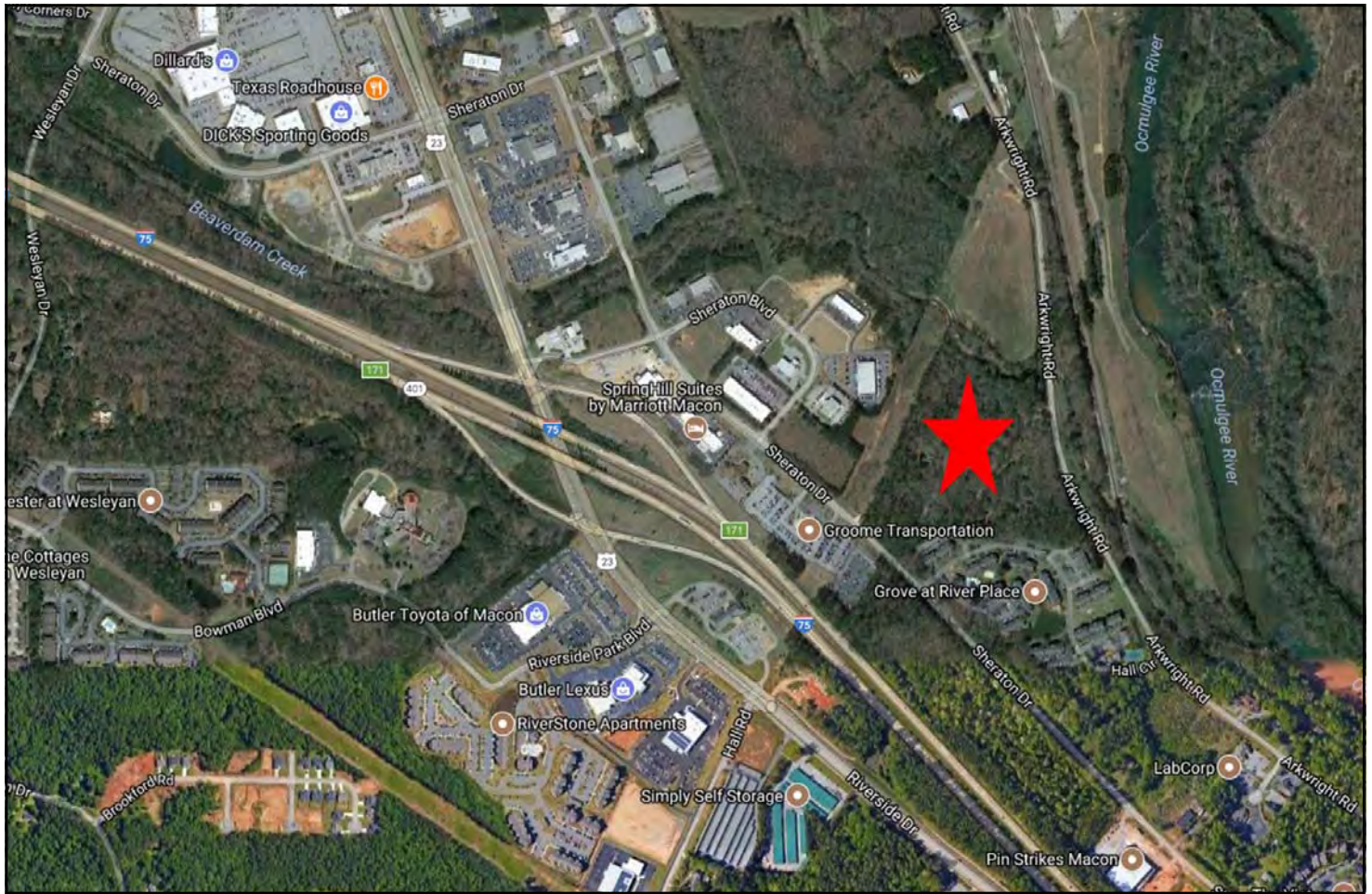




FOR SALE



APARTMENT DEVELOPMENT SITE



15.28 Acre Apartment Development Site

4676 & 4680 Arkwright Road and 4551 Sheraton Drive
Macon, Bibb County, Georgia 31210

SALES PRICE: \$695,000

FOR MORE DETAILS CONTACT:

Revised 8/14/17

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

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY INC.

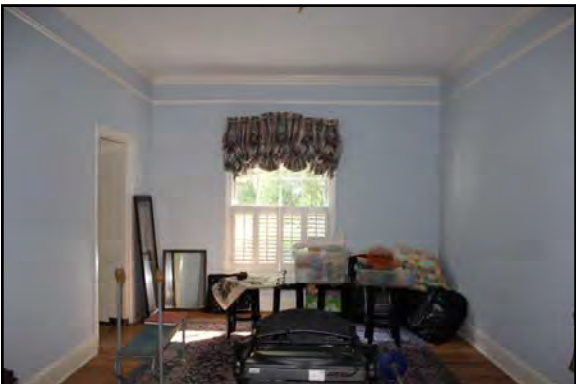
Arkwright & Sheraton Drive - Macon, GA 31210

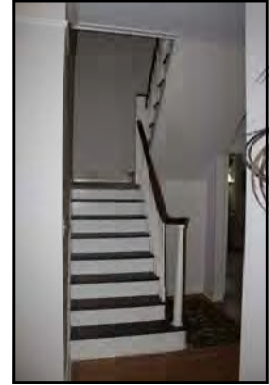
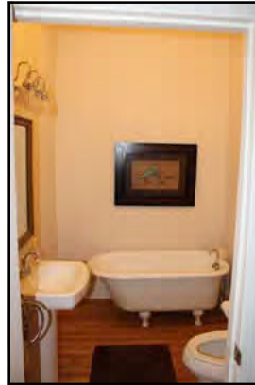
PROPERTY OVERVIEW

