

# FOR SALE

**WOODRUFF FARM RD. & MACON RD.**  
5590 Woodruff Farm Rd Columbus, GA 31907 (Parcel 6)



## OFFERING SUMMARY

Sale Price:	\$1,458,500
Parcel (out of 6):	Parcel 6
Lot Size:	12.05 Acres
Zoning:	RMF2

## 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**  
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**Parker Johnston**  
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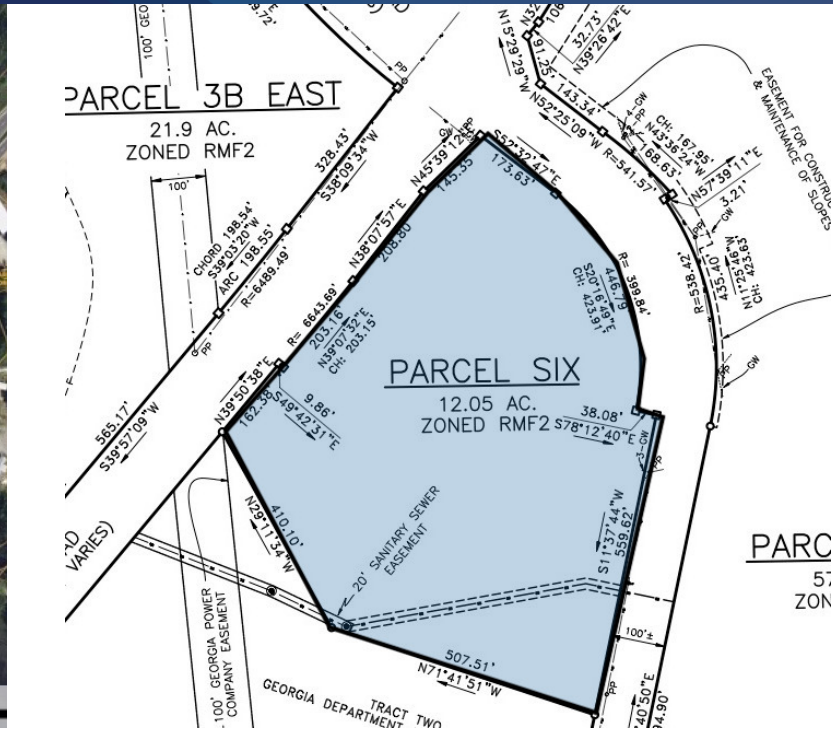
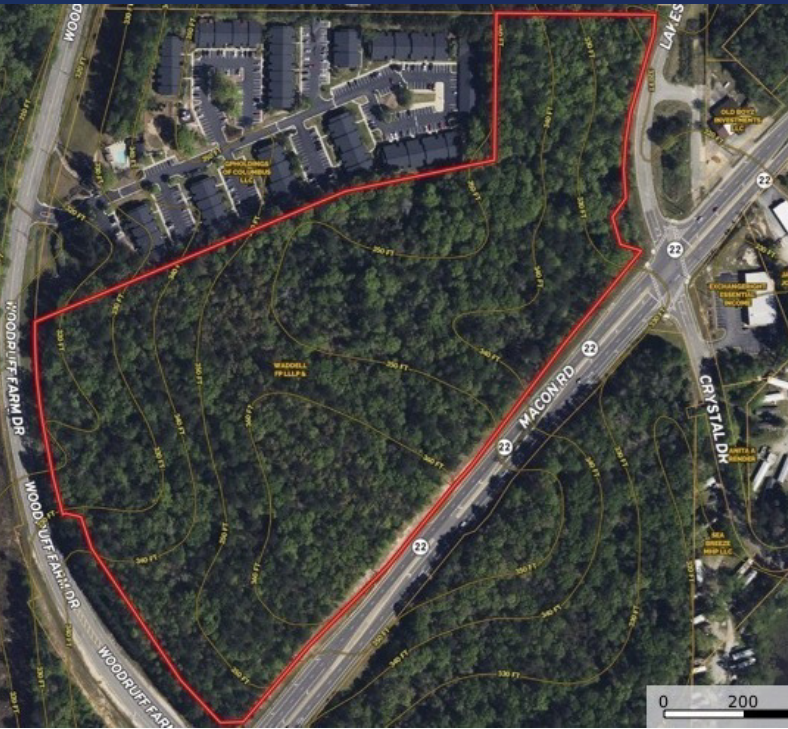
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## PROPERTY HIGHLIGHTS

