

Gray Motel

112 East Clinton Street, Gray GA 31032

A photograph of the Gray Motel at sunset. The building is a long, single-story structure with a dark roof and light-colored walls. It features several windows and doors, some with illuminated signs above them. A large, illuminated sign on a pole in front of the building reads "GRAY MOTEL" with a red arrow pointing down. The sky is filled with vibrant orange and yellow clouds, and a few cars are parked in the parking lot in front of the motel.

OFFERING MEMORANDUM

Turnkey Fully Operational Motel



Gray Motel

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GRAY MOTEL

01 **Executive Summary**
Investment Summary

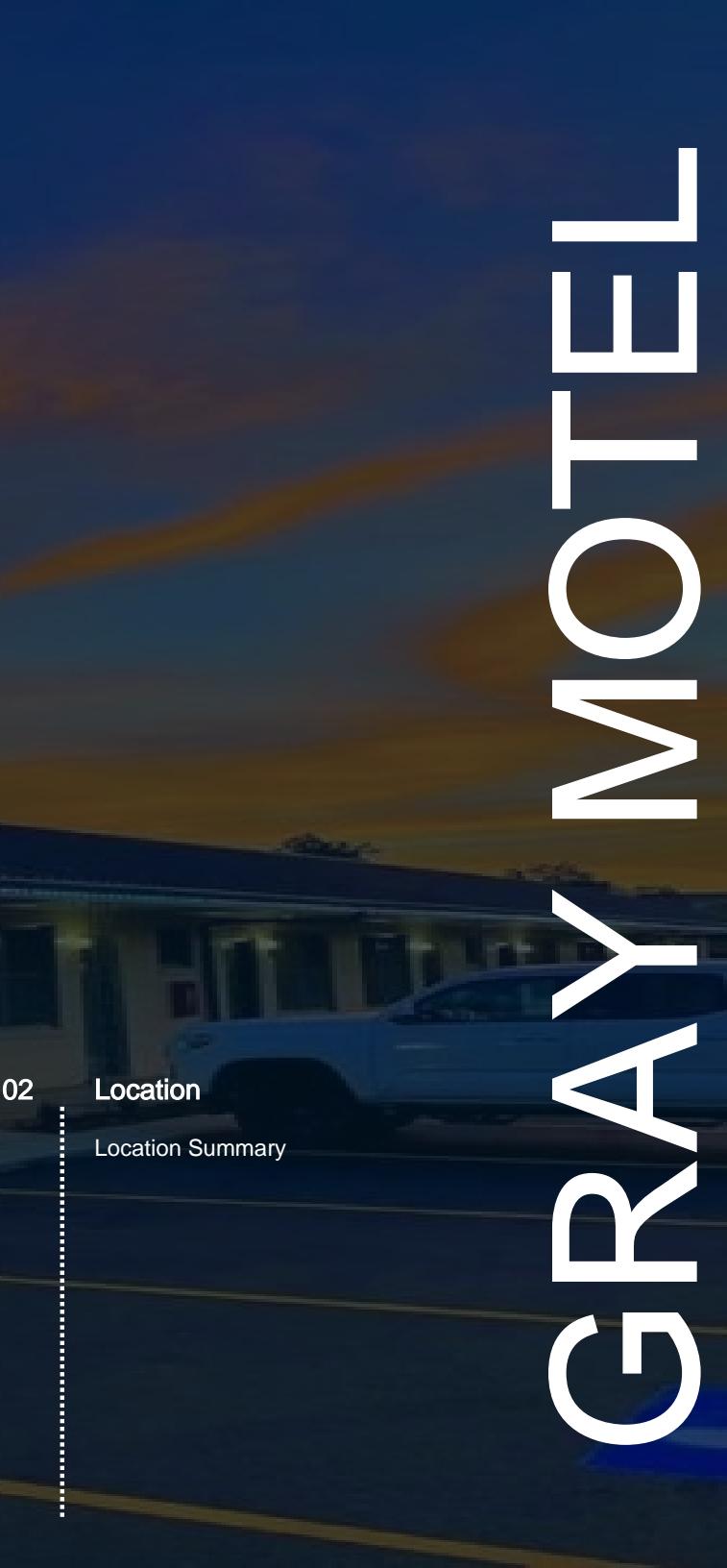
OFFERING SUMMARY

ADDRESS	112 East Clinton Street Gray GA 31032
COUNTY	Jones
MARKET	Central Georgia
SUBMARKET	Gray
BUILDING SF	10,177 SF
LAND ACRES	5.1
TOTAL ROOMS	26
YEAR BUILT	1965
YEAR RENOVATED	2021
APN	G04 00 075

