

SALE

9.44 ACRE MULTI-FAMILY / OFFICE DEVELOPMENT SITE

4140 Arkwright Road, Macon, Bibb County, GA 31210



SALES PRICE: \$60,000/ACRE

LOCATION OVERVIEW

- Located in North Macon with frontage on Arkwright Road and Sheraton Drive
- Between two vibrant interstate interchanges (Arkwright Road & Riverside Drive)
- Convenient to shopping, restaurants, hotels and financial institutions
- 6 miles from Downtown Macon

PROPERTY OVERVIEW

- 9.44± Acre Multi-Family / Office Development Site
- 182'± Frontage on Arkwright Road
- 398'± Frontage on Sheraton Drive
- Subject site identified as Parcel N030-0008
- Zoned Agricultural
- Topography: Rolling
- 2022 Property Tax Bill: \$1,801

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**COLDWELL BANKER
 COMMERCIAL**
 EBERHARDT & BARRY

Created 11/18/22

PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• Between two (2) vibrant Interstate interchanges (Arkwright Road & Bass Road)• Located in North Macon near the entrance to River North Subdivision• Excellent location for multi-family & office development• Lot 2 backs up to Norfolk Southern Rail overlooking Ocmulgee River
SITE INFORMATION:	<ul style="list-style-type: none">• Lot 1: ± 8.81 Acres (See Page 3)• Lot 2: ± .631 Acres (See Page 3)• 182' of frontage on Arkwright Road & 398' on Sheraton Drive• Langford Creek, approximately 500 linear feet runs through the property• Parcel ID: N030-0008
TOPOGRAPHY:	<ul style="list-style-type: none">• Lot 1: Rolling, slightly above road grade and heavily wooded.• Lot 2: Falls slightly away from Arkwright Road.
ZONING:	Agricultural
UTILITIES:	All public utilities available to the site.
SALES PRICE: \$60,000/ACRE	

