

Commercial Development Site

3.17± Acres Total

FOR SALE



SALES PRICE: \$449,000

***New 276 2-bedroom apartment complex
currently being built on adjacent property***

**5484 Riverside Drive
Macon, GA 31210**

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

5484 Riverside Drive
Macon, GA 31210

LOCATION:	<ul style="list-style-type: none"> • Located 1.5 miles off I-75 (less than 3 min. drive) • .2 miles from Riverside Drive, Bass Road, and Arkwright Road roundabout • 69 miles from Hartsfield-Jackson International Airport • Adjacent to an apartment complex currently under construction that will feature 276 2-bedroom apartments, clubhouse, fitness center, swimming pool, 6 10-bay garages, and more!
SITE:	<p>3.17± Acres</p> <p>~ 276 ft. of frontage on Riverside Drive ~ 635 ft. of frontage on Perimeter Crossing</p>
AVERAGE DAILY TRAFFIC COUNT:	<ul style="list-style-type: none"> • 16,500 VPD - Riverside Drive • 11,900 VPD - Bass Rd • 1,650 VPD - Arkwright Rd • 42,100 VPD - I-75
ZONED:	<ul style="list-style-type: none"> • C-4 / PDE
2021 ESTIMATED PROPERTY TAXES:	~\$5,121.45
UTILITIES:	All utilities available to the site.
NEIGHBORS:	Publix Super Market, Chick-fil-A, Marshalls, HomeGoods, Bass Pro Shops, Wild Wing Café, Dick's Sporting Goods, The Shoppes at River Crossing, Bonefish Grill, Hobby Lobby, McDonald's, Surcheros Fresh Mex, Zaxby's, Chicken Salad Chick, Shane's Rib Shack, Holiday Inn Express, CVS, BMW of Macon, Mercedes-Benz of Macon, Wells Fargo, Morgan Stanley, and many more!
SALES PRICE: \$449,000	



BOUNDARY SURVEY

5484 Riverside Drive
Macon, GA 31210

NOTES

- DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST BUT MAY NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS. VERIFICATION OF THE UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
- AREA IS IN ZONE X PER FEMA FLOOD PANEL #130210030P EFFECTIVE DATE APRIL 2, 2007

LEGEND

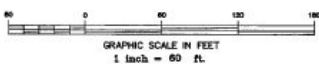
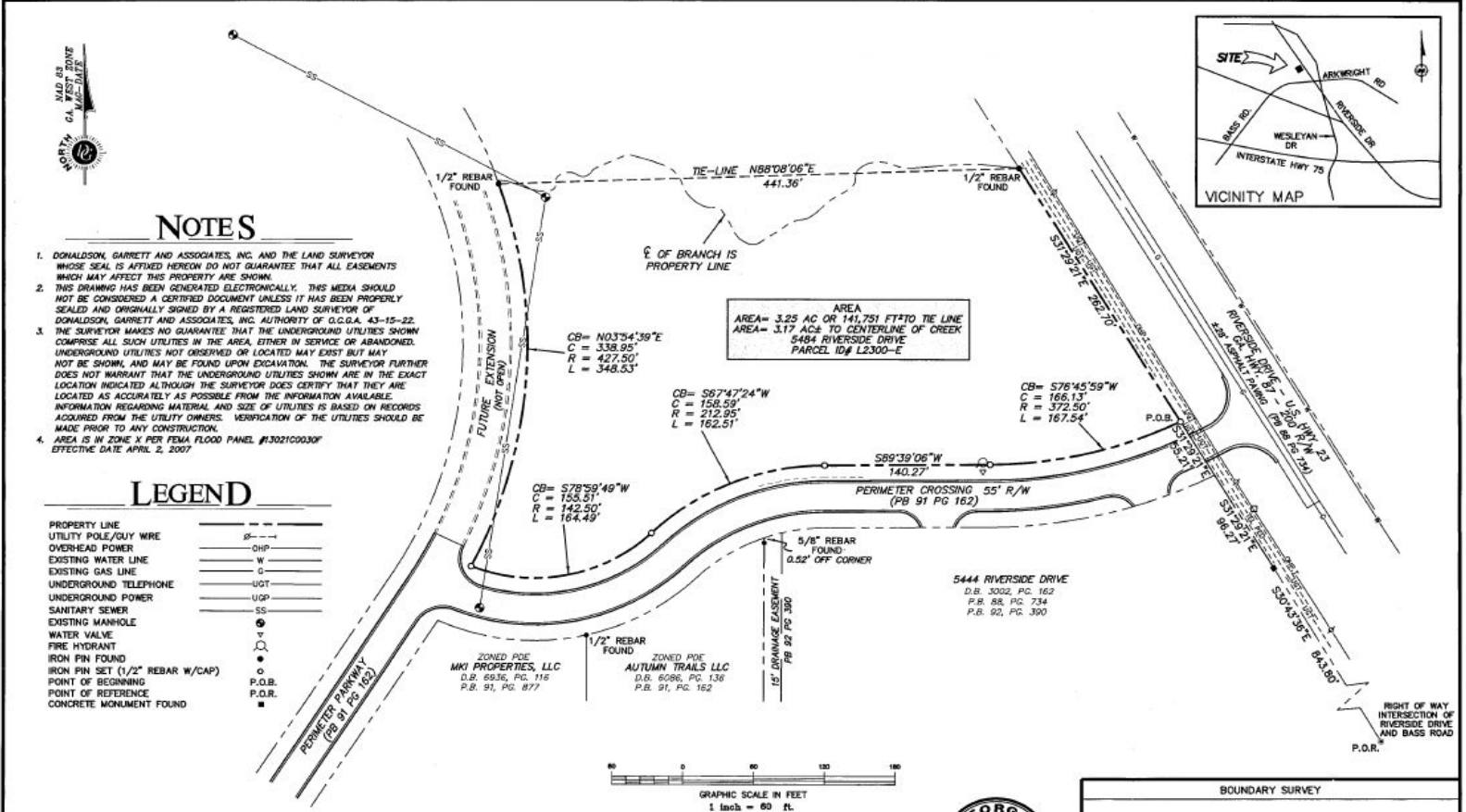
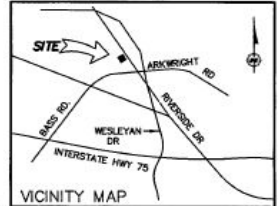
PROPERTY LINE	---
UTILITY POLE/GUY WIRE	—○—
OVERHEAD POWER	DHP
EXISTING WATER LINE	W
EXISTING GAS LINE	G
UNDERGROUND TELEPHONE	UT
UNDERGROUND POWER	UWP
SANITARY SEWER	SS
EXISTING MANHOLE	⊙
WATER VALVE	∇
FIRE HYDRANT	⊙
IRON PIN FOUND	⊙
IRON PIN SET (1/2" REBAR W/CAP)	⊙
POINT OF BEGINNING	P.O.B.
POINT OF REFERENCE	P.O.R.
CONCRETE MONUMENT FOUND	■

