

FOR SALE

PRICE REDUCED

.56± Acre Development Site



1141 Clinton Road
Macon, Bibb County, Georgia 31211

EBERHARDT & BARRY



ENTIRE SITE HAS BEEN CLEARED

- Located off Gray Highway in East Macon
- .56± Acres
- 127±' frontage; 192' depth
- Traffic Count: 44,700 VPD @ Gray Highway & Clinton Road
- Topography: Level at road grade
- Zoned C4
- All utilities available to site.
- Tax Bill: \$336

REDUCED SALES PRICE: ~~\$49,900~~ \$24,900

FOR MORE DETAILS CONTACT:

Revised 8/5/19

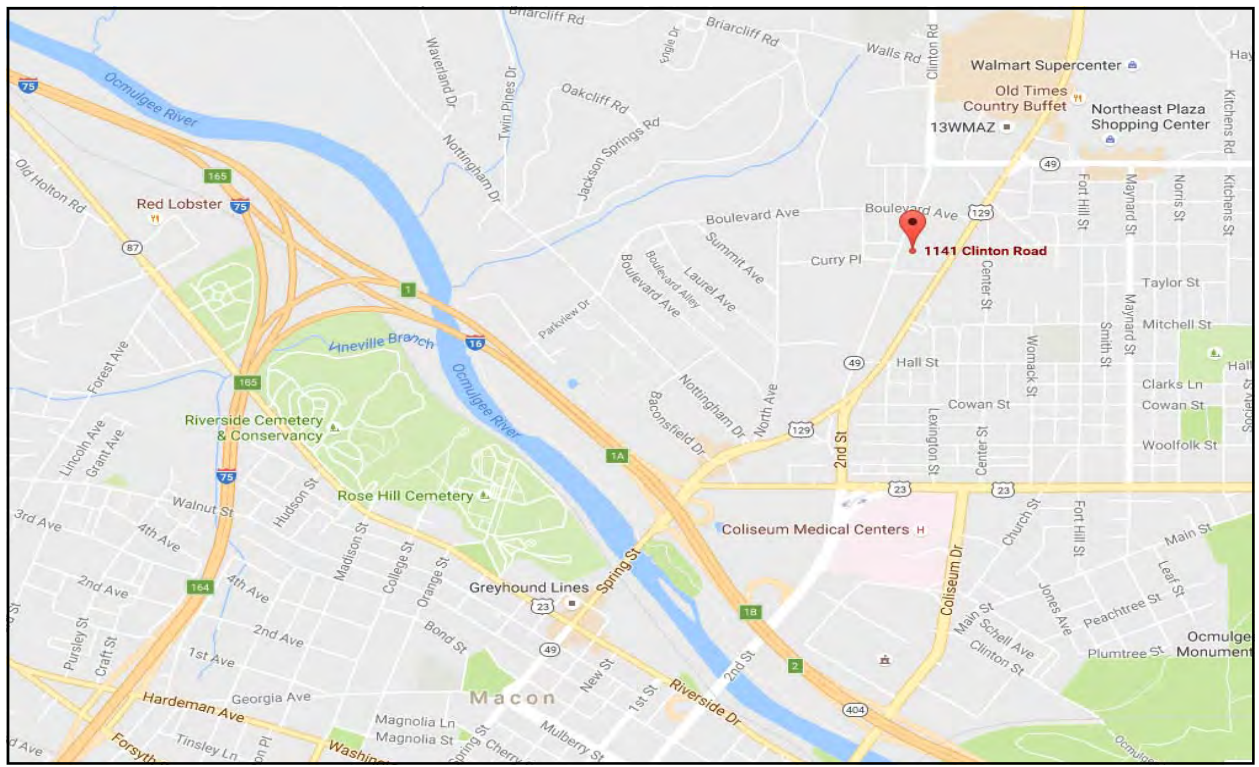
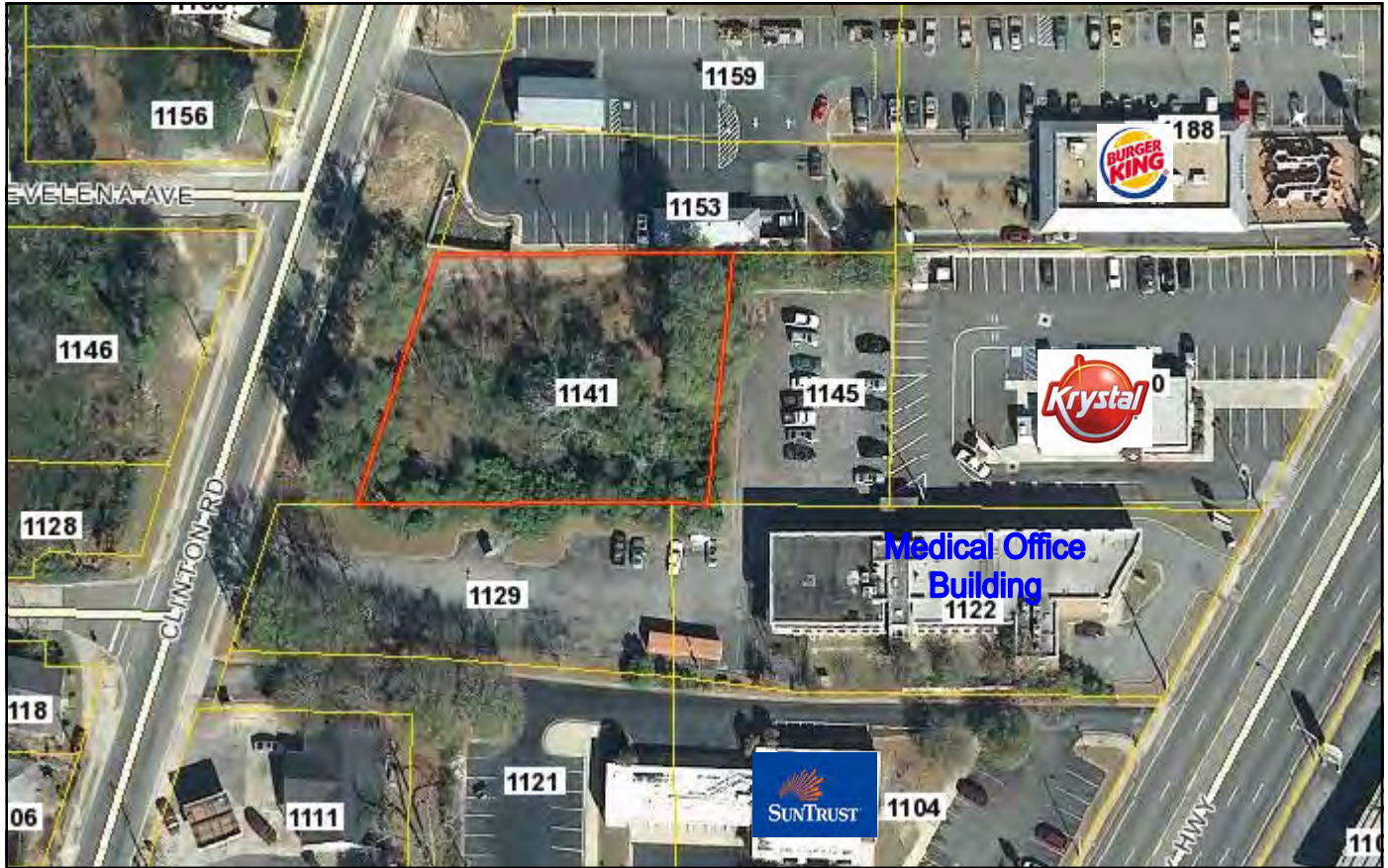
PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

