

FOR SALE

5± Acre Development Site



EBERHARDT & BARRY INC

Northeast Corner Zebulon Road & Bass Road  
Macon, Bibb County, Georgia 31220



- Located on the Northeast corner of Zebulon Road & Bass Road
- 5± Acre Development Site - Stoplighted intersection
- 575' frontage on Zebulon Road & 375' frontage on Bass Road
- Zebulon Road is a five-lane road. Bass Road is scheduled to be widened to five lanes.
- Traffic Count: 20,600± vehicles per day on Zebulon Road; 12,000± vehicles per day on Bass Road
- Topography: Level
- All utilities available to site.
- Zoned R1-AAA

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

FOR MORE DETAILS CONTACT:

Created 04/12/17

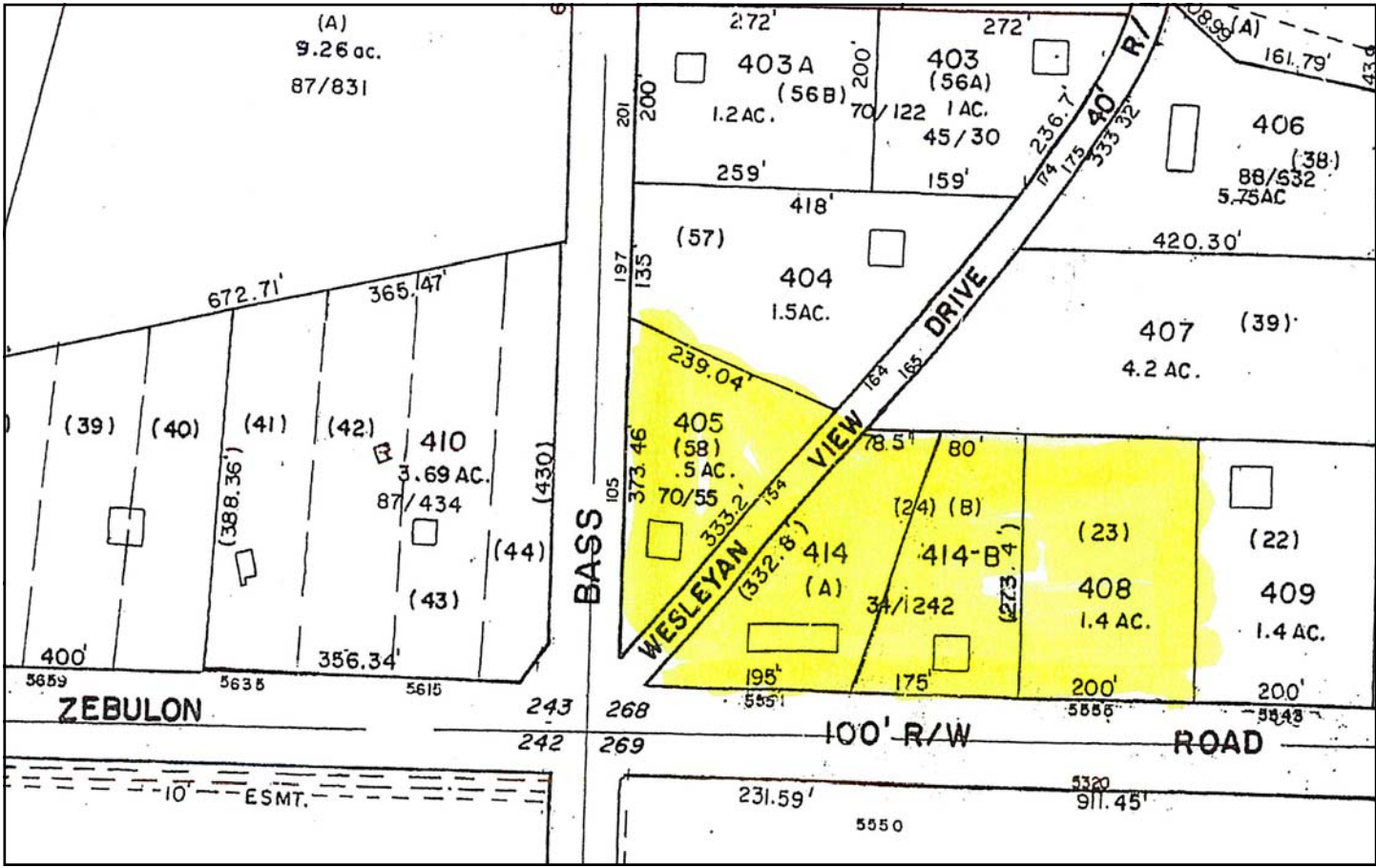
**GUY EBERHARDT - EXCLUSIVE AGENT**  
info@coldwellbankercommercialeb.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-955-4492  
[www.coldwellbankercommercialeb.com](http://www.coldwellbankercommercialeb.com)

