

FOR SALE

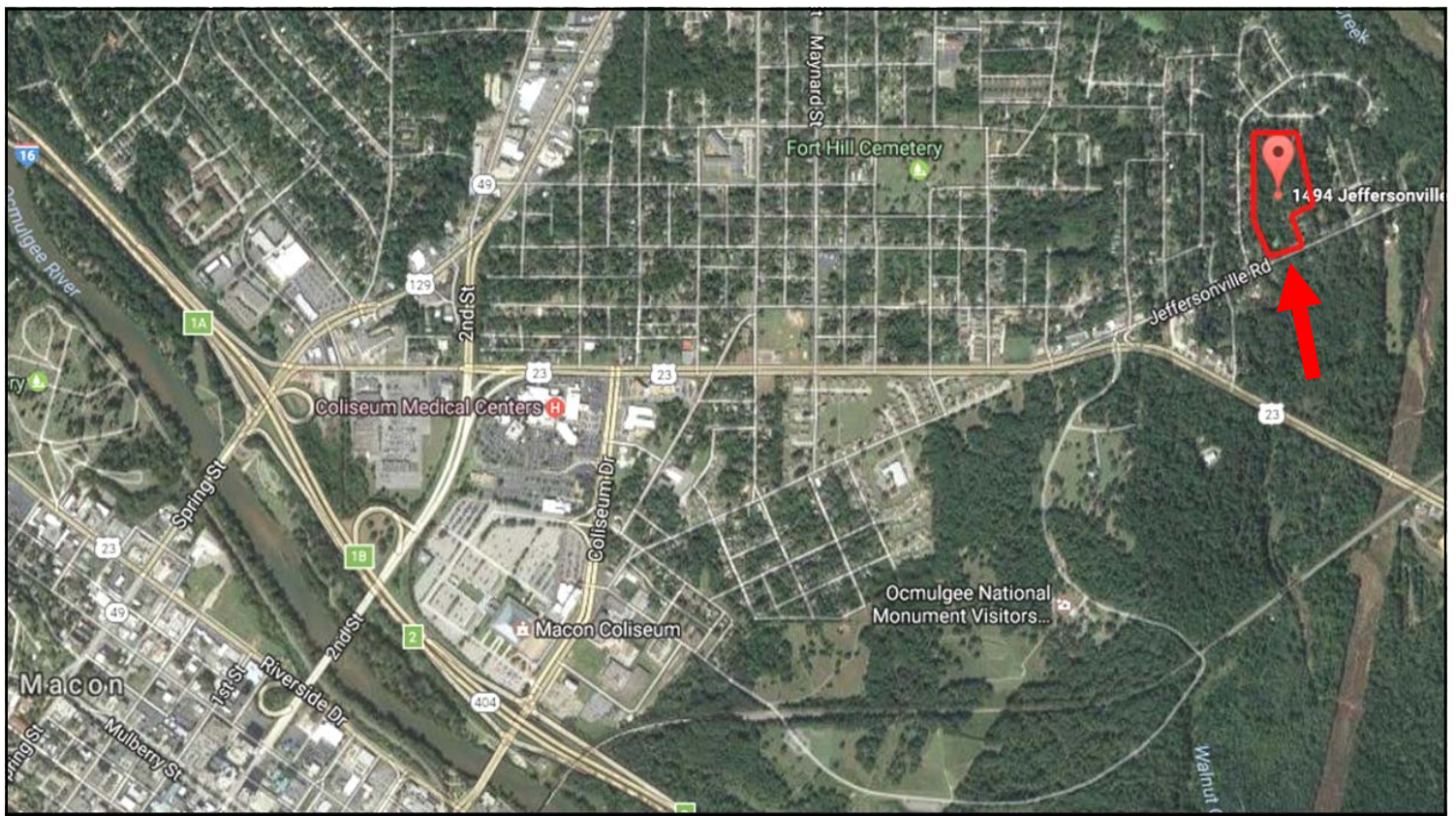


EBERHARDT & BARRY

8.67 ACRE DEVELOPMENT SITE

1494 Jeffersonville Road  
Macon, Bibb County, Georgia 31217

PRICE REDUCED



- Great location for church, apartments, or contractor's office.
- 8.68± Acres; 325'± frontage on Jeffersonville Road
- Improvements consist of "Refurbished" 1,408± SF Home/Office; brick construction
- Zoned R2
