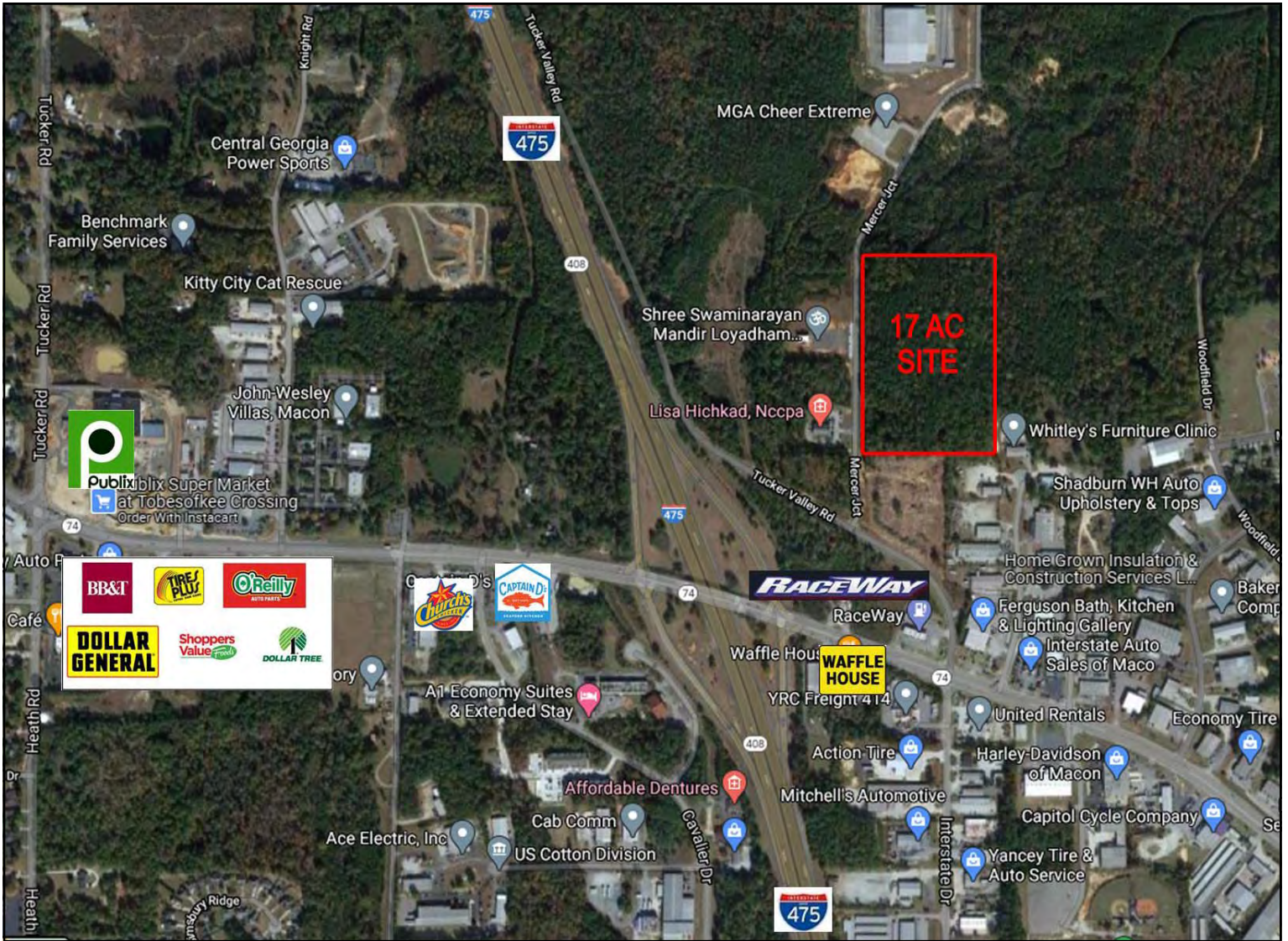




FOR SALE



**17± Acre Vacant Development Site
Interstate 475 & Mercer University Drive (SR 74)**

**223 Mercer Junction
Macon, Bibb County, Georgia 31210**

SALES PRICE: \$45,000/PER ACRE

CBCMACON.COM

GUY EBERHARDT

478.746.8171 Office • 478.955.4492 Cell

mcheek@cbcworldwide.com



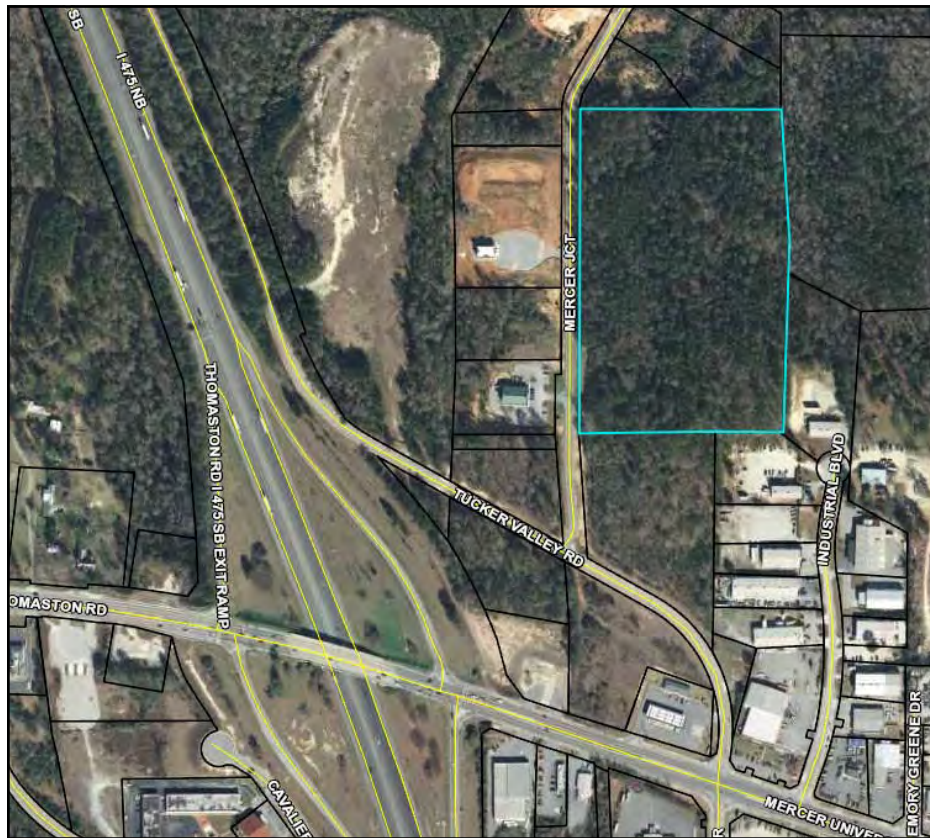
CBCWORLDWIDE.COM



PROPERTY OVERVIEW / PARCEL MAP

223 Mercer Junction
Macon, Bibb County, Georgia 31210

LOCATION:	Interstate 475 & Mercer University Drive (SR 74)
SITE INFORMATION:	<ul style="list-style-type: none">• 17± Acres• 897'± frontage on Mercer Junction• Ideal for industrial development, low income multi-family or affordable housing.
TOPOGRAPHY:	Rolling
UTILITIES:	All utilities available to site.
ZONED:	PDE
SALES PRICE: \$45,000/PER ACRE	

