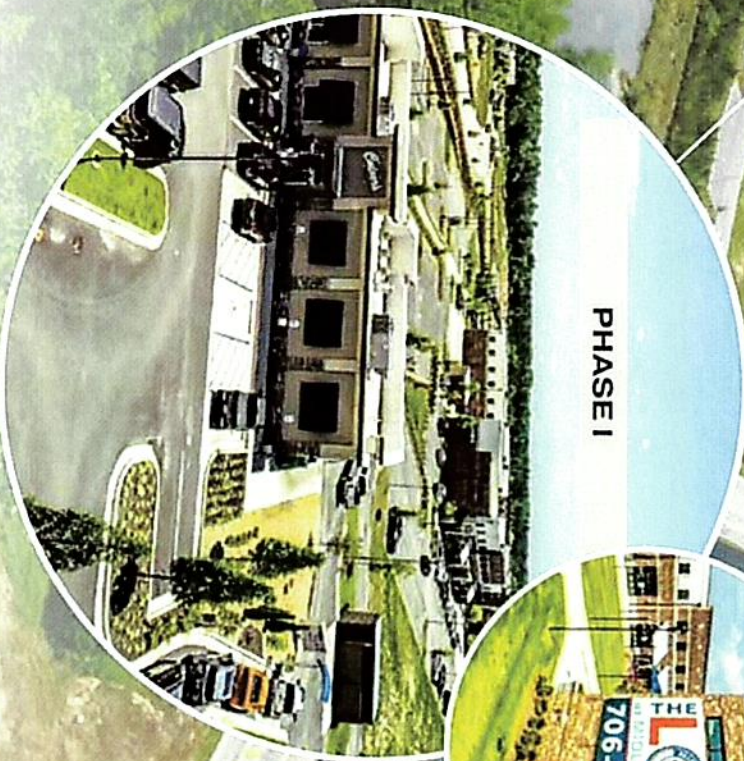
27



Gateway Rd.



PHASE I



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IDEAL FOR PHASED OR MULTI-USE STRATEGIES

PMUD zoning offers a wide range of commercial, residential, and mixed use development types. This designation streamlines approvals for future development and allows the buyer to tailor site plans based on market demand