- Average Daily Traffic Count: 9,940± vehicles per day on Jeffersonville Road; 22,800± vehicles per day on Emery Highway
- All public utilities available to site
- Property Tax Bill: \$1056.06 (2017)

**REDUCED SALES PRICE: ~~\$79,000~~ \$62,500**

FOR MORE DETAILS CONTACT:

Revised 9/6/18

GEORGE FOLSOM - EXCLUSIVE AGENT  
gfolsom@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

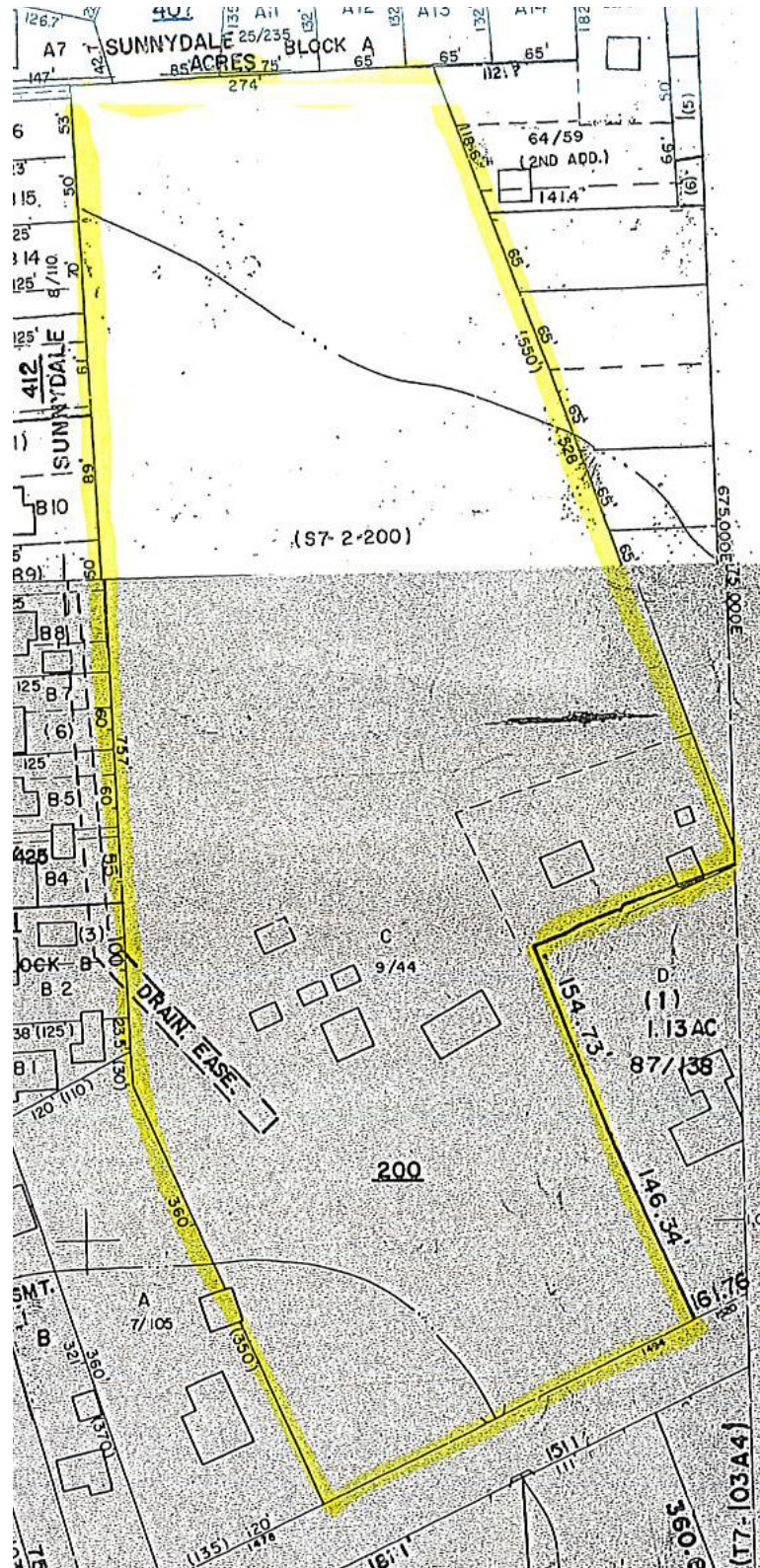
Main	478-746-8171	Toll Free	800-926-0990
Fax	478-746-1362	Cell	478-361-5809