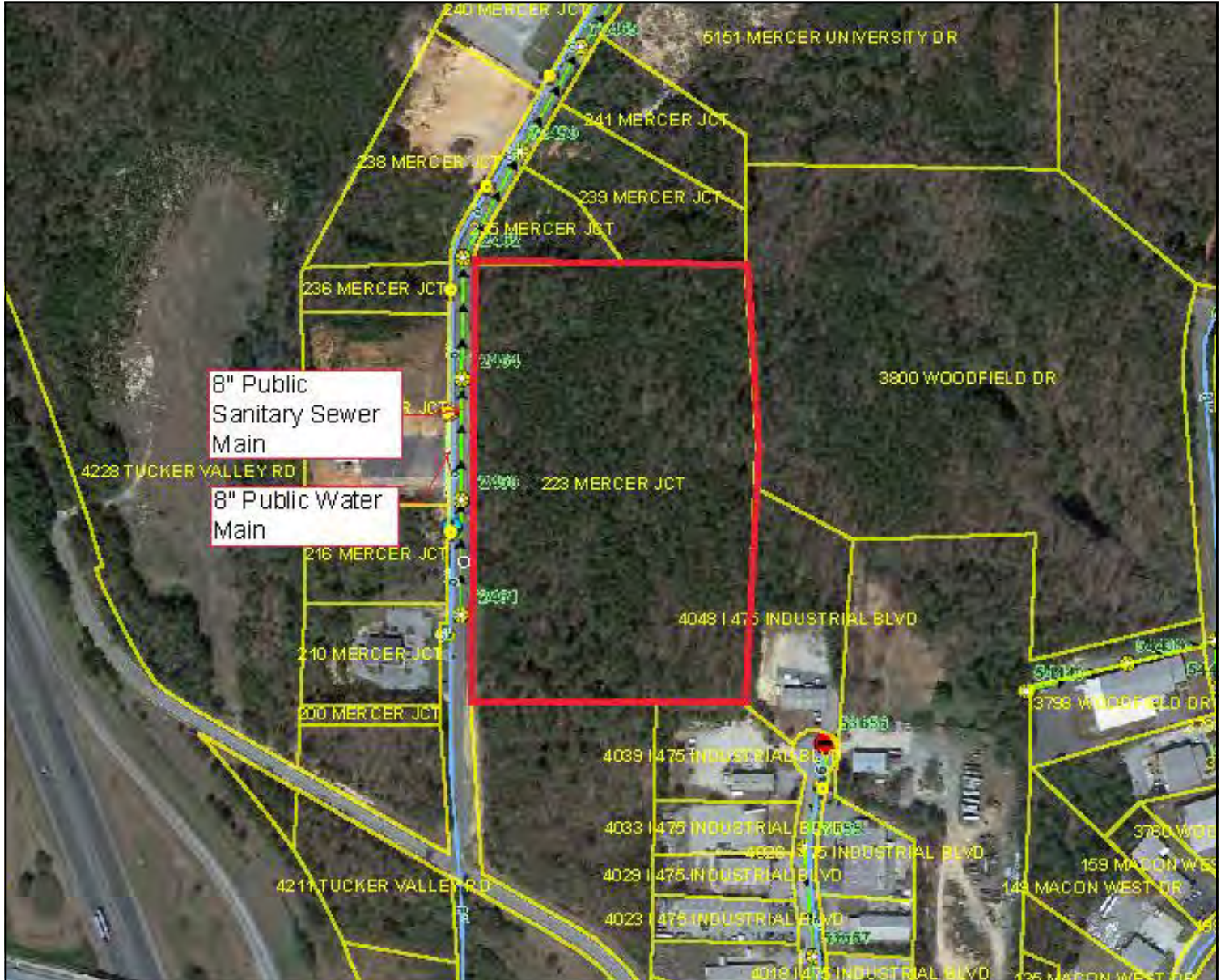




UTILITY MAP

223 Mercer Junction

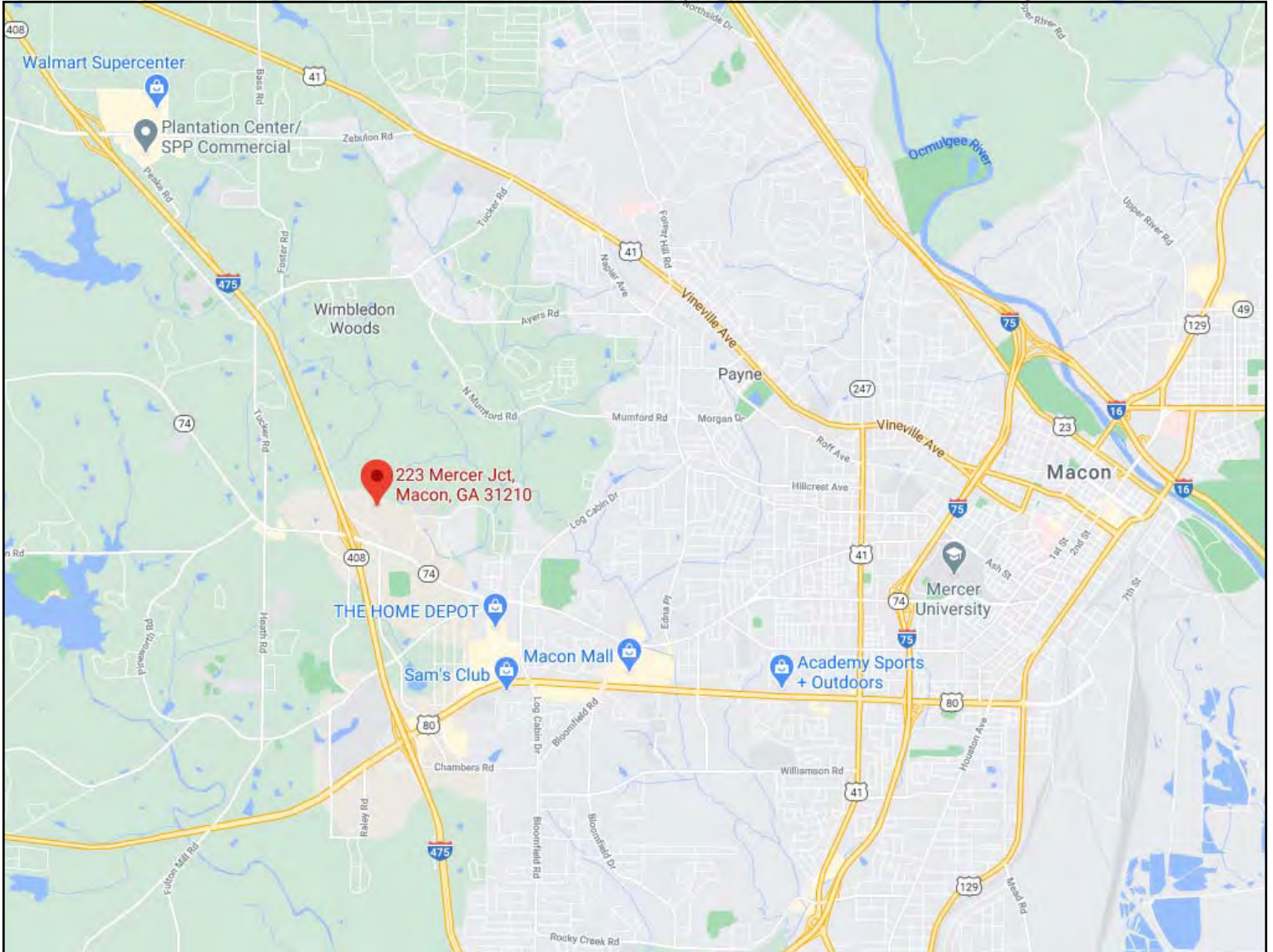
Macon, Bibb County, Georgia 31210





LOCATION MAP

223 Mercer Junction
Macon, Bibb County, Georgia 31210





DEMOGRAPHICS - ONE MILE

223 Mercer Junction
Macon, Bibb County, Georgia 31210

KEY FACTS

1,887

Population



2.6

Average Household Size

27.4

Median Age

\$36,755

Median Household Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



35%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



183

Total Businesses



1,562

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

20%



Services

24%



Unemployment Rate

INCOME



\$36,755

Median Household Income



\$18,035

Per Capita Income



\$12,109

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.1%)

The smallest group: \$200,000+ (1%)

Indicator ▲	Value	Diff
<\$15,000	20.2%	+0.9%
\$15,000 - \$24,999	12.4%	-0.4%
\$25,000 - \$34,999	15.7%	+4%
\$35,000 - \$49,999	11.1%	-1.9%
\$50,000 - \$74,999	22.1%	+7.3%
\$75,000 - \$99,999	12.9%	+0.7%
\$100,000 - \$149,999	3.4%	-5.7%
\$150,000 - \$199,999	1.3%	-2%
\$200,000+	1%	-2.8%

Bars show deviation from Bibb County



DEMOGRAPHICS - THREE MILE

223 Mercer Junction
Macon, Bibb County, Georgia 31210

KFY FACTS

29,749

Population



2.6

Average Household Size

35.2

Median Age

\$37,620

Median Household Income

EDUCATION

13%

No High School Diploma



31%

High School Graduate



29%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



1,133

Total Businesses



12,496

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

