

FOR SALE DEVELOPMENT SITE



EBERHARDT & BARRY INC.



9.79 Total Acres
Office / Retail / Storage / Wholesale / Distribution
Development Site

5220, 5230 5260 Arkwright Road
Macon, Bibb County, Georgia 31210

SALES PRICE: \$50,000 PER ACRE

FOR MORE DETAILS CONTACT:

Created 4/26/17

MIKI FOLSOM, CCIM - EXCLUSIVE AGENT
mfolsom@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.coldwellbankercommercialeb.com

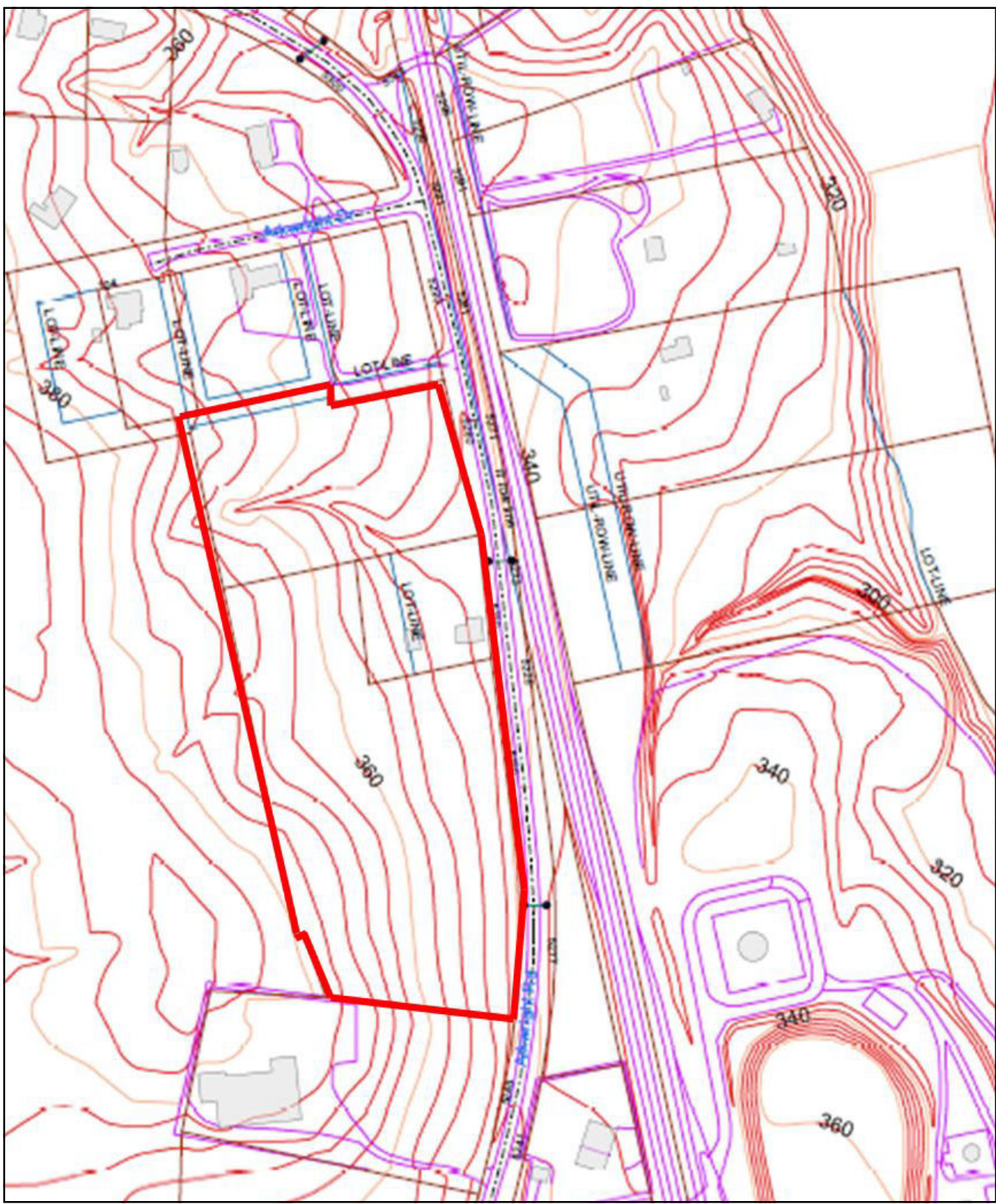
Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-361-3036