990 Riverside Drive  
Macon, GA 31201

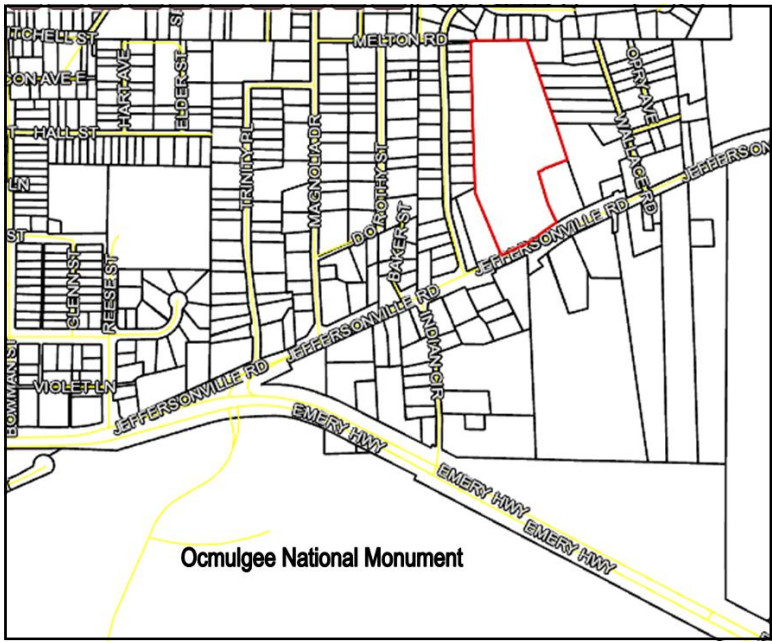
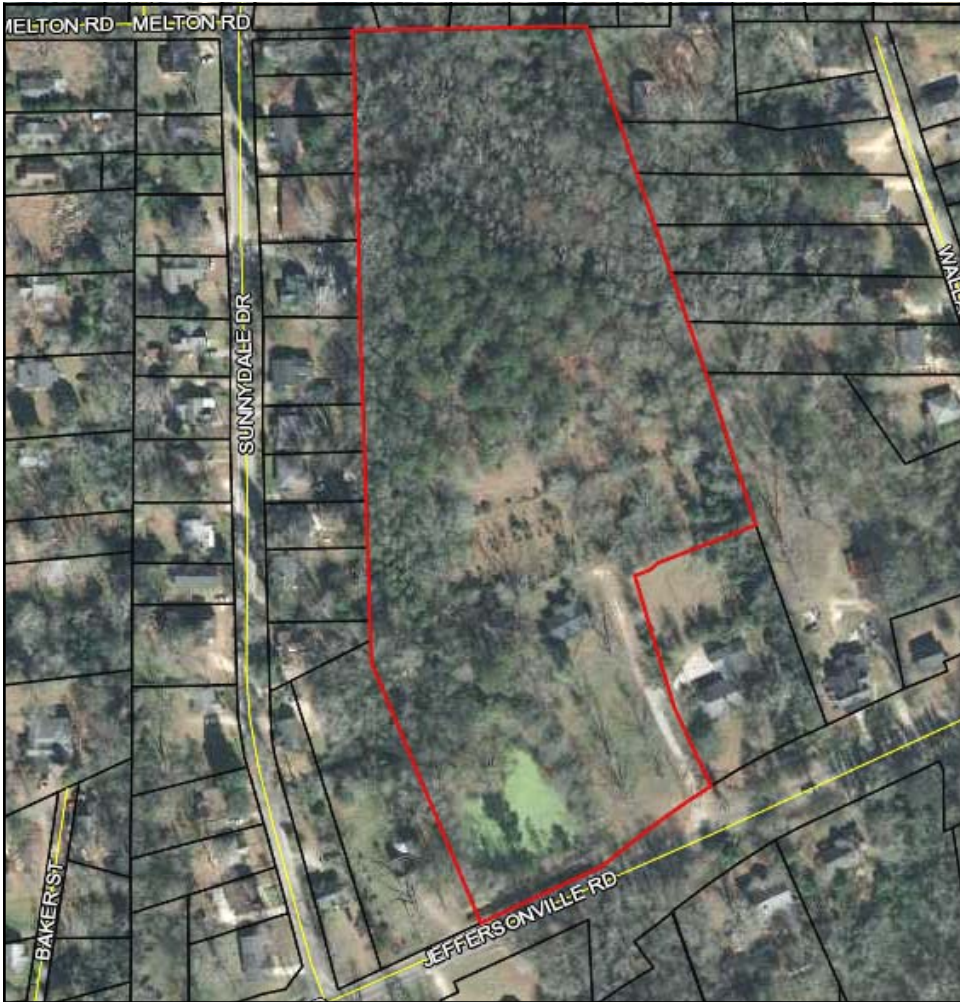


