

# 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

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### PROPERTY OVERVIEW

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

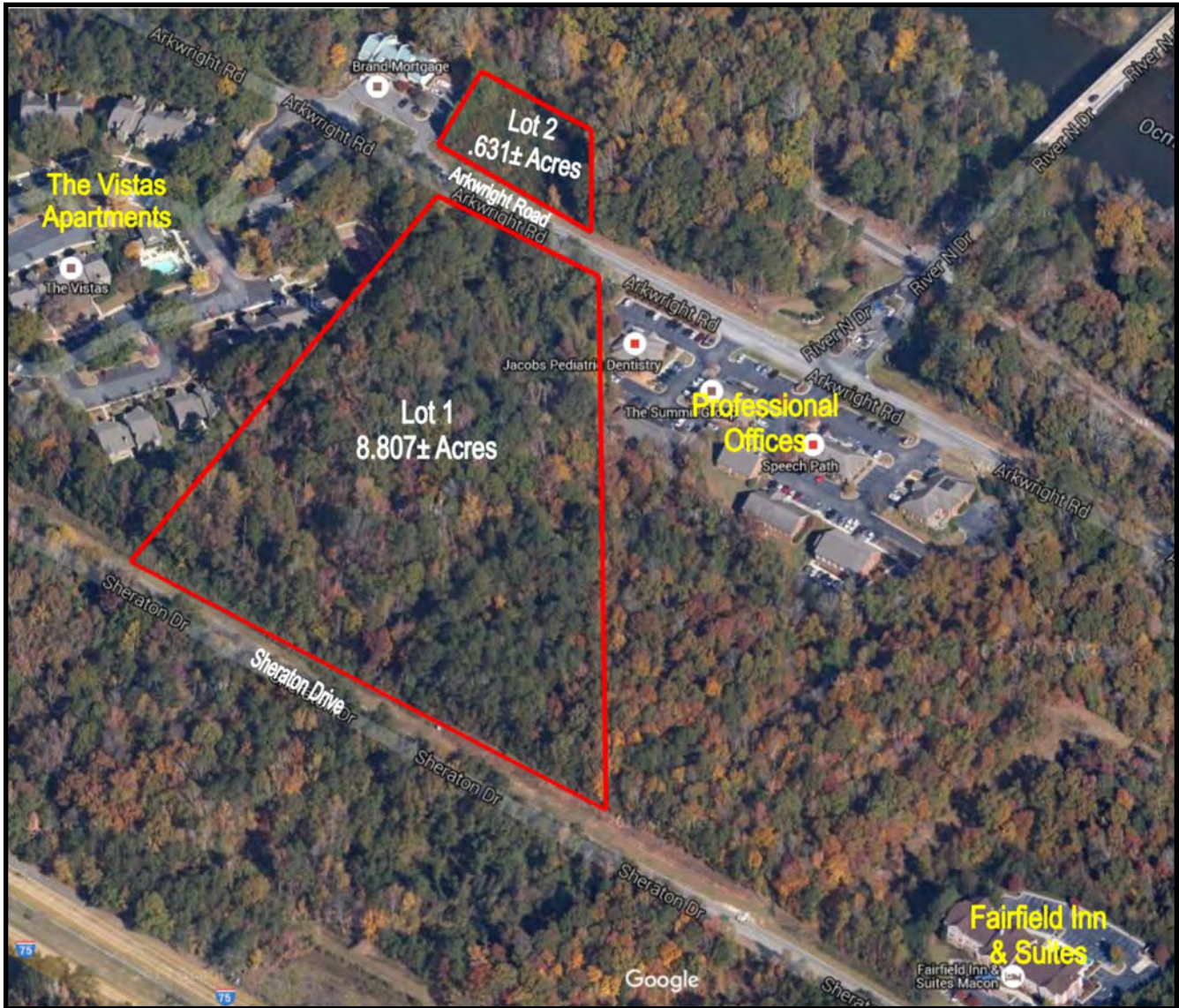


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4140 Arkwright Road, Macon, Bibb County, GA 31210

### PROPERTY MAP





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4140 Arkwright Road, Macon, Bibb County, GA 31210

