

**INDUSTRIAL SITE
3,000± SQ FT FLEX BUILDING
33.46± ACRES TOTAL**



**9175, 9201, 9591, 9700 Hawkinsville Road
Macon, Bibb County, Georgia 31216**

CONTACT:

**HAL HARPER, CCIM
EXCLUSIVE AGENT
hharper@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 951-3991**

SALES PRICE: \$125,000

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171**

Created 1/21/20



PROPERTY OVERVIEW

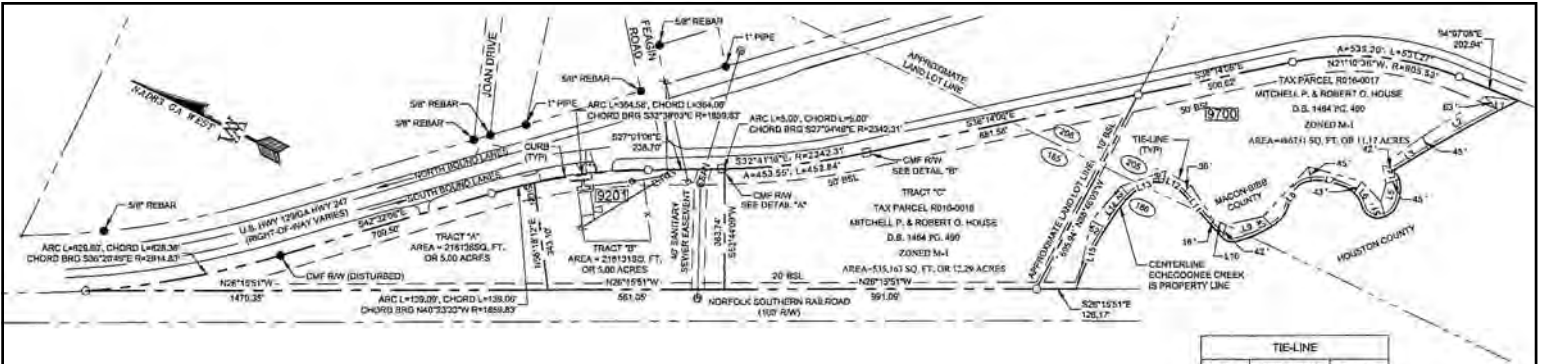
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LOCATION:	Subject site is the last property in south Bibb county before entering Houston county on Highway 247.
SITE INFORMATION:	<ul style="list-style-type: none">• 9175 Hawkinsville Road: 5± Acres• 9201 Hawkinsville Road: 5± Acres<ul style="list-style-type: none">- 3,000± SF Flex Building<ul style="list-style-type: none">- 1,500± SF Office / Showroom- 1,500± SF Warehouse- Built in 1972- Central HVAC in Office/Showroom- Leased for \$1,000 per month• 9591 Hawkinsville Road: 12.29± Acres• 9700 Hawkinsville Road: 11.17± Acres• Billboard income on property - Three billboards total.
ACREAGE:	<ul style="list-style-type: none">• 33.46± acres total (mostly in flood zone)• 1± acre fenced lot• Has frontage on Echeconnee Creek
ZONING:	M2 & M1, Light Industrial
UTILITIES:	All utilities serve the site.
2019 PROPERTY TAX BILL:	\$1,678.61 (4 Parcels)
SALES PRICE: \$125,000	



SURVEY

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TIE-LINE		
LINE #	DIRECTION	LENGTH
L1	N19°06'07\"W	105.35
L2	N58°43'38\"W	235.88
L3	N61°54'05\"W	156.76
L4	S53°13'50\"W	59.26
L5	S79°52'09\"E	59.52
L6	N19°59'03\"E	89.02
L7	N10°25'23\"W	174.53
L8	N39°03'57\"W	120.05
L9	N8°13'11\"W	40.81
L10	N76°02'32\"W	144.39

LEGEND	
IRON PIN FOUND	●
IRON PIN SET IN 2\" REBAR W/ CAP	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
BUILDING SETBACK LINE	—BSL
EASEMENT LINE	—
SANITARY SEWER MANHOLE	⊗
LIGHT POLE	⊙
UTILITY POLE	⊕
FENCE	—
SANITARY SEWER LINE	—S—S—
OVERHEAD POWER, TELEPHONE AND CABLE	—P, T, TV—
STREET ADDRESS	(801)
LAND LOT NUMBER	(62)

NOTES

- THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18K-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AS AMENDED BY HB 87 (2017).
- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 1/30 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 492,384 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 2/27/18.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SUBJECT AREA LIES WITHIN ZONE 'AC' OF THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 1307120050 & 1307120055, DATED JUNE 7, 2017.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL R016-0018 AS SHOWN HEREON.