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PROPERTY MAP



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TOPOGRAPHY MAP

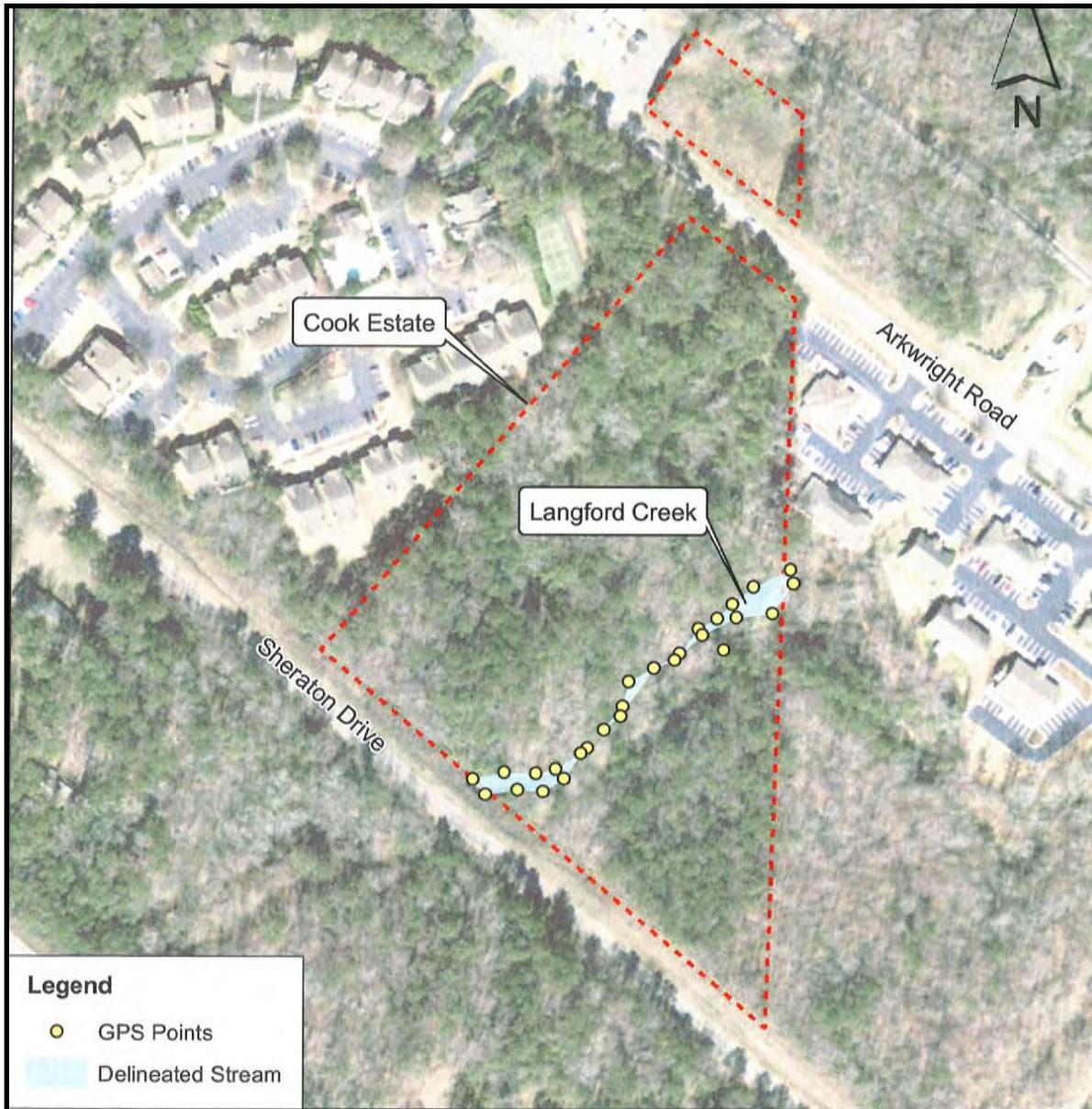


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JURISDICTIONAL FEATURES MAP

