



FOR SALE



COMMERCIAL DEVELOPMENT SITES



Commercial Development Sites (Divisible)

4123 & 4129 Arkwright Road
Macon, Bibb County, Georgia 31210

SALES PRICE: \$100,000

FOR MORE DETAILS CONTACT:

Revised 8/25/16

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
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990 Riverside Drive
Macon, GA 31201



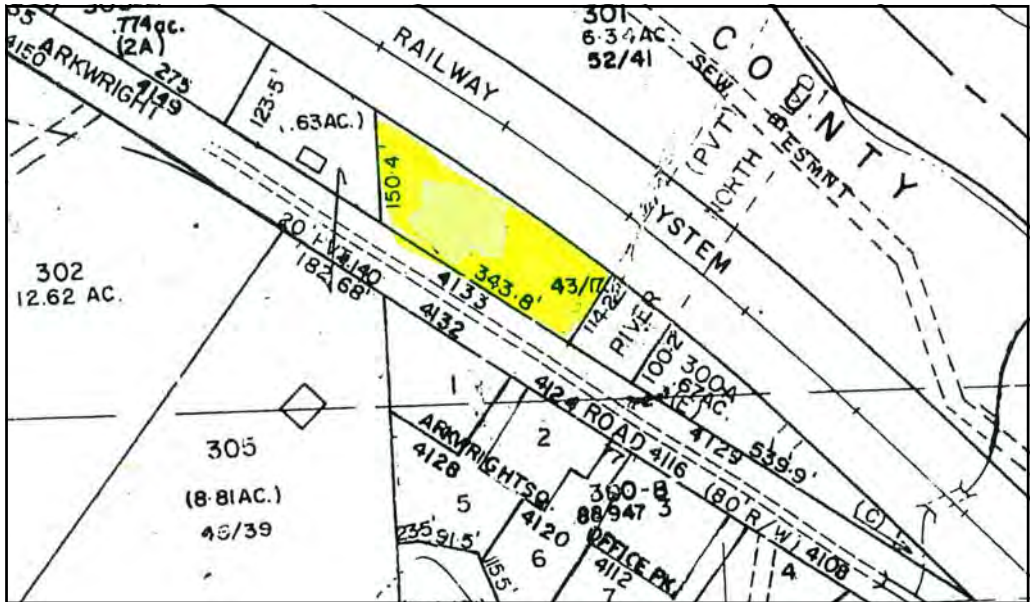
EBERHARDT & BARRY INC.

<b>4123 Arkwright Road</b>	
<b>DESCRIPTION:</b>	<ul style="list-style-type: none"> <li>• 1.24± Acres of unimproved acreage</li> <li>• Located in the northeast corner of Arkwright Road at the main River North Subdivision entrance.</li> </ul>
<b>ROAD FRONTAGE:</b>	343.8'± on Arkwright; 115'± depth to railroad R/W.
<b>ZONED:</b>	Agricultural
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• Public sewer is located on the opposite side of Norfolk Southern railroad R/W.</li> <li>• All other utilities readily serve the property.</li> </ul>
<b>FLOOD PLAIN:</b>	Subject property is not in the floodway.
<b>SALES PRICE: \$75,000</b>	