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CALHOUN**

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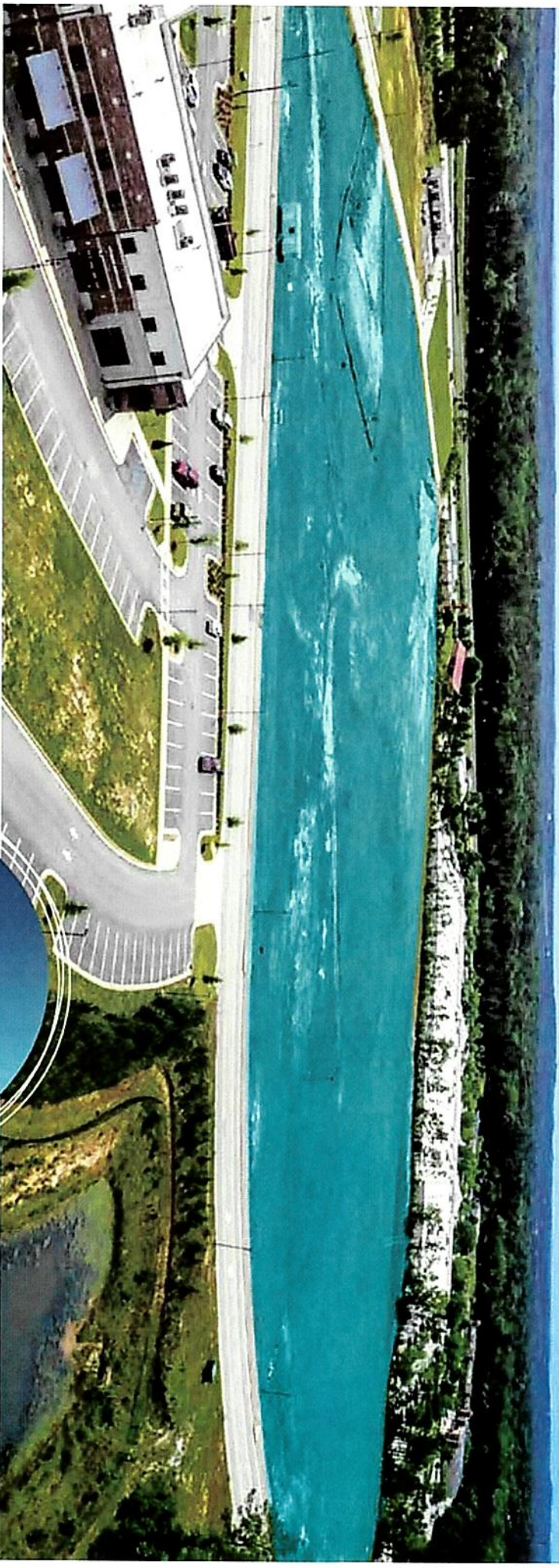
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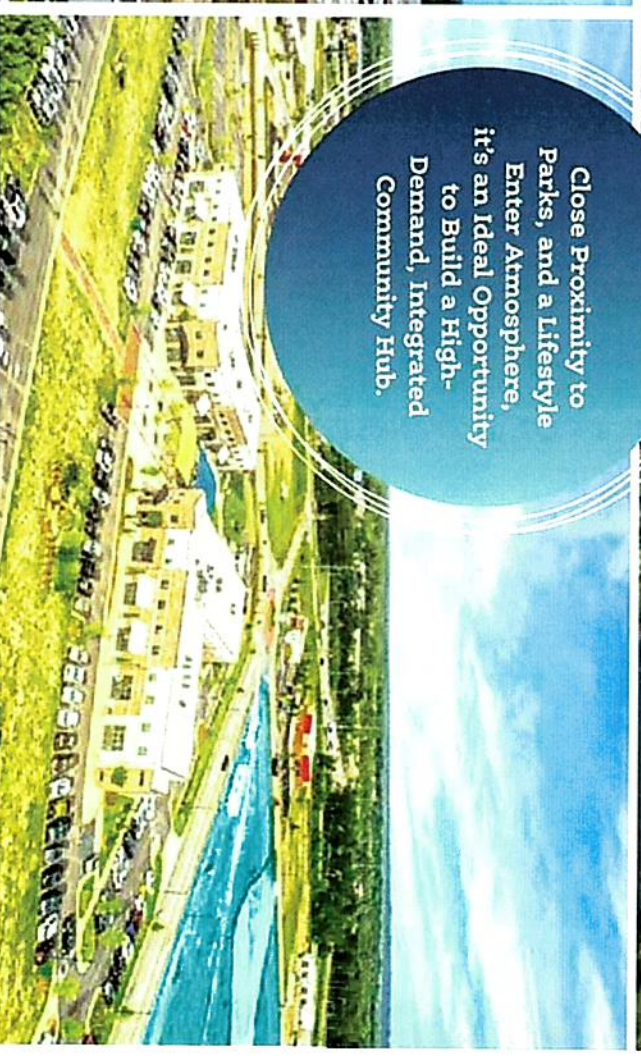
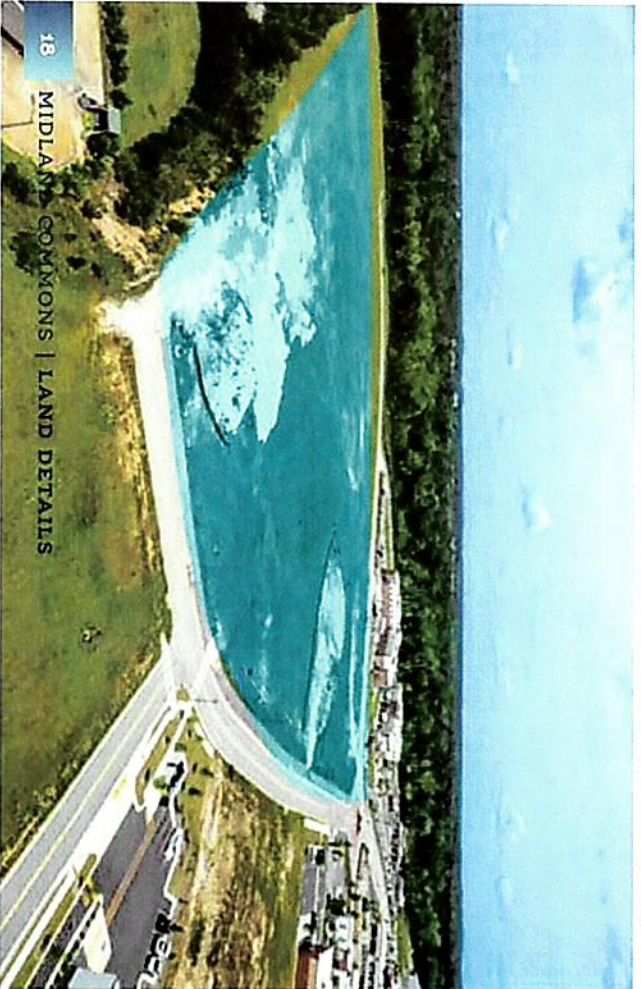
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WALKABLE PROXIMITY



