MULTIPLE PARCELS FOR SALE

OLD HIGHWAY 96, BONAIRE, GA 31005, HOUSTON COUNTY





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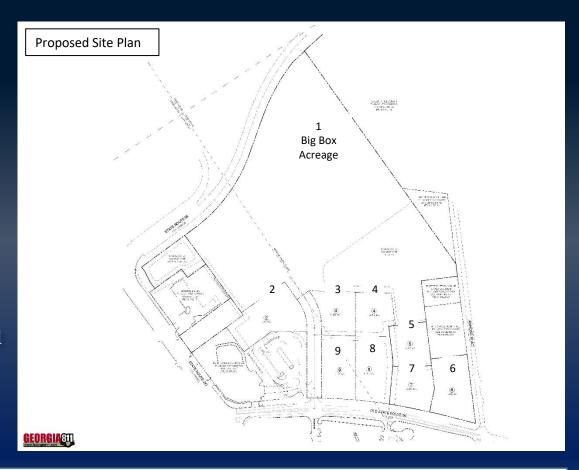
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Excellent location and visibility on Old Highway 96 & Highway 96, across from Publix Super Market
- Master detention in place
- Zoned: C-2 (commercial
- Lot 1 19.2 ac
- Lot 2 1.44 ac
- ► Lot 3 .85 ac
- Lot 4 .84 ac
- Lot 5 .85 ac
- Lot 6 1.23 ac
- ➤ Lot 7 Under Contract (National auto parts retailer)
- Lot 8 1.21 ac
- Lot 9 1.12 ac
- Contact agent for pricing



OLD HIGHWAY 96 BONAIRE, GA 31005



DEMOGRAPHICS & TRAFFIC COUNT

Traffic Count: (GDOT 2021 Published Data estimate)

Highway 96 – 10,400 vpd GA Highway 247 – 8,990 vpd

Demographics

<u>1 Mile</u> <u>3 Miles</u> <u>5 Miles</u>

2022 Population:

2,849 17,197 63,885

2027 Population Estimate:

3,118 18,563 67,112

2022 Households:

885 6,073 23,654

2027 Households Estimate:

962 6,545 24,857

2022 Average HH Income:

\$128,244 \$118,640 \$98,160

2027 Average HH Income Estimate:

\$146,705 \$136,530 \$114,682



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