

NEW



Butler Commercial Property

7 +/- Acres | Taylor County, GA | \$350,000



National Land Realty
1260 Mountville-Hogansville Road
Hogansville, GA 30230
NationalLand.com



Travis Chaffin
Office: 855-384-5263
Cell: 706-302-8198
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Tchaffin@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

COMMERCIAL OPPORTUNITY 7+/- acres with over 1200' of road frontage on Hwy 540/96 (Fall Line Frwy) in Butler, GA. Property is zoned commercial, has city water and sewer, heavy duty pavement on entrance drive, with possibility of 2 additional entrances. Opportunity for a business, gas station, tractor trailer parking, etc. Less than an hour from Columbus and Macon. Less than 40 minutes from Americus. Contact Travis Chaffin at 706/302-8198 for more information.



ACREAGE BREAKDOWN

7+/-

ADDRESS

0 FallLine Freeway
Butler, GA 31006

LOCATION

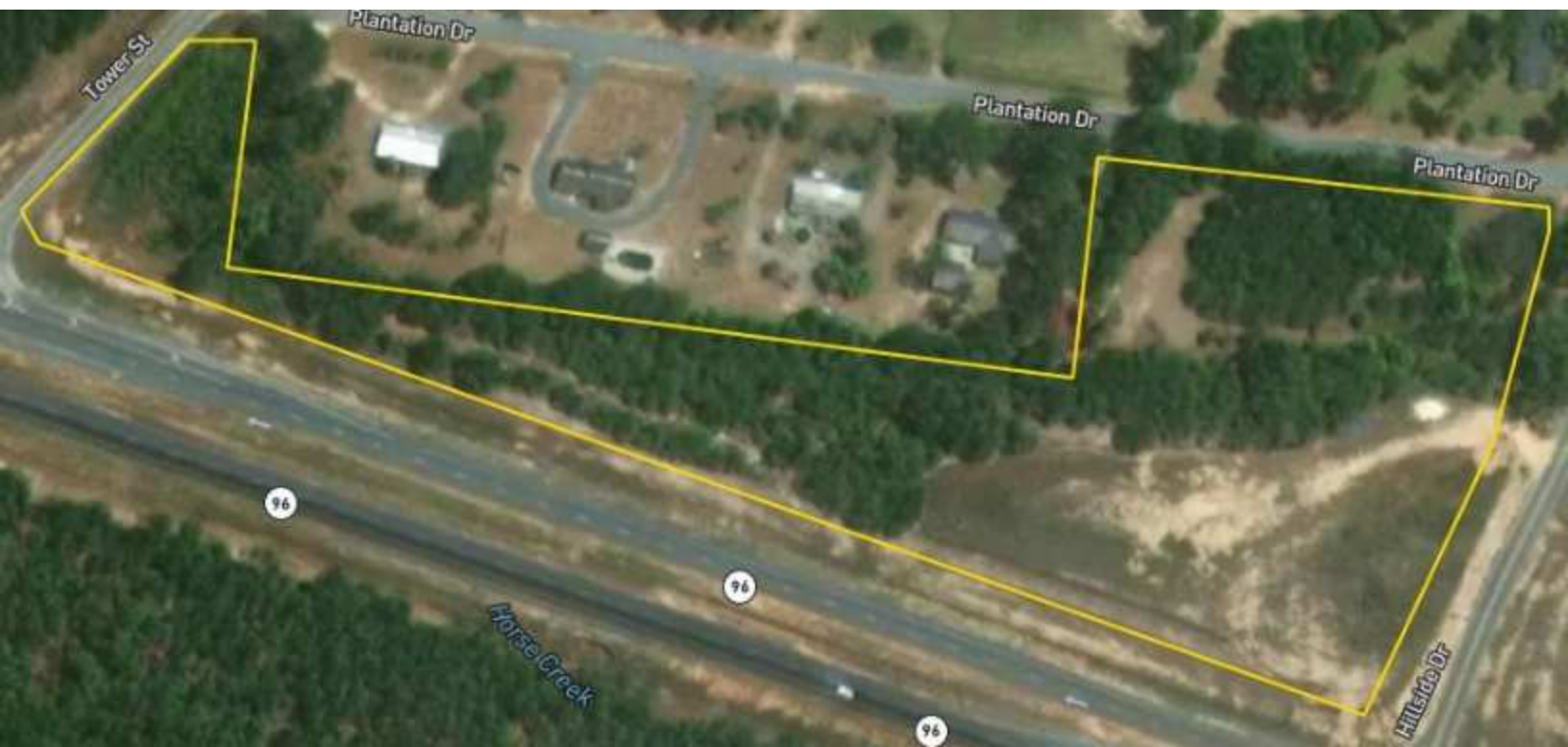
Call Travis Chaffin (706) 302-8198

PROPERTY HIGHLIGHTS

- commercial opportunity
- hwy road frontage
- city water and sewer



nationalland.com/listing/butler-commercial-property

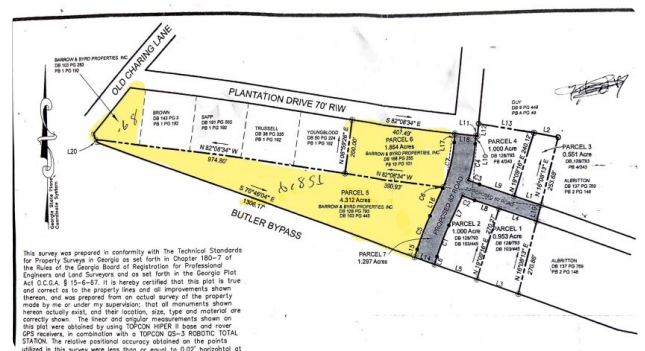


COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Commerical

Listing ID#
2788073





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THE ABC'S OF AGENCY UNDERSTANDING REAL ESTATE BROKERAGE RELATIONSHIPS IN GEORGIA



I. Introduction:

Real estate brokers are licensed professionals trained to help consumers buy, sell, or lease real property. The business relationship between real estate brokers and consumers can take many forms, each of which is called a brokerage relationship. This brochure describes the types of brokerage relationships most commonly offered by real estate brokers. Hopefully, the brochure will make it easier for consumers to make informed choices on how best to work with a real estate broker. It should be noted that real estate brokers are not required to offer all of the brokerage relationships described in this brochure. Instead, each real estate broker is free to decide which of these relationships he or she will offer.

II. Real Estate Brokerage Generally:

As a general rule, only licensed real estate brokers can be paid a fee to help consumers buy, sell, or lease property. Many brokers have licensed real estate salespersons, commonly known as real estate agents, who act on behalf of the broker in helping consumers buy, sell, or lease property. While real estate agents can be employees of the real estate broker, most act as independent contractors. Real estate brokers often incorporate or set themselves up as limited liability companies or partnerships. All brokerage firms, however, are required to have a responsible or a qualifying broker. In the majority of real estate transactions, the consumer interacts only with his or her real estate agent and not the real estate broker. The real estate broker in those instances works behind the scenes to solve problems and support, supervise and assist his or her agents.

III. Client vs. Customer in Brokerage Relationships:

All brokerage relationships fall into one of two broad categories: (1) broker-client relationships; and (2) broker-customer relationships. In a broker-client relationship, the real estate broker is representing the client and is acting as his or her legal agent in buying, selling, or leasing property. In Georgia, a broker-client relationship can only be formed by the parties entering into a written agreement. The agreement must explain, among other things, how the broker will be paid, the duty of the broker to keep client confidences, and the types of client or agency relationships offered by the broker.

The other type of brokerage relationship is known as a broker-customer relationship. With this type of relationship, the broker is not representing the customer in a legal or agency capacity. However, the broker can still work with the customer and help him or her by performing what are known as ministerial acts. These include, for example, identifying property for sale or lease, providing pre-printed real estate form contracts, preparing real estate contracts at the direction of the customer, and locating lenders, inspectors, and closing attorneys on behalf of the customer. The different types of brokerage relationships within each of these categories are discussed below:

IV. Broker-Client Relationships:

A. Seller Agency/Landlord Agency:

Seller agency occurs when the real estate broker is representing the seller in selling his or her property. This type of brokerage relationship is created by the seller and the broker entering into a written contract known as a listing agreement. The listing agreement gives the broker, commonly referred to as the listing broker, the right to market the property for sale at a specific price and for a defined period of time. If the broker is successful in finding a buyer ready, willing, and able to purchase the property, the broker would normally be paid a fee or commission upon the closing of the transaction. This fee or commission is often shared with other real estate brokers, under what are known as cooperative brokerage agreements, if they or their agents find the buyer. Seller agency is also sometimes called listing agency.

Landlord agency is different from seller agency in that the listing broker is assisting the property owner in leasing rather than selling property.

B. Buyer Agency/Tenant Agency:

Buyer agency occurs when the real estate broker represents the buyer in locating and assisting the buyer in negotiating for the purchase of property suitable to the buyer. A buyer agency is created when the buyer enters into an agreement commonly known as a buyer brokerage agreement. A real estate broker can be compensated by one party yet represent another party. Therefore, in some buyer brokerage agreements, the fee or commission received by the buyer's broker is actually a portion of the fee or commission paid by the seller to the listing broker. In these situations, the seller also agrees that the listing broker will share the commission or fee with any buyer's broker who finds a buyer ready, willing and able to purchase the property. With some buyer brokerage agreements, the buyer pays a fee or commission directly to his or her broker. Buyer agency is sometimes referred to as buyer brokerage.