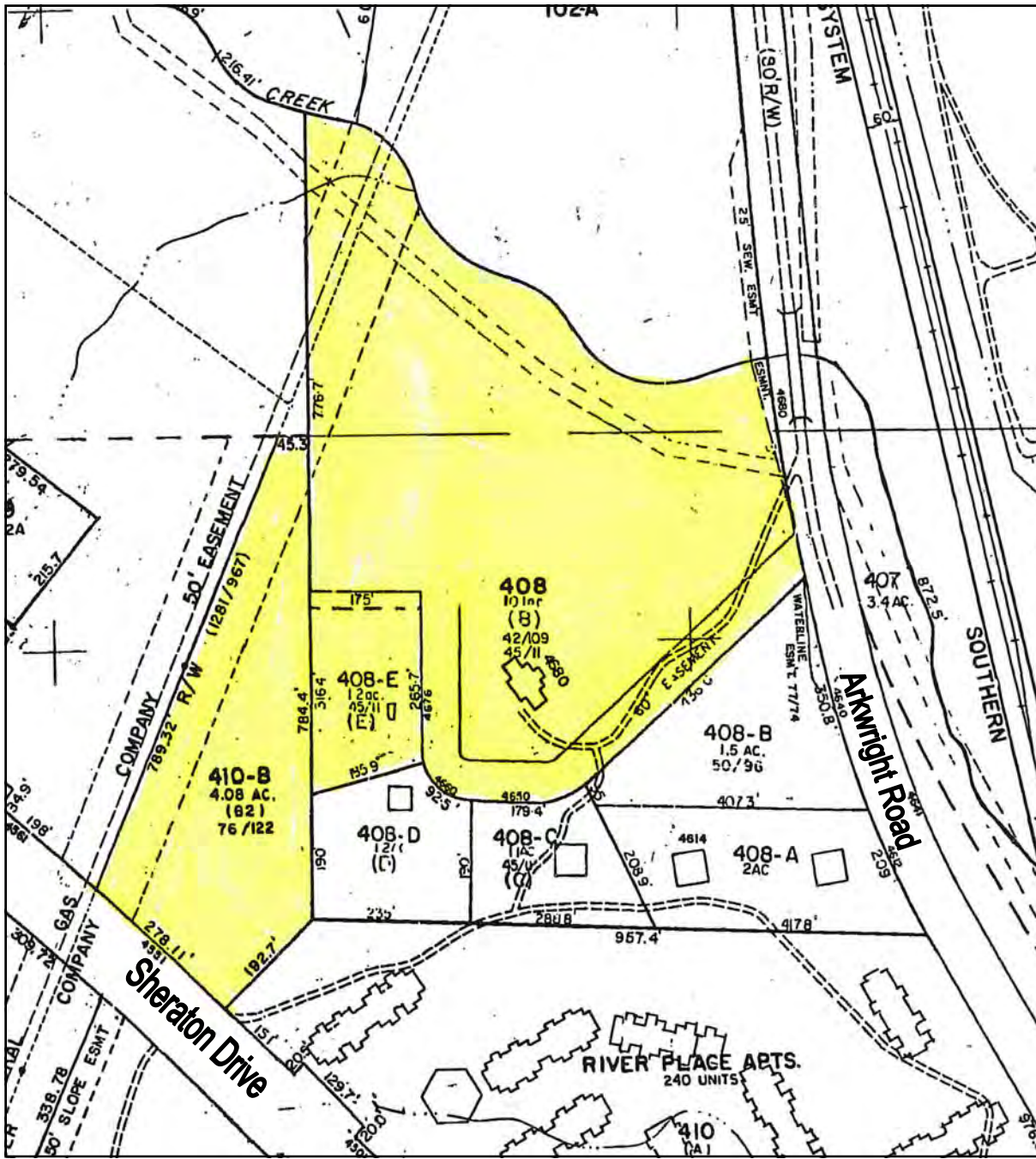
LOCATION:	<ul style="list-style-type: none"> • Located in North Macon, Bibb County, Georgia • Between two vibrant Interstate interchanges. • Excellent location for multi-family & office development.
SITE INFORMATION:	<p><u>4676 Arkwright Road</u></p> <ul style="list-style-type: none"> • 1.1± Acres • 740± SF Barn (Vacant) <ul style="list-style-type: none"> - Built in 1970 - Metal roof <p><u>4680 Arkwright Road</u></p> <ul style="list-style-type: none"> • 10.1± Acres • 3,266± SF Single family residence (Vacant) <ul style="list-style-type: none"> - Built in 1950 - Vinyl siding - Hardwood floors - Central HVAC <p><u>4551 Sheraton Drive</u></p> <ul style="list-style-type: none"> • 4.08± Acres
TOPOGRAPHY:	See attached 2' contour map
ZONING:	Agricultural
UTILITIES:	All public utilities available to the site.
NEIGHBORS:	Grove at River Place Apartments, Groome Transportation, Springhill Suites by Marriott, Division of Child Support Services, America's Home Place, Physicians Offices, Shoppes at River Crossing (Dillard's, Belk, Dick's Sporting Goods, Talbot's, American Eagle, Pandora, PetsMart, Bonefish Grill, Texas Roadhouse, Chili's), BMW of Macon, Volvo Cars of Macon, Mercedes-Benz of Macon, Sutton Acura, Butler Toyota, Butler Lexus, The Vistas Apartments, River North Residential Subdivision
SALES PRICE:	\$695,000