### TOPOGRAPHY MAP



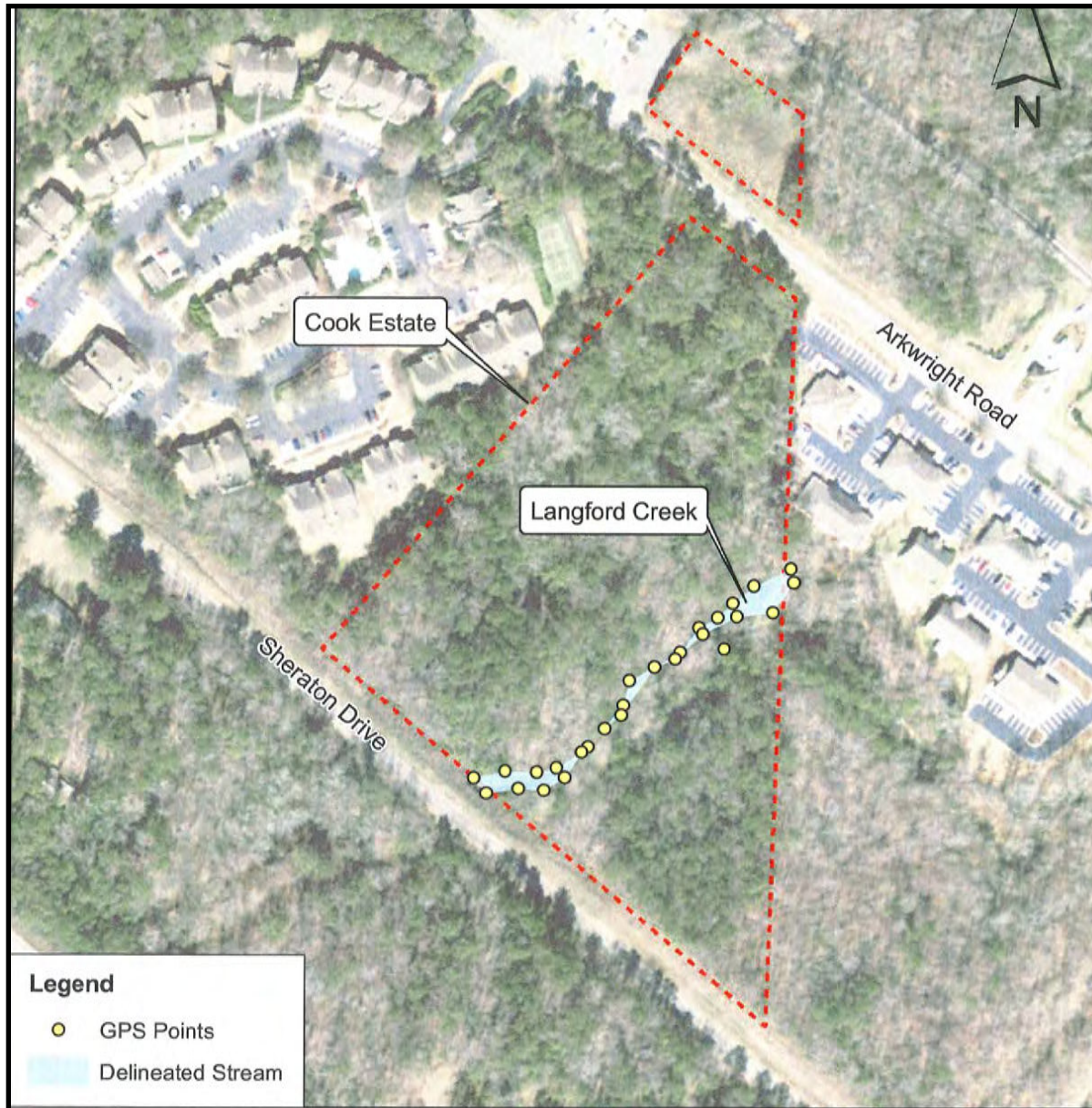


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### JURISDICTIONAL FEATURES MAP