Tenant agency is different from buyer agency in that the broker is representing a consumer who is seeking to lease rather than purchase property.

C. Designated Agency:

In some real estate transactions, the real estate agent representing the buyer and the real estate agent representing the seller both work for the same broker or brokerage firm. In such a transaction, the broker may allow each agent to exclusively represent their respective clients. This type of brokerage relationship is known as designated agency.

In a designated agency transaction, the designated agent for the buyer owes the same duties to the buyer as if the agent was acting only as a buyer's agent. Similarly, the designated agent for the seller owes the same duties to the seller as if the agent was acting only as the seller's agent. With designated agency, each designated agent is prohibited from disclosing to anyone other than his or her broker any information requested to be kept confidential by the client unless the information is otherwise required to be disclosed by law. Therefore, designated agents may not disclose such confidential information to other agents in the company. The broker is also prohibited from revealing any confidential information he or she has received from one designated agent to the other designated agent, unless the information is otherwise required to be disclosed by law. Confidential information is defined as any information that could harm the client's negotiating position which information the client has not consented to be disclosed. In Georgia, designated agency is defined by state statute not to be dual agency.

D. Dual Agency:

Georgia law allows both parties to agree to have one agent or broker represent them in a real estate transaction at the same time. In other words, the agent or broker has a client relationship with all parties to the transaction without acting in a designated agency capacity. In these situations, neither party is exclusively represented by a designated real estate agent. This type of brokerage relationship is called "dual agency".

Georgia law allows real estate brokers to act as dual agents if they first get the written consent of both parties. The written consent must contain the following:

1. a description of the types of transactions in which the licensee will serve as a dual agent;
2. a statement that as a dual agent, the licensee represents two clients whose interests could be different or even adverse;
3. a statement that the dual agent will disclose all adverse material facts regarding the transaction known to the dual agent to all parties to the transaction except for information that is made confidential by request of another client and that is not allowed or required by law to be disclosed;
4. a statement that the licensee will disclose to each client in the transaction the nature of any material relationship the licensee or his or her broker have with other clients in the transaction other than incidental to the transaction;
5. a statement that the client does not have to consent to the dual agency; and
6. a statement that the client's consent has been given voluntarily and that the client has read and understood the brokerage engagement agreement;

This special consent is required because of the potential for conflicts of interest in dual agency transactions.

E. Subagency:

Subagency occurs when one real estate broker is appointed by another real estate broker as a subagent to assist the broker in performing its duties. In a typical subagency transaction, a listing broker practicing subagency might appoint the broker working with the buyer as his or her subagent. The broker acting as the subagent would work with the buyer but would represent the seller. The buyer then was the customer of the broker acting as a subagent, but the seller would be his or her client. Subagency relationships between real estate brokers in Georgia, while once the norm, are much less common today.

V. Broker-Customer Relationships:

A. Transaction Brokerage:

A transaction brokerage relationship is one in which a real estate broker or brokers assists both parties in a real estate transaction but does not enter into a client relationship with, nor represents, either party. In a transaction brokerage relationship, the broker treats both parties as customers and can only perform ministerial acts for either party, including the following:

1. identifying property;
2. providing real estate statistics and information of property;
3. providing preprinted real estate form contracts;
4. acting as a scribe in the preparation of form contracts;
5. locating relevant professionals, such as architects, engineers, surveyors, inspectors, lenders, insurance agents, and attorneys; and
6. identifying facilities such as schools, shopping centers, and places of worship.

B. Brokers May Help Parties Other Than Their Clients:

Brokers who represent one party in a real estate transaction as a client can still help the other party in the transaction by performing ministerial duties for the other party (of the type described under transaction brokerage section). When a real estate broker works with a party as a customer or client, the broker may not knowingly give the party false information.

VI. Always Choose a REALTOR®:

This brochure has been prepared as a public service by the Georgia Association of REALTORS®. REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the National Association of REALTORS® and subscribe to its strict Code of Ethics.

