

East Columbus Development Opportunity

3501 Woodruff Farm Road
Columbus, GA 31907

Property Highlights

- Attractive east Columbus location
- Adjacent to Woodruff Farm Soccer Complex
- Zoned RMF 2 / Residential Multifamily 2
- Suitable for small/mid-sized multifamily development

Property Overview

+/-11.62 acre east Columbus development site. Zoned RMF 2 and suitable for small/mid-size multifamily development, or may be rezoned for single family use. The property's topography is mostly level and its rear border is Bull Creek. Located in an established mixed-use neighborhood between Macon Rd./Forrest Rd. and adjacent to the Woodruff Farm Soccer Complex.

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	+/-11.62 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	198	748	2,508
Total Population	511	1,897	6,370
Average HH Income	\$79,974	\$83,898	\$82,535

For More Information

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NAIG2CRE

For Sale

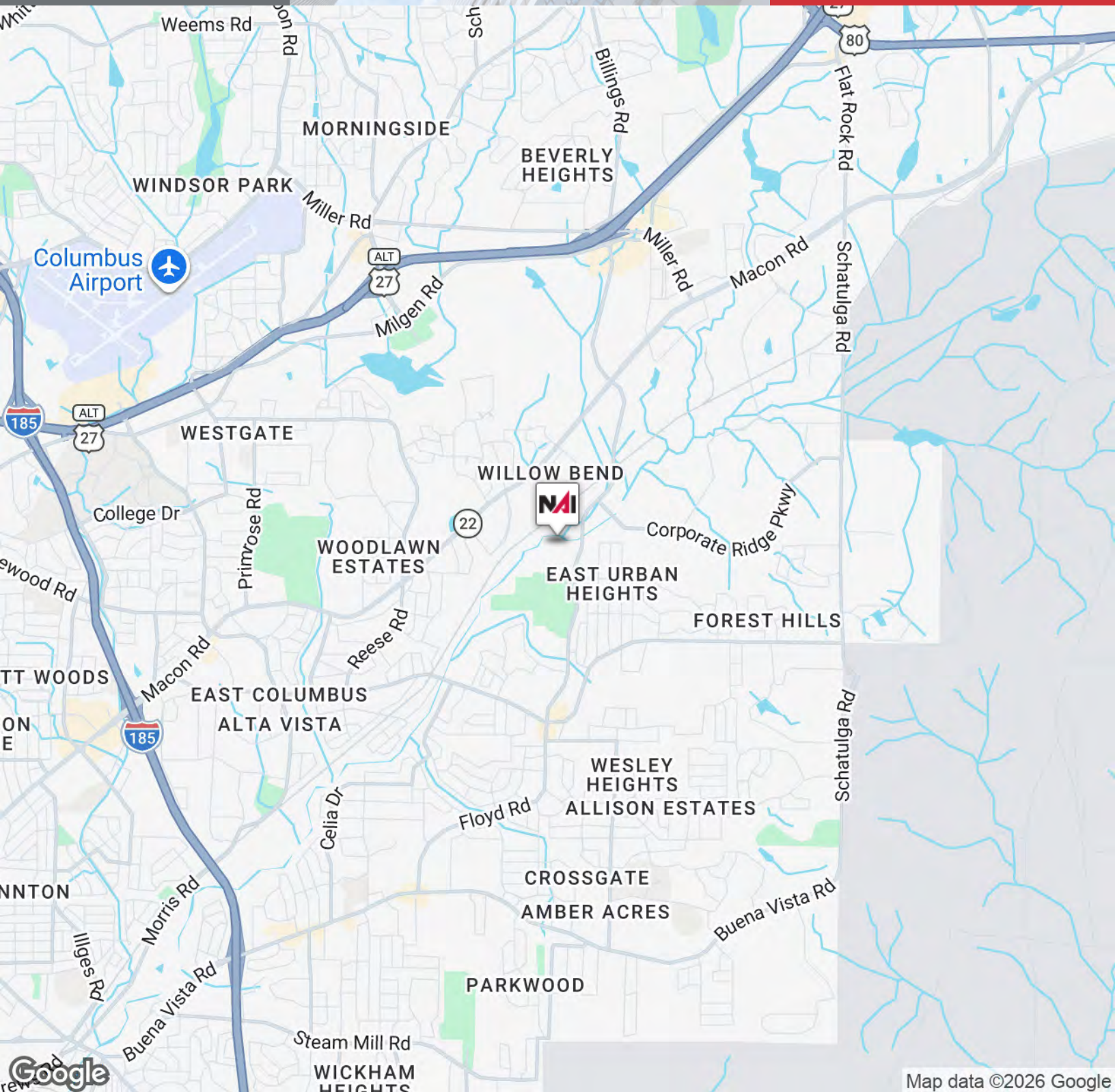
**+/-11.62 Acres | \$1.2MM
Site Boundary**