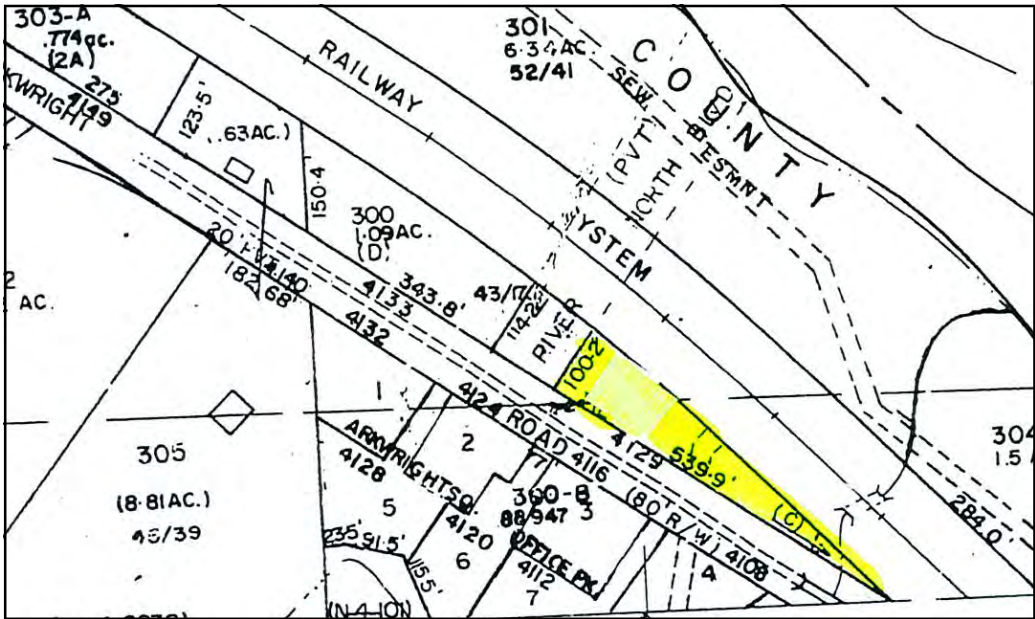
<b>4129 Arkwright Road</b>	
<b>DESCRIPTION:</b>	<ul style="list-style-type: none"> <li>• .76± Acres of wooded/undeveloped acreage</li> <li>• Located in the southeast corner of Arkwright Road at the main River North Subdivision entrance.</li> </ul>
<b>ROAD FRONTAGE:</b>	539.9'± on Arkwright Road
<b>ZONED:</b>	Agricultural
<b>UTILITIES:</b>	All public utilities readily serve the property.
<b>FLOOD PLAIN:</b>	Some according to FEMA maps.
<b>SALES PRICE: \$25,000</b>	