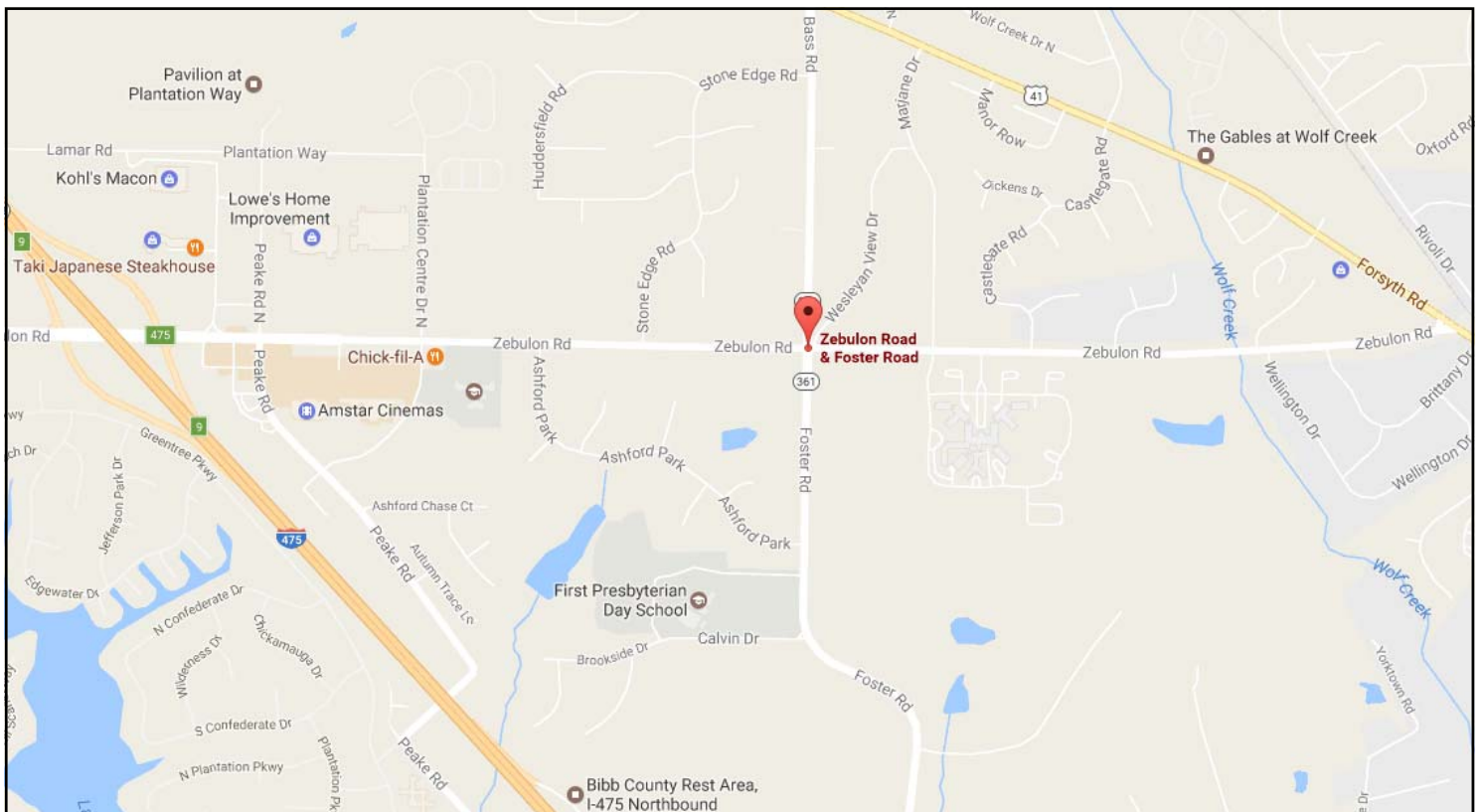
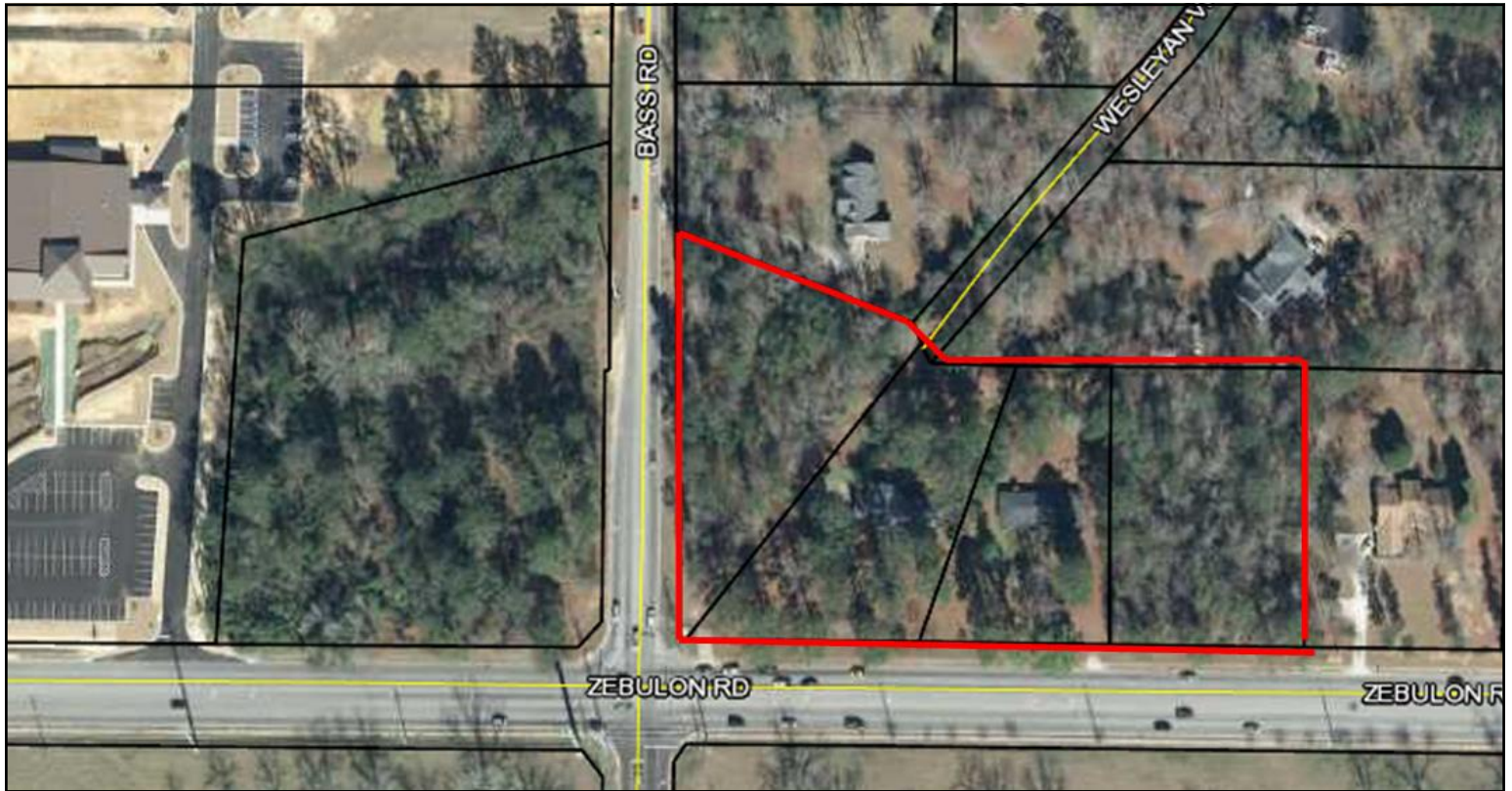
990 Riverside Drive  
Macon, GA 31201