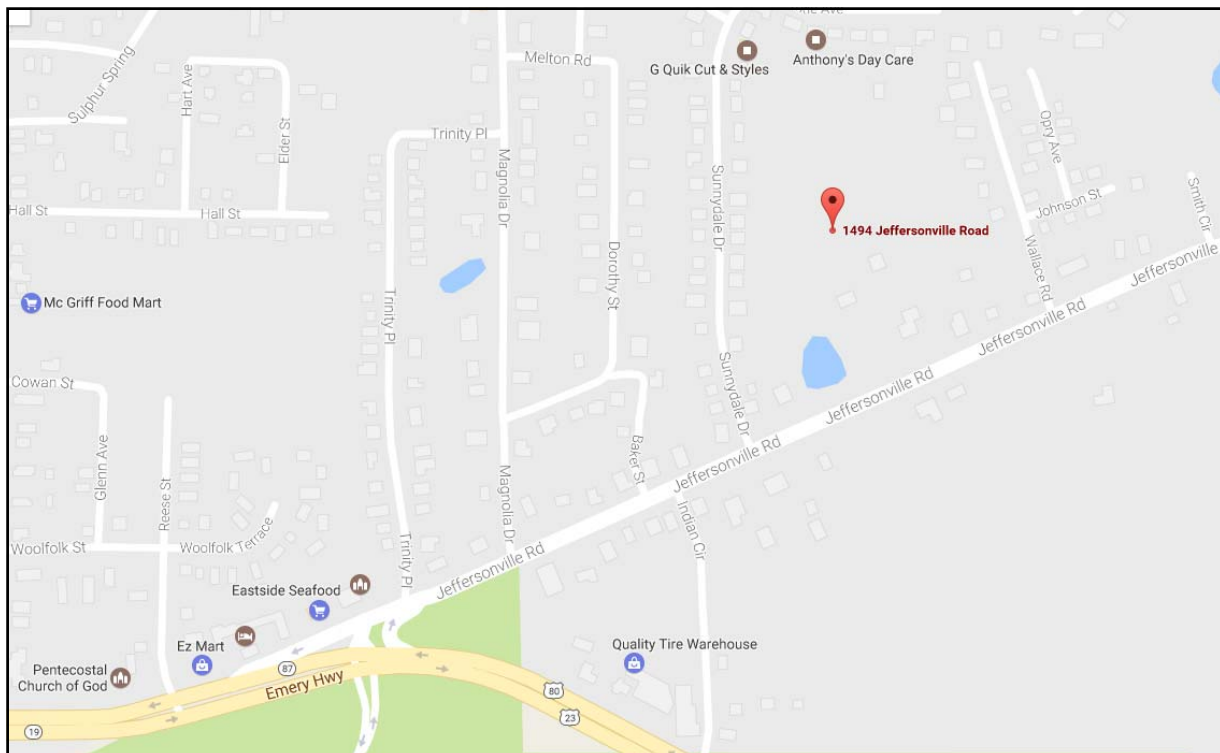
