

**PRICE REDUCED**

**Development Site and C-Store with  
Truck Stop Potential  
33.83± Acres**

**FOR SALE**



**~~SALES PRICE: \$1,750,000~~**

**REDUCED SALES PRICE: \$1,349,000**

**4838 Hwy 96 West  
Jeffersonville, GA 31044  
Twiggs County**

**PATRICK BARRY - EXCLUSIVE AGENT**  
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**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

4838 Hwy 96 West  
Jeffersonville, GA 31044

<b>LOCATION:</b>	<p>Northeast Pin corner of I-16 and Hwy 96 in Twiggs County, GA - Jeffersonville City</p> <p>I-16 is an interstate that is two-lanes, each direction, asphalt-paved, that runs from downtown Macon to downtown Savannah. It passes through counties Bibb, Twiggs, Bleckley, Laurens, Treutlen, Candler, Bulloch, Bryan, Effingham, and Chatham.</p> <p>I-16/I-75 interchange in Macon, Bibb County, GA. I-75 is longest highway in Georgia and is heavily traveled.</p>
<b>CURRENT AGREEMENTS:</b>	<p>Tenant: Month-to-month</p> <p>Fuel: No fuel supply agreement currently in place</p>
<b>SITE:</b>	<p>33.83± Acres total; both parcels included in sales price</p> <p>2,688± ft. of frontage on I-16 / I-16 Ramp</p> <p>384± ft. of frontage on W. Hwy 96</p>
<b>FUEL SALES:</b>	40,000 - 50,000 gallons per month
<b>FUEL TANKS:</b>	Last inspection: May 5, 2021 - No fuel leaks. No further action letters provided on following pages.
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	<p>23,100± Vehicles Per Day (2021) on I-16</p> <p>2,600± Vehicles Per Day (2021) on Hwy 96</p>
<b>ZONED:</b>	<ul style="list-style-type: none"> <li>• A-5</li> <li>• C-3</li> </ul>
<b>ESTIMATED PROPERTY TAXES:</b>	\$1,886.76 (2020)
<b>UTILITIES:</b>	All utilities available to the site.
<b>NEIGHBORS:</b>	Academy Sports & Outdoors Distribution Center, Huddle House, Suburban Inn, Twiggs Academy Private School, churches, housing and more.
<p><b><del>SALES PRICE: \$1,750,000</del></b></p> <p><b>REDUCED SALES PRICE: \$1,349,000</b></p>	