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,738	7,617	11,460
2025 Median HH Income	\$69,580	\$76,345	\$79,471
2025 Average HH Income	\$86,904	\$89,210	\$90,424

Overview

- The Gray Motel, located in the heart of the rapidly growing city of Gray, Georgia, presents a major opportunity for investment and profit. With occupancy rates currently around 50%, there is significant potential to increase revenue as the city continues to expand. This newly renovated property boasts essential upgrades, including a new roof and a freshly paved parking lot, both completed in 2020, ensuring long-term maintenance savings and a modernized look. The single-story property is highly visible from the main road. Parking is plentiful and easy with spaces right in front of the guest rooms. In addition to the motel's earning potential, the property features a large billboard, which can be leased out for extra income, providing an additional revenue stream to enhance your investment returns. The billboard is highly visible from E Clinton Street which sees lofty vehicle counts per day.
- With the current low occupancy rate, there is a fantastic opportunity for a new owner to capitalize on the increasing demand as Gray grows, turning this property into a highly profitable venture. Whether buyers are looking to maintain a steady income stream, or take full advantage of the area's expansion, Gray Motel offers exceptional value for the discerning investor.



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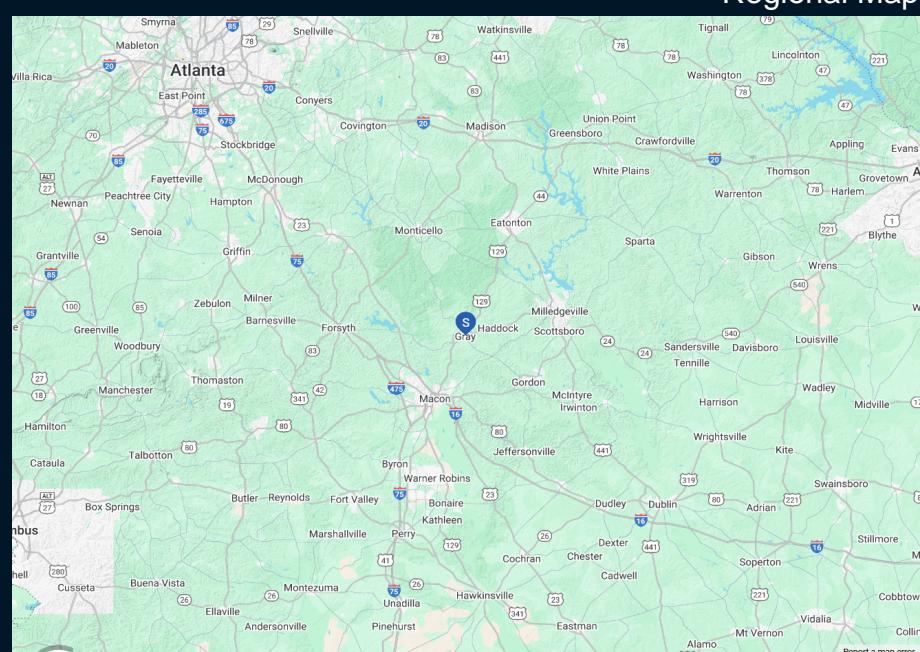
Location