- Zoned RMF2 – suitable for a range of housing types
- Prime corner lot at Woodruff Farm Rd. & Macon Rd.
- Strong traffic counts and community visibility
- Minutes to 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

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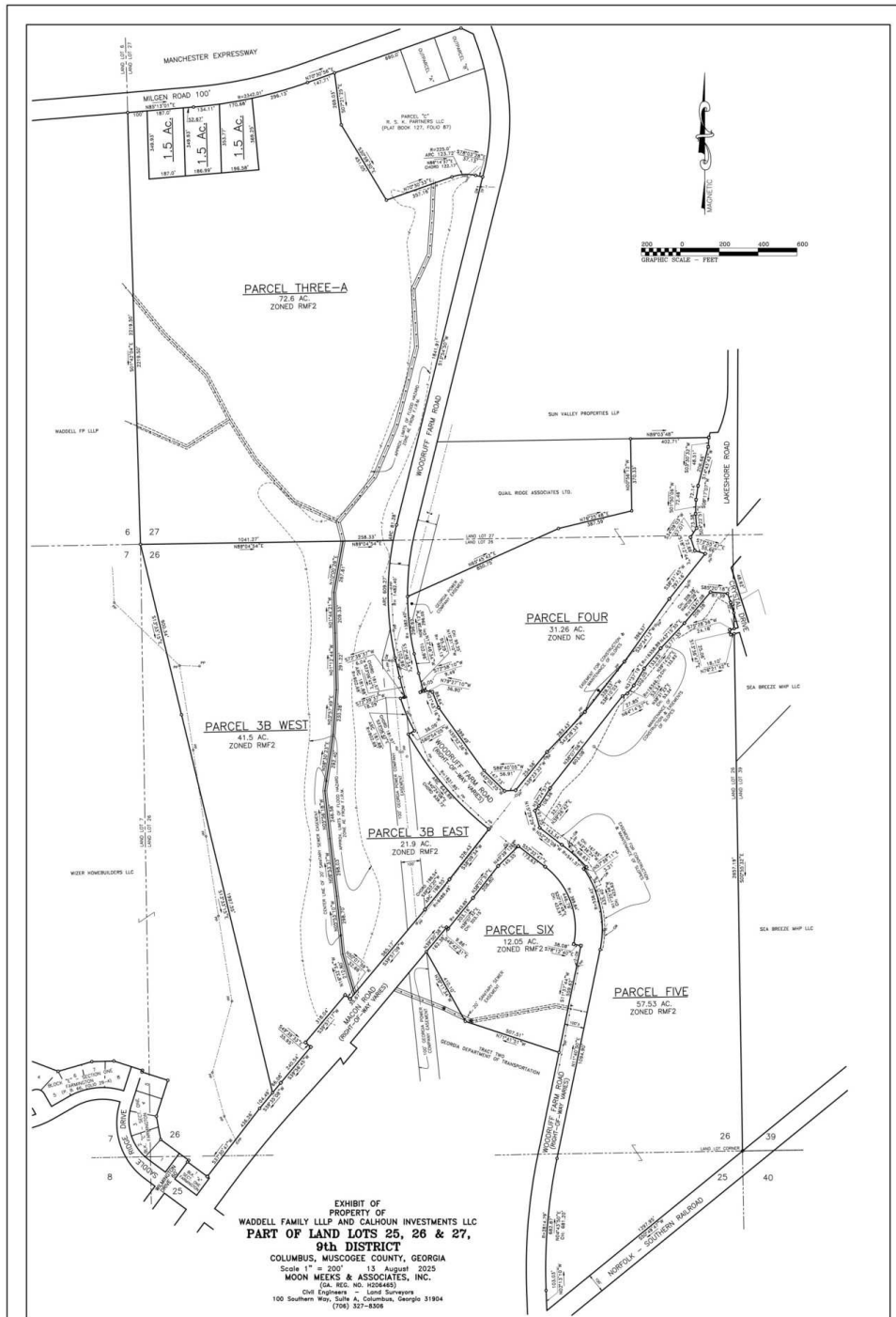


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# FOR SALE PARCEL 4 - WOODRUFF FARM RD. & MACON RD.