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups
Travic Chaffin



Lat/Lon: 32.5468/-84.2475

| Butler Commercial Property Listing 2788073 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2023 Estimated Population | 975 | 1,926 | 2,644 |
| 2028 Projected Population | 979 | 1,929 | 2,639 |
| 2020 Census Population | 1,257 | 2,636 | 3,446 |
| 2010 Census Population | 1,368 | 2,955 | 3,844 |
| Projected Annual Growth 2023 to 2028 | - | - | - |
| Historical Annual Growth 2010 to 2023 | -2.2% | -2.7% | -2.4% |
| Households | | | |
| 2023 Estimated Households | 425 | 939 | 1,295 |
| 2028 Projected Households | 425 | 931 | 1,279 |
| 2020 Census Households | 491 | 1,072 | 1,408 |
| 2010 Census Households | 543 | 1,188 | 1,545 |
| Projected Annual Growth 2023 to 2028 | - | -0.2% | -0.3% |
| Historical Annual Growth 2010 to 2023 | -1.7% | -1.6% | -1.2% |
| Age | | | |
| 2023 Est. Population Under 10 Years | 8.5% | 9.2% | 9.0% |
| 2023 Est. Population 10 to 19 Years | 8.4% | 9.0% | 9.1% |
| 2023 Est. Population 20 to 29 Years | 14.1% | 13.6% | 13.4% |
| 2023 Est. Population 30 to 44 Years | 18.3% | 17.8% | 17.6% |
| 2023 Est. Population 45 to 59 Years | 22.4% | 22.4% | 22.4% |
| 2023 Est. Population 60 to 74 Years | 20.2% | 20.3% | 20.6% |
| 2023 Est. Population 75 Years or Over | 8.0% | 7.8% | 7.9% |
| 2023 Est. Median Age | 44.6 | 44.5 | 44.7 |
| Marital Status & Gender | | | |
| 2023 Est. Male Population | 43.3% | 44.2% | 44.4% |
| 2023 Est. Female Population | 56.7% | 55.8% | 55.6% |
| 2023 Est. Never Married | 43.1% | 44.8% | 42.4% |
| 2023 Est. Now Married | 44.2% | 36.1% | 36.2% |
| 2023 Est. Separated or Divorced | 7.8% | 11.8% | 13.2% |
| 2023 Est. Widowed | 4.9% | 7.3% | 8.1% |
| Income | | | |
| 2023 Est. HH Income \$200,000 or More | - | 4.0% | 4.9% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 0.2% | 0.1% | 0.3% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 17.5% | 12.4% | 11.8% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 8.2% | 7.2% | 7.8% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 8.7% | 11.6% | 12.2% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 14.8% | 14.3% | 14.6% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 17.1% | 15.0% | 13.2% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 19.2% | 17.3% | 14.7% |
| 2023 Est. HH Income Under \$15,000 | 14.4% | 18.1% | 20.6% |
| 2023 Est. Average Household Income | \$57,050 | \$67,665 | \$69,591 |
| 2023 Est. Median Household Income | \$39,516 | \$38,354 | \$38,639 |
| 2023 Est. Per Capita Income | \$25,665 | \$33,508 | \$34,573 |
| 2023 Est. Total Businesses | 54 | 106 | 116 |
| 2023 Est. Total Employees | 677 | 989 | 1,055 |