990 Riverside Drive
Macon, GA 31201



LOCATION:	<ul style="list-style-type: none"> • Two miles from Interstate 75, Exit 169 (Arkwright Road) or Exit 172 (Bass Road). • One mile from Bass Road @ Riverside Drive and the Shoppes at River Crossing (1,000,000 SF open air mall)
ACREAGE:	<ul style="list-style-type: none"> • 9.79± Total Acres • Three Tax Parcels: <ul style="list-style-type: none"> - M0200001310 (5220 Arkwright Road) - 5.86 Acres - M0200002309 (5230 Arkwright Road) - 1.02 Acres - M0200003310 A30 (5260 Arkwright Road) - 2.91 Acres
TOPOGRAPHY:	Slightly above road grade; cleared with water located along road frontage and sewer located across Arkwright Road.
ROAD FRONTAGE:	<ul style="list-style-type: none"> • 1,097' road frontage • 302' - 440' depth.
ZONING:	<ul style="list-style-type: none"> • M2 - Heavy Industrial • Permitted Use: Professional Office, Retail, Storage, Wholesale, Distribution, Manufacturing, Warehouse, Industrial
SIGNAGE:	Three (3) sq. ft. of signage allowed per foot of building frontage.
UTILITIES:	<ul style="list-style-type: none"> • Electricity: Georgia Power • Water: Macon Water Authority; 6" water line in front of property • Sewer: Macon Water Authority; 15" sanitary sewer located across Arkwright Road. • Gas: Atlanta Gas Light • Cable/Internet: Cox Communications
SALES PRICE:	\$50,000 PER ACRE







