

WALMART OUTPARCEL

Developmental Land Investment Opportunity

NW Corner of N Lee St & Russell Pkwy | Forsyth, GA

Walmart 



Russell Pkwy



N Lee St

Cabiniss Rd



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

1.4 ACRES WALMART OUTPARCEL

NW Corner of Lee St & Russell Pkwy
Forsyth, GA 31029

INVESTMENT SUMMARY

Investment Summary
Investment Highlights

AREA OVERVIEW

Location & Site Map
Area & Retail Map
City Overview

Exclusively Marketed By: Sands Investment Group

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INVESTMENT SUMMARY

1.4 ACRES WALMART OUTPARCEL

OFFERING SUMMARY

PRICE	\$500,000
NOI	Development Land
PRICE PER SF	\$8.00

PROPERTY SUMMARY

ADDRESS	NW Corner of N Lee St & Russell Pkwy Forsyth, GA 31029
COUNTY	Monroe
LAND AREA	1.434 Acres

INVESTMENT HIGHLIGHTS

Walmart 

1.4 ACRES
WALMART OUTPARCEL

Railroad Ave

N Lee Street

Cabiniss Road

Russell Pkwy



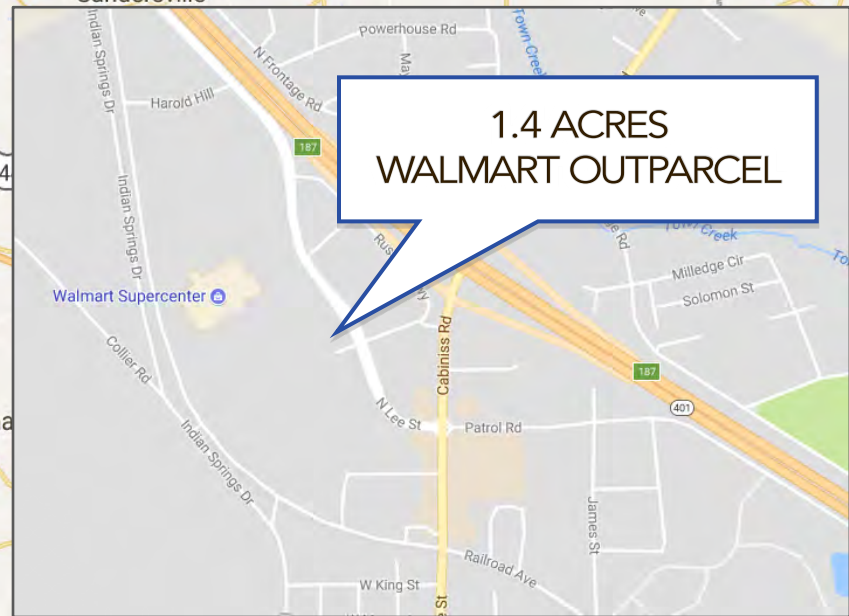
- Large 1.43 Acre Parcel for Development
- Walmart Supercenter Outparcel
- Zoned Highway Business District
- Just Off Exit 187 on Interstate 75
- Significant New Development in the Area
- AADT of Over 84,000 Along Interstate 75
- Primary Retail Corridor in Forsyth
- Average Income of \$51,833 Within 1-Mile