**4123 Arkwright Road**



**4129 Arkwright Road**

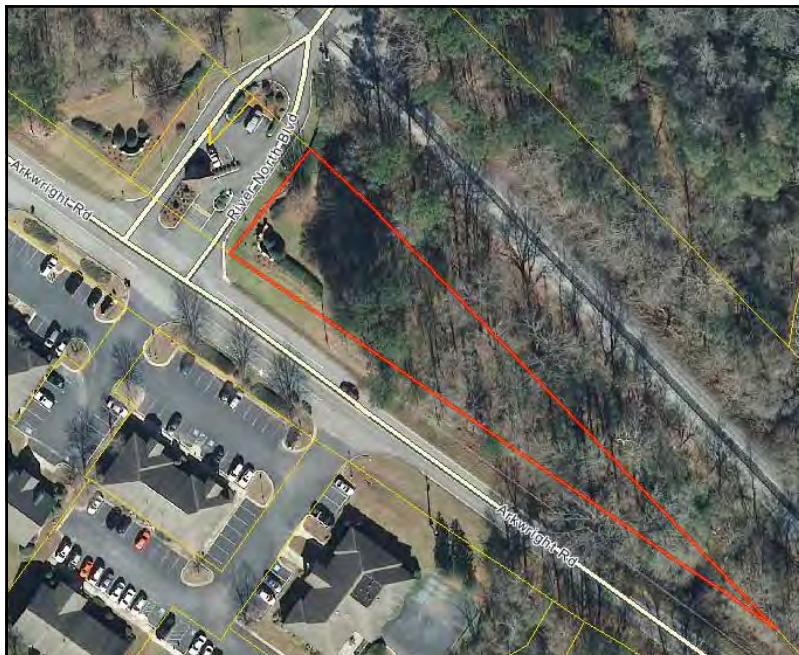




**4123 Arkwright Road**

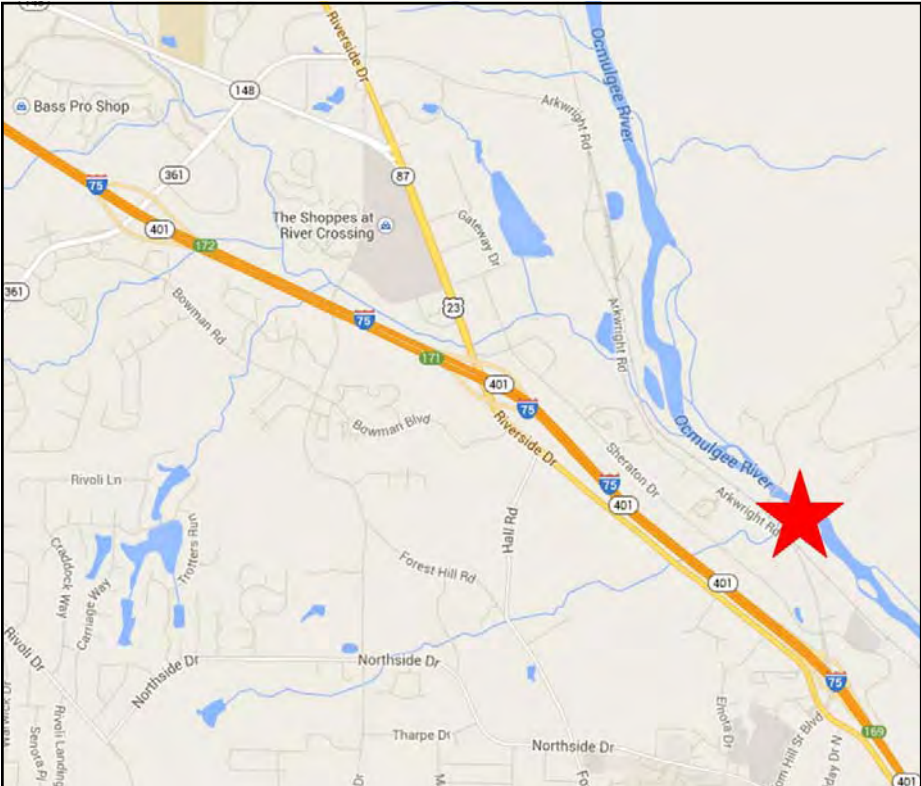


**4129 Arkwright Road**





**4123 & 4129 Arkwright Road - Macon, GA 31210 / LOCATION MAPS**





# Demographic and Income Profile

Bibb County, GA  
Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	155,547	156,172	155,594
Households	60,295	59,914	59,365
Families	38,714	38,043	37,473
Average Household Size	2.48	2.51	2.52
Owner Occupied Housing Units	33,537	30,785	30,383
Renter Occupied Housing Units	26,758	29,129	28,982
Median Age	35.5	36.5	37.4
<b>Trends: 2016 - 2021 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>
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	1.05%	2.34%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	12,080	20.2%	11,945	20.1%
\$15,000 - \$24,999	8,151	13.6%	7,603	12.8%
\$25,000 - \$34,999	7,054	11.8%	7,691	13.0%
\$35,000 - \$49,999	8,236	13.7%	5,289	8.9%
\$50,000 - \$74,999	9,594	16.0%	10,098	17.0%
\$75,000 - \$99,999	5,801	9.7%	6,342	10.7%
\$100,000 - \$149,999	5,406	9.0%	6,273	10.6%
\$150,000 - \$199,999	1,757	2.9%	2,102	3.5%
\$200,000+	1,835	3.1%	2,022	3.4%

Median Household Income	\$38,865	\$40,944
Average Household Income	\$58,231	\$63,469
Per Capita Income	\$23,146	\$25,025

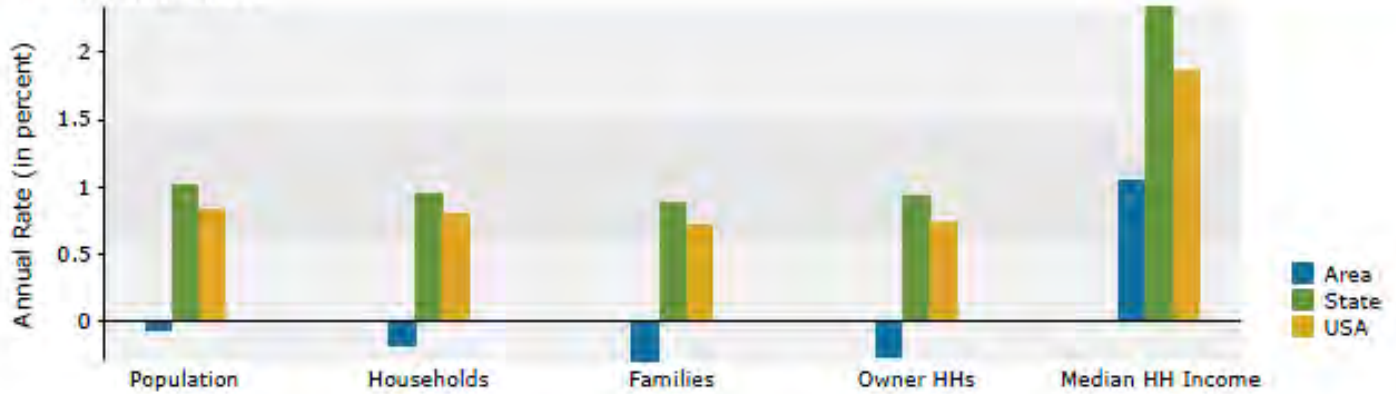
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,794	6.9%	10,641	6.8%
5 - 9	10,931	7.0%	10,593	6.8%	10,093	6.5%
10 - 14	10,833	7.0%	10,606	6.8%	10,330	6.6%
15 - 19	11,777	7.6%	11,113	7.1%	10,795	6.9%
20 - 24	11,537	7.4%	11,498	7.4%	10,813	6.9%
25 - 34	20,188	13.0%	20,709	13.3%	20,374	13.1%
35 - 44	19,047	12.2%	18,755	12.0%	19,303	12.4%
45 - 54	21,631	13.9%	19,323	12.4%	18,104	11.6%
55 - 64	18,449	11.9%	19,715	12.6%	18,975	12.2%
65 - 74	10,462	6.7%	13,385	8.6%	15,508	10.0%
75 - 84	6,602	4.2%	6,761	4.3%	7,674	4.9%
85+	2,625	1.7%	2,920	1.9%	2,984	1.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	63,184	40.5%	59,296	38.1%
Black Alone	81,116	52.1%	84,516	54.1%	86,624	55.7%
American Indian Alone	332	0.2%	341	0.2%	357	0.2%
Asian Alone	2,531	1.6%	3,053	2.0%	3,537	2.3%
Pacific Islander Alone	120	0.1%	128	0.1%	140	0.1%
Some Other Race Alone	2,014	1.3%	2,366	1.5%	2,677	1.7%
Two or More Races	2,235	1.4%	2,584	1.7%	2,963	1.9%
Hispanic Origin (Any Race)	4,389	2.8%	5,250	3.4%	6,078	3.9%