Green
Sewer Line

Blue
Water Line

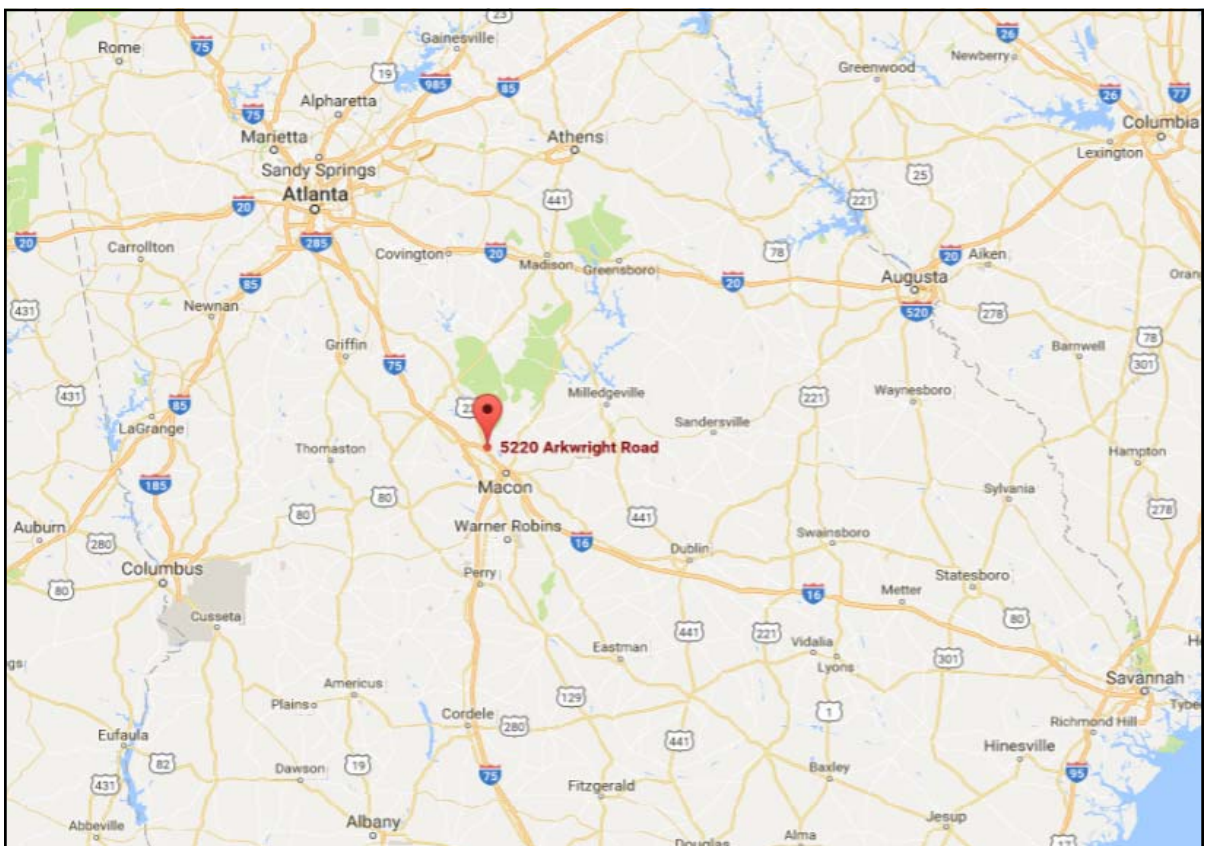
