

# FOR SALE

**.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

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**SALES PRICE: \$34,900**

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## **FOR MORE DETAILS CONTACT:**

**Riley Bennett or Patrick Barry**  
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[pbarry@cbcworldwide.com](mailto:pbarry@cbcworldwide.com)  
Coldwell Banker Commercial Eberhardt & Barry Inc.

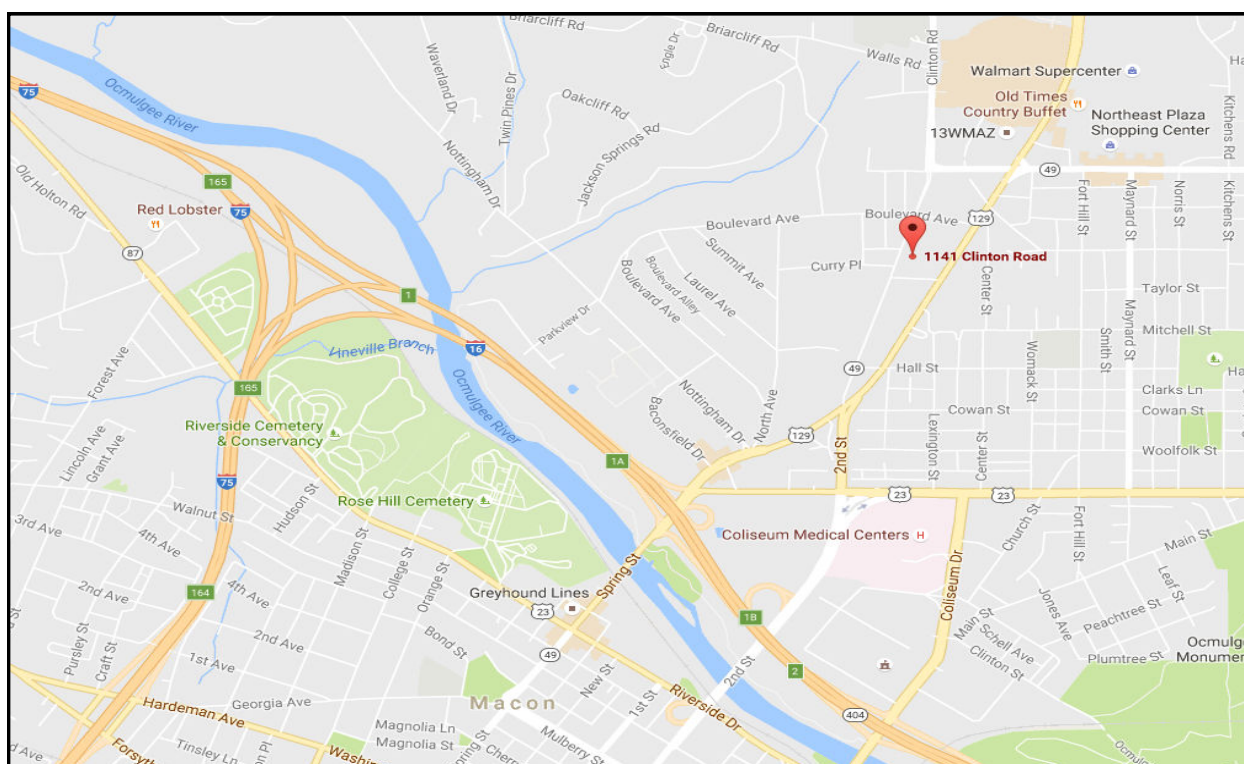
**Riley:** 478-234-4178      **Patrick:** 478-718-1806  
Office: 478-746-8171  
[www.cbcmacon.com](http://www.cbcmacon.com)

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

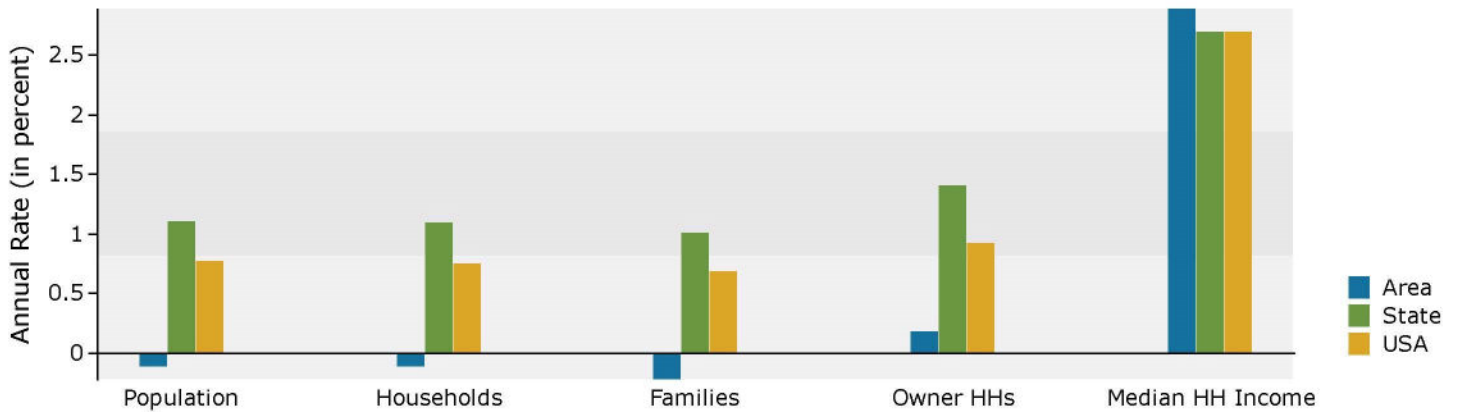
Summary	Census 2010		2019		2024			
Population	155,547		154,835		153,937			
Households	60,295		60,070		59,719			
Families	38,714		37,998		37,558			
Average Household Size	2.48		2.48		2.48			
Owner Occupied Housing Units	33,537		30,561		30,840			
Renter Occupied Housing Units	26,758		29,509		28,879			
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%			
			2019		2024			
Households by Income			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			
Census 2010			2019		2024			
Population by Age	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%
	Census 2010			2019		2024		
Race and Ethnicity	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.