Location Summary

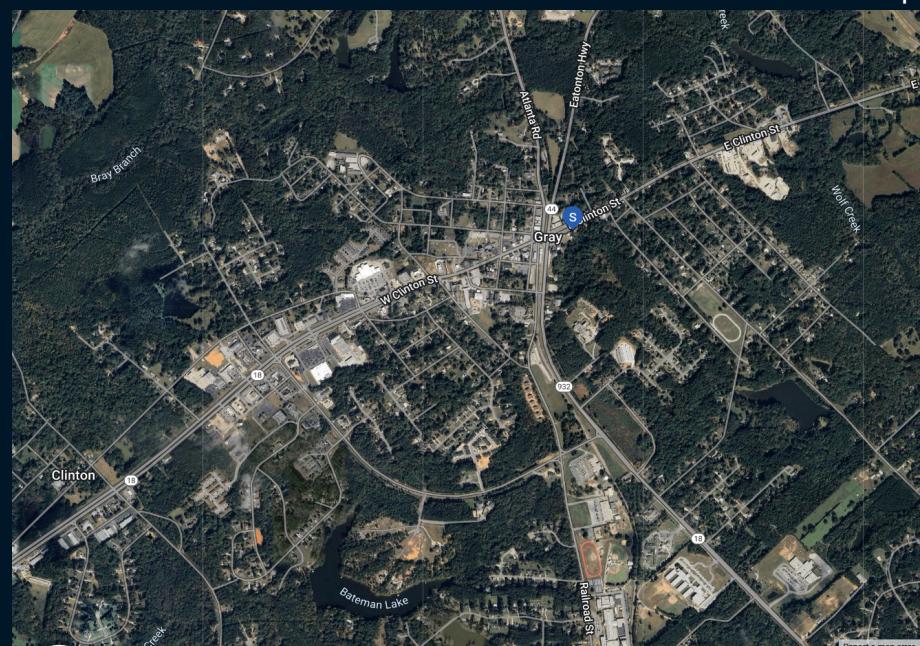
LOCATION...LOCATION..LOCATION

- Situated in a prime location, Gray Motel caters to a diverse range of travelers with easy access to local attractions, businesses, and transportation. Gray is located 22 minutes northeast of Downtown Macon, which is easily accessible by way of Route 129. Atlanta is also under two hours away by way of Route 75. This asset is ideally positioned on the East Coast and is the perfect overnight stay for long haul travelers. Nearby are many dining and retail options, from national brands to local establishments. Big names Zaxby's Chicken Fingers, Taco Bell, McDonald's, Starbucks, Dairy Queen, Pizza Hut, Walgreens, Waffle House, and Dollar General line Clinton Street. Local businesses include Bent Axle Neighborhood Grille, Jack's Family Restaurant, Ingles Market, Agave Azul Mexican Restaurant, and several others.

Gray is the perfect place for hospitality investment largely due to its small-town charming feel. A part of the greater Macon Hospitality submarket, average daily rates are on the incline. The greater Macon Hospitality Market is also noteworthy. There are many large companies with significant space in Macon drawing in visitors. GEICO, Kumho Tire, Tyson Foods, Navicent Health Medical Center, and Mercer University, make up a large percentage of the local workforce.