## PHOTOS

4838 Hwy 96 West  
Jeffersonville, GA 31044

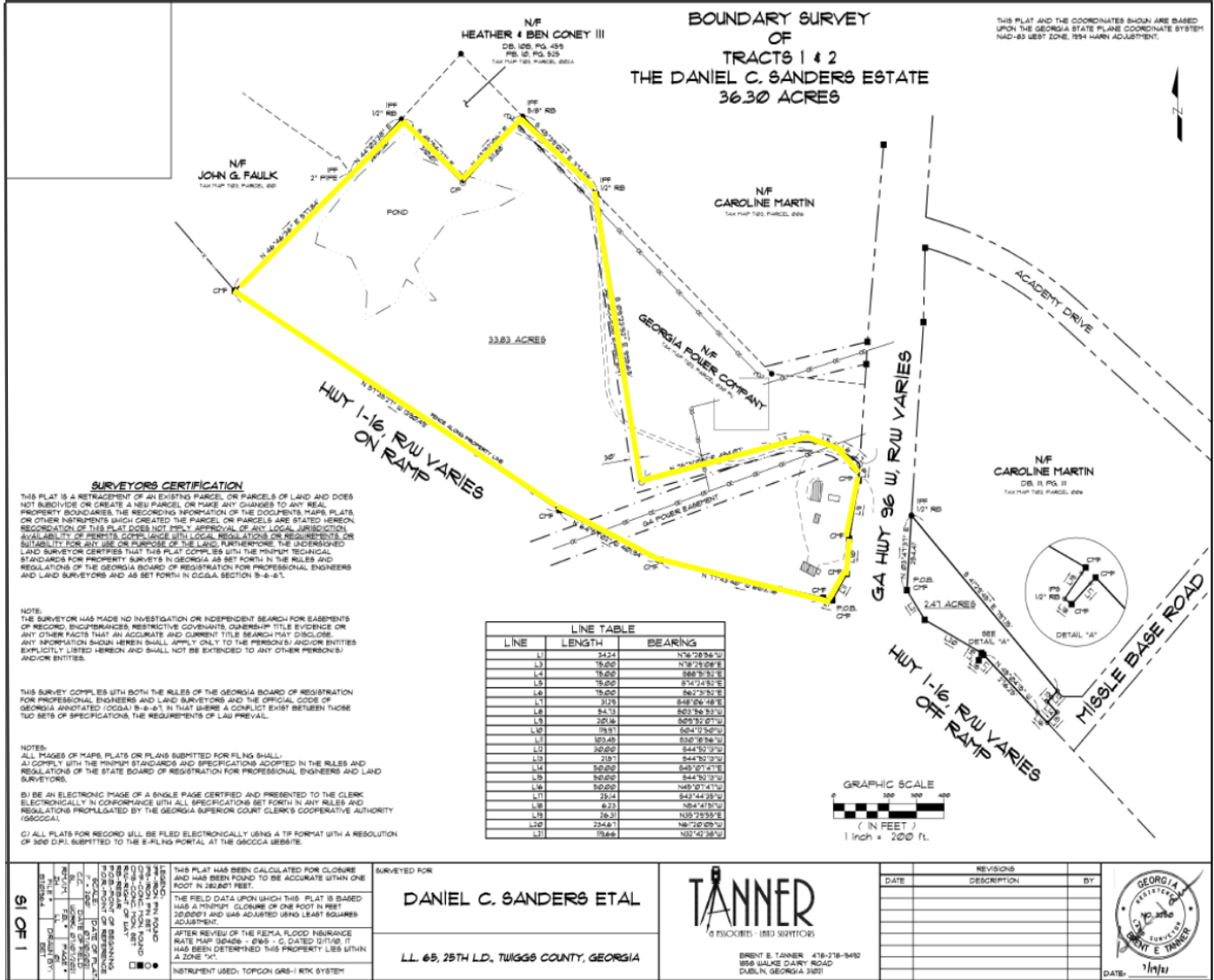






# SURVEY

4838 Hwy 96 West  
Jeffersonville, GA 31044



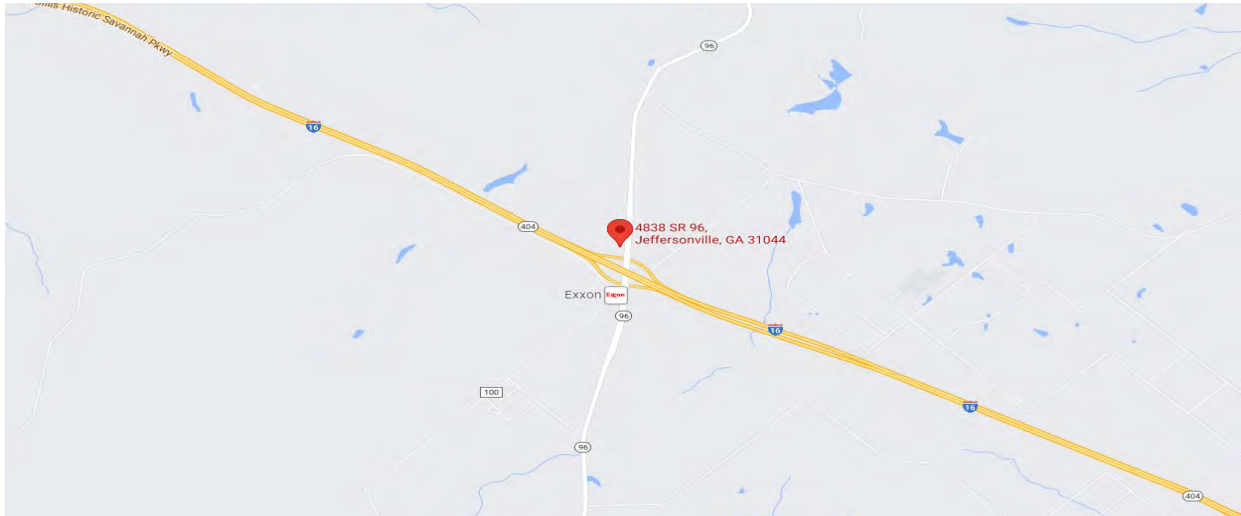
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**COLDWELL BANKER COMMERCIAL**  
EBERHARDT & BARRY  
CBCMACON.COM