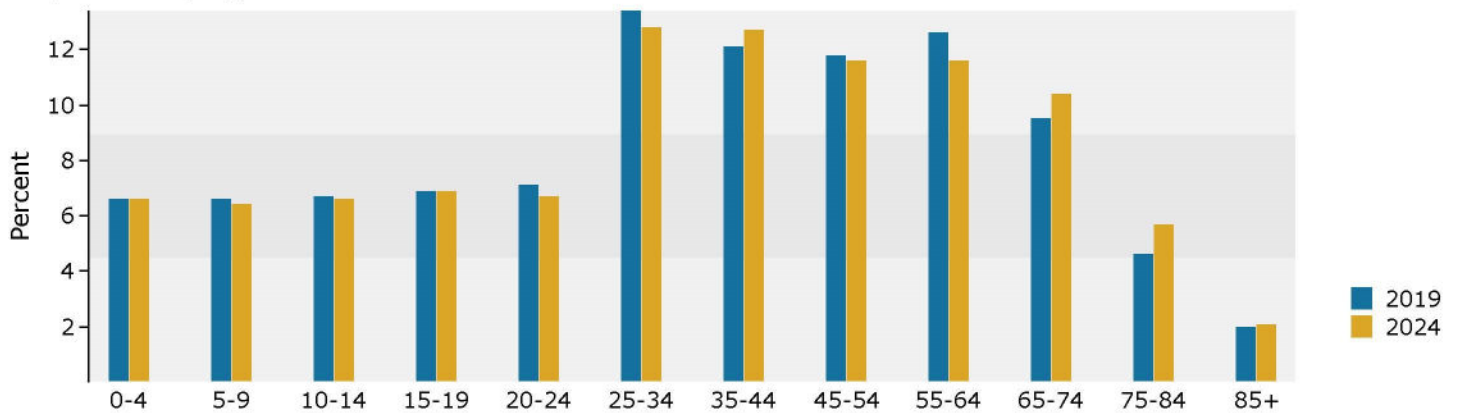
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

July 30, 2019

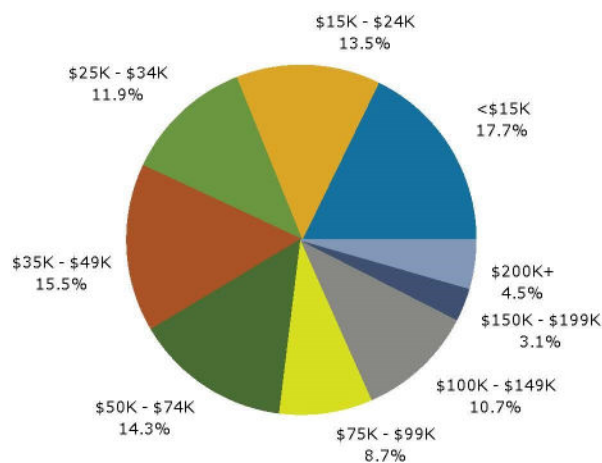
## Trends 2019-2024



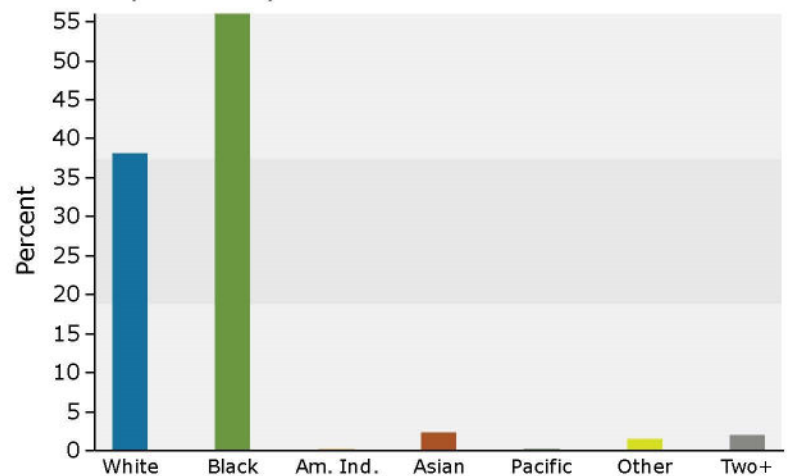
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 3.4%



