

Development Site

56± Acres

FOR SALE



SALES PRICE: \$30,000 / acre

**1038 & 1042 Pinehurst
Hawkinsville Rd
Unadilla, GA 31070**

PATRICK BARRY - EXCLUSIVE AGENT

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Coldwell Banker Commercial

Eberhardt & Barry

990 Riverside Drive

Macon, Georgia 31201



PROPERTY OVERVIEW

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

LOCATION:	6 miles from I-75
SITE:	56± aces total; both parcels
ZONED:	C-3
ESTIMATED PROPERTY TAXES:	~ \$2,689.22 (2022)
SALES PRICE: \$30,000 / acre	





PHOTOS

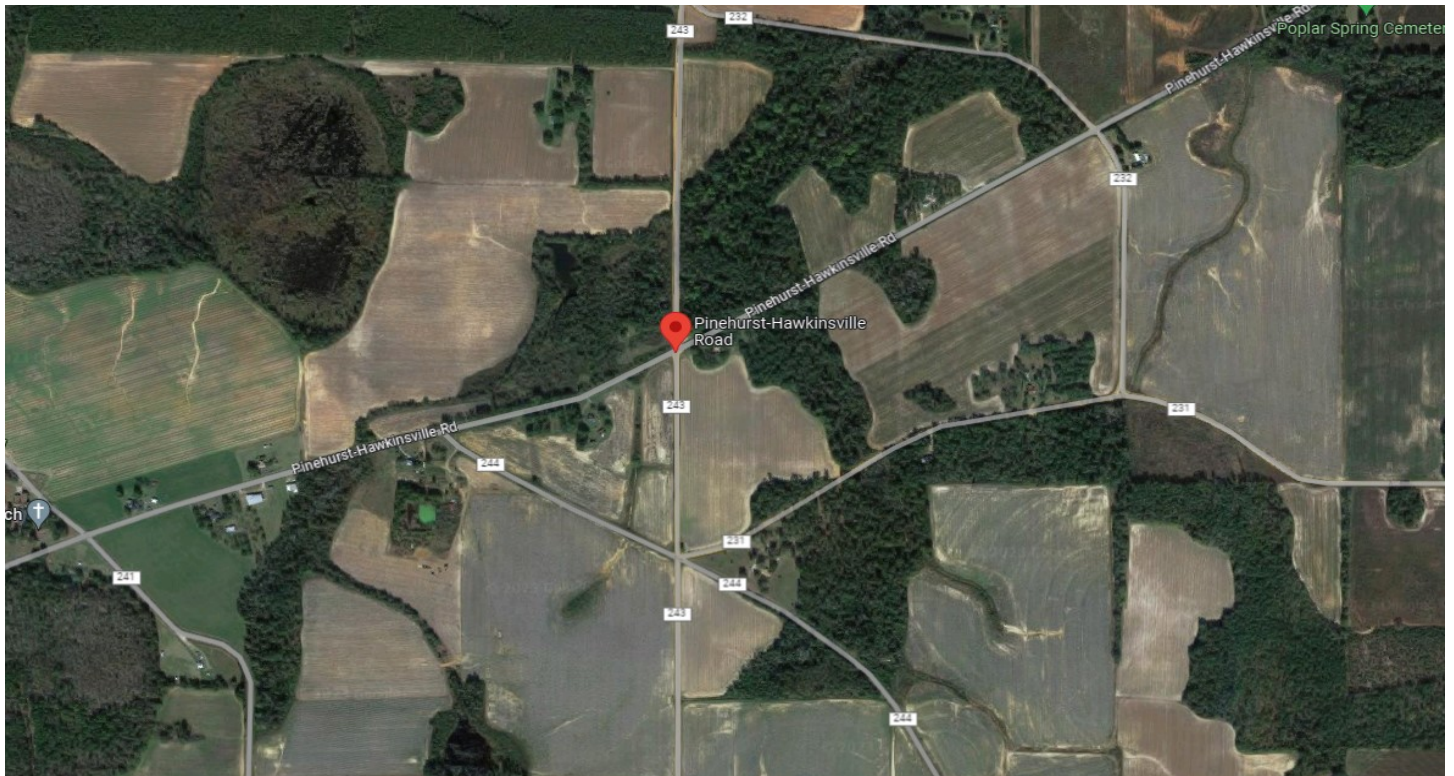
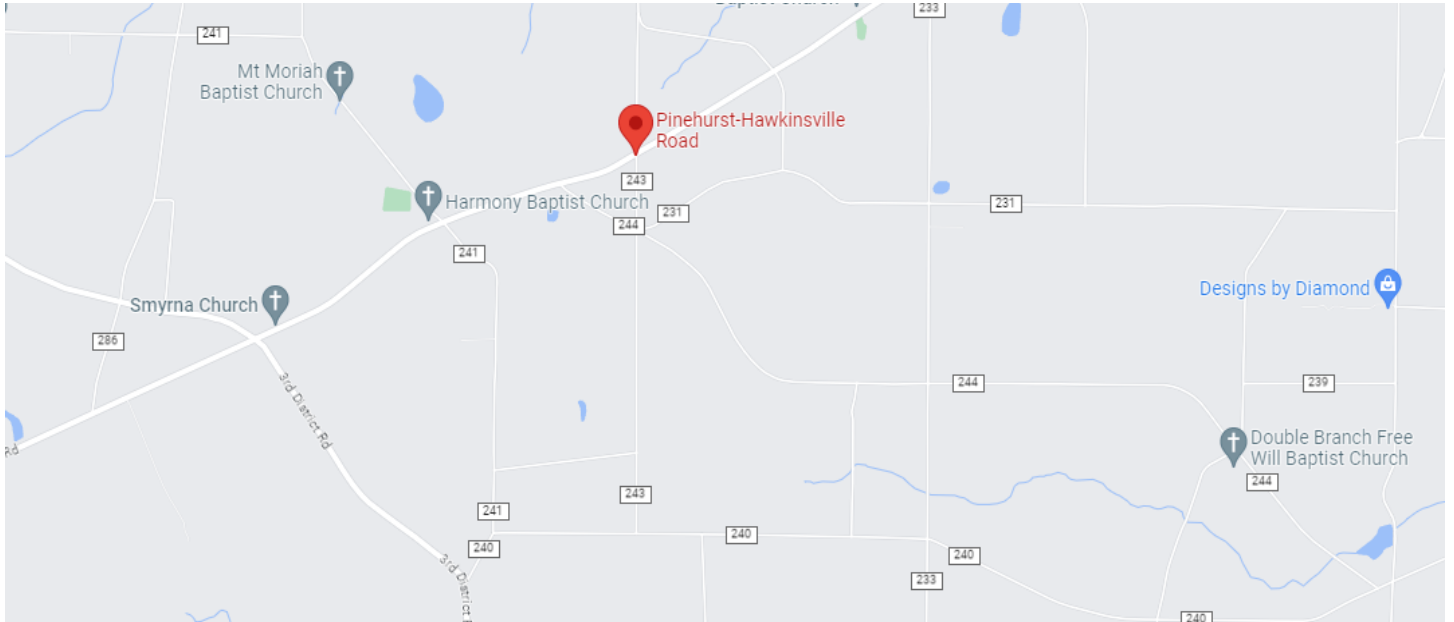
1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA





MAPS

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA





DEMOGRAPHICS - 1 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

327

Population



Average
Household Size

45.2

Median Age

\$56,795

Median Household
Income

EDUCATION

12%

No High
School
Diploma



35%
High School
Graduate



31%
Some College



22%
Bachelor's/Grad/Prof
Degree

BUSINESS



23

Total Businesses



307

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

32%



Services

8%

10.7%

Unemployment
Rate

INCOME



\$56,795

Median Household
Income



\$30,882

Per Capita Income



\$92,869

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (32.1%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	25.5%	+8.4%	
\$15,000 - \$24,999	5.7%	-8.1%	
\$25,000 - \$34,999	6.6%	-5.4%	
\$35,000 - \$49,999	9.4%	-2.5%	
\$50,000 - \$74,999	8.5%	-9.1%	
\$75,000 - \$99,999	5.7%	-2.4%	
\$100,000 - \$149,999	32.1%	+16.1%	

Bars show deviation from Dooly County





DEMOGRAPHICS - 3 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

558

Population



Average
Household Size

44.4

Median Age

\$56,739

Median Household
Income

EDUCATION

13%

No High
School
Diploma



36%
High School
Graduate



31%
Some College



21%
Bachelor's/Grad/Prof
Degree

BUSINESS



29

Total Businesses



383

Total Employees

EMPLOYMENT



White Collar

58%



Blue Collar

33%



Services

9%

9.7%

Unemployment
Rate

INCOME



\$56,739

Median Household
Income



\$30,716

Per Capita Income



\$92,104

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (30.5%)

The smallest group: \$200,000+ (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	23.6%	+6.5%	
\$15,000 - \$24,999	6.4%	-7.4%	
\$25,000 - \$34,999	7.7%	-4.3%	
\$35,000 - \$49,999	9.1%	-2.8%	
\$50,000 - \$74,999	9.5%	-8.1%	
\$75,000 - \$99,999	5.9%	-2.2%	
\$100,000 - \$149,999	30.5%	+14.5%	

Bars show deviation from

Dooley County ▼





DEMOGRAPHICS - 5 Mile

1038 & 1042 Pinehurst Hawkinsville Rd
Unadilla, GA

KEY FACTS

2,322

Population



Average
Household Size

40.5

Median Age

\$41,944

Median Household
Income

EDUCATION

16%

No High
School
Diploma



39%

High School
Graduate



29%

Some College



15%

Bachelor's/Grad/Prof
Degree

BUSINESS



103

Total Businesses



1,236

Total Employees

EMPLOYMENT



46%

White Collar



40%

Blue Collar



15%

Services

6.3%

Unemployment
Rate

INCOME



\$41,944

Median Household
Income



\$21,708

Per Capita Income



\$60,145

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: \$200,000+ (0.7%)

Indicator ▲	Value	Diff	
<\$15,000	19.4%	+2.3%	
\$15,000 - \$24,999	11.4%	-2.4%	
\$25,000 - \$34,999	12.2%	+0.2%	
\$35,000 - \$49,999	13.0%	+1.1%	
\$50,000 - \$74,999	14.3%	-3.3%	
\$75,000 - \$99,999	6.5%	-1.6%	
\$100,000 - \$149,999	20.0%	+4.0%	

Bars show deviation from

Dooly County ▼