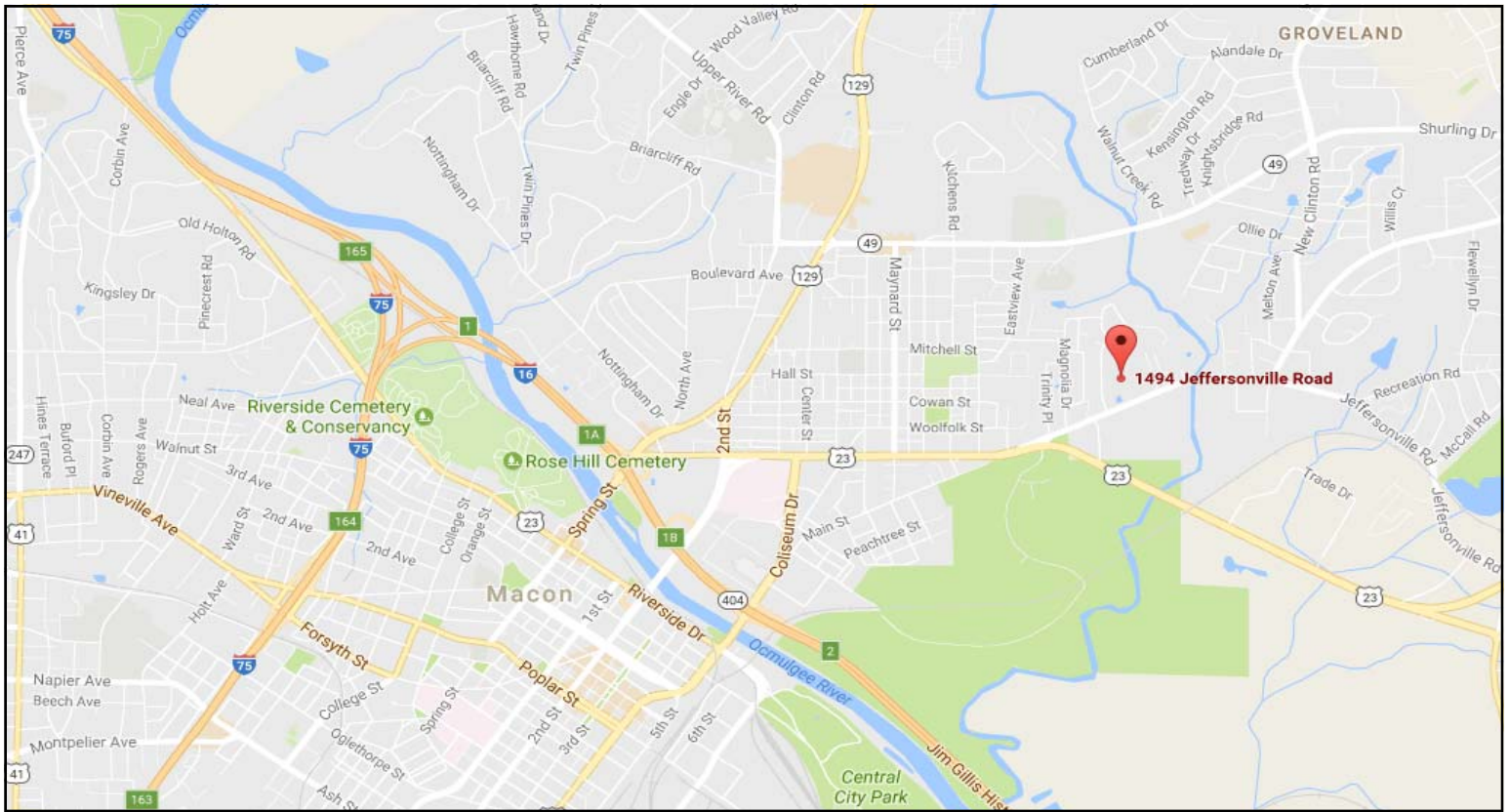
















# Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010	2018	2023
Population	155,547	154,432	152,620
Households	60,295	59,664	58,874
Families	38,714	37,752	37,018
Average Household Size	2.48	2.49	2.49
Owner Occupied Housing Units	33,537	29,024	29,327
Renter Occupied Housing Units	26,758	30,640	29,547
Median Age	35.5	36.8	37.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.24%	1.10%	0.83%
Households	-0.27%	1.08%	0.79%
Families	-0.39%	0.99%	0.71%
Owner HHs	0.21%	1.52%	1.16%
Median Household Income	1.62%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	11,211	18.8%	10,066	17.1%
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%
\$200,000+	2,280	3.8%	2,804	4.8%
Median Household Income	\$42,730		\$46,303	
Average Household Income	\$63,193		\$70,549	
Per Capita Income	\$25,339		\$28,151	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

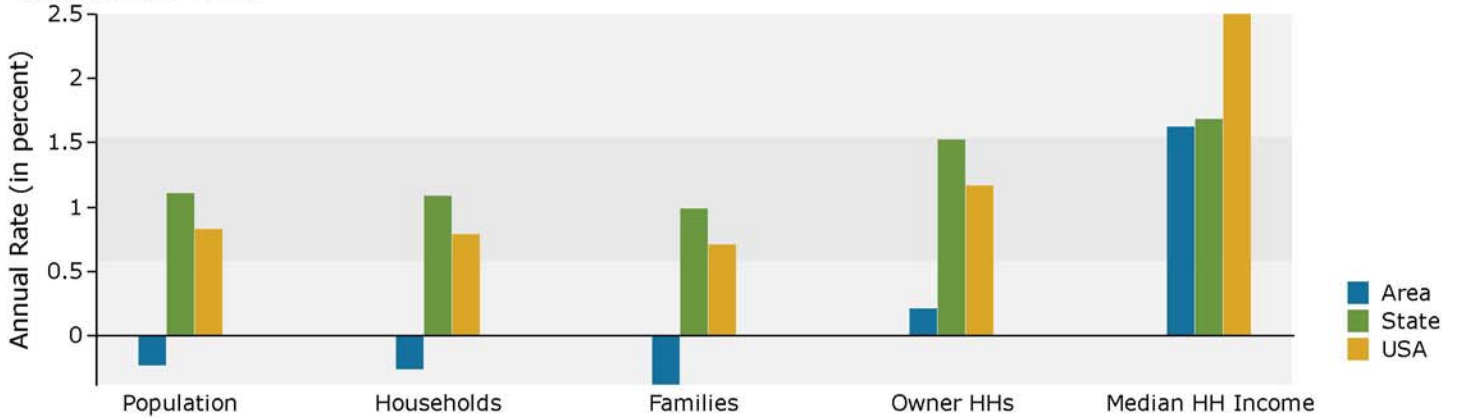


# Demographic and Income Profile

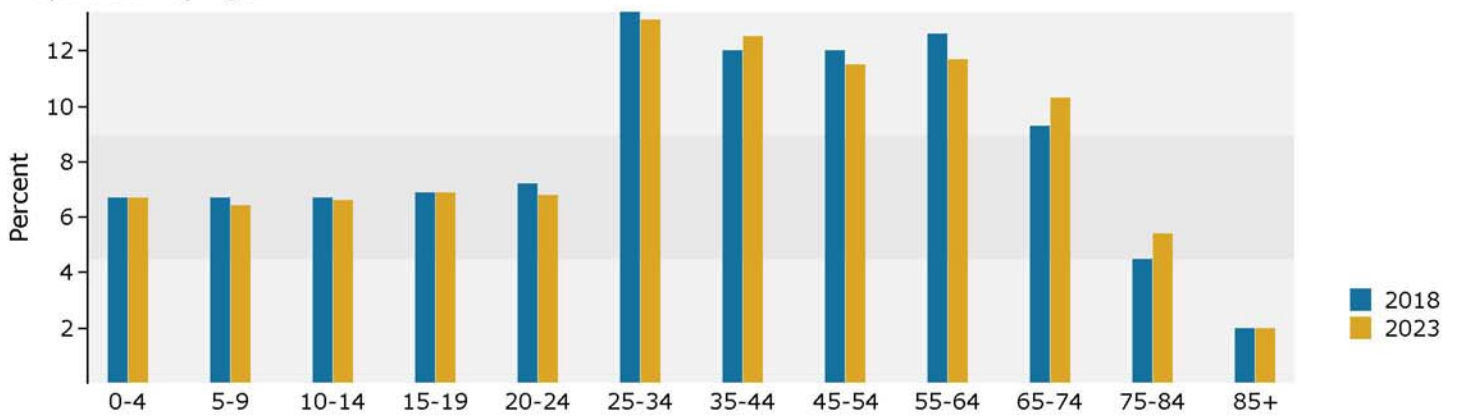
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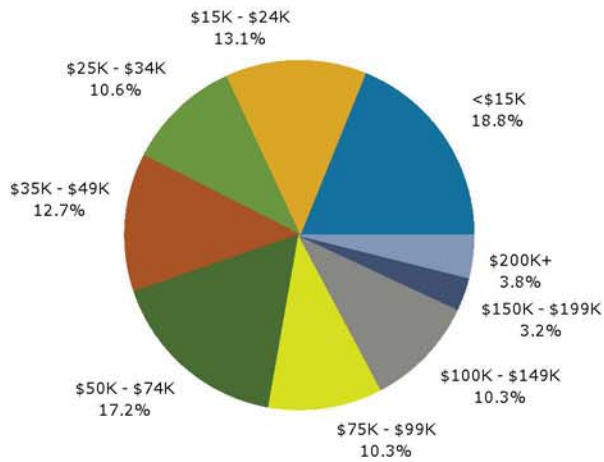
Trends 2018-2023



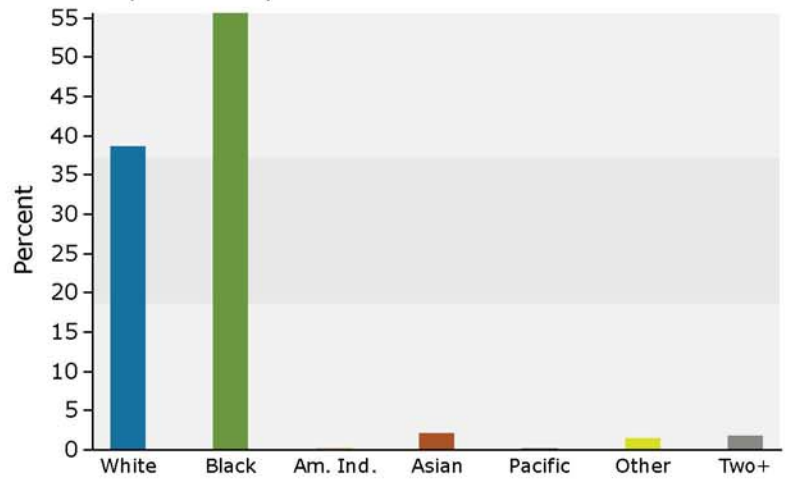
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%