18%



Services

20%

17.3%

Unemployment Rate

INCOME



\$37,620

Median Household Income



\$23,733

Per Capita Income



\$15,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (20.9%)

The smallest group: \$150,000 - \$199,999 (2.1%)

Indicator ▲	Value	Diff
<\$15,000	20.9%	+1.6%
\$15,000 - \$24,999	13.5%	+0.7%
\$25,000 - \$34,999	12.6%	+0.9%
\$35,000 - \$49,999	13.1%	+0.1%
\$50,000 - \$74,999	15.5%	+0.7%
\$75,000 - \$99,999	10.5%	-1.7%
\$100,000 - \$149,999	6.9%	-2.2%
\$150,000 - \$199,999	2.1%	-1.2%
\$200,000+	4.9%	+1.1%

Bars show deviation from Bibb County



DEMOGRAPHICS - FIVE MILE

223 Mercer Junction
Macon, Bibb County, Georgia 31210

KEY FACTS

91,211

Population

36.4

Median Age



Average Household Size

\$39,926

Median Household Income

EDUCATION

12%

No High School Diploma



29%
High School Graduate



29%
Some College



29%
Bachelor's/Grad/Prof Degree

BUSINESS



3,131

Total Businesses



33,409

Total Employees

EMPLOYMENT



66%

White Collar



17%

Blue Collar



17%

Services



Unemployment Rate

INCOME



\$39,926

Median Household Income



\$24,247

Per Capita Income



\$23,597

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.8%)

The smallest group: \$150,000 - \$199,999 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	19.8%	+0.5%	
\$15,000 - \$24,999	13.3%	+0.5%	
\$25,000 - \$34,999	11.7%	0	
\$35,000 - \$49,999	13%	0	
\$50,000 - \$74,999	14.9%	+0.1%	
\$75,000 - \$99,999	11.4%	-0.8%	
\$100,000 - \$149,999	8.9%	-0.2%	
\$150,000 - \$199,999	3.2%	-0.1%	
\$200,000+	3.9%	+0.1%	

Bars show deviation from Bibb County