Regional Map



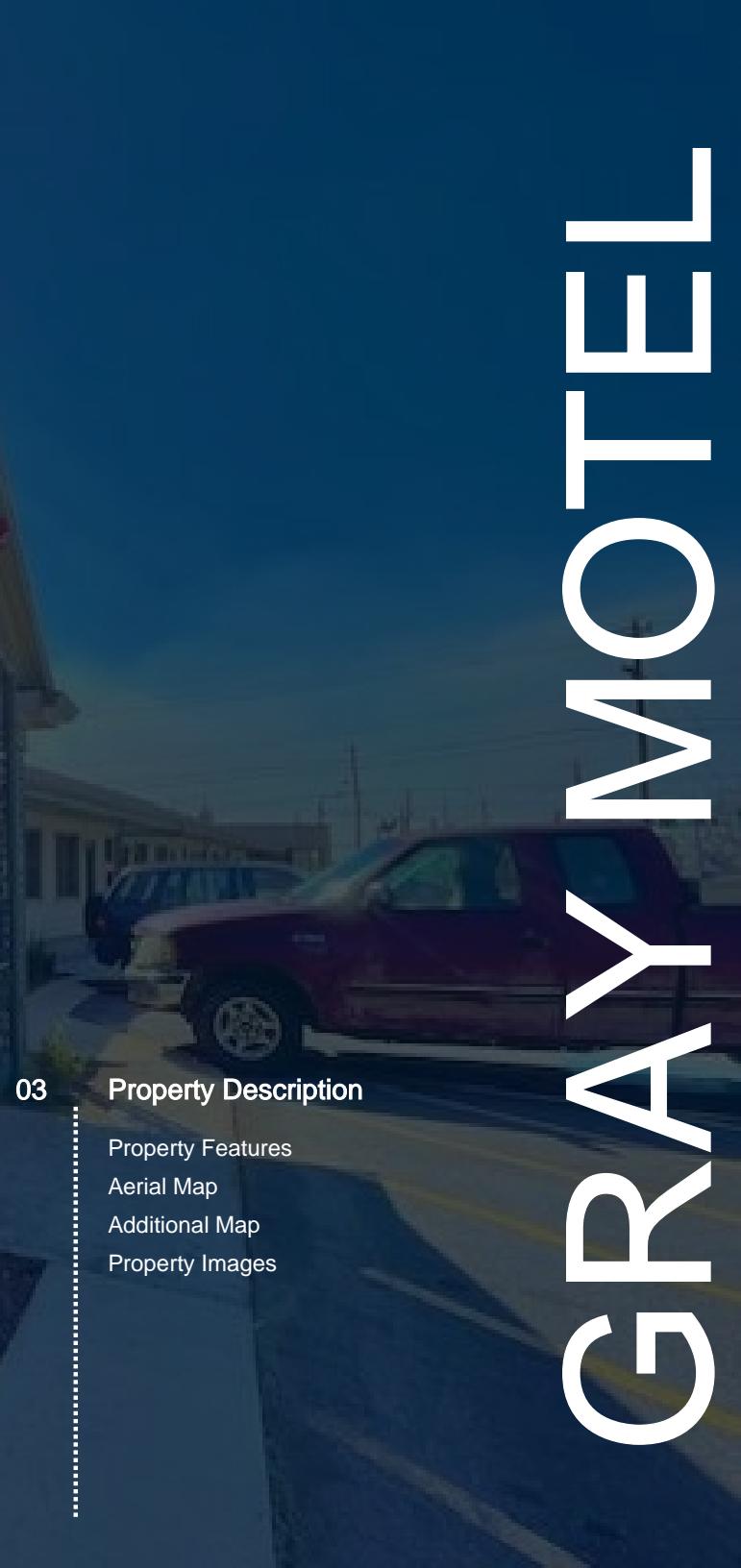
Local Map



03

Property Description

[Property Features](#)
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[Additional Map](#)
[Property Images](#)



GRAY MOTEL

PROPERTY FEATURES

TOTAL ROOMS	26
BUILDING SF	10,177
LAND ACRES	5.1
YEAR BUILT	1965
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	C3
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	13766
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial







FINANCIAL SUMMARY (ACTUAL - 2024)		OPEN	ANNUAL	ANNUAL PER SF
Gross Rental Income			\$160,000	\$15.72
Other Income			\$2,000	\$0.20
Vacancy Loss			-	-
Effective Gross Income			\$162,000	\$15.92
Taxes			\$8,000	\$0.79
Operating Expenses			\$70,000	\$6.88
Total Expenses			\$78,000	\$7.66
Net Operating Income			\$84,000	\$8.25



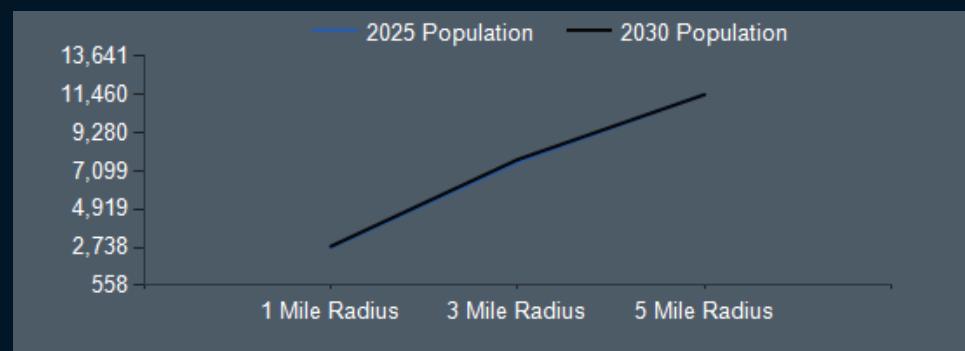
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Demographics

