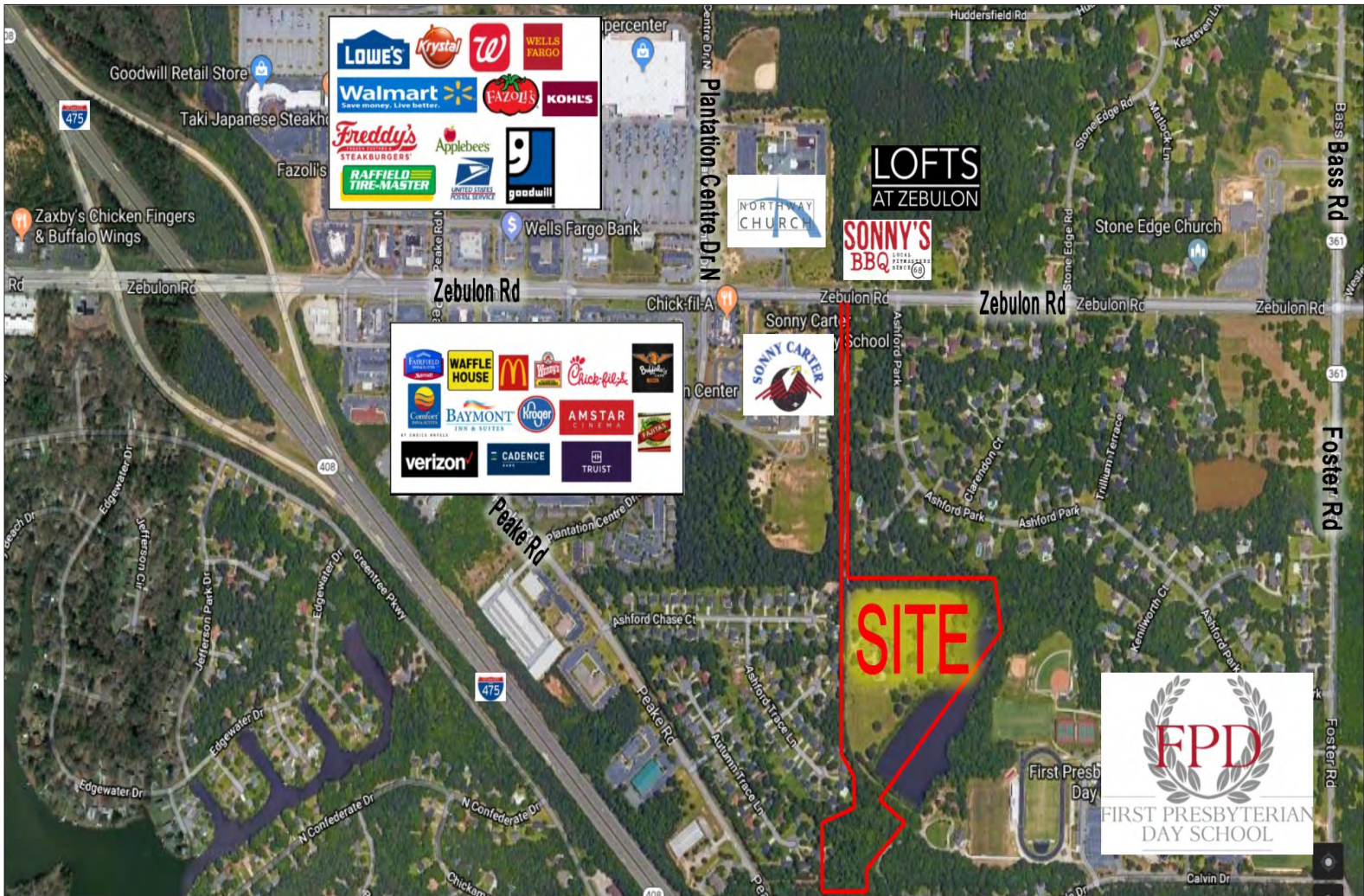


SALE

MULTI-FAMILY DEVELOPMENT SITE 5900 & 5904 ZEBULON ROAD, MACON, GA 31210



Property video: <https://vimeo.com/709604676/ad25dbe70d>

LOCATION OVERVIEW

- Located 1/2 mile east of Interstate 475
- Easy access to dining, shopping and schools

PROPERTY OVERVIEW

- 19.16± Acre Multi-Family Development Site
- Property is served by Macon Transit Authority
- Zoned Planned Development Residential