LOCATION MAP

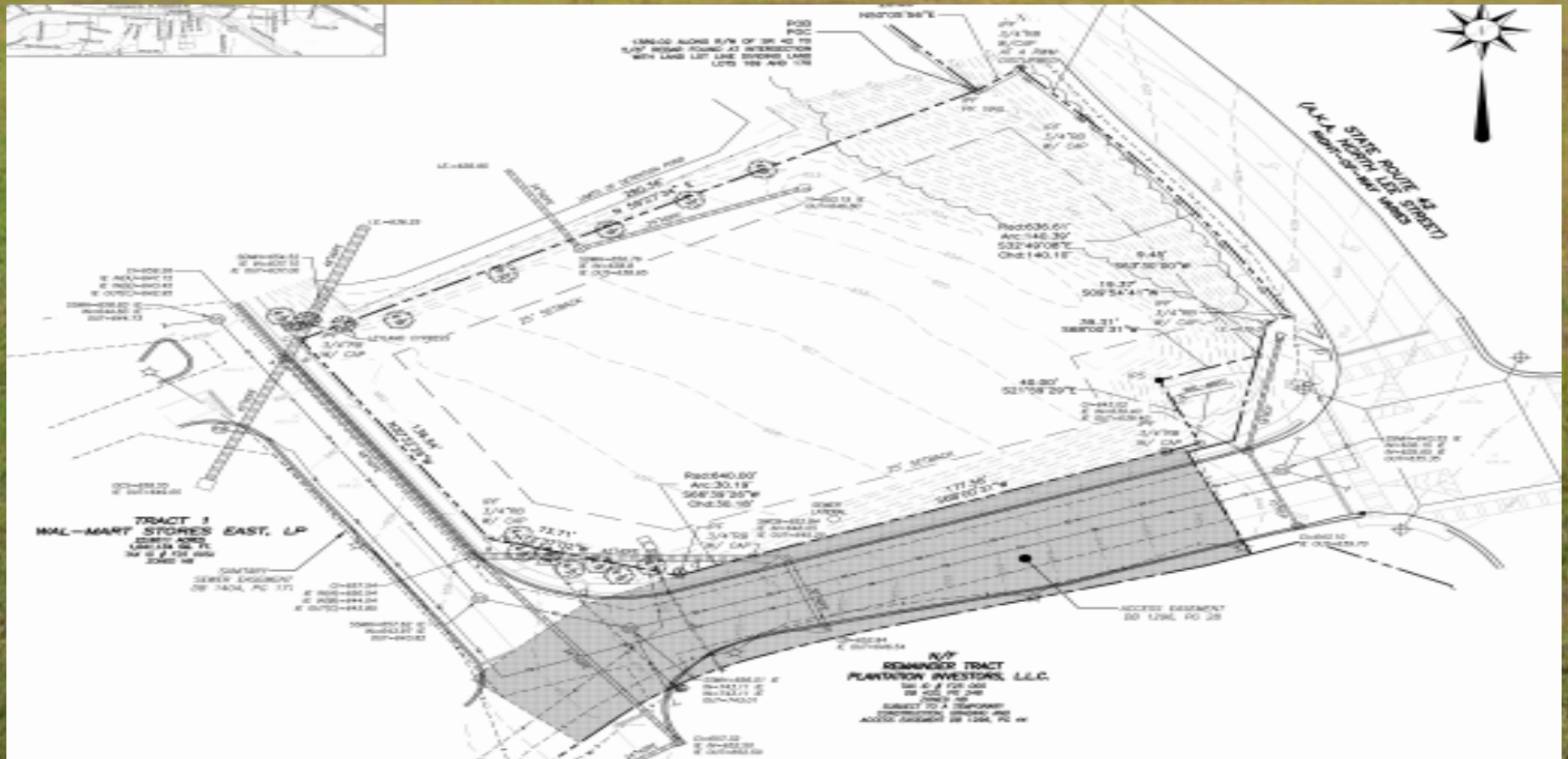


1.4 ACRES
WALMART OUTPARCEL

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WALMART OUTPARCEL




SITE MAP



AERIAL MAP

Walmart 

1.4 ACRES
WALMART OUTPARCEL

 Little Caesars


DOLLAR TREE

 verizon wireless


Days Inn

N Lee Street

Russell Pkwy

 Hardee's


CITGO



WAFFLE
HOUSE

Cabiniss Road

 DUNKIN'
DONUTS

Wendy's

 BURGER
KING

INTERSTATE
75

 EconoLodge

RETAIL MAP

1.4 ACRES
WALMART OUTPARCEL

Walmart
Supercenter

SUBWAY

Cabiniss Road
N Lee St

O'Reilly
AUTO PARTS

Curves

ACE

Pizza
Hut

E Johnston St

ingles

NAPA

DOLLAR GENERAL

TSC

TRACTOR
SUPPLY CO

HIBBETT
SPORTS

INTERSTATE
75

bp

Chevron

WAFFLE
HOUSE

CVS pharmacy

Exxon
CITGO

Shell

VALERO

WAFFLE
HOUSE

DUNKIN'
DONUTS

BURGER
KING

DQ

Hardee's

McDonald's

Wendy's

Wendy's

Advance
Auto Parts

BB&T

CIRCLE K

FAMILY DOLLAR

CAPTAIN D's

Little
Caesars
Pizza

SUBWAY

cricket

AREA OVERVIEW

Walmart 

1.4 ACRES
WALMART OUTPARCEL

11,900 VPD

84,300 VPD

N Lee Street


Cabiniss Road



SUBJECT PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,403	7,340	9,907
Average Household Income	\$51,833	\$52,784	\$55,941

AREA OVERVIEW



Forsyth is a county seat in Monroe County, Georgia with a population of 3,993 in 2016 and it is part of the Macon Metropolitan Statistical Area. The Macon Metropolitan Statistical Area is a MSA consisting of five counties in Central Georgia (Bibb, Crawford, Jones, Monroe and Twiggs) anchored by the principle city of Macon with a population of 231,259.

The City of Forsyth is home to three public safety powerhouses and has direct access to busy I-75. Forsyth is only one hour from Hartsfield Jackson International Airport and three hours from the Port of Savannah via I-16. The City of Forsyth rolls out the red carpet for businesses looking for affordable, productive, non-union labor. Forsyth is within one hour of the state's major cities, Atlanta and Macon and only 90 minutes to Columbus. For a city being only 5 total square miles, it has a dense education system consisting of three elementary schools, two middle schools, and a high school. The district has 225 full-time teachers and over 3,872 students.

The Forsyth Commercial Historic District is listed on the National Register of Historic Places and is a tourist attraction. It includes the Monroe County Courthouse and Courthouse Square as well as the surrounding area, including several examples of 19th-century architecture. Forsyth is also home to the Confederate Cemetery, Tift College and Rum Creek Wildlife Management Area.

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image



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