

SALE

17.5± ACRE LAKEFRONT DEVELOPMENT SITE

River North Boulevard / Masters Cove, Macon, Jones County, GA 31211



SALES PRICE: \$120,000

LOCATION OVERVIEW

- Site is located at the end of Masters Cove; starts where asphalt meets dirt/gravel roadway
- 2.5 miles to Interstate 75
- 7 miles to Downtown Macon
- Conveniently located near shopping, banks, restaurants and churches
- Elementary School: Dames Ferry
- Middle School: Clifton Ridge
- High School: Jones County High

PROPERTY OVERVIEW

- 17.5± Acre Residential Development Land
- The underlining ground is grassed and provides gravel access roads to two beautiful lakefront home sites.
- Approximately half of the property is affected by Georgia Power trans state electrical overhead service lines.
- Topography: Gently rolling to extreme
- All utilities available to the site except sanitary sewer which may be available with the addition of a private lift station.
- Zoned PUD (Planned Utilization Development)

ARTHUR P. BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



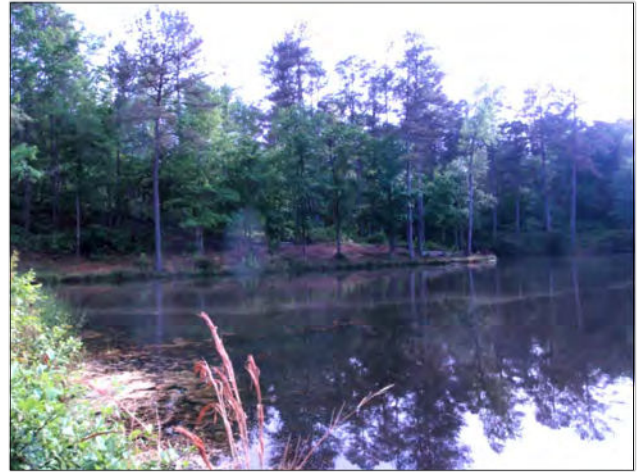
**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 1/16/23