Close Proximity to
Parks, and a Lifestyle
Enter Atmosphere,
it's an Ideal Opportunity
to Build a High-
Demand, Integrated
Community Hub.





PHASE I:

88 Acres of
Retail + Residential

**MIDLAND
COMMONS**

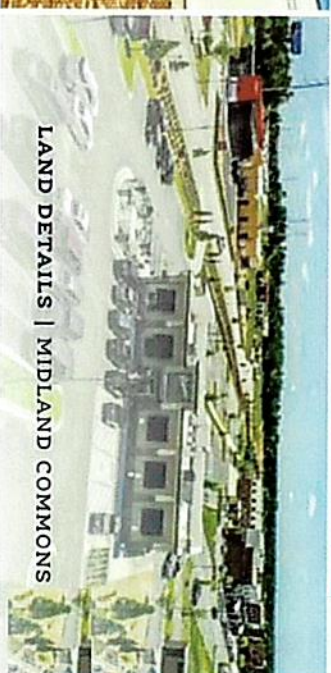
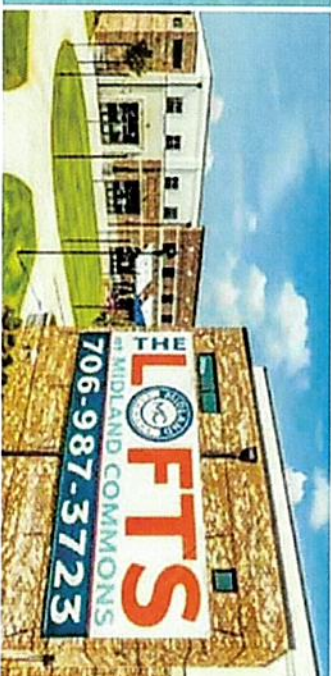
Public Supermarket, which spans over 48,000 square feet and serves as a significant attraction for shoppers from nearby communities. The presence of Public is expected to stimulate interest from additional tenants and increase pedestrian traffic throughout the center. Phase 1 also features a diverse selection of retail shops, service-oriented businesses, and a variety of restaurants, ranging from quick-service to upscale dining. This retail and dining offering is further enhanced by a residential component. The Lofts, with multi-level living spaces situated directly above the commercial areas. Midland Commons is a complete lifestyle destination for local residents. Its integration of community-focused and recreational amenities. At its center is the Lifestyle Center, which consists of two "L"-shaped mixed-use buildings that frame a spacious green area. This open-air plaza includes a permanent stage for live performances, concerts, and seasonal events, providing cultural and entertainment opportunities for both visitors and tenants. Just beyond the performance lawn, a courtyard features a signature fountain and plenty of outdoor seating, seamlessly connecting to the patio dining areas of nearby restaurants. This design enhances the atmosphere and encourages longer visits.



Planned Dog Park Along a Nature Trail
Following a Stream and Mature Trees



Dedicated Access to Columbus Rails-to-
Trails for Walking or Biking to Riverwalk,
CSU, and Downtown



LAND DETAILS | MIDLAND COMMONS

ADJACENT MAJOR TENANTS OF PHASE I

Publix®

Publix Super Markets, Inc. is one of the largest employee-owned grocery chains in the United States and a staple throughout the Southeastern U.S., consistently ranking among the top grocers in customer satisfaction and brand loyalty. Founded in 1930, Publix operates more than 1,300 stores across seven states: Florida, Georgia, Alabama, South Carolina, Tennessee, North Carolina, and Virginia. The company often anchors neighborhood and regional shopping centers, serving as a primary traffic driver due to its strong regional appeal. Store formats range from traditional supermarkets to GreenWise Market, Publix's organic and health-focused concept. Most locations offer full-service departments, including bakery, deli, pharmacy, seafood, floral, and in-store dining.