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups
Travic Chaffin



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| Butler Commercial Property | | | | |
|--|-------------|-------------|-------------|--|
| Listing 2788073 | | | | |
| | 1 mi radius | 3 mi radius | 5 mi radius | |
| Race | | | | |
| 2023 Est. White | 61.3% | 57.2% | 57.3% | |
| 2023 Est. Black | 31.6% | 36.6% | 36.9% | |
| 2023 Est. Asian or Pacific Islander | 1.0% | 1.0% | 1.0% | |
| 2023 Est. American Indian or Alaska Native | 0.3% | 0.3% | 0.3% | |
| 2023 Est. Other Races | 5.7% | 4.9% | 4.6% | |
| Hispanic | | | | |
| 2023 Est. Hispanic Population | 78 | 121 | 152 | |
| 2023 Est. Hispanic Population | 8.0% | 6.3% | 5.7% | |
| 2028 Proj. Hispanic Population | 8.3% | 6.5% | 5.9% | |
| 2020 Hispanic Population | 2.9% | 2.4% | 2.2% | |
| Education (Adults 25 & Older) | | | | |
| 2023 Est. Adult Population (25 Years or Over) | 745 | 1,447 | 1,988 | |
| 2023 Est. Elementary (Grade Level 0 to 8) | 5.4% | 6.0% | 6.5% | |
| 2023 Est. Some High School (Grade Level 9 to 11) | 17.7% | 17.6% | 17.0% | |
| 2023 Est. High School Graduate | 37.6% | 37.8% | 38.2% | |
| 2023 Est. Some College | 13.3% | 12.0% | 12.1% | |
| 2023 Est. Associate Degree Only | 10.5% | 9.6% | 9.2% | |
| 2023 Est. Bachelor Degree Only | 8.0% | 9.3% | 9.5% | |
| 2023 Est. Graduate Degree | 7.5% | 7.7% | 7.4% | |
| Housing | | | | |
| 2023 Est. Total Housing Units | 503 | 1,129 | 1,559 | |
| 2023 Est. Owner-Occupied | 57.3% | 56.2% | 56.2% | |
| 2023 Est. Renter-Occupied | 27.1% | 27.0% | 26.9% | |
| 2023 Est. Vacant Housing | 15.6% | 16.8% | 16.9% | |
| Homes Built by Year | | | | |
| 2023 Homes Built 2010 or later | 7.8% | 4.2% | 3.9% | |
| 2023 Homes Built 2000 to 2009 | 2.0% | 4.4% | 5.8% | |
| 2023 Homes Built 1990 to 1999 | 24.0% | 24.5% | 23.9% | |
| 2023 Homes Built 1980 to 1989 | 18.0% | 19.3% | 19.8% | |
| 2023 Homes Built 1970 to 1979 | 13.0% | 10.3% | 9.5% | |
| 2023 Homes Built 1960 to 1969 | 12.5% | 13.4% | 12.9% | |
| 2023 Homes Built 1950 to 1959 | 4.7% | 5.4% | 5.3% | |
| 2023 Homes Built Before 1949 | 2.4% | 1.7% | 1.9% | |
| Home Values | | | | |
| 2023 Home Value \$1,000,000 or More | 0.2% | - | 0.1% | |
| 2023 Home Value \$500,000 to \$999,999 | 0.6% | 0.7% | 1.0% | |
| 2023 Home Value \$400,000 to \$499,999 | 0.3% | 0.3% | 0.5% | |
| 2023 Home Value \$300,000 to \$399,999 | 0.6% | 0.6% | 0.6% | |
| 2023 Home Value \$200,000 to \$299,999 | 35.4% | 23.6% | 20.7% | |
| 2023 Home Value \$150,000 to \$199,999 | 8.6% | 7.7% | 8.7% | |
| 2023 Home Value \$100,000 to \$149,999 | 17.3% | 13.0% | 11.6% | |
| 2023 Home Value \$50,000 to \$99,999 | 21.9% | 34.9% | 36.2% | |
| 2023 Home Value \$25,000 to \$49,999 | 4.2% | 9.1% | 9.9% | |
| 2023 Home Value Under \$25,000 | 10.9% | 9.9% | 10.7% | |
| 2023 Median Home Value | \$135,102 | \$109,348 | \$106,141 | |
| 2023 Median Rent | \$419 | \$453 | \$458 | |

Full Profile

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Calculated using Weighted Block Centroid from Block Groups
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Lat/Lon: 32.5468/-84.2475

| Butler Commercial Property Listing 2788073 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2023 Est. Labor Population Age 16 Years or Over | 839 | 1,632 | 2,242 |
| 2023 Est. Civilian Employed | 41.0% | 44.4% | 42.8% |
| 2023 Est. Civilian Unemployed | 3.0% | 2.8% | 2.4% |
| 2023 Est. in Armed Forces | - | - | - |
| 2023 Est. not in Labor Force | 56.1% | 52.8% | 54.8% |
| 2023 Labor Force Males | 42.9% | 43.9% | 44.1% |
| 2023 Labor Force Females | 57.1% | 56.1% | 55.9% |
| Occupation | | | |
| 2023 Occupation: Population Age 16 Years or Over | 343 | 724 | 959 |
| 2023 Mgmt, Business, & Financial Operations | 10.7% | 9.1% | 9.5% |
| 2023 Professional, Related | 12.5% | 13.6% | 14.6% |
| 2023 Service | 17.3% | 17.1% | 17.1% |
| 2023 Sales, Office | 19.8% | 20.4% | 20.7% |
| 2023 Farming, Fishing, Forestry | - | - | - |
| 2023 Construction, Extraction, Maintenance | 14.9% | 15.3% | 15.2% |
| 2023 Production, Transport, Material Moving | 24.8% | 24.4% | 22.9% |
| 2023 White Collar Workers | 43.0% | 43.1% | 44.8% |
| 2023 Blue Collar Workers | 57.0% | 56.9% | 55.2% |
| Transportation to Work | | | |
| 2023 Drive to Work Alone | 78.0% | 81.1% | 81.9% |
| 2023 Drive to Work in Carpool | 16.2% | 14.9% | 14.3% |
| 2023 Travel to Work by Public Transportation | - | - | - |
| 2023 Drive to Work on Motorcycle | - | - | - |
| 2023 Walk or Bicycle to Work | 1.4% | 1.5% | 1.4% |
| 2023 Other Means | 0.1% | - | - |
| 2023 Work at Home | 4.3% | 2.4% | 2.3% |
| Travel Time | | | |
| 2023 Travel to Work in 14 Minutes or Less | 35.7% | 40.5% | 42.0% |
| 2023 Travel to Work in 15 to 29 Minutes | 14.9% | 16.2% | 16.8% |
| 2023 Travel to Work in 30 to 59 Minutes | 34.8% | 29.5% | 27.4% |
| 2023 Travel to Work in 60 Minutes or More | 14.7% | 13.7% | 13.9% |
| 2023 Average Travel Time to Work | 27.7 | 24.7 | 23.5 |
| Consumer Expenditure | | | |
| 2023 Est. Total Household Expenditure | \$20.32 M | \$50.44 M | \$70.91 M |
| 2023 Est. Apparel | \$689.28 K | \$1.73 M | \$2.44 M |
| 2023 Est. Contributions, Gifts | \$1.09 M | \$2.79 M | \$3.96 M |
| 2023 Est. Education, Reading | \$563.72 K | \$1.51 M | \$2.16 M |
| 2023 Est. Entertainment | \$1.11 M | \$2.77 M | \$3.9 M |
| 2023 Est. Food, Beverages, Tobacco | \$3.18 M | \$7.85 M | \$11.02 M |
| 2023 Est. Furnishings, Equipment | \$689.49 K | \$1.72 M | \$2.42 M |
| 2023 Est. Health Care, Insurance | \$1.94 M | \$4.75 M | \$6.64 M |
| 2023 Est. Household Operations, Shelter, Utilities | \$6.72 M | \$16.66 M | \$23.39 M |
| 2023 Est. Miscellaneous Expenses | \$384.22 K | \$954.85 K | \$1.34 M |
| 2023 Est. Personal Care | \$273.38 K | \$675.35 K | \$948.74 K |
| 2023 Est. Transportation | \$3.68 M | \$9.04 M | \$12.69 M |

