



FOR SALE



1.32± ACRE COMMERCIAL DEVELOPMENT SITE

2259 & 2273 HEATH ROAD
MACON, BIBB COUNTY, GEORGIA 31206

SALES PRICE: \$400,000

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 02/06/2024

SALE

1.32± ACRE COMMERCIAL DEVELOPMENT SITE

2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• 1/2 mile from Interstate 475• Two miles from Lake Tobesofkee
SITE INFORMATION:	<ul style="list-style-type: none">• 1.32± Acre Commercial Development Site• 247.5'± frontage on Heath Road; 232'± depth• Great location for retail, church, distributor office/showroom/warehouse
AVERAGE DAILY TRAFFIC COUNT:	22,300± Vehicles per day @ Heath Road & Thomaston Road
TOPOGRAPHY:	Cleared & graded
UTILITIES:	All utilities available to site.
ZONED:	Agricultural
NEIGHBORS:	Publix, Mavis Tire, Taco Bell, Popeye's, O'Reilly Auto Parts, TiresPlus, FoamWorks Auto Spa, Shoppers Value Grocery Store, Dollar General, Flash Foods
SALES PRICE: \$400,000	

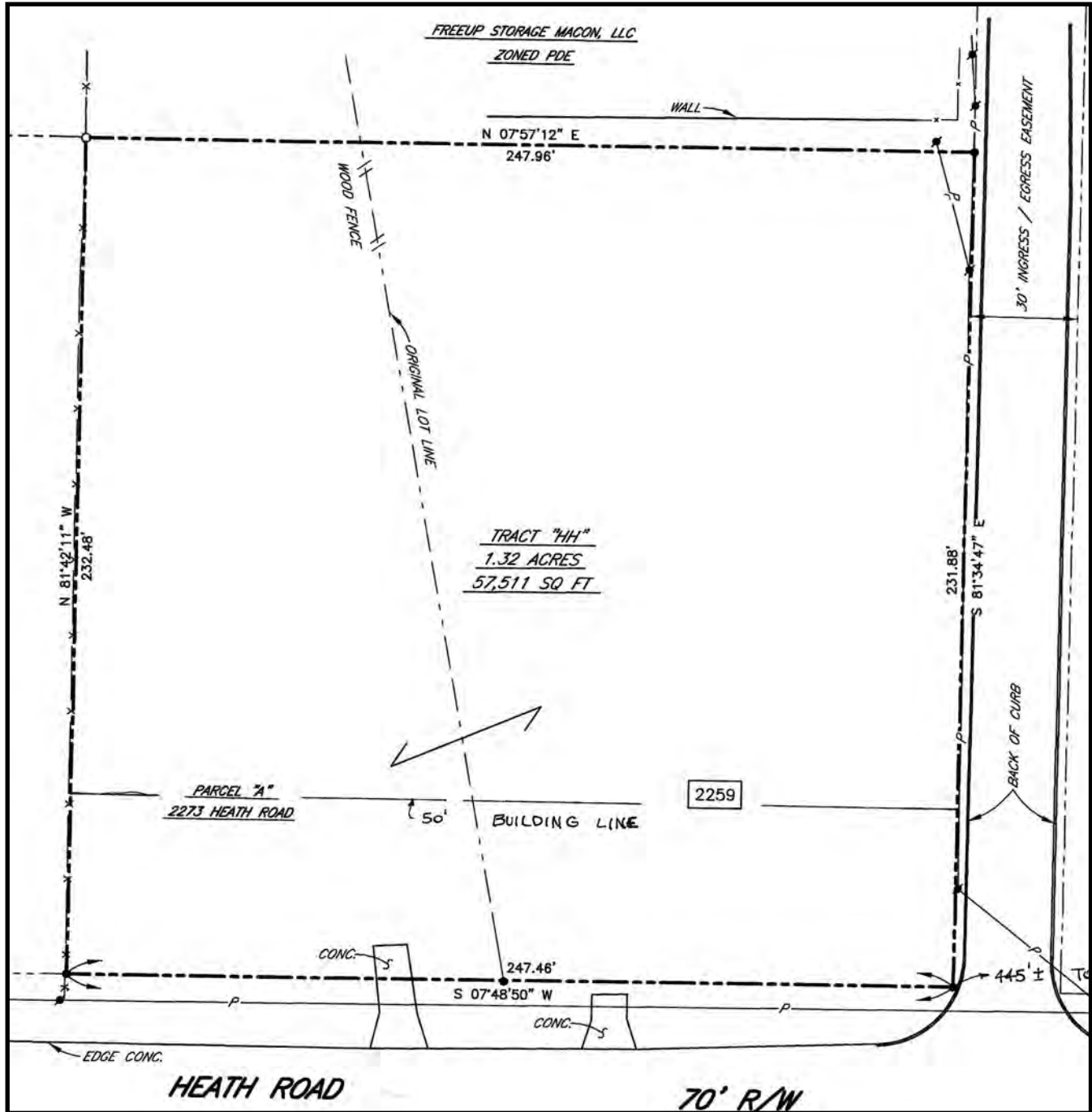


SALE

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2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