SALE

17.5± ACRE LAKEFRONT DEVELOPMENT SITE

River North Boulevard / Masters Cove, Macon, Jones County, GA 31211



SALE

17.5± ACRE LAKEFRONT DEVELOPMENT SITE

River North Boulevard / Masters Cove, Macon, Jones County, GA 31211

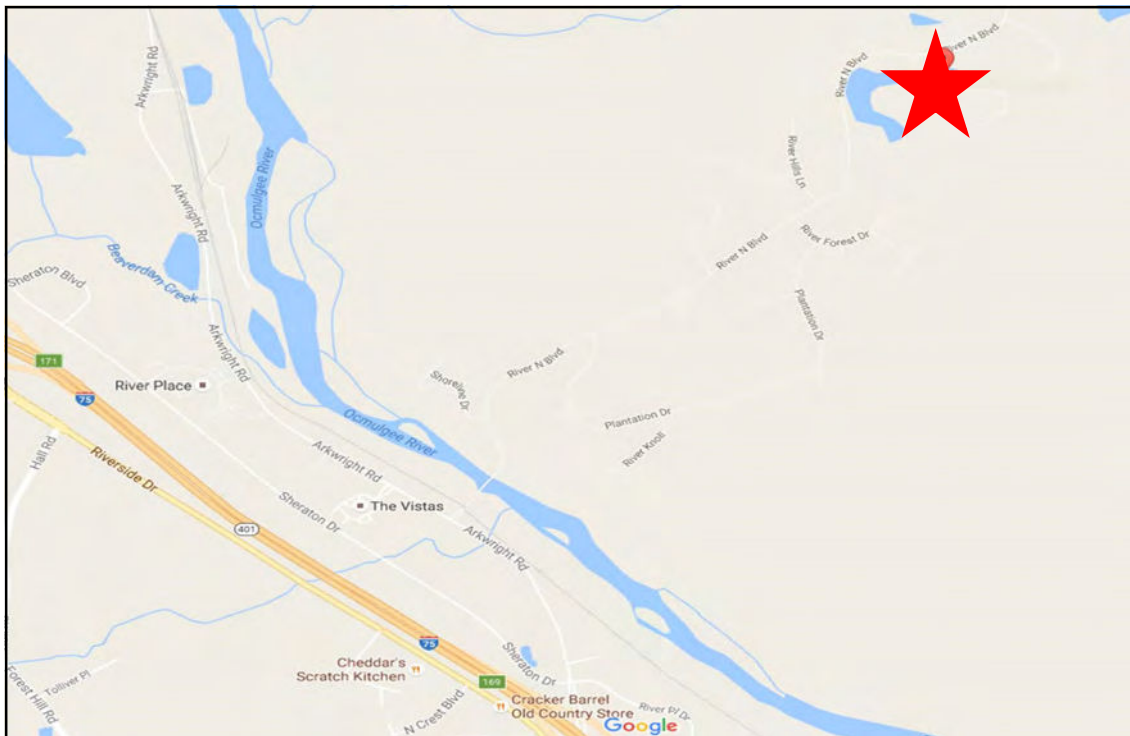
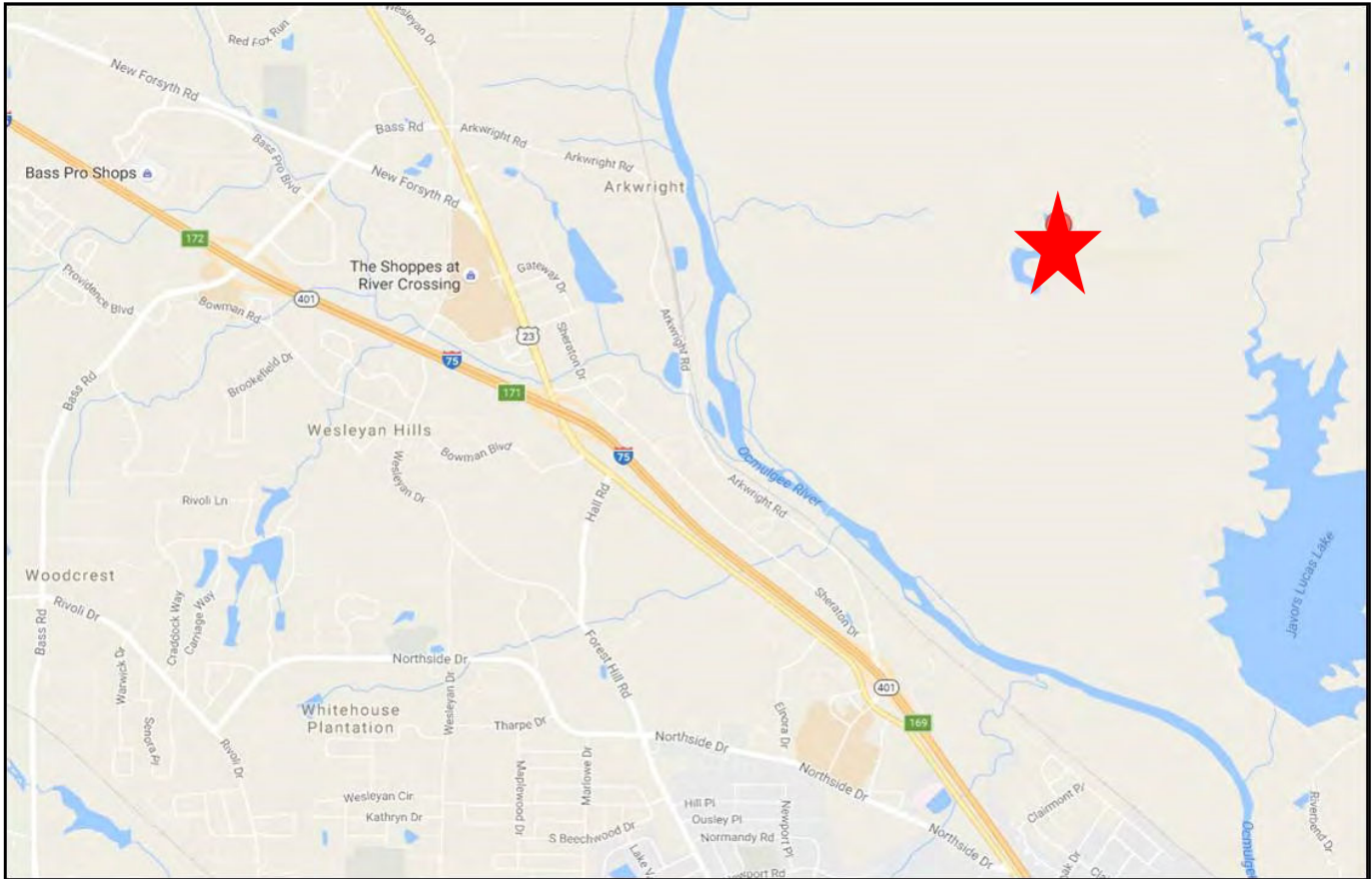
PARCEL MAP



SALE

17.5± ACRE LAKEFRONT DEVELOPMENT SITE

River North Boulevard / Masters Cove, Macon, Jones County, GA 31211



ARTHUR P. BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com
990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

17.5± ACRE LAKEFRONT DEVELOPMENT SITE

River North Boulevard / Masters Cove, Macon, Jones County, GA 31211

DEMOGRAPHICS - MACON/BIBB COUNTY

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average Household Size

37.8

Median Age

\$48,982

Median Household Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%



4.0%

Unemployment Rate

INCOME



\$48,982

Median Household Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 15.3% | +6.4% |
| \$15,000 - \$24,999 | 9.5% | +1.8% |
| \$25,000 - \$34,999 | 12.2% | +4.2% |
| \$35,000 - \$49,999 | 13.7% | +2.2% |
| \$50,000 - \$74,999 | 14.7% | -3.3% |
| \$75,000 - \$99,999 | 11.7% | -1.6% |
| \$100,000 - \$149,999 | 12.5% | -4.0% |
| \$150,000 - \$199,999 | 5.3% | -2.2% |
| \$200,000+ | 5.1% | -3.4% |

Bars show deviation from 13 (Georgia)

