



FOR SALE



5.85± Acre Development Site

5802 Moseley Dixon Road  
Macon, Bibb County, Georgia 31220

**SALES PRICE: \$19,000/PER ACRE**

CBCMACON.COM

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



## PROPERTY OVERVIEW / PARCEL MAP

5802 Moseley Dixon Road  
Macon, Bibb County, Georgia 31220

<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• One mile from Interstate 475</li><li>• One mile from Lake Tobesofkee</li></ul>
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"><li>• 5.85± Acre Development Site</li><li>• 390'± frontage on Moseley Dixon Road</li><li>• Great location for residential / multi-family development, church or school.</li></ul>
<b>TOPOGRAPHY:</b>	Rolling
<b>UTILITIES:</b>	All utilities available to site.
<b>ZONED:</b>	Agricultural
<b>SALES PRICE: \$19,000/PER ACRE</b>	





# UTILITY MAP

5802 Moseley Dixon Road  
 Macon, Bibb County, Georgia 31220



9/29/2020, 8:25:26 AM

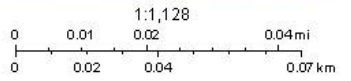
- 2019 MBC Parcels
- Macon-Bibb County Boundary
- Water Structures
- M/WA
- Jones Co

- Private
- System Valve
- Bypass Valve
- Divide Valve
- Fire Service Valve
- Terminal Valve
- Hydrants
- M/WA
- Private

- Meters
- <all other values>
- Active
- Inactive
- Pressurized Sewer Main

- Lit Stations
- M/WA
- Private
- Gravity Mains
- <all other values>
- M/WA: Our Agency
- Private

- Private
- Manholes
- <all other values>
- Jones Manhole
- M/WA Manhole



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

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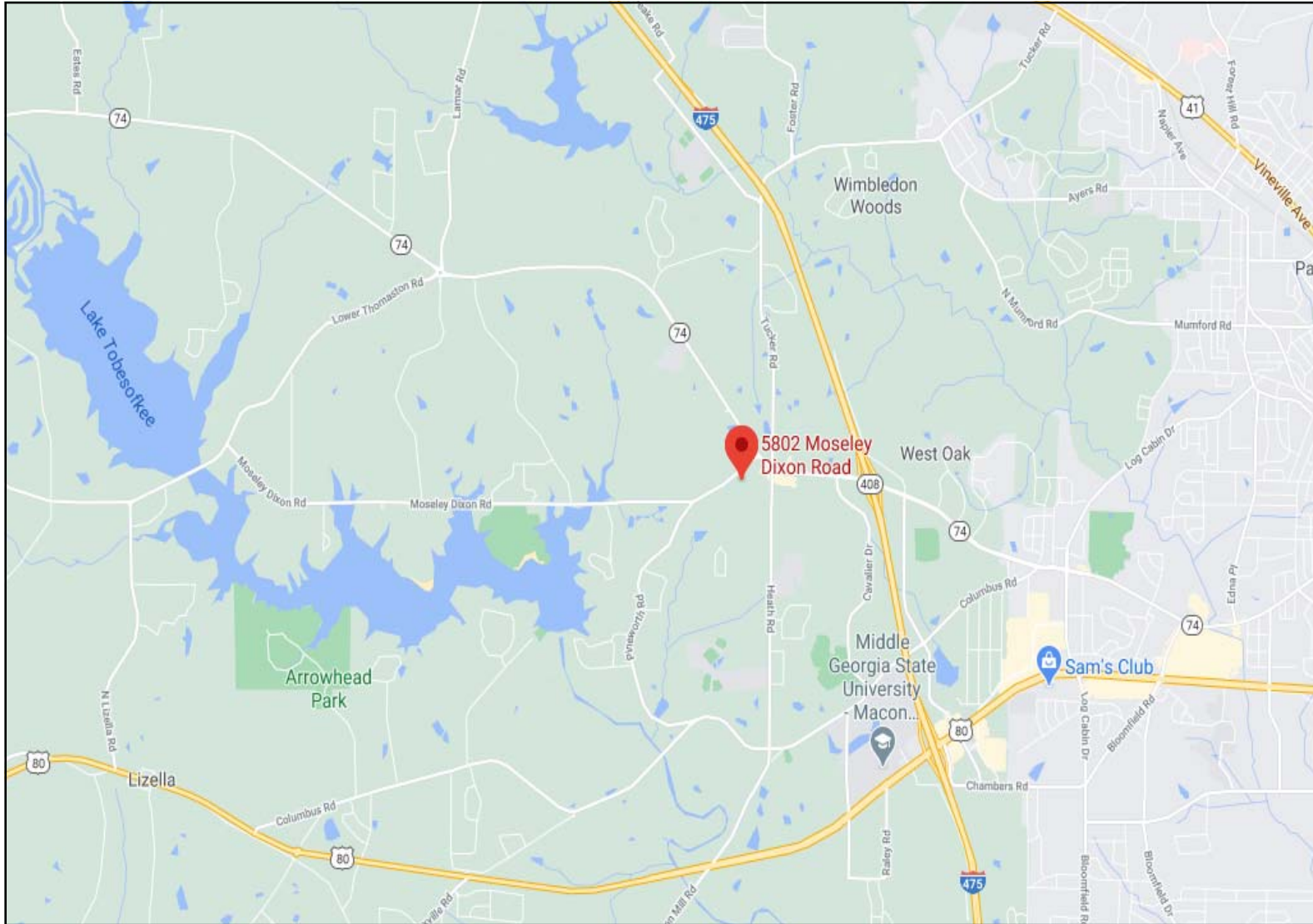
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## LOCATION MAP

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# DEMOGRAPHICS - BIBB COUNTY

5802 Moseley Dixon Road  
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## KEY FACTS

156,171

Population



2.5

Average Household Size

37.2

Median Age

\$40,970

Median Household Income

## EDUCATION

13%

No High School Diploma



31%

High School Graduate



28%

Some College



28%

Bachelor's/Grad/Prof Degree

## BUSINESS



6,494

Total Businesses



87,592

Total Employees

## EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

16%

16.1%

Unemployment Rate

## INCOME



\$40,970

Median Household Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

## Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	