REFERENCES

- PLAT BOOK 76, PAGE 95
 PLAT BOOK 77, PAGE 115
 PLAT BOOK 87, PAGE 806
 DEED BOOK 1745, PAGE 202 (GA. POWER BLANKET ESM.T.)
 DEED BOOK 1777, PAGE 299 (GA. POWER ESM.T.)
 DEED BOOK 1929, PAGE 229 (GA. POWER ESM.T.)

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,009 FEET AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 361,573 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GPT-3002 W TOTAL STATION ON MARCH 20, 2009.



BOUNDARY SURVEY	
for	
SANTÉE PARTNERS, LP	
LAND LOT 295	13TH LAND DISTRICT
BIBB COUNTY	GEORGIA
SCALE: 1" = 60'	
C&G: P375	
DRWN: GS	DONALDSON, GARRETT, & ASSOCIATES, INC.
PROJ. NO.: 5644-001-D1	4878 RIVERSIDE DRIVE, P.O. BOX 7306 MACON, GA 31210 (478)474-8300 Fax: (478) 477-2834 HURL: /www.dg-a.com
DATE: 3/28/09	FIELD BOOK: N/A
CHKD: POB	
R.L.S. NO. 3002	

THIS DOCUMENT, AS INSTRUMENTS OF SERVICE, REMAINS THE PROPERTY OF D. G. & A. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. P375B5_REVISED09.DWG/50 PLOT DATE: 03/28/2009 ETI: dmpjpeterson

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MAPS

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DEMOGRAPHICS - 1 Mile

5484 Riverside Drive
Macon, GA 31210

KEY FACTS

2,445

Population



2.2

Average Household Size

34.1

Median Age

\$79,871

Median Household Income

EDUCATION

2%

No High School Diploma



14%

High School Graduate



21%

Some College



62%

Bachelor's/Grad/Prof Degree

BUSINESS



160

Total Businesses



3,344

Total Employees

EMPLOYMENT



84%

White Collar



9%

Blue Collar



7%

Services

0.7%

Unemployment Rate

INCOME



\$79,871

Median Household Income



\$52,695

Per Capita Income



\$64,961

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-12%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	2.6%	-8.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	7.9%	-5.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	13.6%	-0.4%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.8%	+2.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	13.9%	+3.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	13.7%	+2.9%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from Bibb County ▼



DEMOGRAPHICS - 3 Mile

5484 Riverside Drive
Macon, GA 31210

KEY FACTS

13,966

Population



2.3

Average Household Size

38.4

Median Age

\$76,936

Median Household Income

EDUCATION

4%

No High School Diploma



16%

High School Graduate



24%

Some College



55%

Bachelor's/Grad/Prof Degree

BUSINESS



649

Total Businesses



9,292

Total Employees

EMPLOYMENT



85%

White Collar



8%

Blue Collar



7%

Services

3.0%

Unemployment Rate

INCOME



\$76,936

Median Household Income



\$44,634

Per Capita Income



\$151,438

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: <\$15,000 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.7%	-13%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	5.4%	-5.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	10.1%	-2.9%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	12%	-2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	16.4%	+1.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	13.9%	+3.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	16.4%	+5.6%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from

Bibb County ▼



DEMOGRAPHICS - 5 Mile

5484 Riverside Drive
Macon, GA 31210

KEY FACTS

34,231

Population



2.4

Average Household Size

41.3

Median Age

\$74,574

Median Household Income

EDUCATION

5%

No High School Diploma



19%
High School Graduate



26%
Some College



50%
Bachelor's/Grad/Prof Degree

BUSINESS



1,496

Total Businesses



19,227

Total Employees

EMPLOYMENT



81%

White Collar



10%

Blue Collar



9%

Services

3.3%

Unemployment Rate

INCOME



\$74,574

Median Household Income



\$42,437

Per Capita Income



\$181,575

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.9%)

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

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-12.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	6%	-4.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	9.8%	-3.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	13.3%	-0.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	15.9%	+1.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	14.9%	+4.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	15.9%	+5.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

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