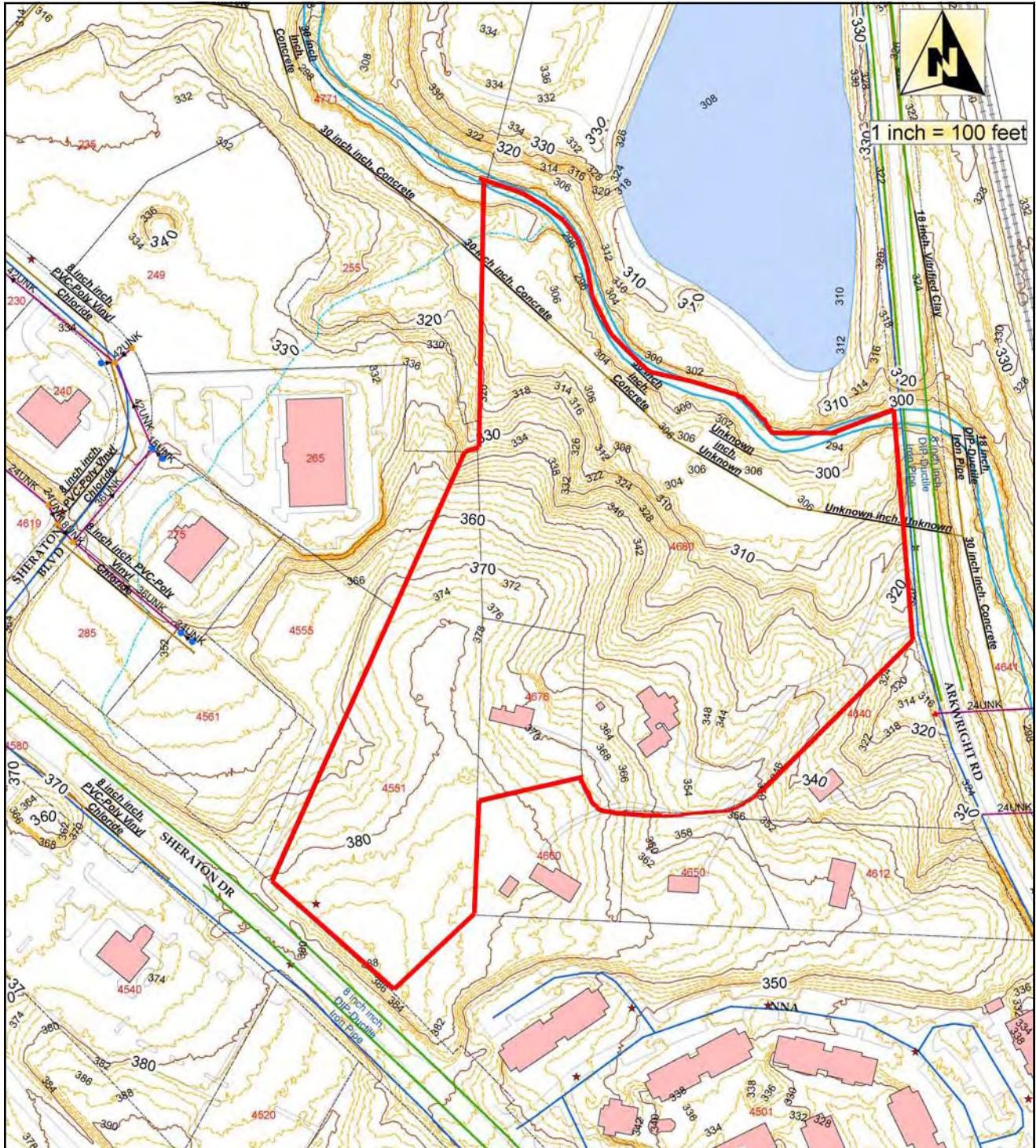


Arkwright & Sheraton - Macon, GA 31210 / PHOTOS



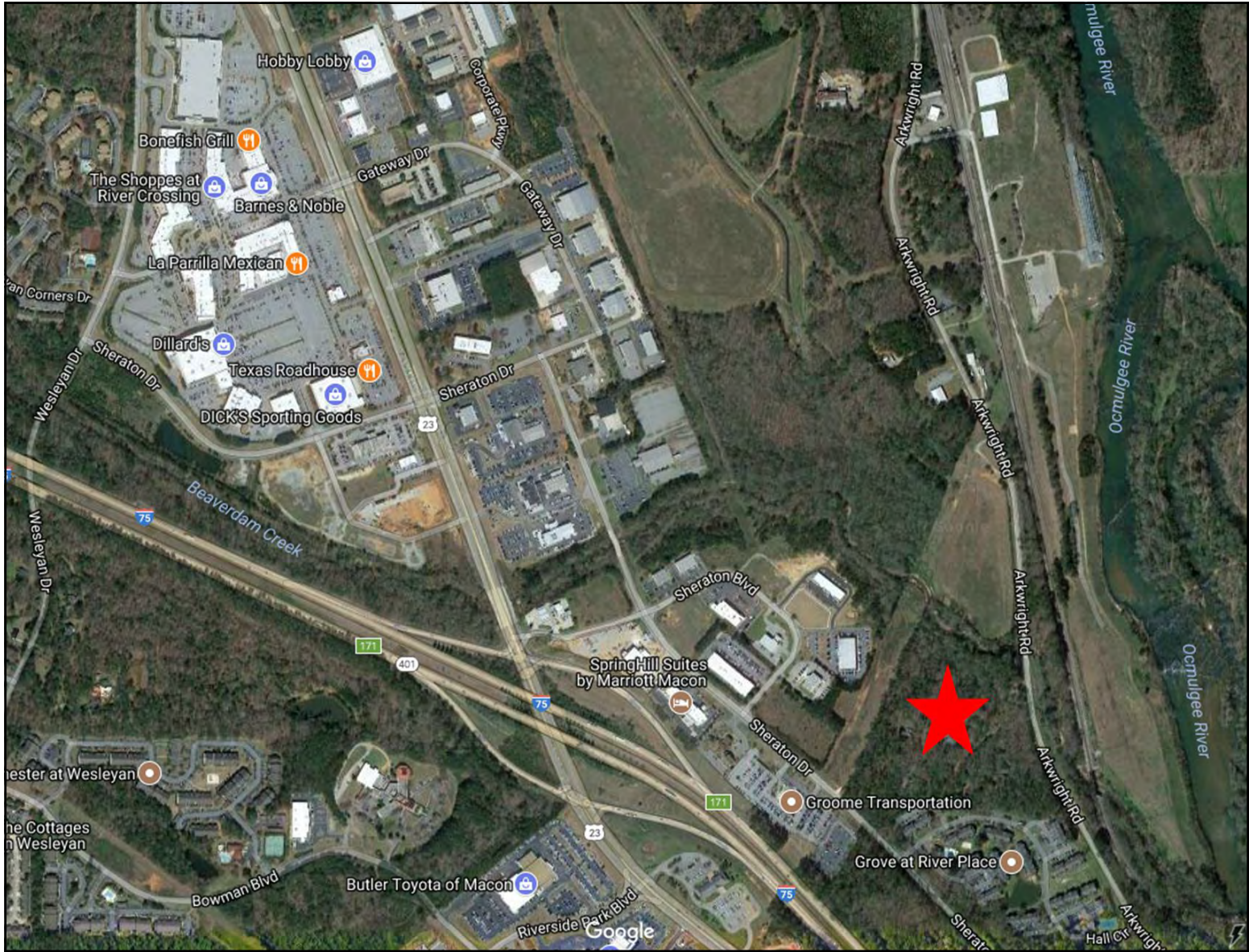






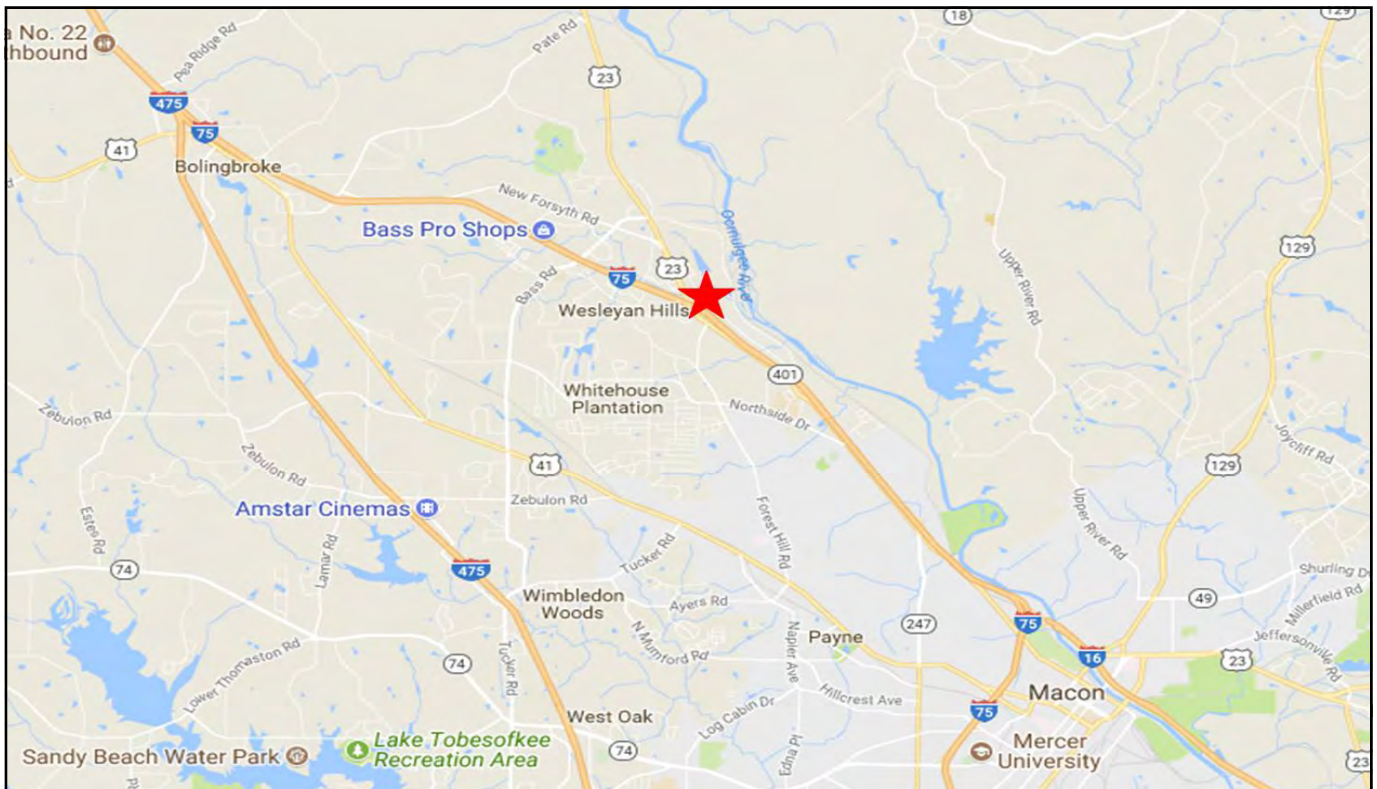
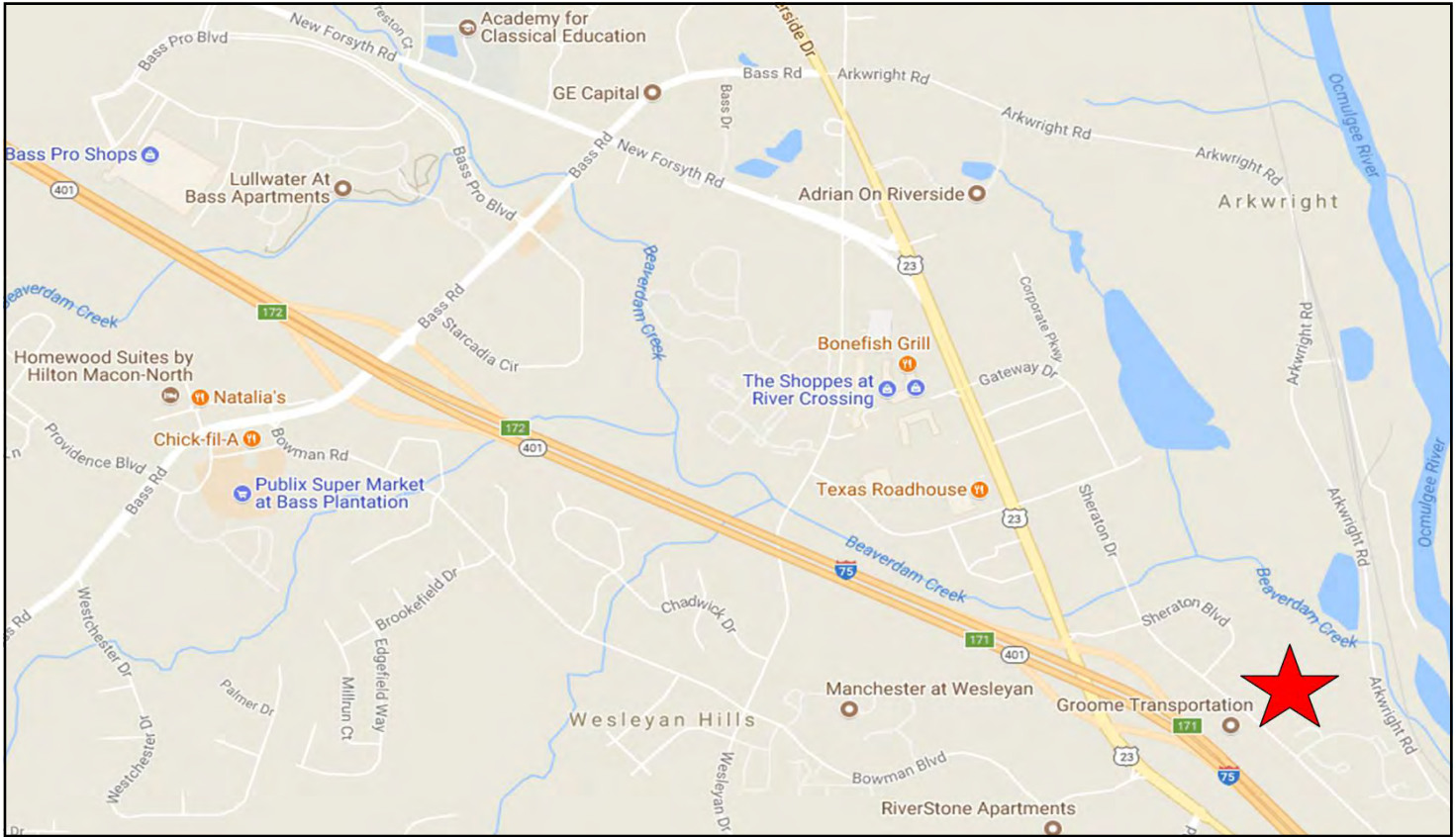


Arkwright & Sheraton - Macon, GA 31210 / AERIAL MAP





Arkwright & Sheraton - Macon, GA 31210 / **LOCATION MAPS**





Demographic and Income Profile

4676 Arkwright Rd, Macon, Georgia, 31210
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.91923
 Longitude: -83.69993