## MAPS

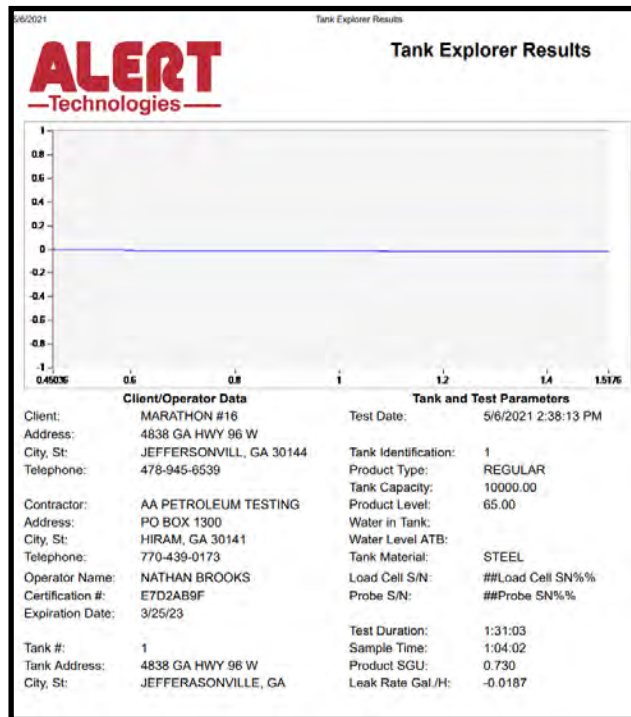
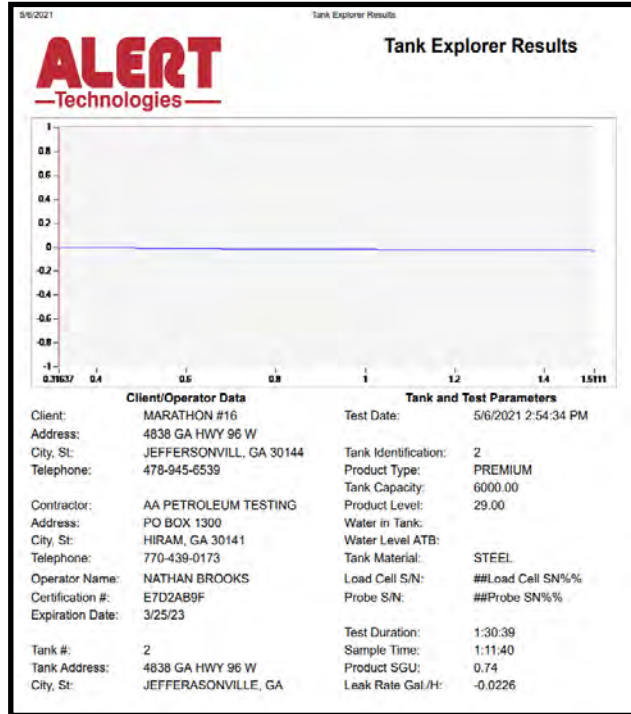
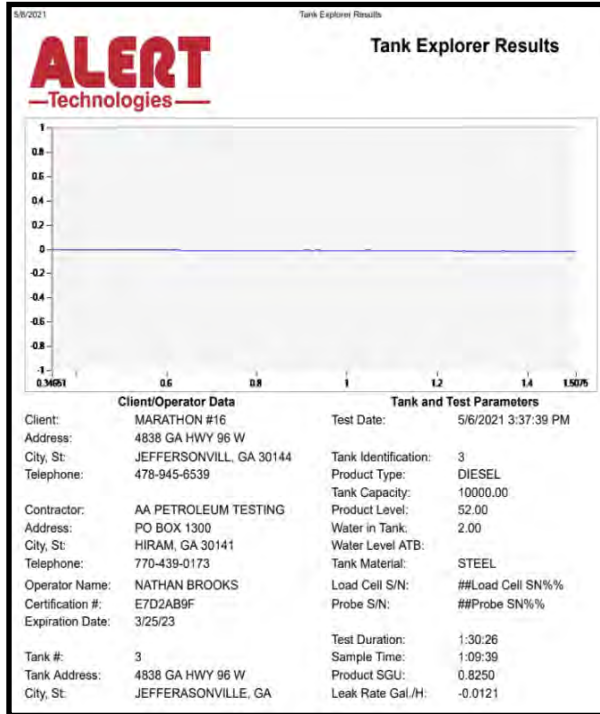
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Jeffersonville, GA 31044