1930 **1,300+**
Year Founded National Locations

260K+ **H.Q.**
Total Employees Lakeland, Florida



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Panera BREAD®

Panera Bread is a leading fast-casual restaurant chain known for its bakery-café menu, which features artisan breads, soups, salads, sandwiches, and specialty beverages. Panera has built a reputation as a go-to destination for high-quality meals served in a warm and inviting atmosphere. The restaurants offer free Wi-Fi and flexible seating options for both individuals and groups. Founded in 1987, Panera Bread operates over 2,000 locations across the United States and Canada, consisting of both company-owned and franchised units. These restaurants are typically situated in suburban shopping centers, lifestyle centers, and urban retail corridors, serving breakfast, lunch, and dinner. In 2017, Panera was acquired by JAB Holding Company, a global investment firm that owns a portfolio of well-known food and beverage brands.

1987 **2,000+**
Year Founded National Locations

120K+ **H.Q.**
Total Employees St. Louis, Missouri
Headquarters



FIRST WATCH. THE DAYTIME CAFE

First Watch is a nationally recognized daytime café known for its creative takes on classic breakfast dishes. The menu features items like avocado toast, eggs benedict, seasonal frittatas, fresh juices, and the signature Million Dollar Bacon. With a focus on health-conscious options and scratch-made cooking, First Watch provides a casual and contemporary dining experience. Founded in 1983, the brand has expanded to over 500 locations across the United States. Unlike many competitors in the casual dining sector, First Watch operates exclusively during daytime hours, typically from 7 a.m. to 2:30 p.m. This approach allows for streamlined operations and consistent customer traffic. The restaurants are often situated in high-visibility retail centers, suburban lifestyle centers, and freestanding pad sites.

1983 **500+**
Year Founded National Locations

15K+ **H.Q.**
Total Employees Bradenton, Florida
Headquarters

ADJACENT MAJOR TENANTS OF PHASE I

MIDLAND COMMONS



Dunkin', originally Dunkin' Donuts, is an American multinational coffee and doughnut company, as well as a quick service restaurant. It was founded by Bill Rosenberg in Quincy, Massachusetts, in 1950. The chain was acquired by Baskin-Robbins' holding company Allied Lyons in 1990, its acquisition of the Mister Donut chain and the conversion of that chain to Dunkin' Donuts facilitated the brand's growth in North America that year.

With approximately 14,000 locations in 39 countries, Dunkin' is one of the largest coffee shop and doughnut shop chains in the world. In addition to various varieties of coffee and doughnuts, products sold include bagels, breakfast sandwiches, muffins, and doughnut holes branded as Munchkins.

1950
Year Founded

13,200+
National & Global Locations

270K+
Total Employees

H.Q.
Canton, Massachusetts
quarters



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Culver Franchising System, LLC, doing business as Culver's, is an American fast-casual restaurant chain. The company was founded in 1984 by George, Ruth, Craig, and Leo Culver. The first location opened in Sauk City, Wisconsin, on July 18, 1984, under the name "Culver's Frozen Custard and ButterBurgers." The privately held company is headquartered in Prairie du Sac, Wisconsin. The chain operates primarily in the Midwestern United States, and has a total of 1,000 restaurants in 26 states as of April 2025.

The current franchising strategy is one of strategic expansion. The chain expanded into Colorado Springs, Colorado, and Cheyenne, Wyoming, in 2005, followed by an opening in Bowling Green, Kentucky, in July 2006. Culver's shifted its attention to developing markets beyond the Midwest.

1984
Year Founded

1,000+
National Locations

20K+
Total Employees

H.Q.
Prairie du Sac, Wisconsin
Headquarters



Panda Express is an American fast food restaurant chain that specializes in American Chinese cuisine. With over 2,400 locations, it is the largest Asian-segment restaurant chain in the United States, and is mainly located in North America and Asia. Panda Express restaurants were traditionally located in shopping mall food courts, but the chain now operates units in many other environments and formats, including stand-alone restaurants, as well as universities, casinos, airports, military bases, amusement parks and other venues. Panda has expanded internationally, with locations in across Asia, South America and recently in Saudi Arabia. Panda Express is the largest family-owned and operated Asian dining concept in America.