**3501 Woodruff Farm Rd.
+/-11.62 Acres**

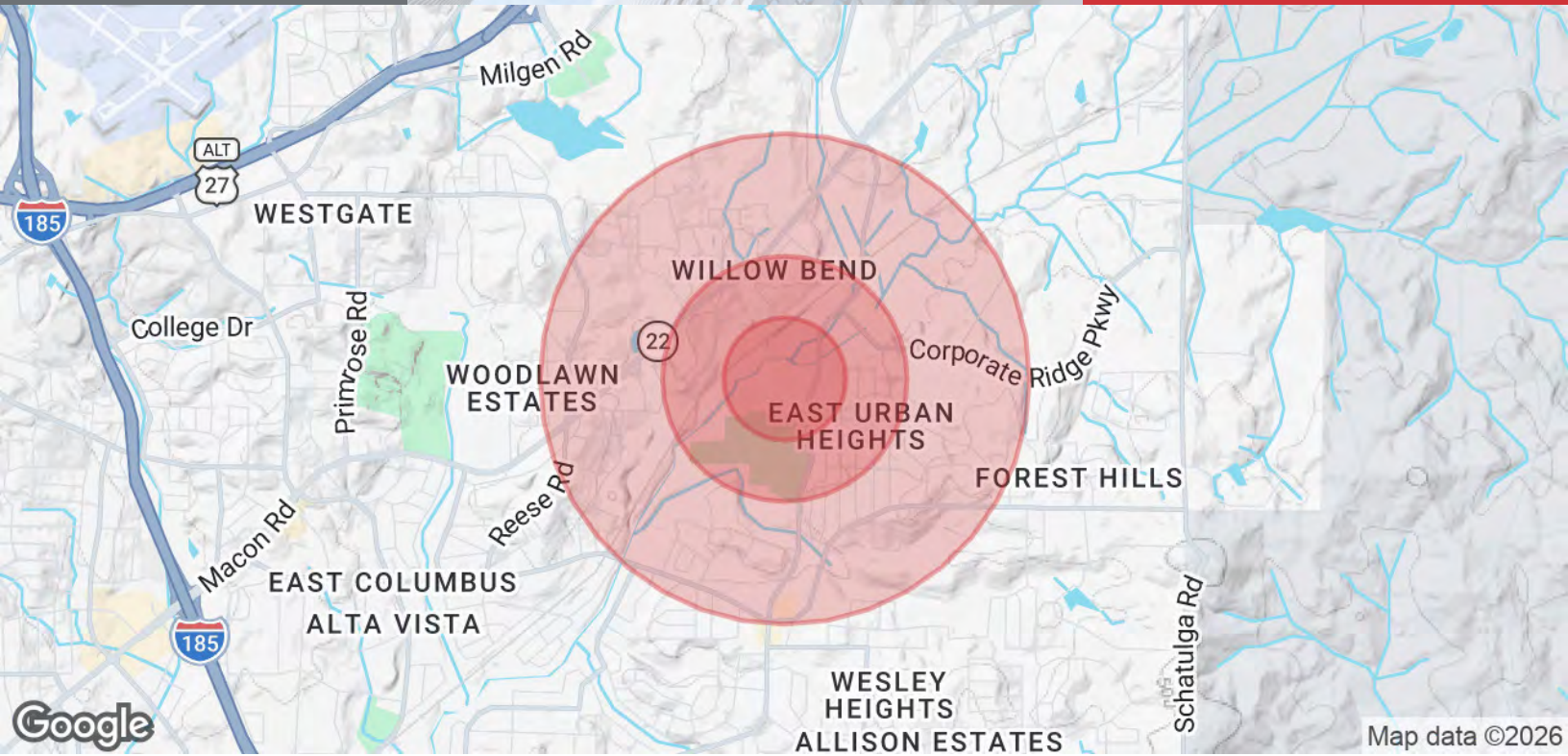
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	511	1,897	6,370
Average Age	36.9	37.8	38.2
Average Age (Male)	33.8	35.1	35.6
Average Age (Female)	38.3	38.9	39.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	198	748	2,508
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,974	\$83,898	\$82,535
Average House Value	\$144,249	\$147,051	\$156,605

2023 American Community Survey (ACS)

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