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

1141 Clinton Road - Macon, GA 31211

MAPS





Demographic and Income Profile

Bibb County, GA 3
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

Summary	Census 2010	2019	2024
Population	155,547	154,835	153,937
Households	60,295	60,070	59,719
Families	38,714	37,998	37,558
Average Household Size	2.48	2.48	2.48
Owner Occupied Housing Units	33,537	30,561	30,840
Renter Occupied Housing Units	26,758	29,509	28,879
Median Age	35.5	37.1	38.1
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	-0.12%	1.10%	0.77%
Households	-0.12%	1.09%	0.75%
Families	-0.23%	1.01%	0.68%
Owner HHs	0.18%	1.41%	0.92%
Median Household Income	2.89%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	10,616	17.7%	8,497	14.2%
\$15,000 - \$24,999	8,138	13.5%	7,299	12.2%
\$25,000 - \$34,999	7,178	11.9%	6,547	11.0%
\$35,000 - \$49,999	9,317	15.5%	9,133	15.3%
\$50,000 - \$74,999	8,569	14.3%	8,778	14.7%
\$75,000 - \$99,999	5,248	8.7%	5,842	9.8%
\$100,000 - \$149,999	6,429	10.7%	7,875	13.2%
\$150,000 - \$199,999	1,886	3.1%	2,505	4.2%
\$200,000+	2,689	4.5%	3,243	5.4%
Median Household Income	\$40,392		\$46,580	
Average Household Income	\$64,333		\$75,235	
Per Capita Income	\$25,030		\$29,259	

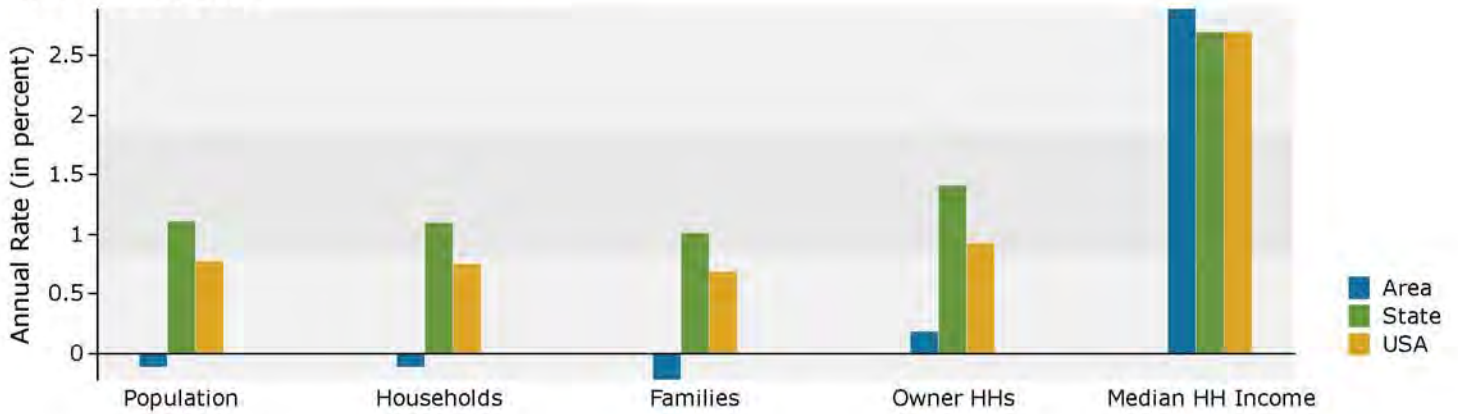
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,296	6.6%	10,165	6.6%
5 - 9	10,931	7.0%	10,246	6.6%	9,835	6.4%
10 - 14	10,833	7.0%	10,434	6.7%	10,128	6.6%
15 - 19	11,777	7.6%	10,675	6.9%	10,639	6.9%
20 - 24	11,537	7.4%	10,919	7.1%	10,375	6.7%
25 - 34	20,188	13.0%	20,691	13.4%	19,734	12.8%
35 - 44	19,047	12.2%	18,781	12.1%	19,508	12.7%
45 - 54	21,631	13.9%	18,320	11.8%	17,832	11.6%
55 - 64	18,449	11.9%	19,443	12.6%	17,835	11.6%
65 - 74	10,462	6.7%	14,769	9.5%	15,939	10.4%
75 - 84	6,602	4.2%	7,136	4.6%	8,773	5.7%
85+	2,625	1.7%	3,125	2.0%	3,174	2.1%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,001	38.1%	54,442	35.4%
Black Alone	81,116	52.1%	86,724	56.0%	89,056	57.9%
American Indian Alone	332	0.2%	356	0.2%	374	0.2%
Asian Alone	2,531	1.6%	3,492	2.3%	4,130	2.7%
Pacific Islander Alone	120	0.1%	132	0.1%	143	0.1%
Some Other Race Alone	2,014	1.3%	2,234	1.4%	2,409	1.6%
Two or More Races	2,235	1.4%	2,896	1.9%	3,383	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,202	3.4%	5,811	3.8%