1983
Year Founded

2,400+
National & Global Locations

47K+
Total Employees

H.Q.
Rosemead, California
Headquarters

TOP EMPLOYERS

FORT BENNING

Fort Benning is the sixth-largest military installation in the United States and the largest economic driver in Columbus. Spanning over 182,000 acres across Muscogee and Chattahoochee counties in Georgia and Russell County in Alabama, the installation supports a daily population of more than 120,000 individuals, including active-duty soldiers, reservists, civilian employees, contractors, military retirees, and their families. Fort Benning is home to the U.S. Army's Maneuver Center of Excellence (MCOE), which houses the Infantry School, Armor School, and the Western Hemisphere Institute for Security Cooperation. The installation also hosts elite operational units such as the 75th Ranger Regiment, 1st Security Force Assistance Brigade, Army Marksmanship Unit, and the Army National Guard Warrior Training Center, along with specialized units like the 3rd Battalion of the 75th Ranger Regiment, the Regimental Special Troops Battalion, and the 98th Training Division (U.S. Army Reserve).

- Provides initial military training, functional, and institutional instruction to an estimated 12,000 soldiers daily, and nearly 80,000 soldiers annually.
- One of the largest employers in the state, sustaining thousands of Department of Defense civilian workers.
- Offers 54 installation-wide services under the Army's Common Levels of Support, including infrastructure management, health and wellness programs, environmental conservation, and family services.

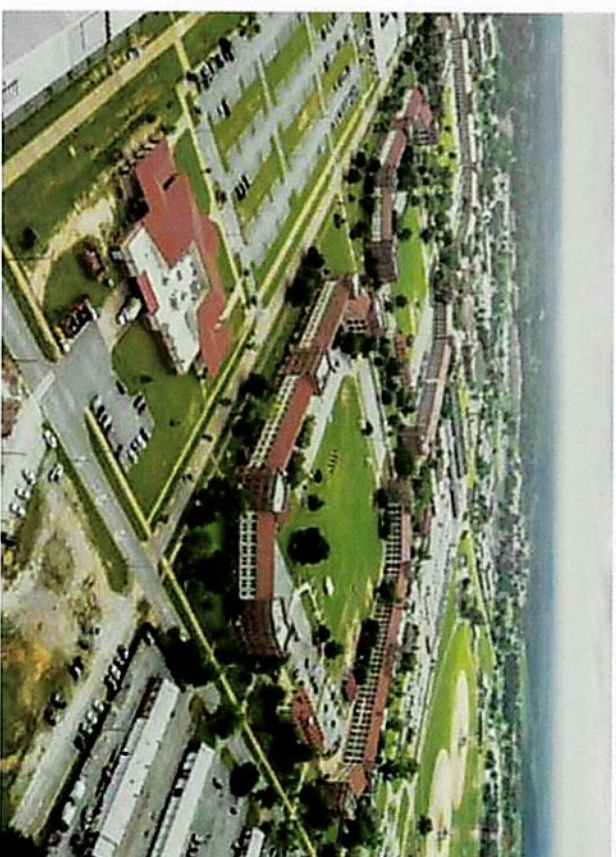
Columbus Employment Outlook

Anchored by Fort Benning, the broader Columbus employment force is strengthened by key sectors such as education, healthcare, finance, and aerospace. The Muscogee County School District and Columbus State University drive local employment and workforce development. Healthcare is led by Piedmont Columbus Regional and St. Francis – Emory Healthcare, supporting thousands of jobs. In financial services, AFLAC and TSYS – Global Payments serve as major employers, while Anthem Blue Cross Blue Shield of Georgia adds roles in customer service and claims. Government and aerospace also play vital roles, with Columbus Consolidated Government and Pratt & Whitney providing stable, high-skilled employment in public service and aircraft engine manufacturing.