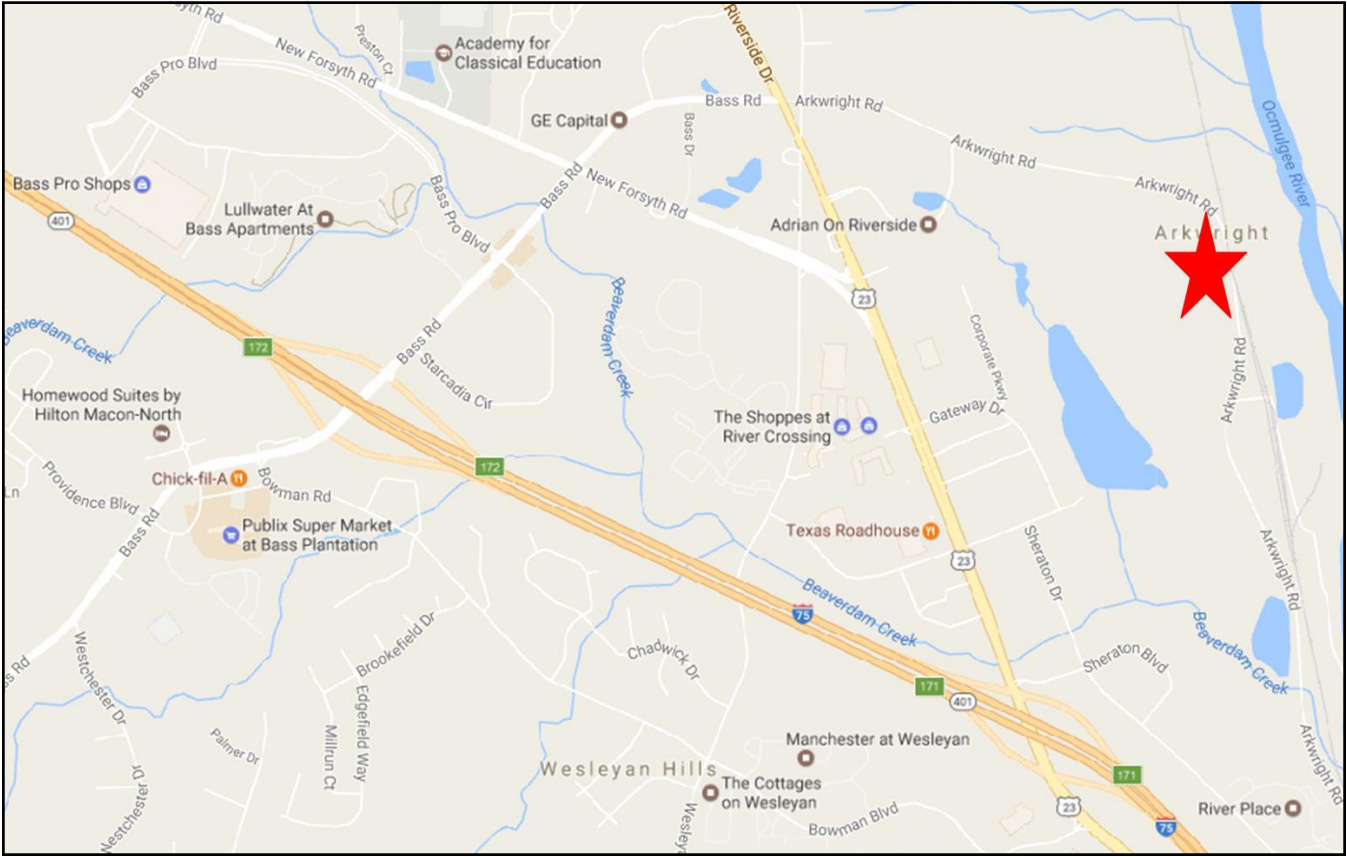