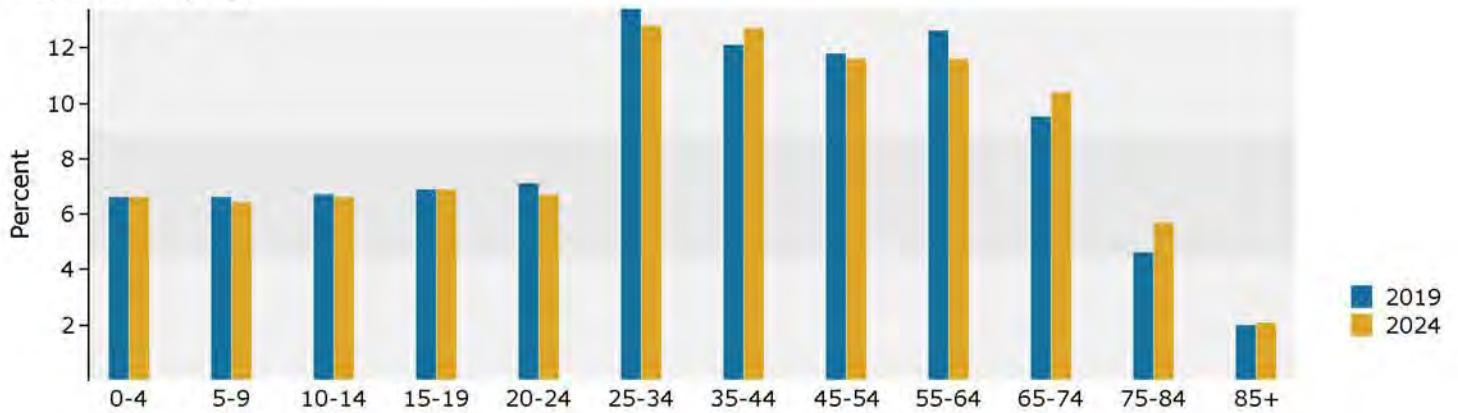
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

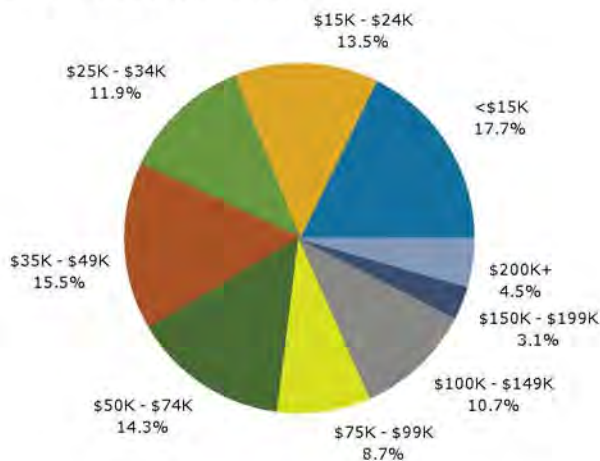
Trends 2019-2024



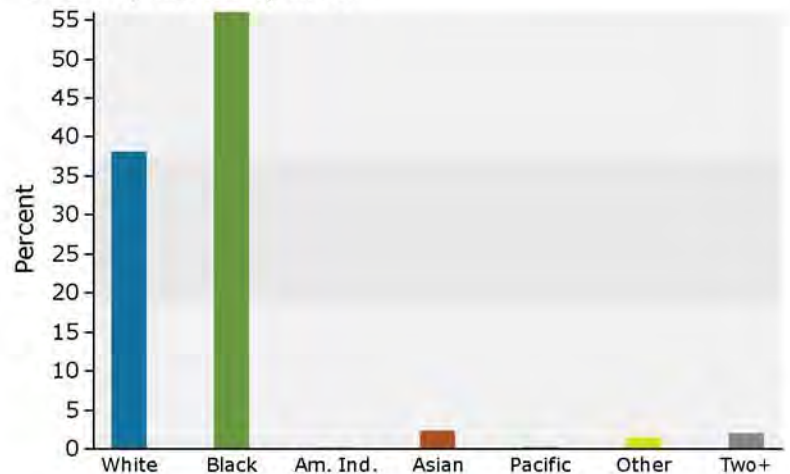
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.