



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**FOR SALE**

## **Development Site 23.72± Acres**



**SALES PRICE: \$499,000**

**GA Hwy 29  
Soperton, Treutlen County, GA  
30457**

**PATRICK BARRY  
ASSOCIATE BROKER  
pbarry@cbcworldwide.com  
Cell: (478) 718-1806  
Office: (478) 746-8171**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

Soperton, Treutlen, GA

|                                     |  |
|-------------------------------------|--|
| <b>LOCATION:</b>                    | 500± ft to I-16<br>Frontage on GA Hwy 29   |
| <b>AVERAGE DAILY TRAFFIC COUNT:</b> | I-16 - 23,700 VPD<br>GA Hwy 29 - 3,800 VPD |
| <b>LAND:</b>                        | 23.72 acres                                |
| <b>ZONED:</b>                       | AG-5 ; R4                                  |
| <b>UTILITIES:</b>                   | All public utilities available to site     |

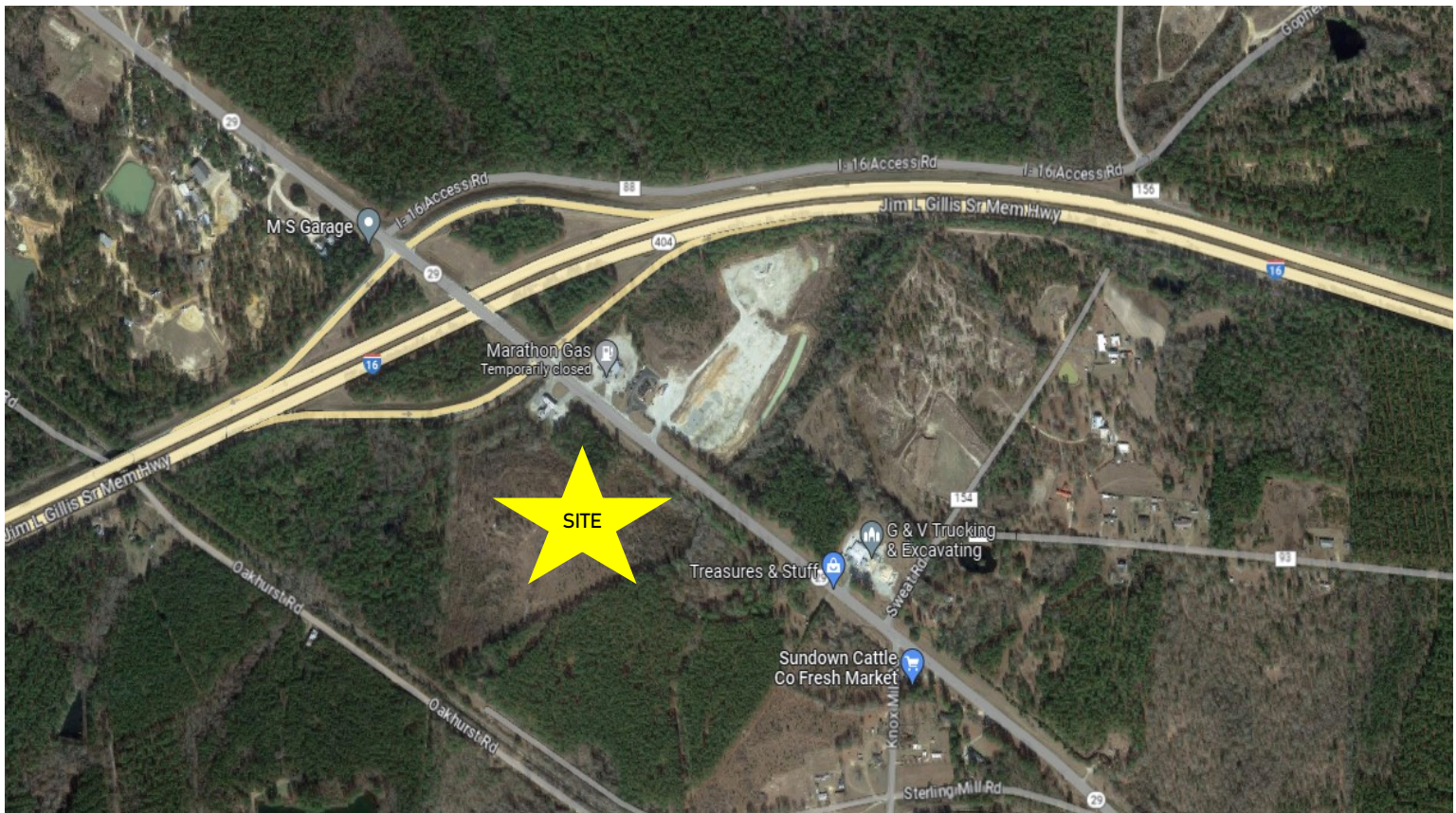
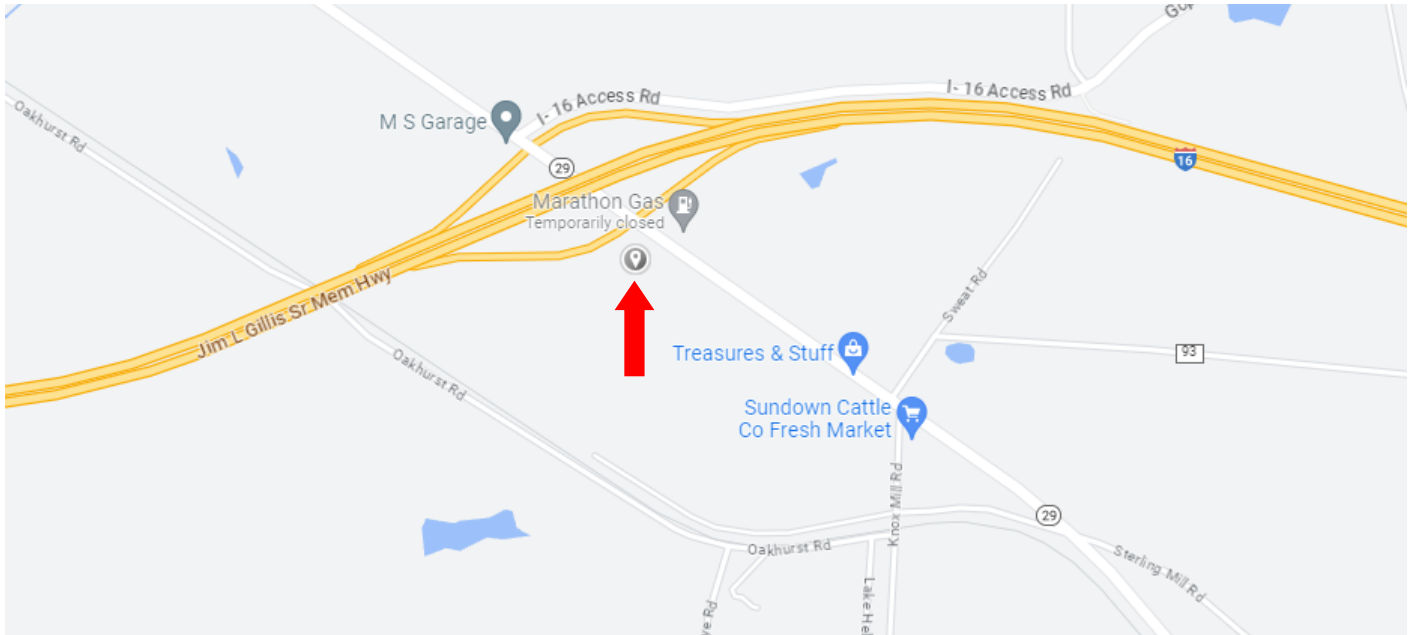