SALES PRICE: \$1,850,000

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CBCMACON.COM

Revised 6/16/22

SALE

MULTI-FAMILY DEVELOPMENT SITE 5900 & 5904 ZEBULON ROAD, MACON, GA 31210

PROPERTY VIDEO:	https://vimeo.com/709604676/ad25dbe70d
LOCATION:	<ul style="list-style-type: none">• Located in North Macon, Bibb County, Georgia• Property is served by the Macon Transit Authority bus service.• Less than 1/2 mile from Interstate 475
SITE INFORMATION:	<p><u>5900 Zebulon Road</u></p> <ul style="list-style-type: none">• 1.34± Acres• 7,823± SF Single Family Residence<ul style="list-style-type: none">- Built in 1984 <p><u>5904 Zebulon Road</u></p> <ul style="list-style-type: none">• 17.82± Acres
ZONING:	PDR - Planned Development Residential
UTILITIES:	All public utilities serve the site.
NEIGHBORS:	Sonny Carter Elementary School, First Presbyterian Day School, Kroger, Chick-Fil-A, AmStar Cinema, Wendy's, Truist Bank, Wells Fargo Bank, Walmart, Lowe's, Atrium Health Urgent Care, Northway Church, Walgreen's, Buffalo's Café, Krystal, Fazoli's, Applebee's, Waffle House, McDonald's
SALES PRICE: \$1,850,000	

SALE

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AERIAL PARCEL MAP



First Presbyterian Day School

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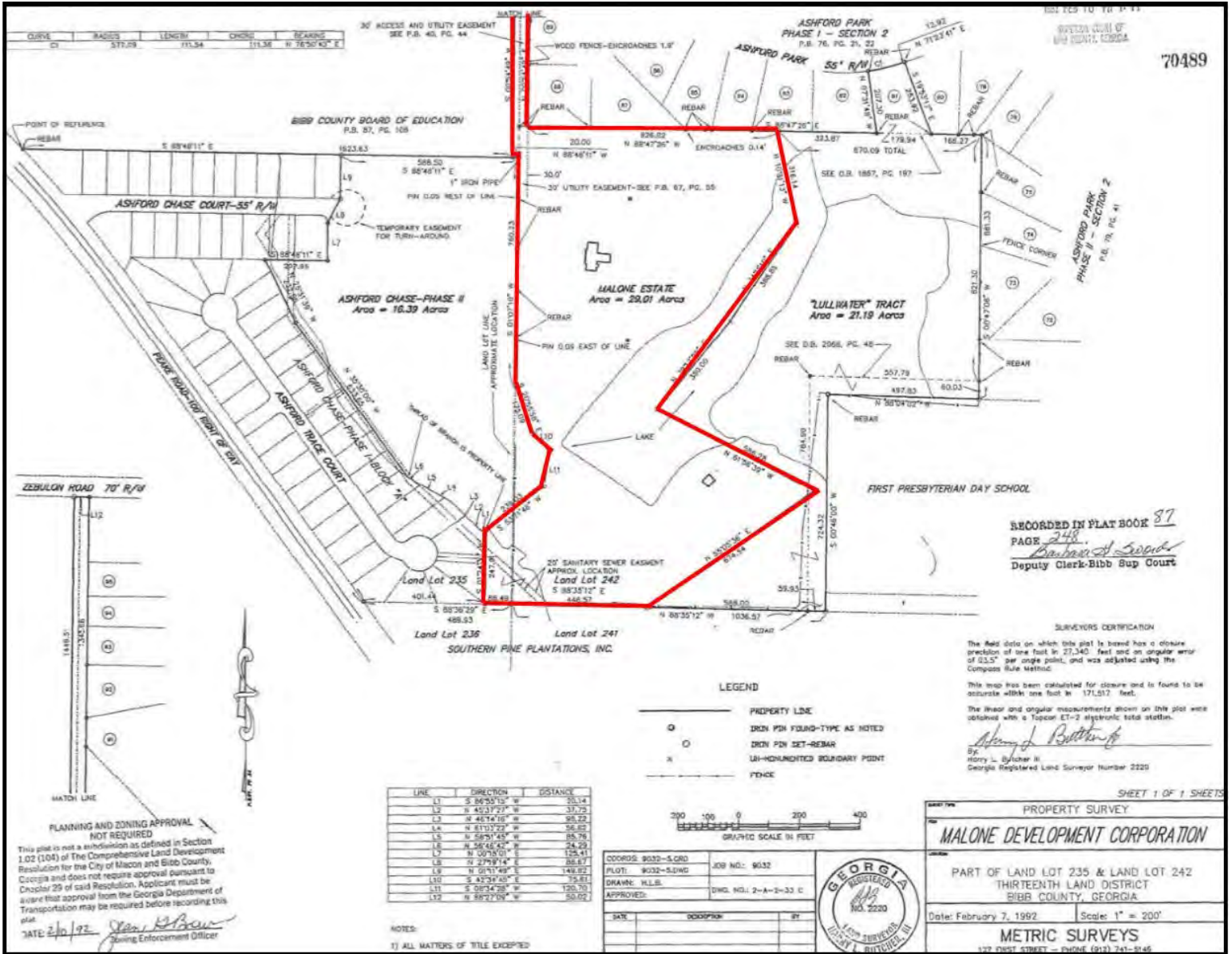
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SALE