Zebulon Road & Bass Road - Macon, GA 31220 / PARCEL MAP









# Demographic and Income Profile

Macon-Bibb County, GA  
 Macon-Bibb County, GA (1349008)  
 Geography: Place

Prepared by Esri

Summary	Census 2010	2016	2021			
Population	155,333	155,952	155,372			
Households	60,215	59,833	59,284			
Families	38,669	38,002	37,432			
Average Household Size	2.48	2.50	2.52			
Owner Occupied Housing Units	33,527	30,759	30,358			
Renter Occupied Housing Units	26,688	29,073	28,926			
Median Age	35.6	36.5	37.4			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	-0.07%	1.02%	0.84%			
Households	-0.18%	0.96%	0.79%			
Families	-0.30%	0.87%	0.72%			
Owner HHs	-0.26%	0.93%	0.73%			
Median Household Income	1.04%	2.34%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	12,065	20.2%	11,928	20.1%		
\$15,000 - \$24,999	8,135	13.6%	7,597	12.8%		
\$25,000 - \$34,999	7,046	11.8%	7,687	13.0%		
\$35,000 - \$49,999	8,218	13.7%	5,260	8.9%		
\$50,000 - \$74,999	9,579	16.0%	10,082	17.0%		
\$75,000 - \$99,999	5,798	9.7%	6,338	10.7%		
\$100,000 - \$149,999	5,403	9.0%	6,270	10.6%		
\$150,000 - \$199,999	1,756	2.9%	2,101	3.5%		
\$200,000+	1,834	3.1%	2,021	3.4%		
Median Household Income		\$38,874		\$40,945		
Average Household Income		\$58,249		\$63,488		
Per Capita Income		\$23,153		\$25,031		
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,439	7.4%	10,778	6.9%	10,626	6.8%
5 - 9	10,915	7.0%	10,579	6.8%	10,078	6.5%
10 - 14	10,812	7.0%	10,591	6.8%	10,316	6.6%
15 - 19	11,749	7.6%	11,097	7.1%	10,781	6.9%
20 - 24	11,524	7.4%	11,485	7.4%	10,799	7.0%
25 - 34	20,158	13.0%	20,680	13.3%	20,349	13.1%
35 - 44	19,020	12.2%	18,730	12.0%	19,272	12.4%
45 - 54	21,618	13.9%	19,293	12.4%	18,079	11.6%
55 - 64	18,430	11.9%	19,687	12.6%	18,942	12.2%
65 - 74	10,447	6.7%	13,364	8.6%	15,485	10.0%
75 - 84	6,600	4.2%	6,750	4.3%	7,662	4.9%
85+	2,621	1.7%	2,916	1.9%	2,980	1.9%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,130	43.2%	63,151	40.5%	59,268	38.1%
Black Alone	80,976	52.1%	84,338	54.1%	86,440	55.6%
American Indian Alone	332	0.2%	340	0.2%	356	0.2%
Asian Alone	2,531	1.6%	3,050	2.0%	3,534	2.3%
Pacific Islander Alone	120	0.1%	128	0.1%	140	0.1%
Some Other Race Alone	2,012	1.3%	2,364	1.5%	2,675	1.7%
Two or More Races	2,232	1.4%	2,580	1.7%	2,958	1.9%
Hispanic Origin (Any Race)	4,386	2.8%	5,246	3.4%	6,074	3.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