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Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups
Travic Chaffin



Lat/Lon: 32.5468/-84.2475

| Butler Commercial Property Listing 2788073 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|--|-------------------------|-------|-------------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Clothing, Clothing Accessories Stores | \$419.4 K / - | 100 | \$1.05 M / \$619.18 K | 41 | \$1.48 M / \$1.03 M | 31 |
| Men's Clothing Stores | \$14.87 K / - | 100 | \$37.28 K / - | 100 | \$52.58 K / - | 100 |
| Women's Clothing Stores | \$64.69 K / - | 100 | \$162.65 K / - | 100 | \$229.38 K / \$28.97 K | 87 |
| Children's, Infants' Clothing Stores | \$27.55 K / - | 100 | \$68.65 K / - | 100 | \$96.6 K / - | 100 |
| Family Clothing Stores | \$172.11 K / - | 100 | \$431.15 K / \$619.18 K | -30 | \$607.82 K / \$1 M | -39 |
| Clothing Accessory Stores | \$13.59 K / - | 100 | \$34.46 K / - | 100 | \$48.75 K / - | 100 |
| Other Apparel Stores | \$21 K / - | 100 | \$52.65 K / - | 100 | \$74.24 K / - | 100 |
| Shoe Stores | \$71.42 K / - | 100 | \$177.41 K / - | 100 | \$249.5 K / - | 100 |
| Jewelry Stores | \$31.62 K / - | 100 | \$82.12 K / - | 100 | \$116.58 K / - | 100 |
| Luggage Stores | \$2.55 K / - | 100 | \$6.58 K / - | 100 | \$9.33 K / - | 100 |
| Furniture, Home Furnishings Stores | \$203.38 K / - | 100 | \$510.22 K / - | 100 | \$719.96 K / - | 100 |
| Furniture Stores | \$123.69 K / - | 100 | \$311.65 K / - | 100 | \$440.22 K / - | 100 |
| Floor Covering Stores | \$21.85 K / - | 100 | \$54.53 K / - | 100 | \$76.74 K / - | 100 |
| Other Home Furnishing Stores | \$57.84 K / - | 100 | \$144.04 K / - | 100 | \$202.99 K / - | 100 |
| Electronics, Appliance Stores | \$159 K / - | 100 | \$395.38 K / - | 100 | \$556.35 K / - | 100 |
| Building Material, Garden Equipment, Supplies Dealers | \$518.82 K / \$130.55 K | 75 | \$1.29 M / \$153.29 K | 88 | \$1.81 M / \$185.43 K | 90 |
| Home Centers | \$243.84 K / \$130.55 K | 46 | \$604.7 K / \$153.29 K | 75 | \$850.34 K / \$185.43 K | 78 |
| Paint, Wallpaper Stores | \$17.84 K / - | 100 | \$44.17 K / - | 100 | \$62.11 K / - | 100 |
| Hardware Stores | \$22.27 K / - | 100 | \$55.47 K / - | 100 | \$78.06 K / - | 100 |
| Other Building Materials Stores | \$174.35 K / - | 100 | \$431.19 K / - | 100 | \$605.74 K / - | 100 |
| Outdoor Power Equipment Stores | \$8.07 K / - | 100 | \$20.05 K / - | 100 | \$28.24 K / - | 100 |
| Nursery, Garden Stores | \$52.44 K / - | 100 | \$130.65 K / - | 100 | \$183.97 K / - | 100 |
| Food, Beverage Stores | \$1.45 M / \$6.98 M | -79 | \$3.57 M / \$9 M | -60 | \$5.01 M / \$11.22 M | -55 |
| Grocery Stores | \$1.3 M / \$6.63 M | -80 | \$3.2 M / \$7.78 M | -59 | \$4.48 M / \$9.41 M | -52 |
| Convenience Stores | \$50.79 K / - | 100 | \$124.8 K / \$814.03 K | -85 | \$174.81 K / \$1.32 M | -87 |
| Meat Markets | \$14.99 K / - | 100 | \$36.72 K / - | 100 | \$51.34 K / - | 100 |
| Fish, Seafood Markets | \$5.52 K / - | 100 | \$13.47 K / - | 100 | \$18.86 K / - | 100 |
| Fruit, Vegetable Markets | \$9.1 K / - | 100 | \$22.26 K / - | 100 | \$31.16 K / - | 100 |
| Other Specialty Food Markets | \$15.65 K / - | 100 | \$38.57 K / - | 100 | \$54.04 K / - | 100 |
| Liquor Stores | \$56.39 K / \$349.08 K | -84 | \$141.2 K / \$409.86 K | -66 | \$199.28 K / \$495.81 K | -60 |