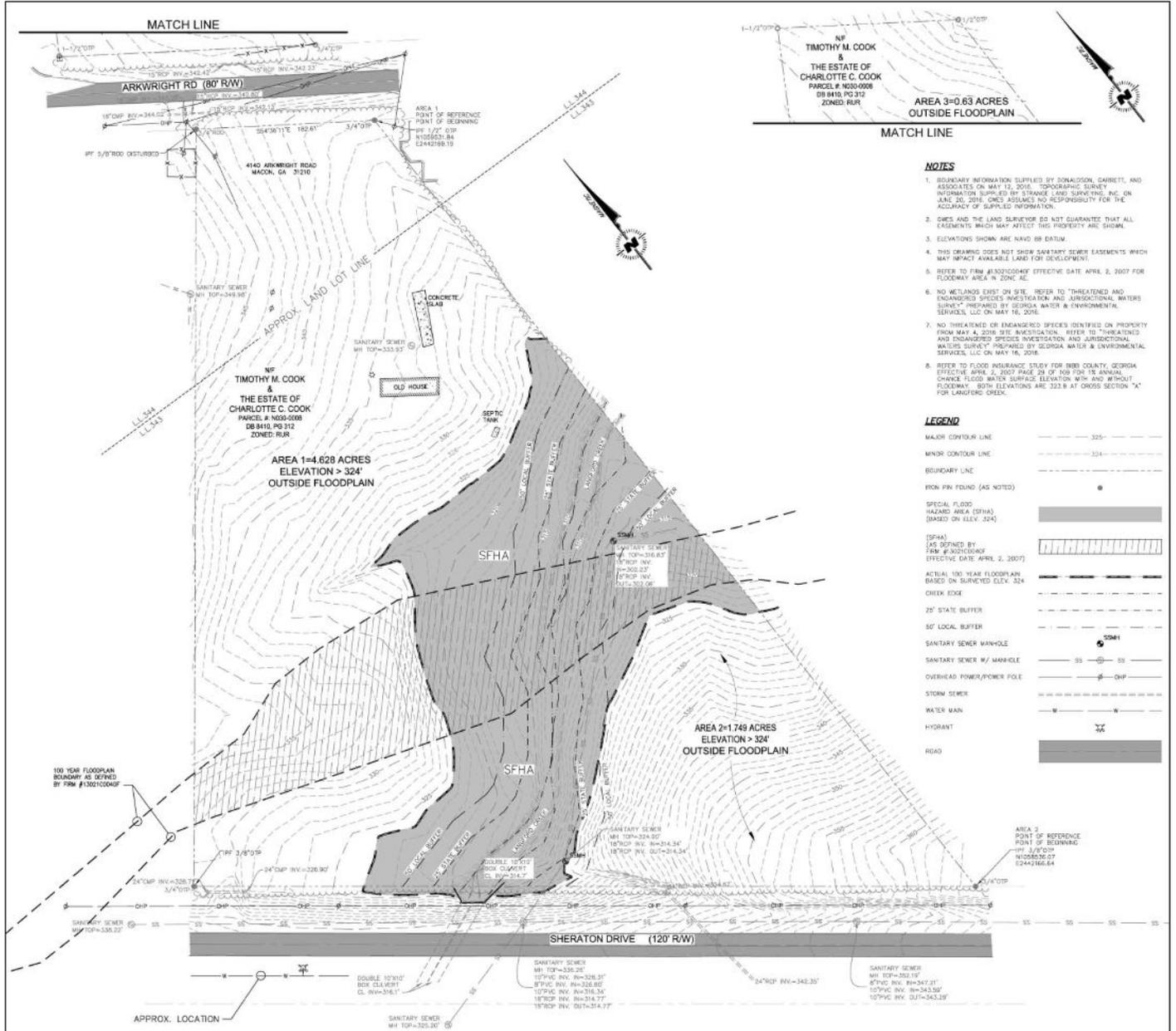


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TOPOGRAPHIC SURVEY & FLOODPLAIN MAP



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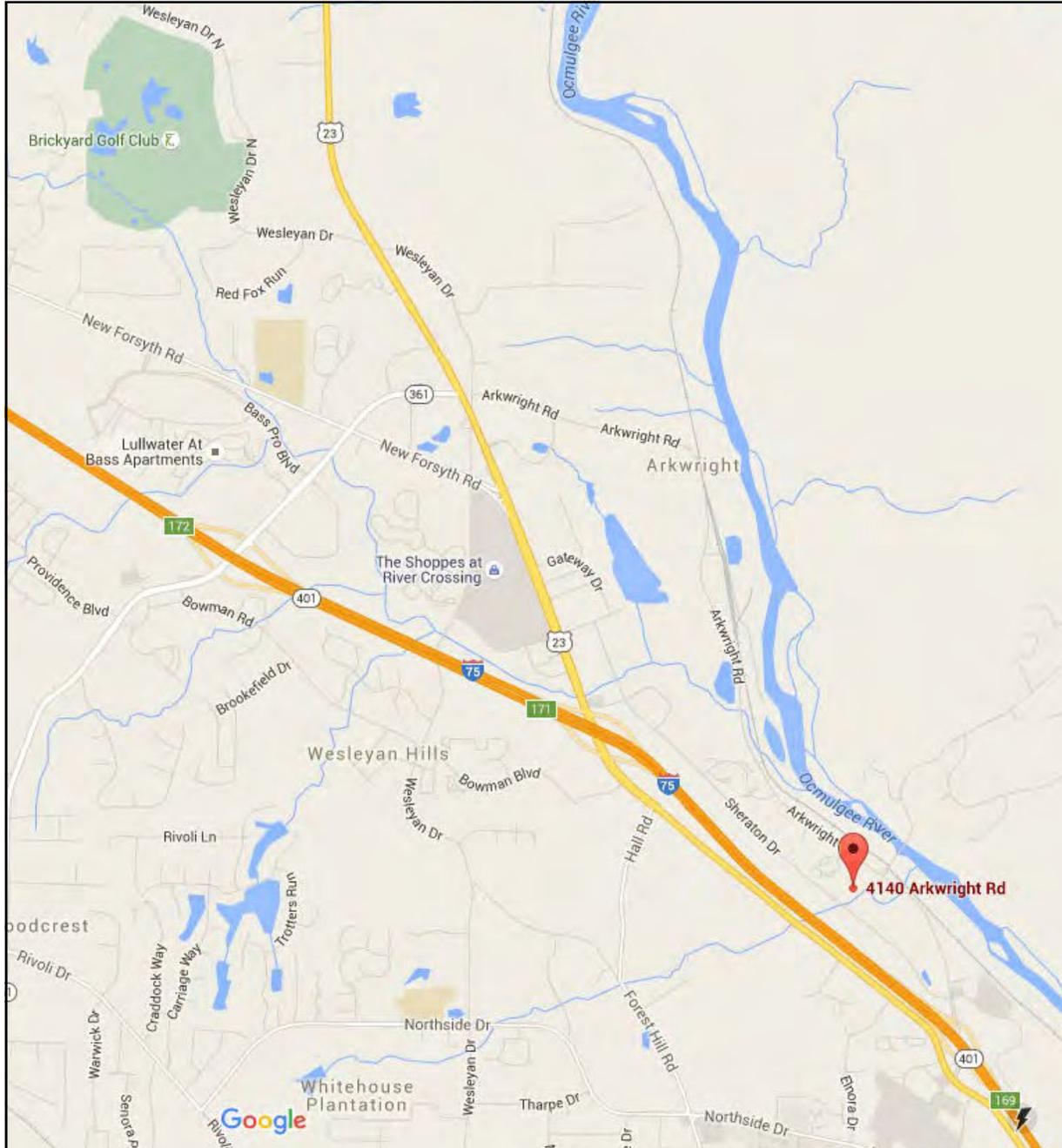
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LOCATION MAP



