

# DEVELOPMENT SITE FOR SALE

SPAULDING ROAD & WALNUT  
STREET  
MONTEZUMA, GA 31063  
MACON COUNTY

±7.78 ACRES

ASKING PRICE:  
\$200,000 / ACRE



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## PROPERTY INFORMATION

- ±7.78 Acres
- Zoned: C-2 (Commercial)
- Utilities available
- Features generally level topography
- Located near Interstate 75 with convenient access to regional transportation corridors
- The site presents an opportunity for retail, service commercial, hospitality, self-storage, industrial flex, or mixed-use development
- Traffic Counts (GDOT 2024):
  - Spaulding Road - 6,220 VPD
  - Walnut Street - 6,920 VPD








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## DEMOGRAPHICS

### Spaulding Rd & Walnut St - Montezuma, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	3,960	5,661	10,031
2030 ESTIMATED POPULATION	3,705	5,326	9,507
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	1,614	2,367	3,441
2030 HOUSEHOLD ESTIMATES	1,527	2,242	3,253
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$61,695	\$57,888	\$61,564
2030 HH INCOME ESTIMATE	\$68,532	\$63,689	\$67,259

AVERAGE INCOME	POPULATION (Macon County)	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
<b>\$57,888</b>	<b>11,765</b>	<b>2,367</b>	<b>3.0%</b>	<b>4,621</b>

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# MAP



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