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|--|-------------------|------------------------|-------------------|-------------------------|-------------------|-------------------------|-----|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index | |
| Health, Personal Care Stores | | \$355.82 K / - | 100 | \$877.01 K / \$2.2 M | -60 | \$1.23 M / \$3.55 M | -65 |
| Pharmacy, Drug Stores | | \$298.24 K / - | 100 | \$734.66 K / \$2.2 M | -67 | \$1.03 M / \$3.55 M | -71 |
| Cosmetics, Beauty Stores | | \$17.35 K / - | 100 | \$42.96 K / - | 100 | \$60.27 K / - | 100 |
| Optical Goods Stores | | \$19.9 K / - | 100 | \$49.22 K / - | 100 | \$69.05 K / - | 100 |
| Other Health, Personal Care Stores | | \$20.33 K / - | 100 | \$50.16 K / - | 100 | \$70.35 K / - | 100 |
| Sporting Goods, Hobby, Book, Music Stores | | \$153.2 K / - | 100 | \$387.32 K / - | 100 | \$547.91 K / - | 100 |
| Sporting Goods Stores | | \$82.01 K / - | 100 | \$207.53 K / - | 100 | \$293.85 K / - | 100 |
| Hobby, Toy, Game Stores | | \$25.31 K / - | 100 | \$62.94 K / - | 100 | \$88.68 K / - | 100 |
| Sewing, Needlecraft Stores | | \$7.65 K / - | 100 | \$19.74 K / - | 100 | \$28 K / - | 100 |
| Musical Instrument Stores | | \$7.65 K / - | 100 | \$18.79 K / - | 100 | \$26.35 K / - | 100 |
| Book Stores | | \$30.59 K / - | 100 | \$78.32 K / - | 100 | \$111.03 K / - | 100 |
| General Merchandise Stores | | \$1.39 M / \$272.5 K | 80 | \$3.44 M / \$319.96 K | 91 | \$4.83 M / \$451.41 K | 91 |
| Department Stores | | \$350.89 K / - | 100 | \$874.28 K / - | 100 | \$1.23 M / - | 100 |
| Warehouse Superstores | | \$904.57 K / - | 100 | \$2.23 M / - | 100 | \$3.13 M / - | 100 |
| Other General Merchandise Stores | | \$135.45 K / \$272.5 K | -50 | \$335.37 K / \$319.96 K | 5 | \$471.16 K / \$451.41 K | 4 |
| Miscellaneous Store Retailers | | \$187.46 K / - | 100 | \$466.02 K / - | 100 | \$655.38 K / - | 100 |
| Florists | | \$6.37 K / - | 100 | \$15.98 K / - | 100 | \$22.56 K / - | 100 |
| Office, Stationary Stores | | \$18.27 K / - | 100 | \$45.73 K / - | 100 | \$64.47 K / - | 100 |
| Gift, Souvenir Stores | | \$22.27 K / - | 100 | \$55.47 K / - | 100 | \$78.06 K / - | 100 |
| Used Merchandise Stores | | \$12.93 K / - | 100 | \$32.29 K / - | 100 | \$45.42 K / - | 100 |
| Pet, Pet Supply Stores | | \$74.95 K / - | 100 | \$186.08 K / - | 100 | \$261.88 K / - | 100 |
| Art Dealers | | \$6.13 K / - | 100 | \$15.37 K / - | 100 | \$21.59 K / - | 100 |
| Mobile Home Dealers | | \$11.23 K / - | 100 | \$27.9 K / - | 100 | \$39.2 K / - | 100 |
| Other Miscellaneous Retail Stores | | \$35.31 K / - | 100 | \$87.2 K / - | 100 | \$122.18 K / - | 100 |
| Non-Store Retailers | | \$628.89 K / \$1.11 M | -43 | \$1.56 M / \$2.07 M | -24 | \$2.2 M / \$2.25 M | -2 |
| Mail Order, Catalog Stores | | \$519.31 K / - | 100 | \$1.29 M / - | 100 | \$1.82 M / - | 100 |
| Vending Machines | | \$14.81 K / - | 100 | \$36.7 K / - | 100 | \$51.52 K / - | 100 |
| Fuel Dealers | | \$54.3 K / \$1.11 M | -95 | \$132.7 K / \$2.07 M | -94 | \$185.47 K / \$2.25 M | -92 |
| Other Direct Selling Establishments | | \$40.48 K / - | 100 | \$100.62 K / - | 100 | \$141.44 K / - | 100 |

