

# Residential Development Opportunity

## Highway 18 East

### Gray, GA 31032 (Jones County)



Summary

Area Info

Site Map



## SALE PRICE: \$8,000/PER ACRE

### CONTACT

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## PROPERTY INFORMATION

PROPERTY	
<b>Property Address:</b>	Highway 18 East Gray, GA 31032
<b>County:</b>	Jones
<b>Frontage:</b>	1,287± on Highway 18 East
<b>Topography:</b>	Level
<b>Utilities:</b>	All available
<b>Taxes:</b>	\$3,496.99 (Est. 2024)
<b>Traffic Count:</b>	5,290 on Highway 18 East 505 on Natures Walk Drive

SITE	
<b>Site Size:</b>	48.5± Acres
<b>Parcel ID:</b>	J45 00 268
<b>Zoning:</b>	PUD

**SALE PRICE: \$8,000/PER ACRE**

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	7,657	11,327	35,960
Avg HH Income	\$93,211	\$94,206	\$84,918
Median Age	39.0	40.0	39.3

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## PROPERTY INFORMATION

### NOTES

This property is ideal for residential development.

Possible commercial development fronting Highway 18 (With P&Z approval). Lot sizes approved for .25 ac and up. High density area.

Potential commercial development examples include small strip center or daycare out front.

### LOCATION

Property fronts Highway 18 East and Natures Walk Drive. Surrounding neighbors include Natures Walk Subdivision, The Pines Subdivision, Jones County Recreation Complex, Jones County High School, Middle & Elementary Schools.

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## Highway 18 East

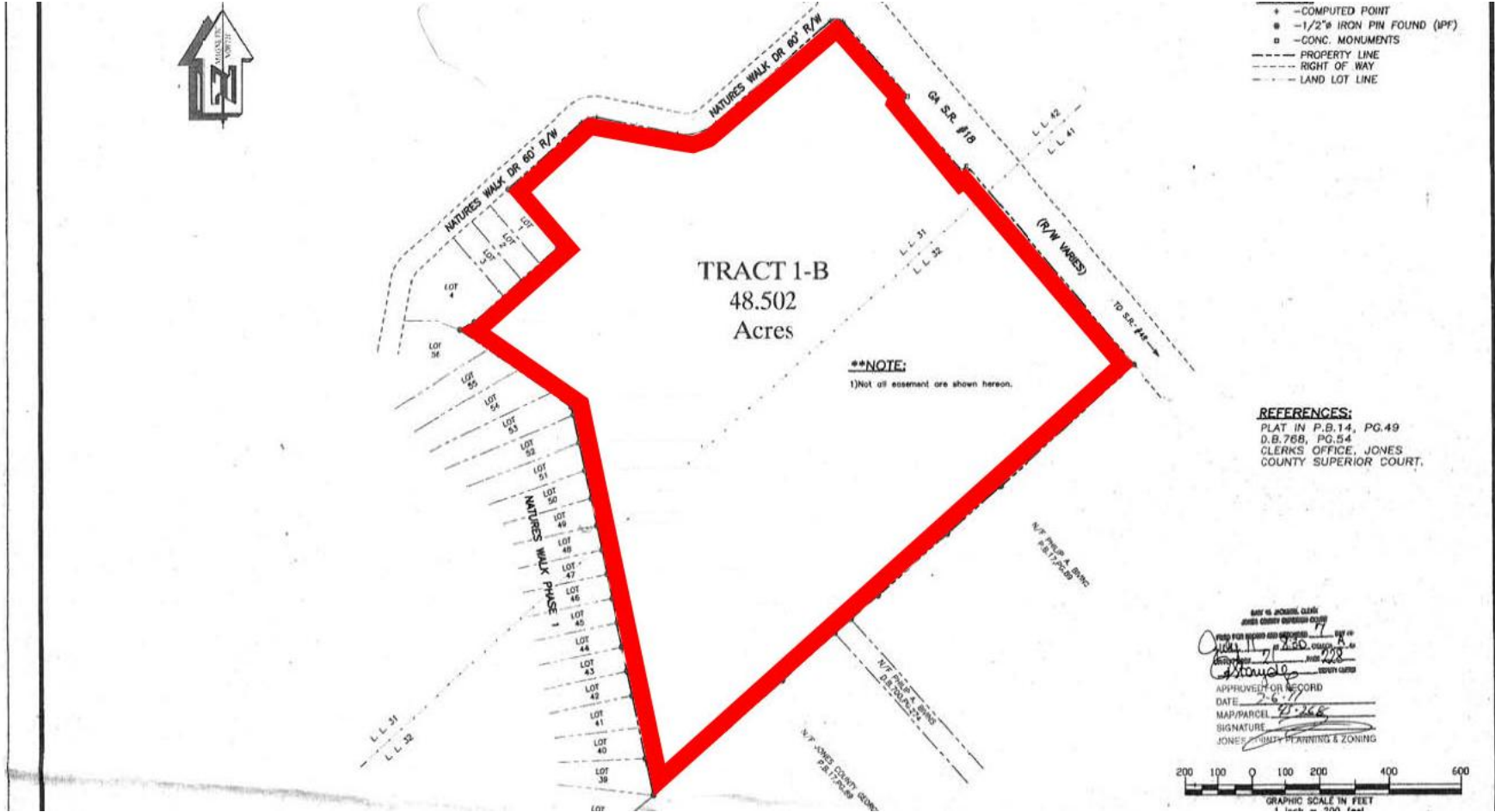
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