# TANK EXPLORER RESULTS

4838 Hwy 96 West  
Jeffersonville, GA 31044







# DATA COLLECTION & REPORT FORM

4838 Hwy 96 West  
Jeffersonville, GA 31044

**ACURITE™**  
**SINGLE LINE TEST DATA SHEET**

5/6/2021		Facility ID #: 1420034	
MARATHON #16		Operator: NATHAN BROOKS	
4838 GA HWY 96 W			
JEFFERSONVILLE, GA 30144			

Product	UNLEADED	PREMIUM	DIESEL
Pump Manufacturer	CANT SEE	RED JACKET	RED JACKET
Isolation Mechanism (pump)	FUCNT ELMENT	FUCNT ELMENT	FUCNT ELMENT
Test Pressure (1 1/2 X working Press.)	39	39	41
Initial Cylinder Level (ICL)	0.090	0.075	0.060
Final Cylinder Level (FCL)	0.087	0.075	0.060
Leak Volume = ICL - FCL	-0.003	0	0
Time Started	10:50	10:50	11:00
Time Completed	11:20	11:20	11:30
Total Test Time (30 min. minimum)	30 MINUTES	30 MINUTES	30 MINUTES
Conclusion (Pass or Fail)	PASS	PASS	PASS
Tank Leak Rate at Start if Test			
Tank Leak Rate at End of Test			

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TSC 1000 LEAK DETECTOR TESTER**  
**DATA COLLECTION AND REPORT FORM**

Facility Name: MARATHON #16

Facility Address: 4838 GA HWY 96 W  
JEFFERSONVILLE, GA 30144

Facility Phone: 478-945-6539 Test Date: 5/6/2021

Test Contractor: AA PETROLEUM TESTING & SERVICES OF GA  
PO BOX 1300  
HIRAM, GA 30141

Contractor Phone #: 770-439-0173

Product	Leak Detector Model S/N	Line Test PSI	Line Test Pass/Fail	Line PSI	Seating PSI	Bleed Back in ml	Measured Rate of Flow	Slow Flow PSI	Corrected Flow Rate to 10 PSI	Pass or Fail
UNLEADED	CANT SEE	39	PASS	26	13	55	1	15	1	PASS
PREMIUM	LD2200	39	PASS	26	12	55	1	17	1	PASS
DIESEL	LD2200	41	PASS	27	19	45	1	18	1	PASS