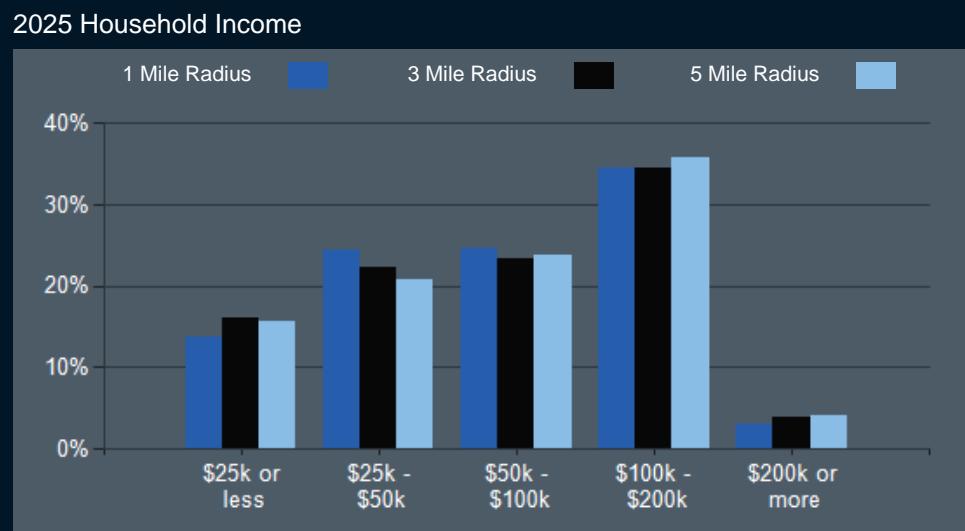
Demographics

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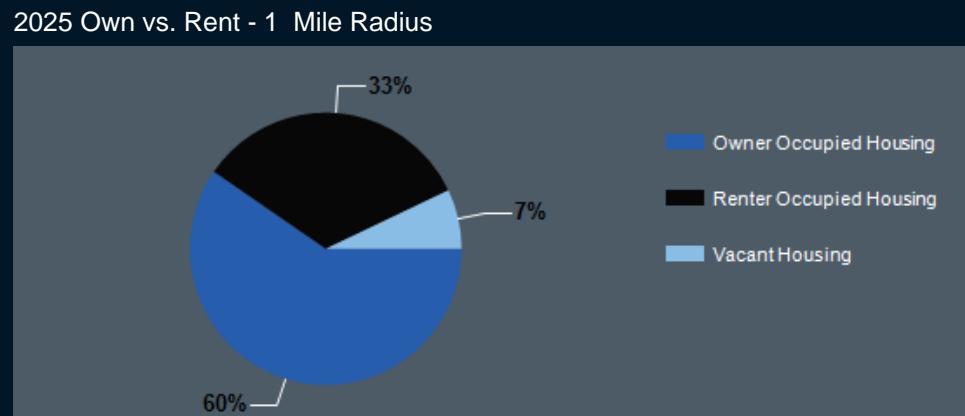
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,708	4,622	7,844
2010 Population	2,573	7,365	11,385
2025 Population	2,738	7,617	11,460
2030 Population	2,795	7,744	11,451
2025-2030: Population: Growth Rate	2.05%	1.65%	-0.10%



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	82	270	397
\$15,000-\$24,999	63	180	276
\$25,000-\$34,999	127	307	416
\$35,000-\$49,999	132	322	479
\$50,000-\$74,999	154	307	460
\$75,000-\$99,999	108	349	563
\$100,000-\$149,999	230	629	1,068
\$150,000-\$199,999	137	346	476
\$200,000 or greater	32	111	174
Median HH Income	\$69,580	\$76,345	\$79,471
Average HH Income	\$86,904	\$89,210	\$90,424