Summary	Census 2010	2017	2022
Population	1,184	1,485	1,513
Households	684	822	834
Families	319	380	383
Average Household Size	1.70	1.77	1.78
Owner Occupied Housing Units	76	69	68
Renter Occupied Housing Units	608	754	765
Median Age	28.2	28.5	28.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.37%	1.03%	0.83%
Households	0.29%	1.01%	0.79%
Families	0.16%	0.92%	0.71%
Owner HHs	-0.29%	0.99%	0.72%
Median Household Income	2.11%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	158	19.2%	152	18.2%
\$15,000 - \$24,999	134	16.3%	123	14.7%
\$25,000 - \$34,999	93	11.3%	81	9.7%
\$35,000 - \$49,999	140	17.0%	124	14.9%
\$50,000 - \$74,999	153	18.6%	157	18.8%
\$75,000 - \$99,999	69	8.4%	88	10.6%
\$100,000 - \$149,999	42	5.1%	61	7.3%
\$150,000 - \$199,999	19	2.3%	26	3.1%
\$200,000+	15	1.8%	22	2.6%
Median Household Income	\$37,083		\$41,161	
Average Household Income	\$50,041		\$59,317	
Per Capita Income	\$23,927		\$28,052	

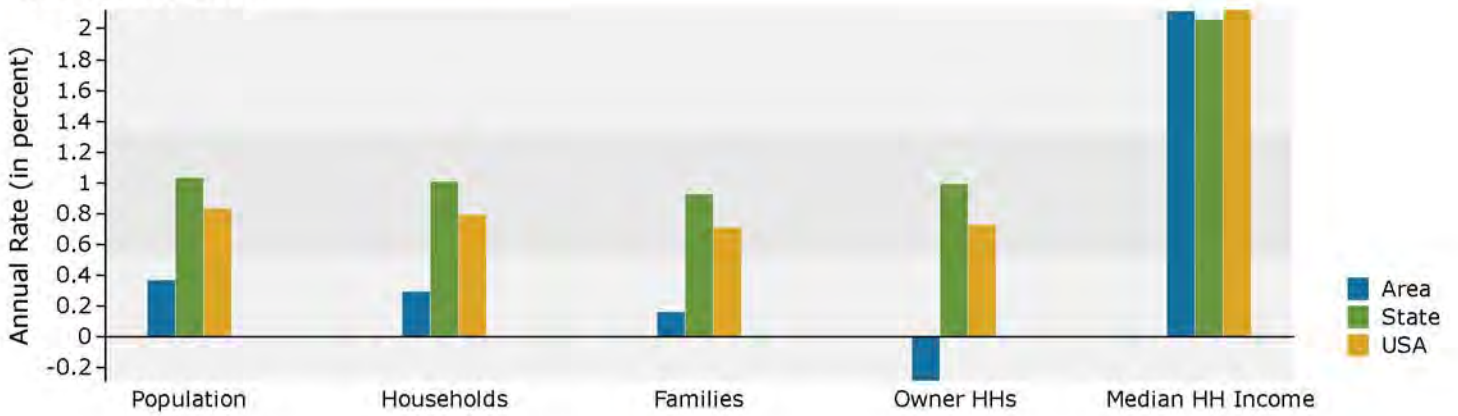
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	92	7.8%	110	7.4%	122	8.1%
5 - 9	81	6.8%	84	5.7%	82	5.4%
10 - 14	87	7.3%	90	6.1%	81	5.3%
15 - 19	72	6.1%	113	7.6%	93	6.1%
20 - 24	150	12.7%	206	13.9%	241	15.9%
25 - 34	261	22.0%	334	22.5%	359	23.7%
35 - 44	139	11.7%	154	10.4%	153	10.1%
45 - 54	133	11.2%	144	9.7%	126	8.3%
55 - 64	86	7.3%	109	7.3%	108	7.1%
65 - 74	42	3.5%	74	5.0%	77	5.1%
75 - 84	23	1.9%	35	2.4%	40	2.6%
85+	18	1.5%	32	2.2%	33	2.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	504	42.6%	542	36.5%	504	33.3%
Black Alone	577	48.8%	782	52.7%	827	54.6%
American Indian Alone	5	0.4%	6	0.4%	6	0.4%
Asian Alone	35	3.0%	55	3.7%	63	4.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	34	2.9%	59	4.0%	66	4.4%
Two or More Races	28	2.4%	41	2.8%	48	3.2%
Hispanic Origin (Any Race)	60	5.1%	104	7.0%	120	7.9%

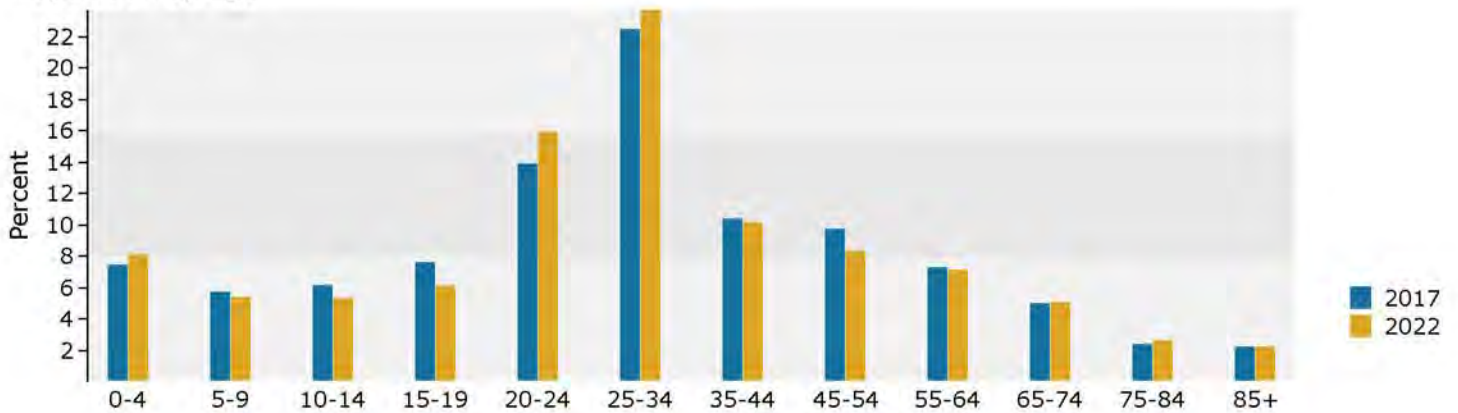
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