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DEMOGRAPHICS - ONE MILE

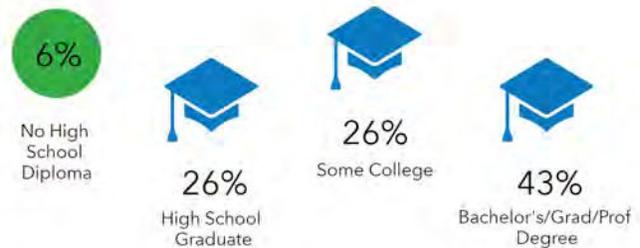
4140 Arkwright Rd, Macon, Georgia, 31210 2 (1 mile)
4140 Arkwright Rd, Macon, Georgia, 31210
Ring of 1 mile

Prepared by Esri
Latitude: 32.91229
Longitude: -83.69259

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$150,000 - \$199,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	9.1%	-6.2%
\$15,000 - \$24,999	12.8%	+3.3%
\$25,000 - \$34,999	16.3%	+4.1%
\$35,000 - \$49,999	14.7%	+1.0%
\$50,000 - \$74,999	18.4%	+3.7%
\$75,000 - \$99,999	11.4%	-0.3%
\$100,000 - \$149,999	5.1%	-7.4%
\$150,000 - \$199,999	2.3%	-3.0%
\$200,000+	9.8%	+4.7%

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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4140 Arkwright Road, Macon, Bibb County, GA 31210

DEMOGRAPHICS - THREE MILE

4140 Arkwright Rd, Macon, Georgia, 31210 2 (3 miles)
4140 Arkwright Rd, Macon, Georgia, 31210
Ring of 3 miles

Prepared by Esri
Latitude: 32.91229
Longitude: -83.69259

KEY FACTS

24,962

Population



Average Household Size

39.0

Median Age

\$71,404

Median Household Income

EDUCATION

5%

No High School Diploma



20%

High School Graduate



27%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



1,258

Total Businesses



16,100

Total Employees

EMPLOYMENT



White Collar

79%



Blue Collar

11%



Services

11%



Unemployment Rate

INCOME



\$71,404

Median Household Income



\$44,622

Per Capita Income



\$145,173

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: <\$15,000 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-10.2%	<div style="width: 5.1%;"></div>
\$15,000 - \$24,999	6.2%	-3.3%	<div style="width: 6.2%;"></div>
\$25,000 - \$34,999	9.9%	-2.3%	<div style="width: 9.9%;"></div>
\$35,000 - \$49,999	13.5%	-0.2%	<div style="width: 13.5%;"></div>
\$50,000 - \$74,999	17.0%	+2.3%	<div style="width: 17.0%;"></div>
\$75,000 - \$99,999	14.8%	+3.1%	<div style="width: 14.8%;"></div>
\$100,000 - \$149,999	15.5%	+3.0%	<div style="width: 15.5%;"></div>
\$150,000 - \$199,999	8.7%	+3.4%	<div style="width: 8.7%;"></div>
\$200,000+	9.1%	+4.0%	<div style="width: 9.1%;"></div>

Bars show deviation from Bibb County

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DEMOGRAPHICS - FIVE MILE

4140 Arkwright Rd, Macon, Georgia, 31210 2 (5 miles)
4140 Arkwright Rd, Macon, Georgia, 31210
Ring of 5 miles

Prepared by Esri
Latitude: 32.91229
Longitude: -83.69259

KEY FACTS

51,949

Population



Average Household Size



Median Age

\$70,126

Median Household Income

EDUCATION



No High School Diploma



21%
High School Graduate



25%
Some College



48%
Bachelor's/Grad/Prof Degree

BUSINESS



2,220

Total Businesses



25,161

Total Employees

EMPLOYMENT



White Collar

77%



Blue Collar

12%



Services

11%



Unemployment Rate

INCOME



\$70,126

Median Household Income



\$44,164

Per Capita Income



\$149,410

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.4%)

The smallest group: \$15,000 - \$24,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	8.0%	-7.3%	
\$15,000 - \$24,999	6.8%	-2.7%	
\$25,000 - \$34,999	9.6%	-2.6%	
\$35,000 - \$49,999	12.5%	-1.2%	
\$50,000 - \$74,999	15.4%	+0.7%	
\$75,000 - \$99,999	13.9%	+2.2%	
\$100,000 - \$149,999	15.4%	+2.9%	
\$150,000 - \$199,999	8.6%	+3.3%	
\$200,000+	9.9%	+4.8%	

Bars show deviation from - Bibb County

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