MIDLAND COMMONS

Columbus, GA Top Employers (2024)

Rank	Company	Employees	Industry
1	Fort Benning Military Reservation	45,000	Military
2	Muscogee County School District	5,500	Education
3	Piedmont Columbus Regional	4,080	Transportation
4	AFLAC, Inc.	2,900	Insurance
5	Columbus Consolidated Government	2,789	Government
6	TSYS – Global Payments	2,600	Finance
7	Pratt & Whitney	1,850	Aerospace
8	St. Francis – Emory Healthcare	1,735	Healthcare
9	Anthem Blue Cross Blue Shield of Georgia	1,650	Insurance
10	Columbus State University	1,238	Education

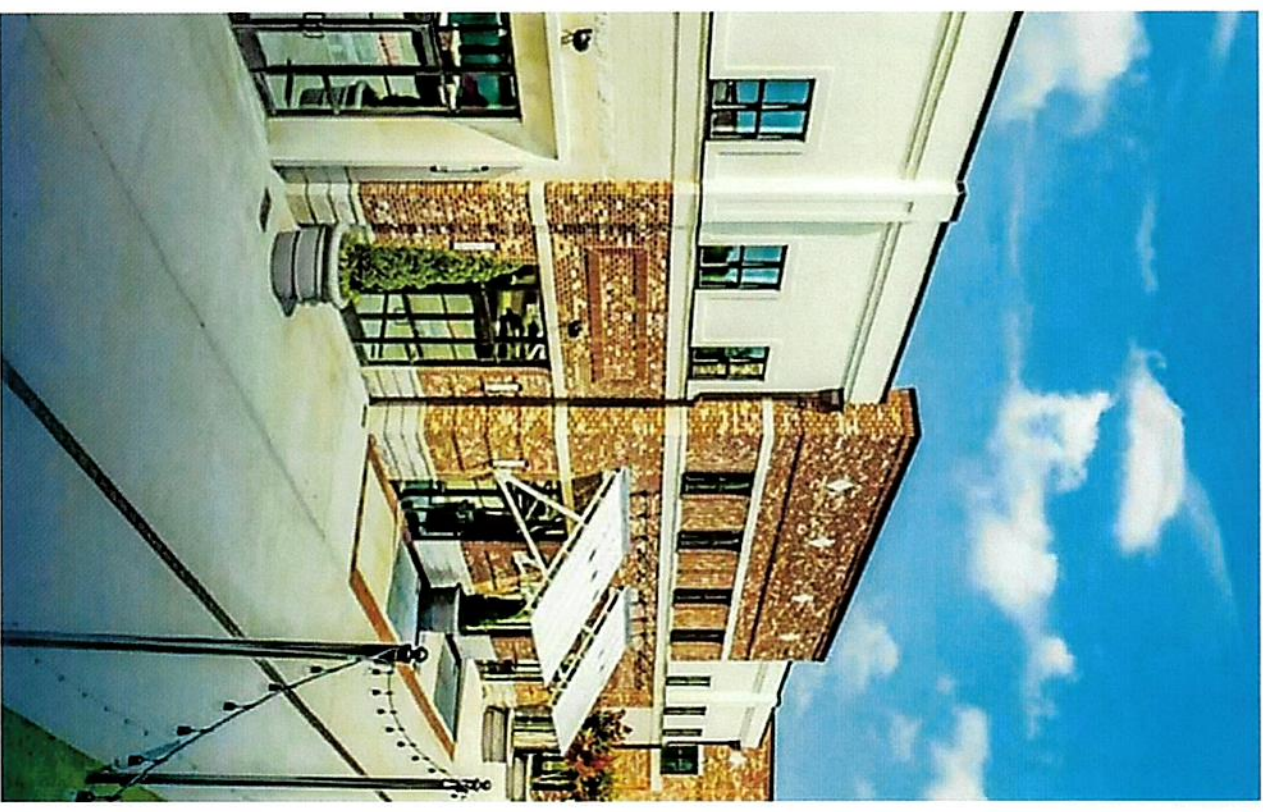


MIDLAND AREA DEVELOPMENTS

The Midland community is undergoing a transformative period of growth, redevelopment, and reinvestment, with Midland Commons at the center of this revitalization.