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Carl B. Levi, GAR152744
COA #LSF000948



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AERIAL PARCEL MAP

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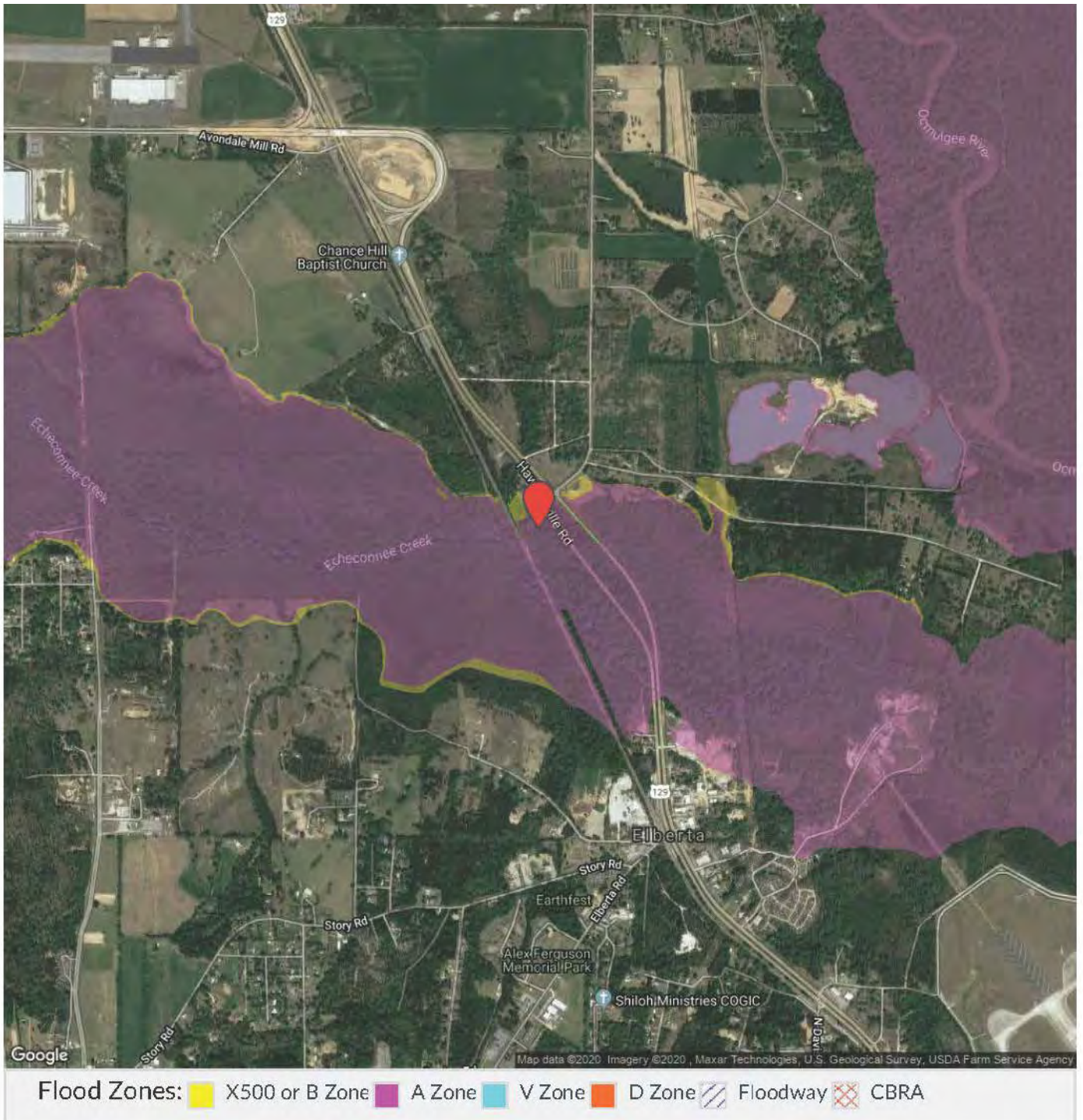
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FLOOD ZONE MAP