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Travic Chaffin

Lat/Lon: 32.5468/-84.2475



| Butler Commercial Property Listing 2788073 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|-------------------------|-------|-------------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Accommodation, Food Services | \$1.19 M / \$457.15 K | 61 | \$2.96 M / \$1.6 M | 46 | \$4.17 M / \$2.15 M | 48 |
| Hotels, Other Travel Accommodations | \$65.24 K / - | 100 | \$162.86 K / - | 100 | \$229.57 K / - | 100 |
| RV Parks | \$605 / - | 100 | \$1.59 K / - | 100 | \$2.21 K / - | 100 |
| Rooming, Boarding Houses | \$425 / - | 100 | \$1.25 K / - | 100 | \$1.84 K / - | 100 |
| Full Service Restaurants | \$693.73 K / \$486.1 K | 30 | \$1.73 M / \$1.67 M | 3 | \$2.44 M / \$2.25 M | 8 |
| Limited Service Restaurants | \$322.1 K / - | 100 | \$803.25 K / - | 100 | \$1.13 M / - | 100 |
| Special Food Services, Catering | \$103.12 K / - | 100 | \$256.78 K / - | 100 | \$361.88 K / - | 100 |
| Drinking Places | \$28.95 K / - | 100 | \$72.94 K / - | 100 | \$103.12 K / - | 100 |
| Gasoline Stations | \$1.07 M / \$1.82 M | -41 | \$2.6 M / \$2.5 M | 4 | \$3.63 M / \$2.91 M | 20 |
| Motor Vehicle, Parts Dealers | \$1.84 M / \$2 M | -8 | \$4.53 M / \$10.11 M | -55 | \$6.37 M / \$14.94 M | -57 |
| New Car Dealers | \$1.41 M / \$1.44 M | -2 | \$3.47 M / \$9.32 M | -63 | \$4.88 M / \$13.98 M | -65 |
| Used Car Dealers | \$145.67 K / \$184.49 K | -21 | \$357.25 K / \$344.26 K | 4 | \$501.95 K / \$375.5 K | 25 |
| Recreational Vehicle Dealers | \$27.32 K / - | 100 | \$69.77 K / - | 100 | \$99.07 K / - | 100 |
| Motorcycle, Boat Dealers | \$61.55 K / - | 100 | \$154.31 K / - | 100 | \$218.01 K / \$39.37 K | 82 |
| Auto Parts, Accessories | \$116.88 K / \$380.38 K | -69 | \$287.65 K / \$446.61 K | -36 | \$403.81 K / \$540.26 K | -25 |
| Tire Dealers | \$78.29 K / - | 100 | \$192.7 K / - | 100 | \$270.52 K / - | 100 |
| 2023 Population | 975 | | 1,926 | | 2,644 | |
| 2028 Population | 979 | | 1,929 | | 2,639 | |
| % Population Change 2023-2028 | 0.5% | | 0.2% | | -0.2% | |
| 2023 Adult Population Age 18+ | 822 | | 1,595 | | 2,189 | |
| 2023 Population Male | 422 | | 851 | | 1,175 | |
| 2023 Population Female | 553 | | 1,075 | | 1,469 | |
| 2023 Households | 425 | | 939 | | 1,295 | |
| 2023 Median Household Income | 39,516 | | 38,354 | | 38,639 | |
| 2023 Average Household Income | 57,050 | | 67,665 | | 69,591 | |