## MAPS

Soperton, Treutlen, GA



PATRICK BARRY  
pbarry@cbcworldwide.com  
C: 478.718.1806  
O: 478.746.8171



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CBCMACON.COM



## DEMOGRAPHICS - 1 Mile

Soperton, Treutlen, GA

### KEY FACTS

204

Population



3.7

Average Household Size

37.9

Median Age

\$32,010

Median Household Income

### BUSINESS



6

Total Businesses



69

Total Employees

### INCOME



\$32,010

Median Household Income



\$17,112

Per Capita Income



\$41,684

Median Net Worth

### EDUCATION

10%

No High School Diploma



28%  
High School Graduate



16%  
Some College



47%  
Bachelor's/Grad/Prof Degree

### EMPLOYMENT



White Collar

72%



Blue Collar

21%



Services

9%

5.8%

Unemployment Rate

### 2023 Households By Income (Esri)

The largest group: <\$15,000 (28.6%)

The smallest group: \$150,000 - \$199,999 (0.0%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 28.6% | +4.3% |  |
| \$15,000 - \$24,999   | 14.3% | +1.7% |  |
| \$25,000 - \$34,999   | 8.2%  | -4.7% |  |
| \$35,000 - \$49,999   | 10.2% | +1.2% |  |
| \$50,000 - \$74,999   | 12.2% | -5.5% |  |
| \$75,000 - \$99,999   | 16.3% | +2.5% |  |
| \$100,000 - \$149,999 | 6.1%  | +0.3% |  |

Bars show deviation from 13283 (Treutlen County)





## DEMOGRAPHICS - 3 Mile

Soperton, Treutlen, GA

### KEY FACTS

635

Population



Average  
Household Size

40.2

Median Age

\$41,107

Median Household  
Income

### EDUCATION

12%

No High  
School  
Diploma



35%

High School  
Graduate



24%

Some College



29%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



11

Total Businesses



95

Total Employees

### EMPLOYMENT



60%

White Collar



30%

Blue Collar



10%

Services

2.7%

Unemployment  
Rate

### INCOME



\$41,107

Median Household  
Income



\$24,350

Per Capita Income



\$71,127

Median Net Worth

### 2023 Households By Income (Esri)

The largest group: <\$15,000 (23.6%)

The smallest group: \$150,000 - \$199,999 (0.0%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 23.6% | -0.7% |  |
| \$15,000 - \$24,999   | 10.2% | -2.4% |  |
| \$25,000 - \$34,999   | 10.2% | -2.7% |  |
| \$35,000 - \$49,999   | 12.4% | +3.4% |  |
| \$50,000 - \$74,999   | 12.4% | -5.3% |  |
| \$75,000 - \$99,999   | 17.3% | +3.5% |  |
| \$100,000 - \$149,999 | 9.8%  | +4.0% |  |

Bars show deviation from 13283 (Treutlen County) ▼





## DEMOGRAPHICS - 5 Mile

Soperton, Treutlen, GA

### KEY FACTS

1,584

Population



Average  
Household Size

40.5

Median Age

\$43,886

Median Household  
Income

### EDUCATION

13%

No High  
School  
Diploma



41%

High School  
Graduate



23%

Some College



24%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



28

Total Businesses



260

Total Employees

### EMPLOYMENT



56%

White Collar



33%

Blue Collar



11%

Services

2.0%

Unemployment  
Rate

### INCOME



\$43,886

Median Household  
Income



\$27,414

Per Capita Income



\$85,506

Median Net Worth

### 2023 Households By Income (Esri)

The largest group: <\$15,000 (20.9%)

The smallest group: \$150,000 - \$199,999 (0.2%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 20.9% | -3.4% |  |
| \$15,000 - \$24,999   | 9.3%  | -3.3% |  |
| \$25,000 - \$34,999   | 12.3% | -0.6% |  |
| \$35,000 - \$49,999   | 11.3% | +2.3% |  |
| \$50,000 - \$74,999   | 12.6% | -5.1% |  |
| \$75,000 - \$99,999   | 17.0% | +3.2% |  |
| \$100,000 - \$149,999 | 10.8% | +5.0% |  |

Bars show deviation from 13283 (Treutlen County) ▼