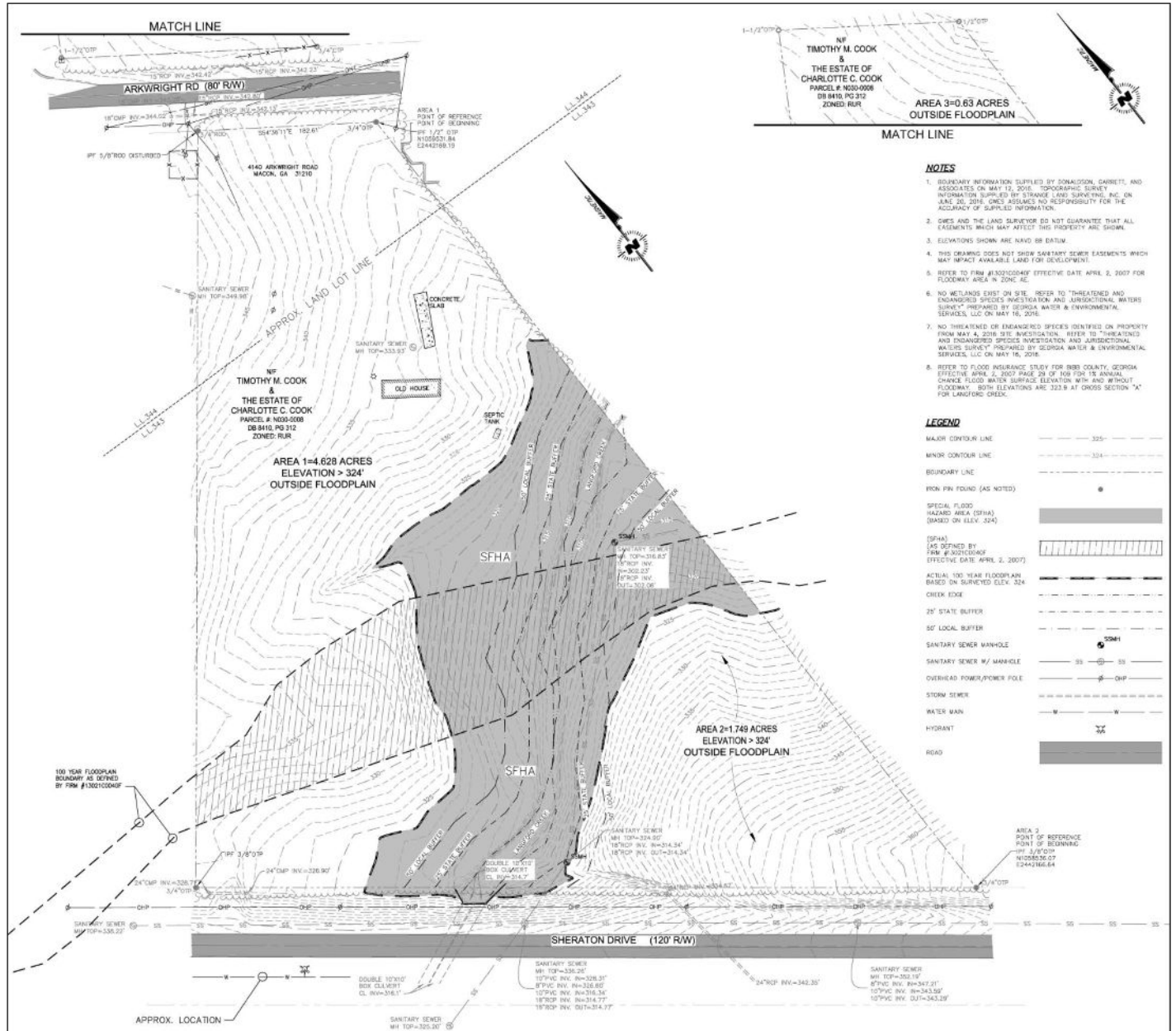


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### TOPOGRAPHIC SURVEY & FLOODPLAIN MAP