Maps and data are to be used for reference purposes only. The data contained on Macon Water Authority's Geographic Information System (GIS) is subject to continual improvements. The Macon Water Authority, its agents, consultants, contractors, or employees collectively referred to as "the MWA" provide this data and information AS IS without warranty of any kind, implied or express, as to the information being accurate or complete. Map information is believed to be accurate but accuracy is not guaranteed.





5220, 5230, 5260 Arkwright Road - Macon, GA 31210 / **LOCATION MAPS**





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.

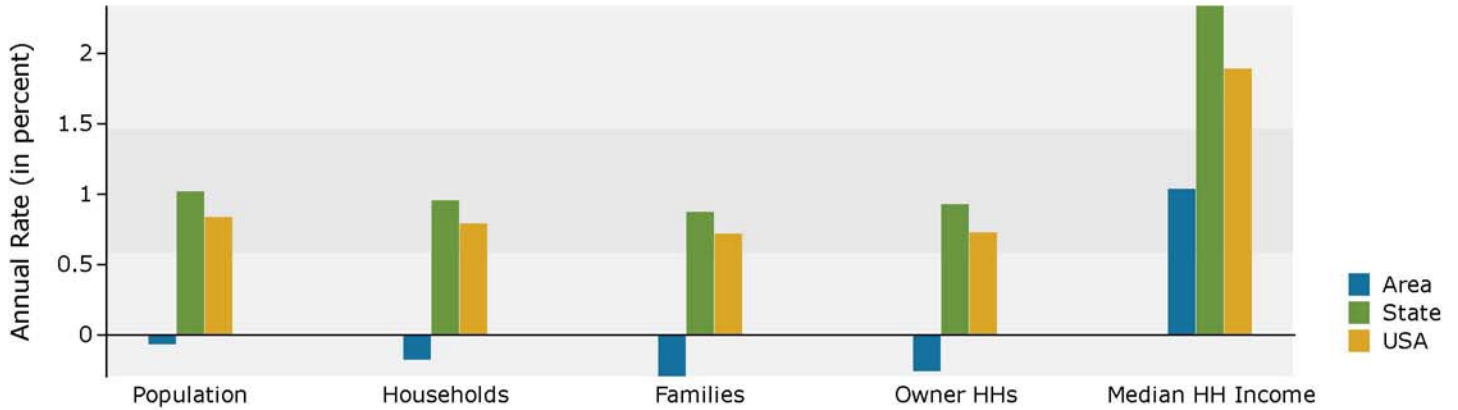


Demographic and Income Profile

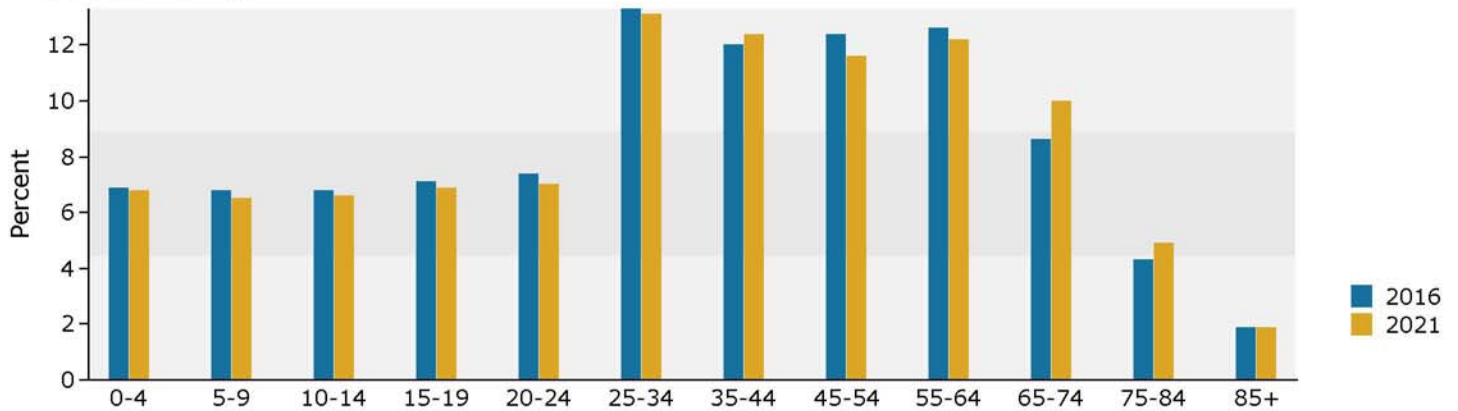
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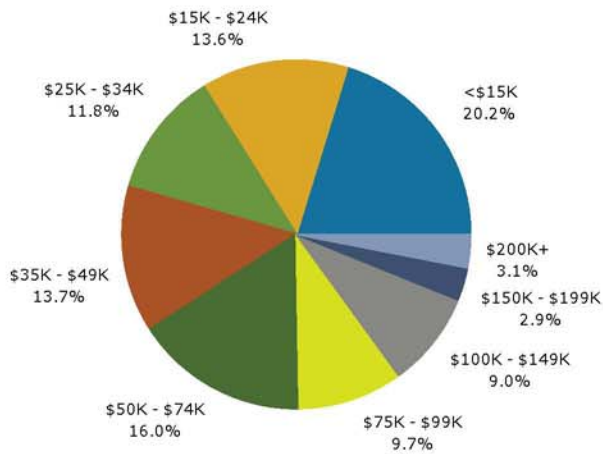
Trends 2016-2021



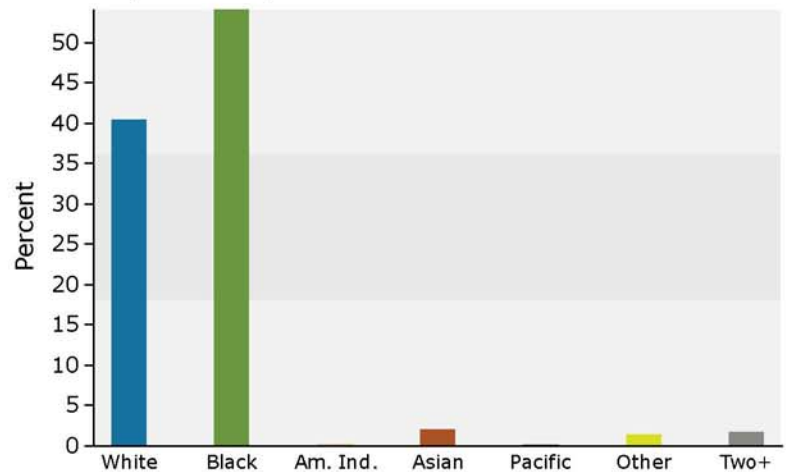
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.4%