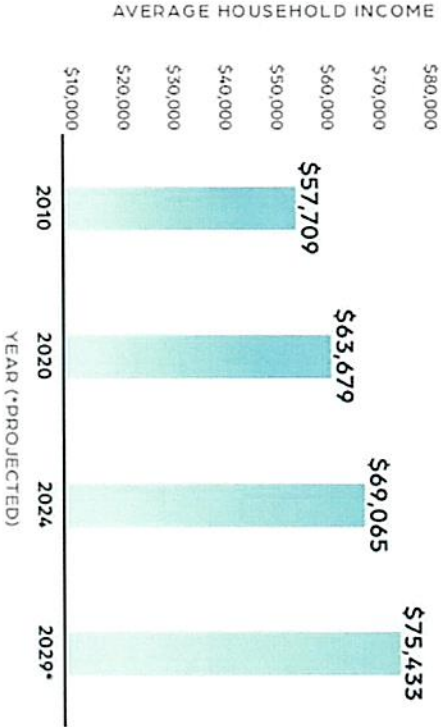
Its redevelopment was made possible through the creation of Tax Allocation District (TAD) #7, which enabled the City of Columbus to implement a targeted incentive structure to attract private investment to underutilized industrial land. The district's designation provided the financial framework needed to overcome redevelopment challenges such as demolition of obsolete structures, utility upgrades, and enhancements to traffic and pedestrian infrastructure. Just northeast of Midland Commons is the Muscogee Technology Park (MTP), a Georgia Ready for Accelerated Development (GRAD) Certified Site and a key component of Columbus's economic development strategy. This state-certified industrial campus offers high-quality infrastructure, Foreign Trade Zone status (FTZ #26), and more than 179 acres of developable land. It includes 17- and 36-acre shovel-ready tracts, along with 64-acre and 62-acre parcels currently undergoing site preparation. Residential development is also progressing, exemplified by Bowers Creek in Harris County, a master-planned community with customizable homes close to Midland Commons. Additionally, the Housing Authority of Columbus is developing Miles Crossing, a \$27 million senior-focused residential complex in the South Commons area of downtown Columbus, set to replace the former Booker T. Washington apartments and expected to be ready by spring 2026.

- Applied Food Biotechnology International (AFBI), a global manufacturer of pet food ingredients, has invested more than \$79 million in a new facility at Muscogee Technology Park (MTP), creating hundreds of new jobs.
- MTP is also well-positioned to attract clean energy companies, with early-stage interest already emerging.
- Miles Crossing will add approximately 90 new housing units for older adults on fixed incomes, addressing a pressing need for more than 15,000 affordable units for low-income residents in the area.