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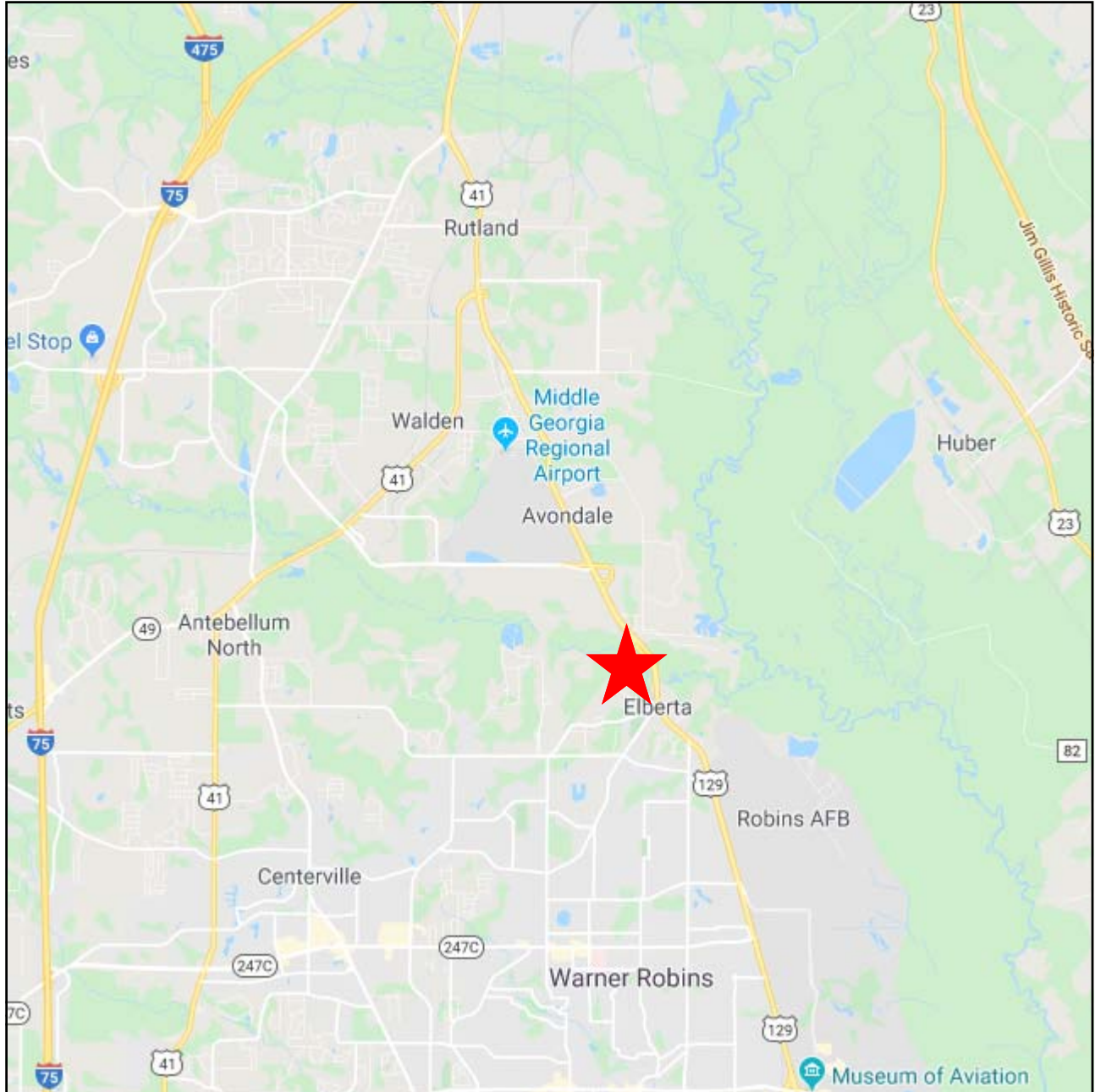
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LOCATION MAPS

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DEMOGRAPHICS - MACON/BIBB COUNTY

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KEY FACTS

154,840

Population



2.5

Average Household Size

37.1

Median Age

\$40,391

Median Household Income

EDUCATION

14%

No High School Diploma



32%

High School Graduate



27%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,656

Total Businesses



92,217

Total Employees

EMPLOYMENT



64%

White Collar



17%

Blue Collar



19%

Services

7.0%

Unemployment Rate

INCOME



\$40,391

Median Household Income



\$25,029

Per Capita Income



\$35,547

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	17.7%	0
\$15,000 - \$24,999	13.5%	0
\$25,000 - \$34,999	12.0%	+0.1%
\$35,000 - \$49,999	15.5%	0
\$50,000 - \$74,999	14.3%	0
\$75,000 - \$99,999	8.7%	0
\$100,000 - \$149,999	10.7%	0
\$150,000 - \$199,999	3.1%	0
\$200,000+	4.5%	0

Bars show deviation from
Bibb County