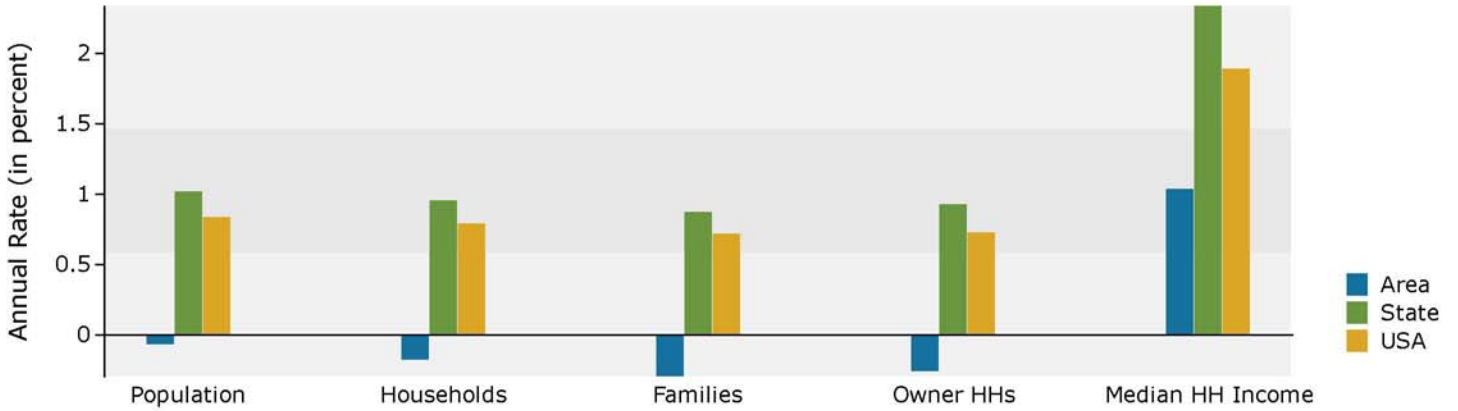


# Demographic and Income Profile

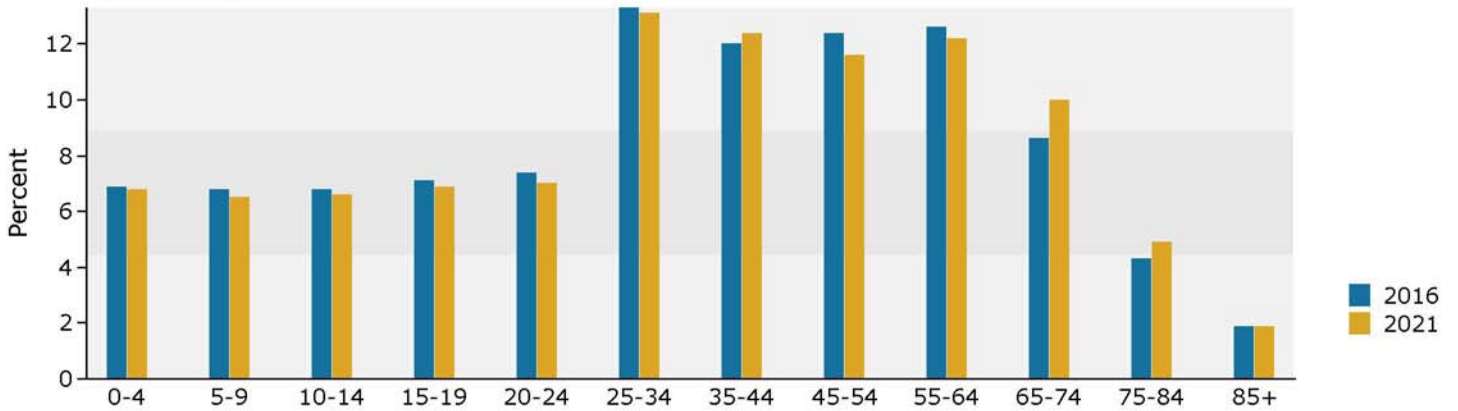
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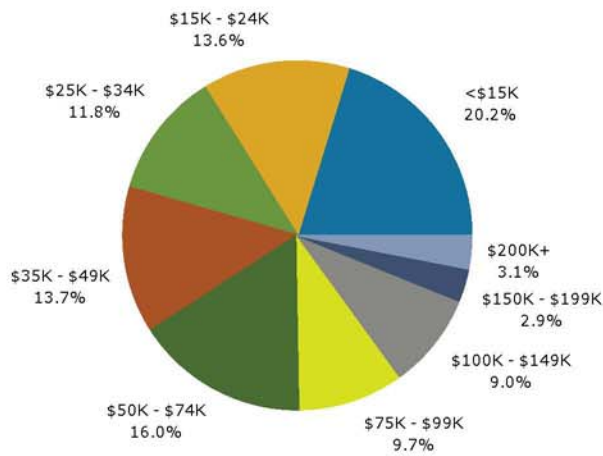
## Trends 2016-2021



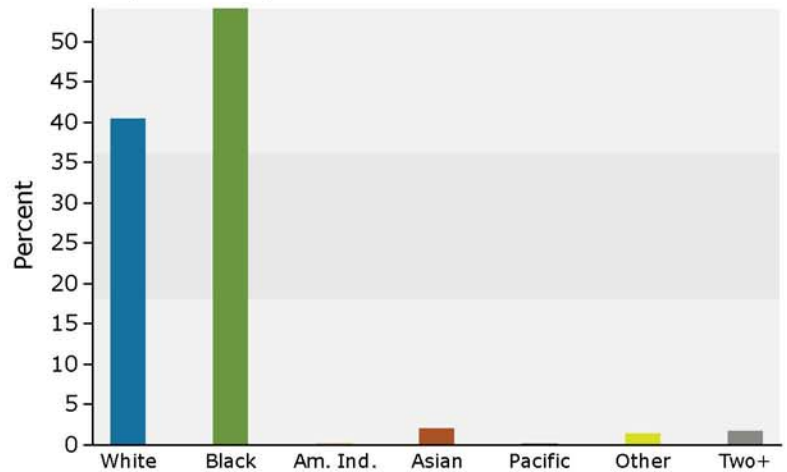
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 3.4%