



FOR SALE



4.423± Acre Commercial Development Site

**1109 GA-96
Kathleen, Houston County, Georgia 31047**

SALES PRICE: \$850,000

CBCMACON.COM

STEPHANIE FOLSOM CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com

**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY
CBCWORLDWIDE.COM



AERIAL PARCEL MAP / PROPERTY OVERVIEW

1109 GA-96

Kathleen, Houston County, Georgia 31047



LOCATION:	<ul style="list-style-type: none">• Subject property is located adjacent to Lowe's and across from Rigby's Water Park at Highway 96 & Lake Joy.• High traffic retail and entertainment district
SITE INFORMATION:	<ul style="list-style-type: none">• 4.423± Acre Commercial Development Site<ul style="list-style-type: none">- Great location for big box retailer- Anchored by Lowe's & Houston Lakes Stadium Cinemas
TOPOGRAPHY:	Level, rough graded
TRAFFIC COUNT:	13,000 - 18,000 VPD
UTILITIES:	All public utilities available to site.
ZONED:	C2
SALES PRICE: \$850,000	



PLAT
1109 GA-96 @ Lake Joy Road
Kathleen, Houston County, Georgia 31047

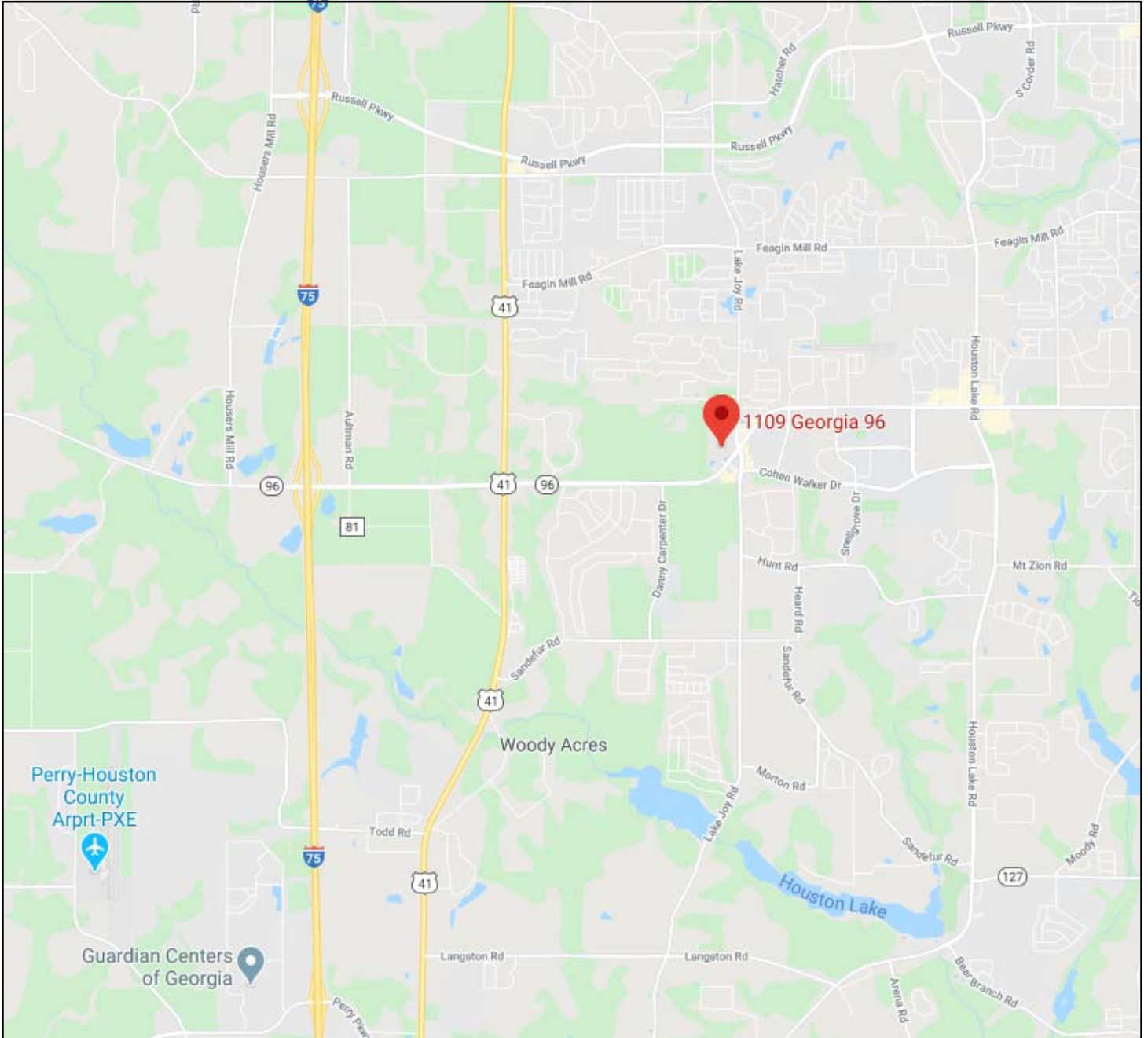


STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com



LOCATION MAP

1109 GA-96 @ Lake Joy Road
Kathleen, Houston County, Georgia 31047



STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com

CBCMACON.COM

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171



DEMOGRAPHICS - ONE MILE

1109 GA-96 @ Lake Joy Road
Kathleen, Houston County, Georgia 31047

KEY FACTS

4,504

Population



Average Household Size

35.5

Median Age

\$93,799

Median Household Income

5%

No High School Diploma



19%

High School Graduate



31%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



97

Total Businesses



1,366

Total Employees

EMPLOYMENT



62%

White Collar



21%

Blue Collar



17%

Services

11.4%

Unemployment Rate

INCOME



\$93,799

Median Household Income



\$41,800

Per Capita Income



\$192,303

