



1 Acre
US Hwy 129 Fitzgerald, GA

- > **\$149,000**
- > **15,870 VPD**
- > **ON THE BUSIEST ROAD IN BEN HILL COUNTY**
- > **ZONED COMMERCIAL**
- > **PYLON SIGN AVAILABLE**
- > **PRIME RETAIL LOCATION**
- > **2 ACCESS POINTS ON US HWY 129**
- > **SHARED ACCESS WITH AUTOZONE**
- > **ALL UTILITIES IN PLACE**
- > **BUILD TO SUIT AND LEASE OPPORTUNITIES AVAILABLE TO QUALIFIED TENANTS**

| > DEMOGRAPHICS | 1 Mile | 5 Mile | 10 Mile |
|-----------------------|----------|----------|----------|
| Population | 3,093 | 15,274 | 24,081 |
| Average HHI | \$41,346 | \$43,264 | \$43,778 |

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Economic Innovation Group \(Zone Fact Sheet\)](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

**Disclaimer: Consult tax advisor as it relates to benefits.*