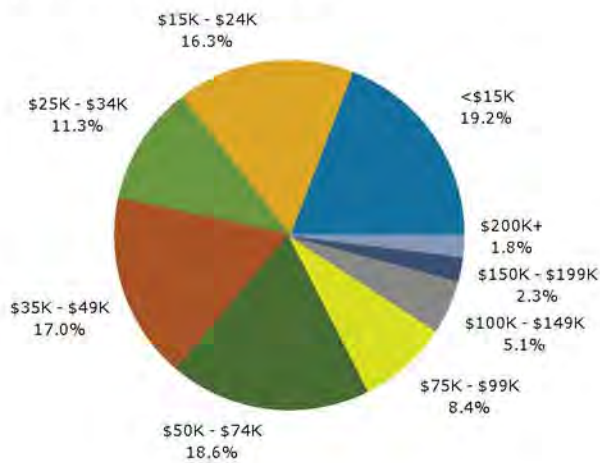
Trends 2017-2022



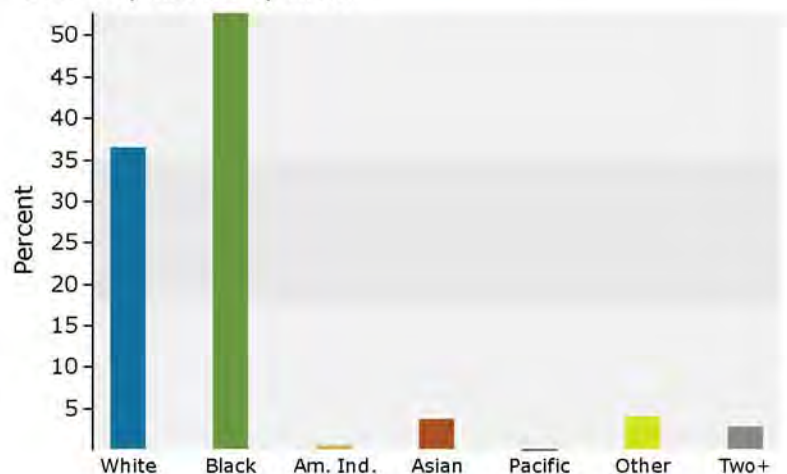
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

4676 Arkwright Rd, Macon, Georgia, 31210
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.91923
 Longitude: -83.69993

Summary	Census 2010	2017	2022
Population	19,959	20,428	20,336
Households	8,406	8,564	8,499
Families	5,244	5,273	5,196
Average Household Size	2.36	2.37	2.38
Owner Occupied Housing Units	5,004	4,739	4,678
Renter Occupied Housing Units	3,402	3,826	3,821
Median Age	37.1	37.8	38.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.09%	1.03%	0.83%
Households	-0.15%	1.01%	0.79%
Families	-0.29%	0.92%	0.71%
Owner HHs	-0.26%	0.99%	0.72%
Median Household Income	2.30%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	772	9.0%	742	8.7%
\$15,000 - \$24,999	790	9.2%	709	8.3%
\$25,000 - \$34,999	741	8.7%	622	7.3%
\$35,000 - \$49,999	1,000	11.7%	850	10.0%
\$50,000 - \$74,999	1,758	20.5%	1,628	19.2%
\$75,000 - \$99,999	910	10.6%	1,028	12.1%
\$100,000 - \$149,999	1,460	17.0%	1,622	19.1%
\$150,000 - \$199,999	545	6.4%	612	7.2%
\$200,000+	588	6.9%	685	8.1%
Median Household Income	\$61,393		\$68,781	
Average Household Income	\$85,972		\$97,454	
Per Capita Income	\$36,709		\$41,439	

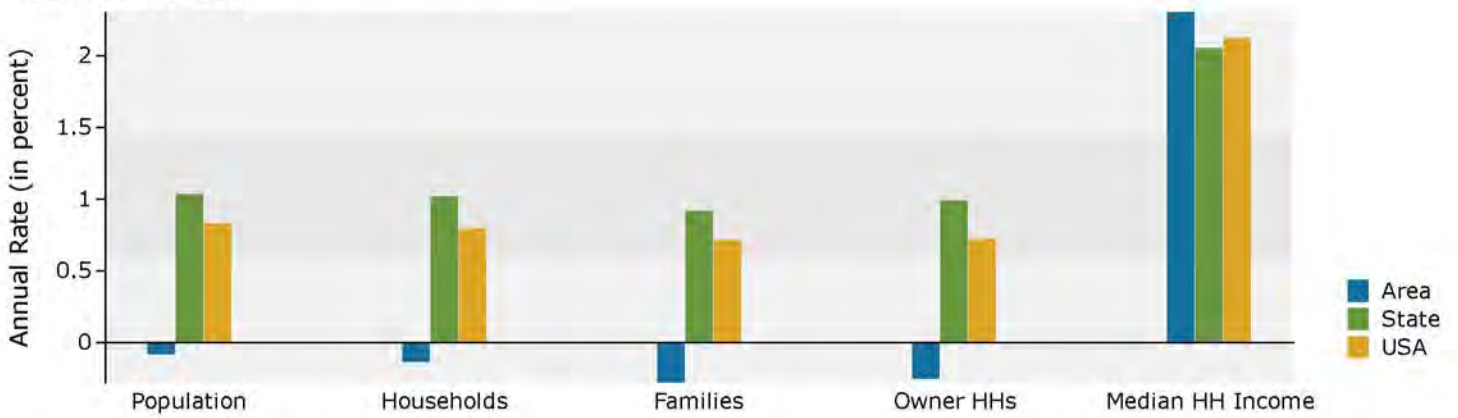
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,279	6.4%	1,217	6.0%	1,226	6.0%
5 - 9	1,294	6.5%	1,213	5.9%	1,159	5.7%
10 - 14	1,393	7.0%	1,328	6.5%	1,270	6.2%
15 - 19	1,202	6.0%	1,264	6.2%	1,191	5.9%
20 - 24	1,357	6.8%	1,376	6.7%	1,333	6.6%
25 - 34	2,894	14.5%	3,061	15.0%	3,010	14.8%
35 - 44	2,602	13.0%	2,544	12.5%	2,688	13.2%
45 - 54	2,801	14.0%	2,525	12.4%	2,361	11.6%
55 - 64	2,422	12.1%	2,591	12.7%	2,395	11.8%
65 - 74	1,376	6.9%	1,864	9.1%	2,072	10.2%
75 - 84	986	4.9%	974	4.8%	1,148	5.6%
85+	356	1.8%	471	2.3%	484	2.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,813	69.2%	13,204	64.6%	12,476	61.3%
Black Alone	4,739	23.7%	5,464	26.7%	5,828	28.7%
American Indian Alone	43	0.2%	46	0.2%	49	0.2%
Asian Alone	768	3.8%	960	4.7%	1,110	5.5%
Pacific Islander Alone	10	0.1%	13	0.1%	16	0.1%
Some Other Race Alone	255	1.3%	318	1.6%	360	1.8%
Two or More Races	331	1.7%	422	2.1%	497	2.4%
Hispanic Origin (Any Race)	553	2.8%	713	3.5%	834	4.1%