PROPERTY SURVEY



SALE

1.32± ACRE COMMERCIAL DEVELOPMENT SITE

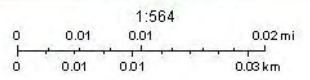
2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

UTILITIES MAP



9/29/2020, 8:35:22 AM

- | | | | | | |
|----------------------------|--------------------|------------------------|--------------------|--------------------|---------------|
| 2019 MBC Parcels | Private | System Valve | Meters | MWA | Private |
| Macon-Bibb County Boundary | Terminal Valve | Hydrants | <all other values> | Private | Marholes |
| Water Structures | Bypass Valve | MWA | Active | Gravity Mains | Jones Manhole |
| Mains | Divide Valve | Private | Inactive | <all other values> | MWA Manhole |
| MWA | Fire Service Valve | Pressurized Sewer Main | MWA, Our Agency | MWA, Other Agency | |



Eril, Inc., City of Naperville, Illinois, Macon Water Authority, Eril, Inc.

All data provided by MWA are to be used for reference only and may not be used for other applications. All data is provided as is. The data contained in this map is to the best of our knowledge and belief to be accurate, but accuracy is not guaranteed. MWA GIS

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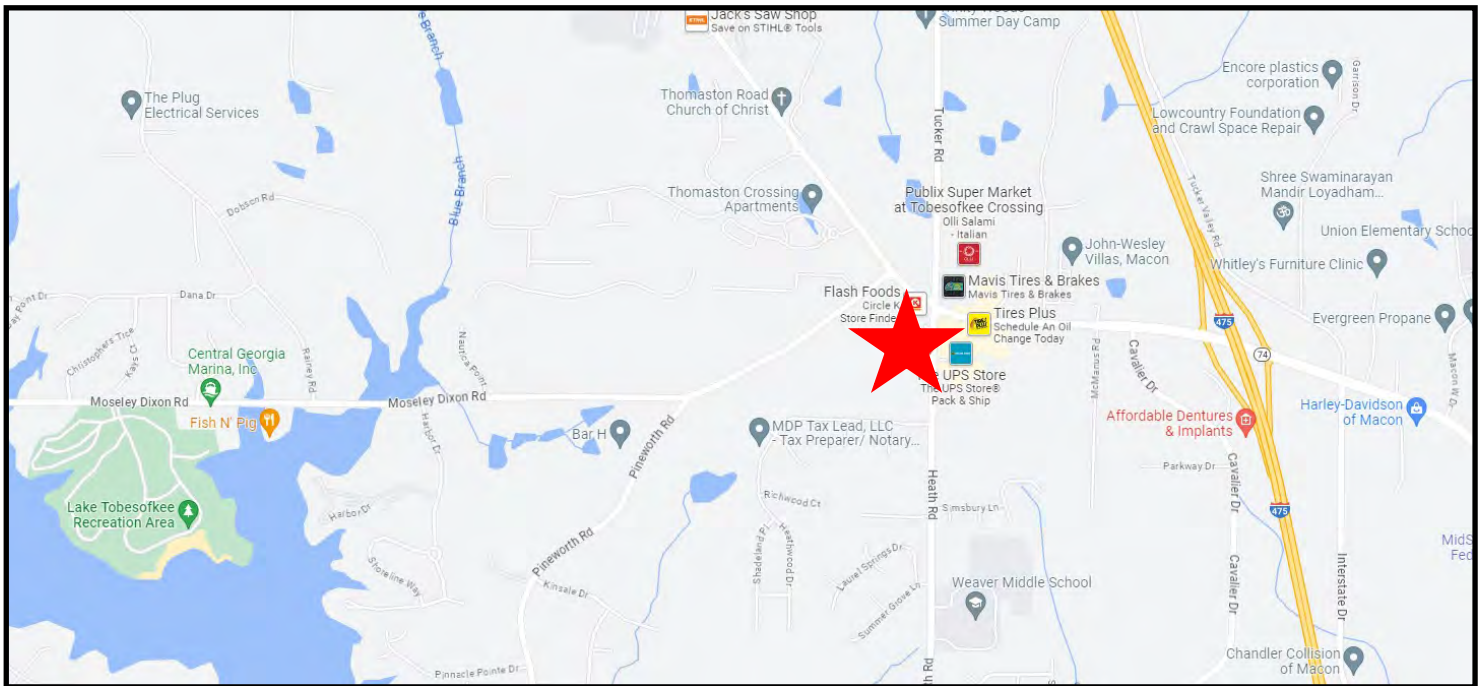