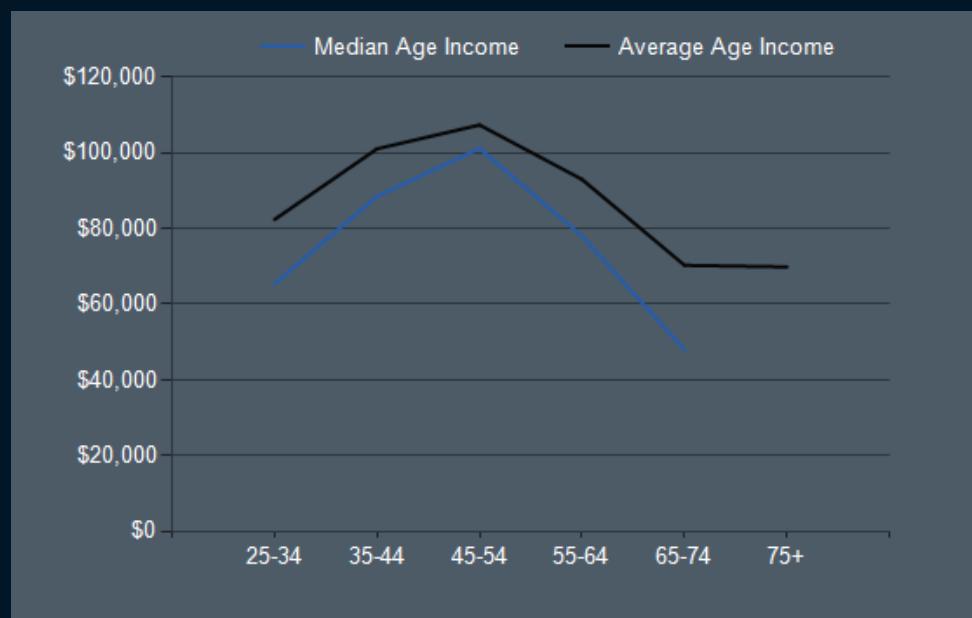
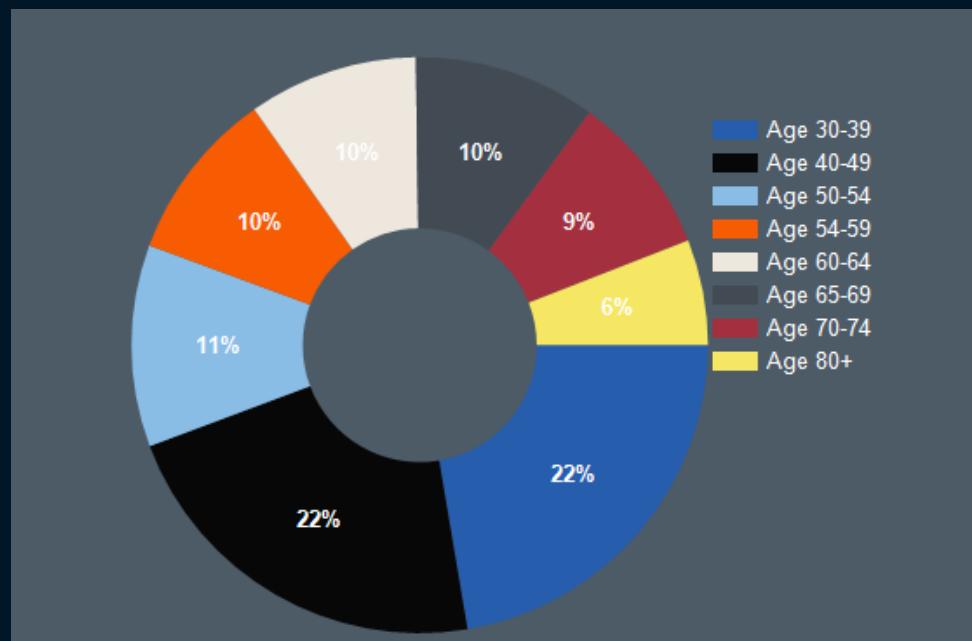
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	703	1,742	3,035
2010 Total Households	964	2,579	4,145
2025 Total Households	1,065	2,822	4,308
2030 Total Households	1,099	2,917	4,377
2025 Average Household Size	2.48	2.63	2.60
2025-2030: Households: Growth Rate	3.15%	3.30%	1.60%



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	176	443	634
2025 Population Age 35-39	167	438	632
2025 Population Age 40-44	174	491	717
2025 Population Age 45-49	163	465	711
2025 Population Age 50-54	174	513	781
2025 Population Age 55-59	148	438	713
2025 Population Age 60-64	146	431	723
2025 Population Age 65-69	157	423	683
2025 Population Age 70-74	139	380	576
2025 Population Age 75-79	91	291	455
2025 Population Age 80-84	68	189	280
2025 Population Age 85+	66	174	255
2025 Population Age 18+	2,061	5,794	8,814
2025 Median Age	39	40	41
2030 Median Age	39	40	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,390	\$68,809	\$75,453
Average Household Income 25-34	\$82,385	\$83,358	\$85,438
Median Household Income 35-44	\$88,501	\$99,524	\$100,867
Average Household Income 35-44	\$101,060	\$107,235	\$106,744
Median Household Income 45-54	\$101,179	\$101,859	\$102,459
Average Household Income 45-54	\$107,355	\$110,490	\$109,859
Median Household Income 55-64	\$77,964	\$81,255	\$84,359
Average Household Income 55-64	\$92,967	\$94,010	\$94,978
Median Household Income 65-74	\$47,958	\$48,106	\$52,891
Average Household Income 65-74	\$70,274	\$74,169	\$77,473
Average Household Income 75+	\$69,839	\$64,122	\$65,978



Gray Motel

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