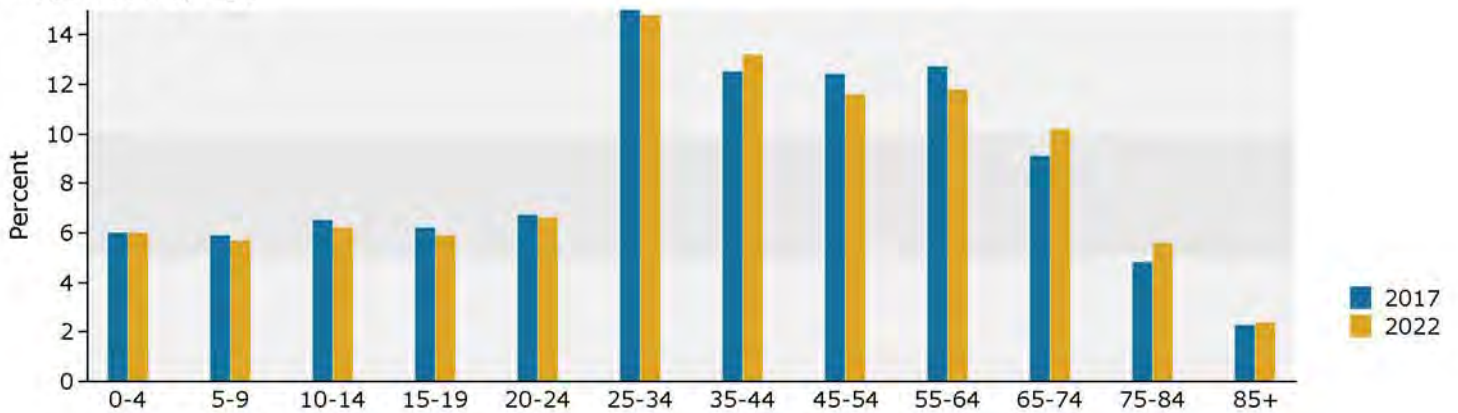
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

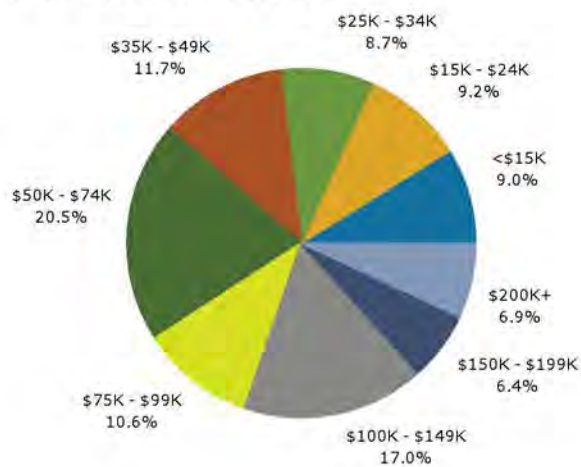
Trends 2017-2022



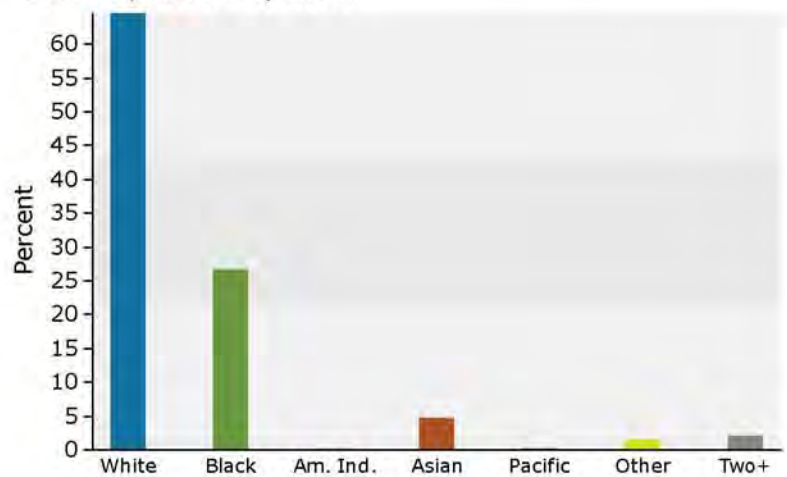
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.5%



Demographic and Income Profile

4676 Arkwright Rd, Macon, Georgia, 31210
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.91923
 Longitude: -83.69993

Summary	Census 2010	2017	2022
Population	41,252	41,789	41,560
Households	17,226	17,344	17,194
Families	11,031	10,970	10,809
Average Household Size	2.36	2.37	2.38
Owner Occupied Housing Units	11,239	10,628	10,506
Renter Occupied Housing Units	5,987	6,716	6,688
Median Age	38.5	39.7	40.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.11%	1.03%	0.83%
Households	-0.17%	1.01%	0.79%
Families	-0.30%	0.92%	0.71%
Owner HHs	-0.23%	0.99%	0.72%
Median Household Income	2.41%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,614	9.3%	1,551	9.0%
\$15,000 - \$24,999	1,535	8.9%	1,371	8.0%
\$25,000 - \$34,999	1,486	8.6%	1,265	7.4%
\$35,000 - \$49,999	1,978	11.4%	1,676	9.7%
\$50,000 - \$74,999	3,433	19.8%	3,155	18.3%
\$75,000 - \$99,999	1,926	11.1%	2,170	12.6%
\$100,000 - \$149,999	3,018	17.4%	3,373	19.6%
\$150,000 - \$199,999	1,159	6.7%	1,287	7.5%
\$200,000+	1,196	6.9%	1,346	7.8%
Median Household Income	\$62,561		\$70,464	
Average Household Income	\$87,540		\$98,474	
Per Capita Income	\$36,953		\$41,366	