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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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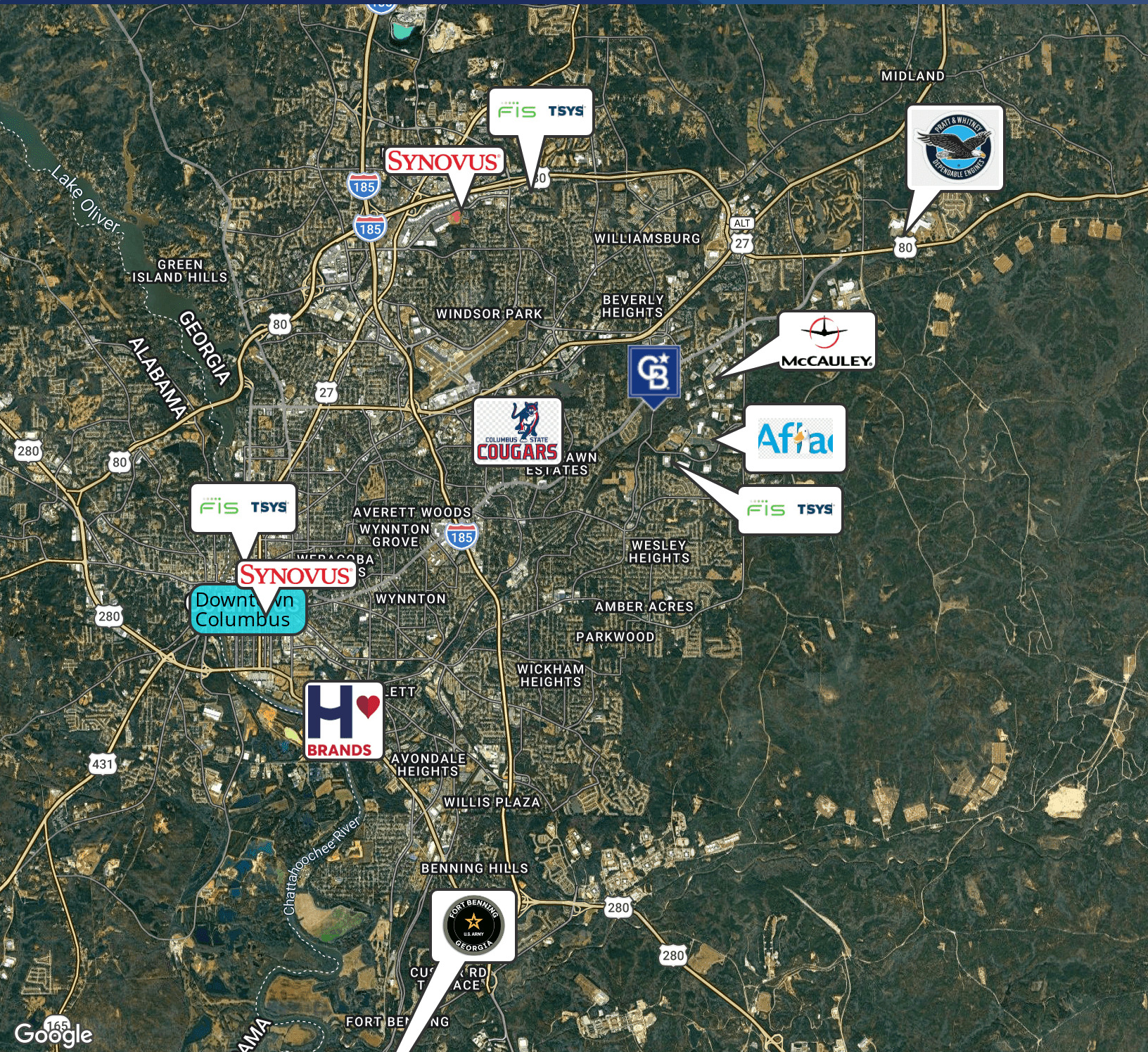
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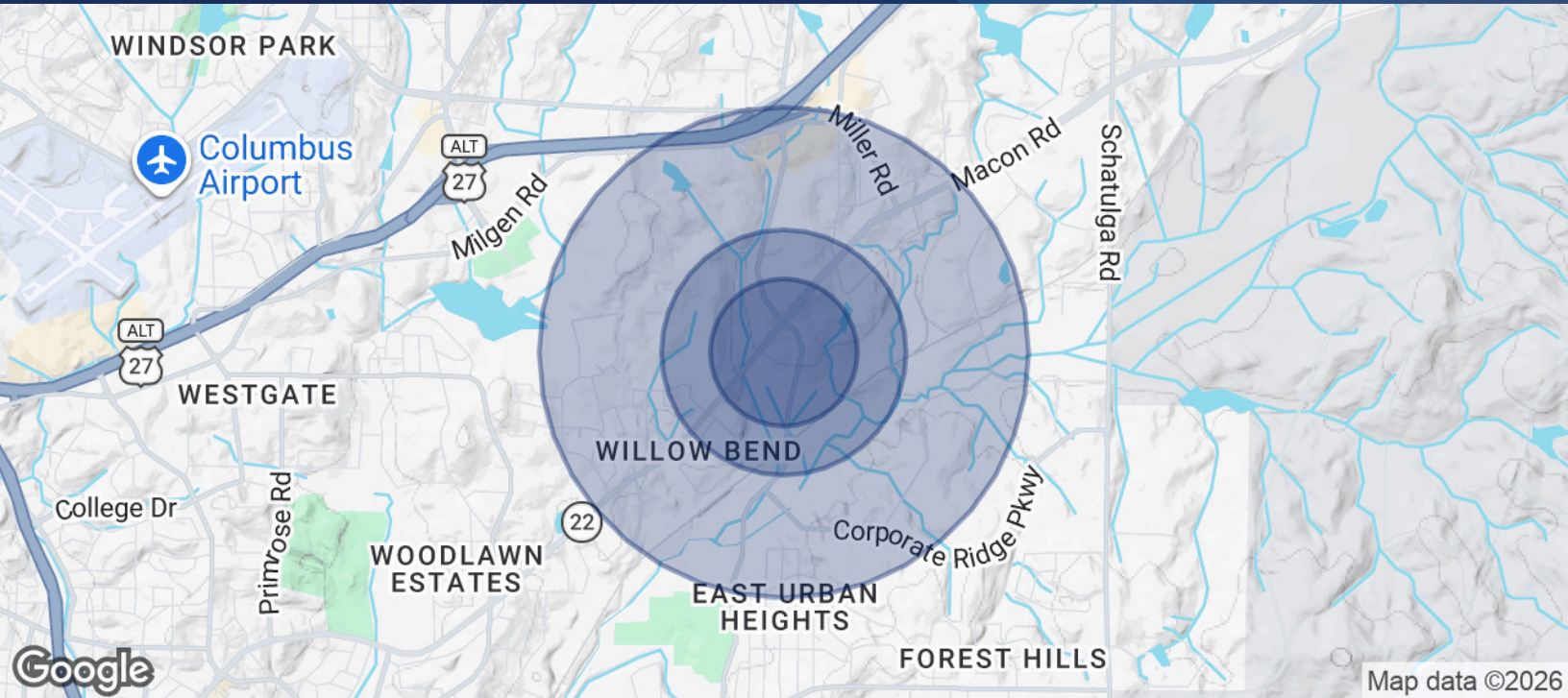
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	235	1,229	4,319
Average Age	40	40	40
Average Age (Male)	37	37	37
Average Age (Female)	42	42	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	539	1,879
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,708	\$81,333	\$83,763
Average House Value	\$265,684	\$266,761	\$255,782

2020 American Community Survey (ACS)

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