Test Technician: NATHAN BROOKS  
Date: 5/6/2021

Comments: UNLEADED STP UNDER DIRT AND WATER  
\_\_\_\_\_  
\_\_\_\_\_



# DEMOGRAPHICS - 1 Mile

4838 Hwy 96 West  
Jeffersonville, GA 31044

## KEY FACTS

52  
Population



2.6  
Average Household Size

50.6  
Median Age

\$45,419  
Median Household Income

## EDUCATION

32%  
No High School Diploma

21%  
High School Graduate

26%  
Some College

21%  
Bachelor's/Grad/Prof Degree

## BUSINESS



10  
Total Businesses



54  
Total Employees

## EMPLOYMENT

60%  
White Collar

20%  
Blue Collar

20%  
Services

9.1%  
Unemployment Rate

## INCOME



\$45,419  
Median Household Income



\$22,581  
Per-Capita Income



\$50,000  
Median Net Worth

## Households By Income

The largest group: <\$15,000 (20%)

The smallest group: \$150,000 - \$199,999 (0%)

Indicator ▲	Value	Diff
<\$15,000	20%	-6.3%
\$15,000 - \$24,999	15%	+2.3%
\$25,000 - \$34,999	5%	-9.4%
\$35,000 - \$49,999	10%	-2%
\$50,000 - \$74,999	20%	+8%
\$75,000 - \$99,999	15%	+6.5%
\$100,000 - \$149,999	10%	0

Bars show deviation from Twiggs County ▼





# DEMOGRAPHICS - 3 Mile

4838 Hwy 96 West  
Jeffersonville, GA 31044

## KEY FACTS

894

Population



Average Household Size

48.2

Median Age

\$36,015

Median Household Income

## EDUCATION

25%

No High School Diploma



37%

High School Graduate



25%

Some College



13%

Bachelor's/Grad/Prof Degree

## BUSINESS



18

Total Businesses



107

Total Employees

## EMPLOYMENT



50%

White Collar



37%

Blue Collar



13%

Services

12.2%

Unemployment Rate

## INCOME



\$36,015

Median Household Income



\$21,063

Per Capita Income



\$39,649

Median Net Worth

## Households By Income

The largest group: <\$15,000 (25.8%)

The smallest group: \$200,000+ (0.5%)

Indicator ▲	Value	Diff	
<\$15,000	25.8%	-0.5%	
\$15,000 - \$24,999	11.5%	-1.2%	
\$25,000 - \$34,999	11.5%	-2.9%	
\$35,000 - \$49,999	13.5%	+1.5%	
\$50,000 - \$74,999	13.2%	+1.2%	
\$75,000 - \$99,999	10.4%	+1.9%	
\$100,000 - \$149,999	10.7%	+0.7%	

Bars show deviation from Twiggs County ▼



# DEMOGRAPHICS - 5 Mile

4838 Hwy 96 West  
Jeffersonville, GA 31044

## KEY FACTS

2,918

Population

48.1

Median Age



Average Household Size

\$30,982

Median Household Income

## EDUCATION

26%

No High School Diploma



34%  
High School Graduate



26%  
Some College



14%  
Bachelor's/Grad/Prof Degree

## BUSINESS



107

Total Businesses



800

Total Employees

## EMPLOYMENT



51%

White Collar



37%

Blue Collar



Services

12%

12.3%

Unemployment Rate

## INCOME



\$30,982

Median Household Income



\$20,232

Per Capita Income



\$24,016

Median Net Worth

## Households By Income

The largest group: <\$15,000 (31.8%)

The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff	
<\$15,000	31.8%	+5.5%	
\$15,000 - \$24,999	10.2%	-2.5%	
\$25,000 - \$34,999	12.1%	-2.3%	
\$35,000 - \$49,999	10.2%	-1.8%	
\$50,000 - \$74,999	12.7%	+0.7%	
\$75,000 - \$99,999	8.7%	+0.2%	
\$100,000 - \$149,999	9.8%	-0.2%	

Bars show deviation from Twigg County ▼