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.3%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Difference	
<\$15,000	2.7%	-5.6%	<div style="width: 5%;"></div>
\$15,000 - \$24,999	2.6%	-4.7%	<div style="width: 5%;"></div>
\$25,000 - \$34,999	5.7%	-5.4%	<div style="width: 10%;"></div>
\$35,000 - \$49,999	14.0%	-2.1%	<div style="width: 20%;"></div>
\$50,000 - \$74,999	12.1%	-3.7%	<div style="width: 15%;"></div>
\$75,000 - \$99,999	16.2%	+5.1%	<div style="width: 25%;"></div>
\$100,000 - \$149,999	22.3%	+6.6%	<div style="width: 35%;"></div>
\$150,000 - \$199,999	10.4%	+3.5%	<div style="width: 15%;"></div>
\$200,000+	14.1%	+6.4%	<div style="width: 20%;"></div>



DEMOGRAPHICS - THREE MILE

1109 GA-96 @ Lake Joy Road
Kathleen, Houston County, Georgia 31047

KEY FACTS

36,009
Population



Average Household Size

35.3

Median Age

\$90,072

Median Household Income

5%

No High School Diploma



21%

High School Graduate



34%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



462

Total Businesses



5,057

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

12.0%

Unemployment Rate

INCOME



\$90,072

Median Household Income



\$39,683

Per Capita Income



\$163,950

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.1%)

The smallest group: \$15,000 - \$24,999 (2.9%)

Indicator ▲	Value	Difference	
<\$15,000	4.3%	-4.0%	<div style="width: 4.3%;"></div>
\$15,000 - \$24,999	2.9%	-4.4%	<div style="width: 2.9%;"></div>
\$25,000 - \$34,999	6.1%	-5.0%	<div style="width: 6.1%;"></div>
\$35,000 - \$49,999	13.1%	-3.0%	<div style="width: 13.1%;"></div>
\$50,000 - \$74,999	14.0%	-1.8%	<div style="width: 14.0%;"></div>
\$75,000 - \$99,999	14.3%	+3.2%	<div style="width: 14.3%;"></div>
\$100,000 - \$149,999	23.1%	+7.4%	<div style="width: 23.1%;"></div>
\$150,000 - \$199,999	10.4%	+3.5%	<div style="width: 10.4%;"></div>
\$200,000+	11.7%	+4.0%	<div style="width: 11.7%;"></div>



DEMOGRAPHICS - FIVE MILE

1109 GA-96 @ Lake Joy Road
Kathleen, Houston County, Georgia 31047