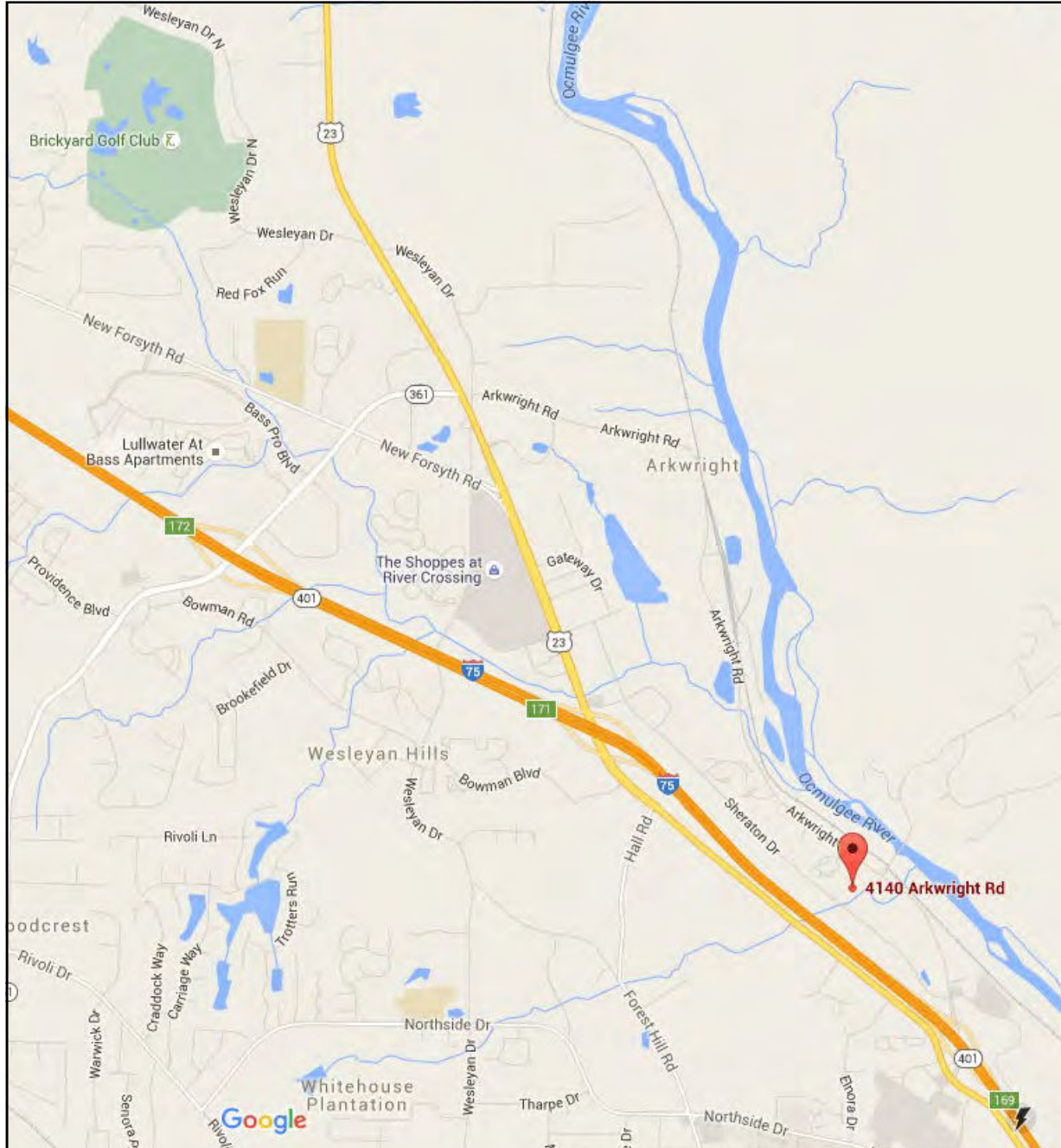


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### LOCATION MAP



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## 9.44 ACRE MULTI-FAMILY / OFFICE DEVELOPMENT SITE

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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

1,141

Population



Average  
Household Size

30.9

Median Age

\$46,135

Median Household  
Income

#### EDUCATION

6%

No High  
School  
Diploma



26%

High School  
Graduate



26%

Some College



43%

Bachelor's/Grad/Prof  
Degree

#### BUSINESS



213

Total Businesses



2,748

Total Employees

#### EMPLOYMENT



72%

White Collar



15%

Blue Collar



13%

Services

1.3%

Unemployment  
Rate

#### INCOME



\$46,135

Median Household  
Income



\$41,126

Per Capita Income



\$13,950

Median Net Worth

#### 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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### 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%

2.2%

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%	
\$15,000 - \$24,999	6.2%	-3.3%	
\$25,000 - \$34,999	9.9%	-2.3%	
\$35,000 - \$49,999	13.5%	-0.2%	
\$50,000 - \$74,999	17.0%	+2.3%	
\$75,000 - \$99,999	14.8%	+3.1%	
\$100,000 - \$149,999	15.5%	+3.0%	
\$150,000 - \$199,999	8.7%	+3.4%	
\$200,000+	9.1%	+4.0%	

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

40.1

Median Age

\$70,126

Median Household  
Income

#### EDUCATION

6%

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%

2.4%

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%	

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