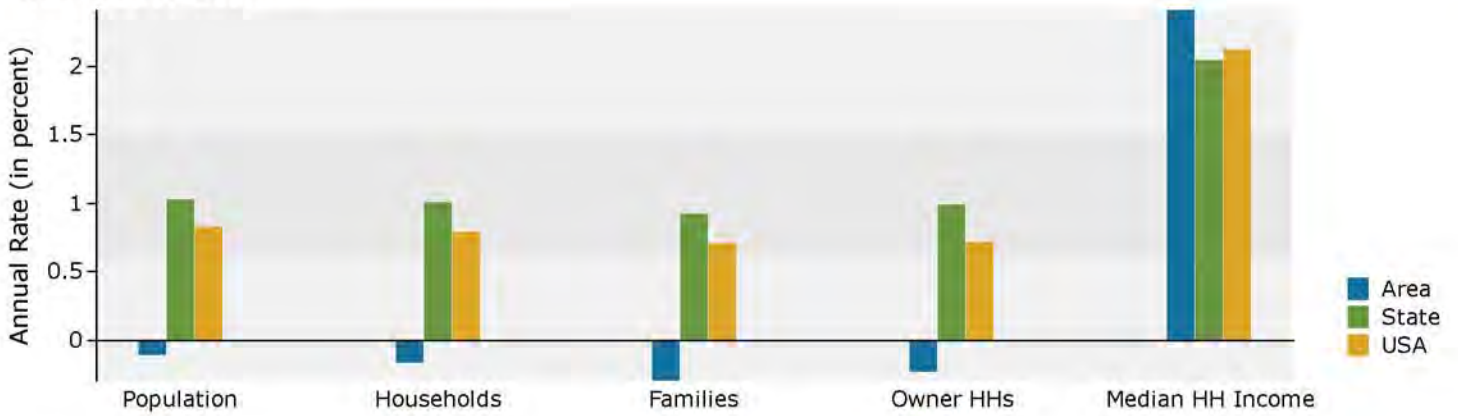
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,652	6.4%	2,453	5.9%	2,431	5.8%
5 - 9	2,683	6.5%	2,576	6.2%	2,451	5.9%
10 - 14	2,739	6.6%	2,743	6.6%	2,681	6.5%
15 - 19	2,556	6.2%	2,653	6.3%	2,605	6.3%
20 - 24	2,564	6.2%	2,577	6.2%	2,500	6.0%
25 - 34	5,499	13.3%	5,368	12.8%	5,134	12.4%
35 - 44	5,292	12.8%	5,242	12.5%	5,380	12.9%
45 - 54	5,767	14.0%	5,185	12.4%	4,982	12.0%
55 - 64	5,318	12.9%	5,470	13.1%	5,031	12.1%
65 - 74	2,994	7.3%	4,147	9.9%	4,573	11.0%
75 - 84	2,205	5.3%	2,163	5.2%	2,579	6.2%
85+	984	2.4%	1,214	2.9%	1,214	2.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,262	70.9%	28,024	67.1%	26,683	64.2%
Black Alone	9,618	23.3%	10,810	25.9%	11,452	27.6%
American Indian Alone	84	0.2%	93	0.2%	99	0.2%
Asian Alone	1,277	3.1%	1,603	3.8%	1,869	4.5%
Pacific Islander Alone	16	0.0%	20	0.0%	23	0.1%
Some Other Race Alone	413	1.0%	499	1.2%	562	1.4%
Two or More Races	582	1.4%	739	1.8%	873	2.1%
Hispanic Origin (Any Race)	975	2.4%	1,229	2.9%	1,439	3.5%

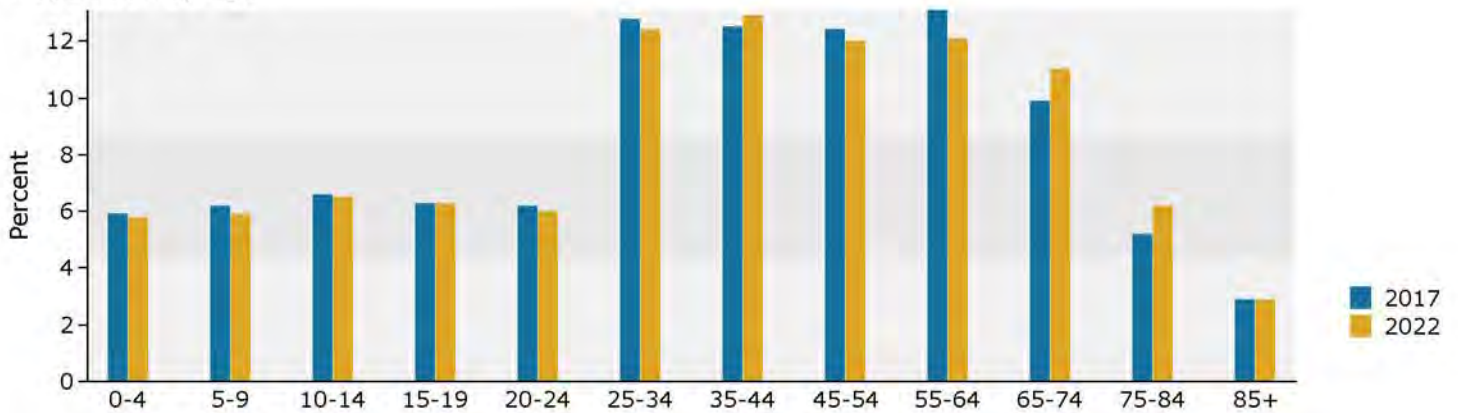
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

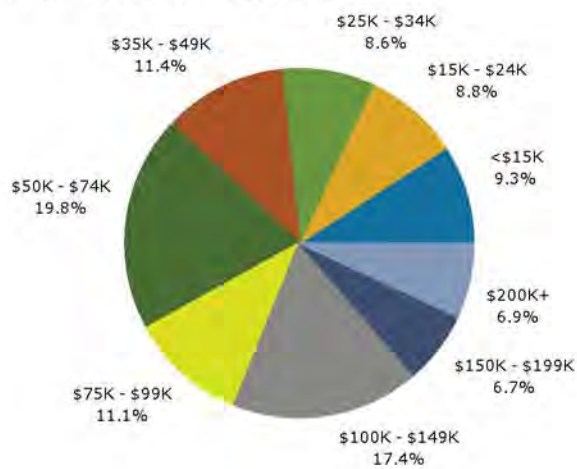
Trends 2017-2022



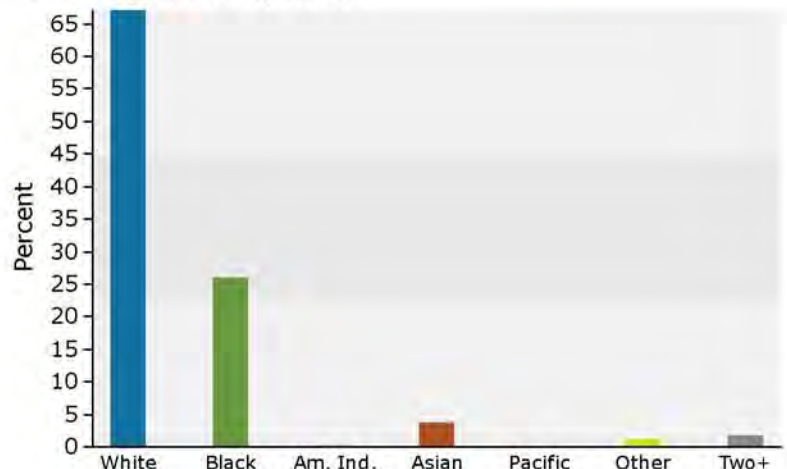
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.9%