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SALE

1.32± ACRE COMMERCIAL DEVELOPMENT SITE

2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

DEMOGRAPHICS - ONE MILE

2259 Heath Rd, Macon, Georgia, 31206 (1 mile)
 2259 Heath Rd, Macon, Georgia, 31206
 Ring of 1 mile

Prepared by Esri
 Latitude: 32.83297
 Longitude: -83.74558

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (23.7%)

The smallest group: \$150,000 - \$199,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-10.2%	
\$15,000 - \$24,999	9.5%	+1.0%	
\$25,000 - \$34,999	8.2%	-3.2%	
\$35,000 - \$49,999	4.1%	-9.2%	
\$50,000 - \$74,999	17.0%	+1.6%	
\$75,000 - \$99,999	18.8%	+8.0%	
\$100,000 - \$149,999	23.7%	+9.4%	
\$150,000 - \$199,999	3.9%	-0.4%	
\$200,000+	8.0%	+2.7%	

Bars show deviation from 13021 (Bibb County)

SALE

1.32± ACRE COMMERCIAL DEVELOPMENT SITE

2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

DEMOGRAPHICS - THREE MILE

2259 Heath Rd, Macon, Georgia, 31206 (3 miles)
 2259 Heath Rd, Macon, Georgia, 31206
 Ring of 3 miles

Prepared by Esri
 Latitude: 32.83297
 Longitude: -83.74558

KEY FACTS

21,900

Population



2.5

Average Household Size



37.7

Median Age

\$56,507

Median Household Income

EDUCATION



11%

No High School Diploma



29%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



787

Total Businesses



9,362

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

14%



4.8%

Unemployment Rate

INCOME



\$56,507

Median Household Income



\$33,814

Per Capita Income



\$80,054

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (15.5%)

The smallest group: \$150,000 - \$199,999 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	12.2%	-4.6%	<div style="width: 12.2%;"></div>
\$15,000 - \$24,999	8.2%	-0.3%	<div style="width: 8.2%;"></div>
\$25,000 - \$34,999	11.4%	0	<div style="width: 11.4%;"></div>
\$35,000 - \$49,999	13.4%	+0.1%	<div style="width: 13.4%;"></div>
\$50,000 - \$74,999	14.1%	-1.3%	<div style="width: 14.1%;"></div>
\$75,000 - \$99,999	15.0%	+4.2%	<div style="width: 15.0%;"></div>
\$100,000 - \$149,999	15.5%	+1.2%	<div style="width: 15.5%;"></div>
\$150,000 - \$199,999	3.8%	-0.5%	<div style="width: 3.8%;"></div>
\$200,000+	6.4%	+1.1%	<div style="width: 6.4%;"></div>

Bars show deviation from

13021 (Bibb County)



SALE

1.32± ACRE COMMERCIAL DEVELOPMENT SITE

2259 & 2273 Heath Road - Macon, Bibb County, GA 31206

DEMOGRAPHICS - FIVE MILE

2259 Heath Rd, Macon, Georgia, 31206 (5 miles)
 2259 Heath Rd, Macon, Georgia, 31206
 Ring of 5 miles

Prepared by Esri
 Latitude: 32.83297
 Longitude: -83.74558

KEY FACTS

75,265

Population



2.5

Average Household Size

38.7

Median Age

\$53,769

Median Household Income

EDUCATION

11%

No High School Diploma



32%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



2,156

Total Businesses



23,488

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

20%



Services

17%



4.9%

Unemployment Rate

INCOME



\$53,769

Median Household Income



\$32,896

Per Capita Income



\$82,829

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (15.6%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	14.4%	-2.4%	<div style="width: 14.4%;"></div>
\$15,000 - \$24,999	7.9%	-0.6%	<div style="width: 7.9%;"></div>
\$25,000 - \$34,999	10.9%	-0.5%	<div style="width: 10.9%;"></div>
\$35,000 - \$49,999	13.6%	+0.3%	<div style="width: 13.6%;"></div>
\$50,000 - \$74,999	15.3%	-0.1%	<div style="width: 15.3%;"></div>
\$75,000 - \$99,999	11.4%	+0.6%	<div style="width: 11.4%;"></div>
\$100,000 - \$149,999	15.6%	+1.3%	<div style="width: 15.6%;"></div>
\$150,000 - \$199,999	4.5%	+0.2%	<div style="width: 4.5%;"></div>
\$200,000+	6.3%	+1.0%	<div style="width: 6.3%;"></div>

Bars show deviation from 13021 (Bibb County)