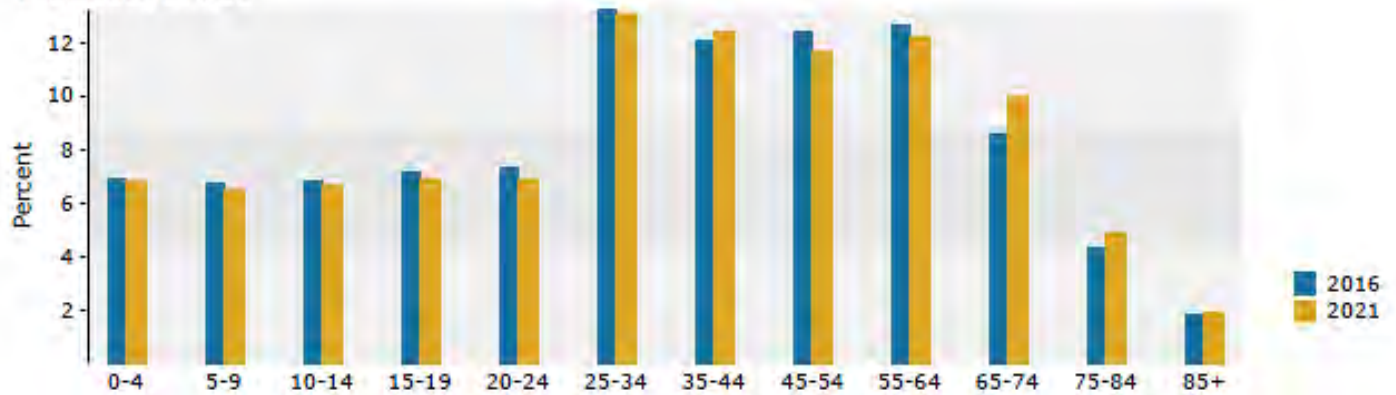
Data Note: Income is expressed in current dollars.

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

## Trends 2016-2021



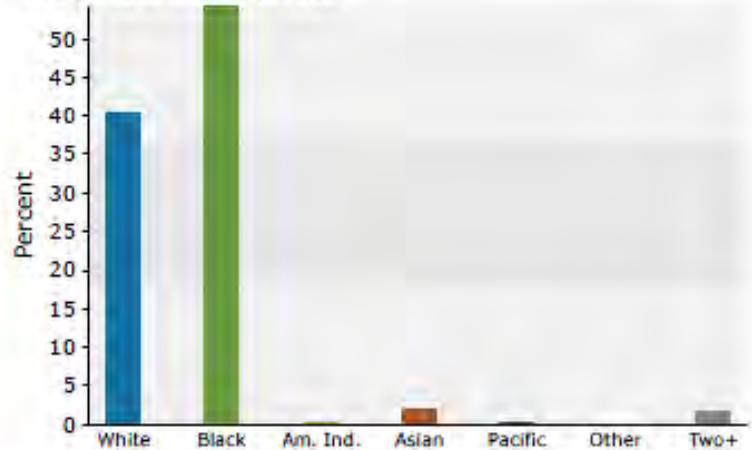
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 3.4%