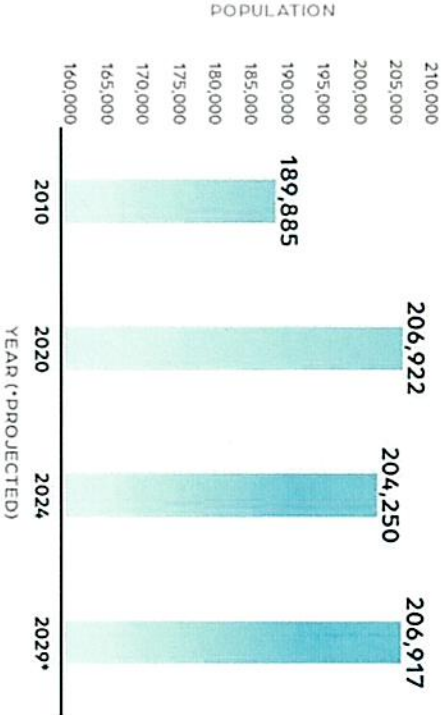


DEMOGRAPHIC SUMMARY

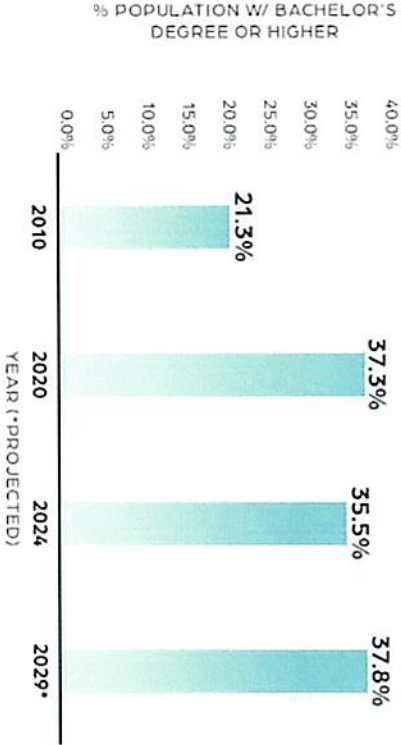
Average Household Income Summary



Population Summary



Bachelor's Degree or Higher Summary



Columbus is experiencing steady growth, reinforcing its status as a stable, mid-sized Southeastern city. Between 2024 and 2029, the population is expected to rise from about 204,250 to 206,917, reflecting consistent expansion. Anchored by Fort Benning, Columbus State University, and a revitalized riverfront, the city continues to attract residents seeking affordability and quality of life in a less congested setting. Economic indicators are also strong. Average household income grew 8.5% from 2020 to 2024, rising from \$63,679 to \$69,065, and is projected to reach \$75,433 by 2029—an 18.4% increase over the decade. Educational attainment is improving as well, with the percentage of residents holding a bachelor's degree or higher expected to grow from 35.5% in 2020 to 37.8% by 2029, driven by institutions like Columbus State University. These trends highlight Columbus's growing economic resilience and demographic appeal, positioning it for sustained regional strength and long-term stability.

DEMOGRAPHIC RADIUS



YEAR		Radius			Zip Code	City	State	National
	1 MILE	3 MILE	5 MILE	31909	COLUMBUS	GEORGIA	UNITED STATES	
POPULATION SUMMARY								
2010	5,759	25,961	72,603	33,885	189,885	9,687,665	310,631,538	
2020	6,080	30,219	81,699	38,929	206,922	10,711,908	331,774,748	
2024	6,089	30,379	81,984	39,364	204,250	11,011,436	335,709,751	
2029*	6,215	31,029	83,634	40,295	206,917	11,342,418	341,976,078	
20-34 POPULATION								
2010	1,789	6,697	16,920	8,032	43,664	2,015,642	62,649,565	
2020	1,718	7,145	18,436	9,150	45,525	2,202,129	67,000,845	
2024	1,740	7,260	18,701	9,281	45,684	2,300,358	68,570,068	
2029*	1,689	7,177	18,742	9,186	45,530	2,367,741	69,284,373	
MEDIAN HOUSEHOLD INCOME SUMMARY								
2010	\$55,951	\$55,715	\$51,740	\$54,517	\$40,611	\$47,973	\$50,245	
2020	\$56,443	\$70,097	\$66,697	\$69,177	\$44,273	\$62,062	\$67,998	
2024	\$64,468	\$74,417	\$70,815	\$72,275	\$51,045	\$71,070	\$80,913	
2029*	\$72,222	\$81,062	\$77,114	\$78,365	\$55,692	\$77,947	\$95,698	
AVERAGE HOUSEHOLD INCOME SUMMARY								
2010	\$76,184	\$72,926	\$68,031	\$69,855	\$57,709	\$69,122	\$73,387	
2020	\$81,729	\$90,595	\$82,161	\$84,575	\$63,679	\$87,122	\$93,368	
2024	\$88,614	\$96,415	\$87,579	\$89,910	\$69,065	\$97,130	\$101,307	
2029*	\$97,193	\$104,725	\$95,153	\$97,219	\$75,433	\$105,799	\$111,985	
BACHELOR'S DEGREE OR HIGHER SUMMARY								
2010	35.5%	30.4%	27.1%	30.1%	21.3%	27.4%	28.2%	
2024	50.1%	45.6%	44.0%	47.9%	37.3%	40.6%	41.8%	
2020	49.5%	44.4%	42.6%	47.1%	35.5%	39.9%	41.1%	
2029*	50.3%	46.0%	44.5%	48.1%	37.8%	40.8%	42.0%	
EMPLOYED CIVILIANS 16+ POPULATION								
2010	2,469	11,064	30,921	15,381	73,804	4,294,115	140,767,834	
2020	3,195	14,344	35,745	17,573	85,370	5,070,742	159,134,877	
2024	3,172	14,460	36,169	17,835	84,880	5,331,317	164,116,634	
2029*	3,176	14,593	36,515	18,070	84,811	5,480,121	166,408,189	