MULTI-FAMILY DEVELOPMENT SITE

5900 & 5904 ZEBULON ROAD, MACON, GA 31210

SURVEY



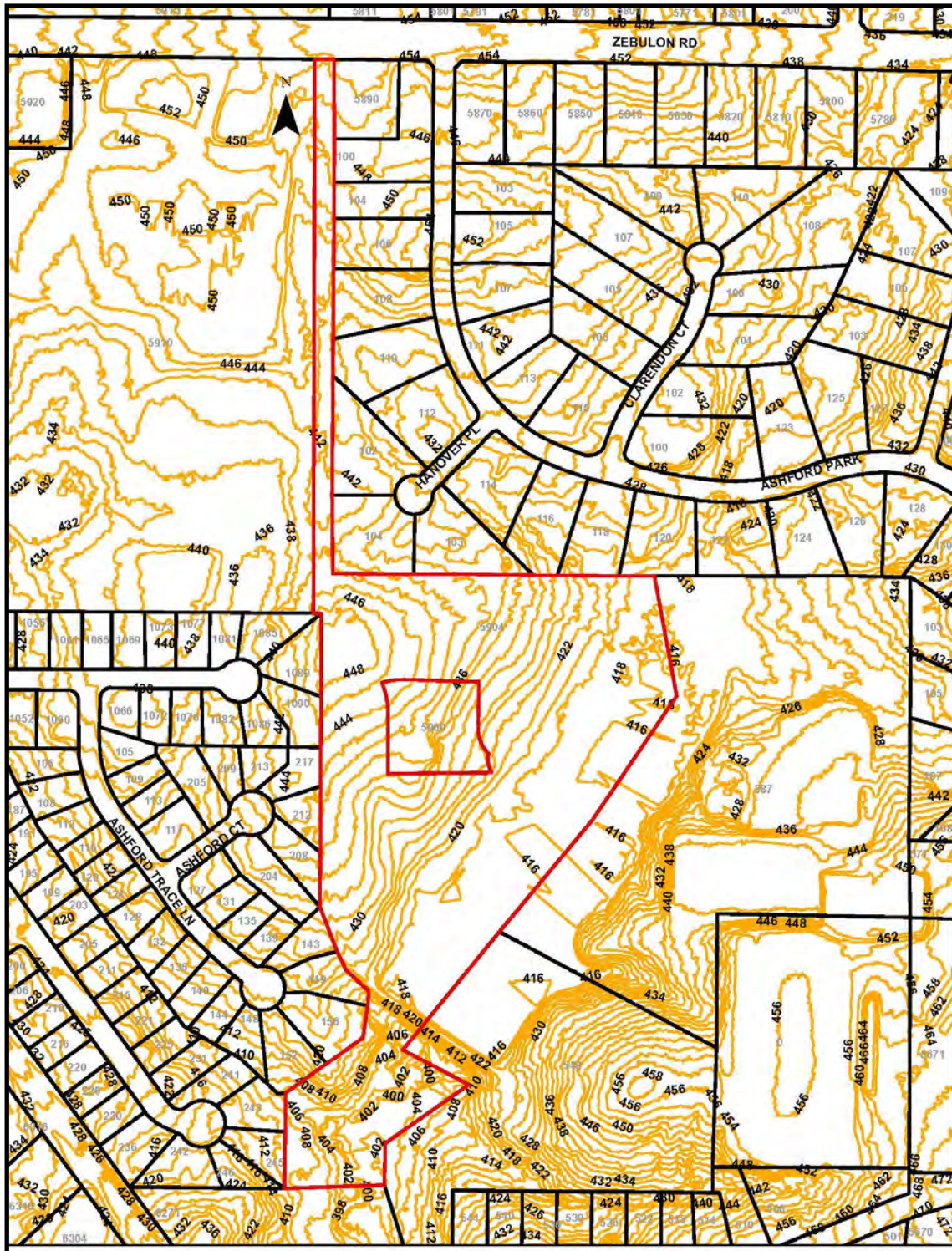
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MULTI-FAMILY DEVELOPMENT SITE
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TOPO MAP

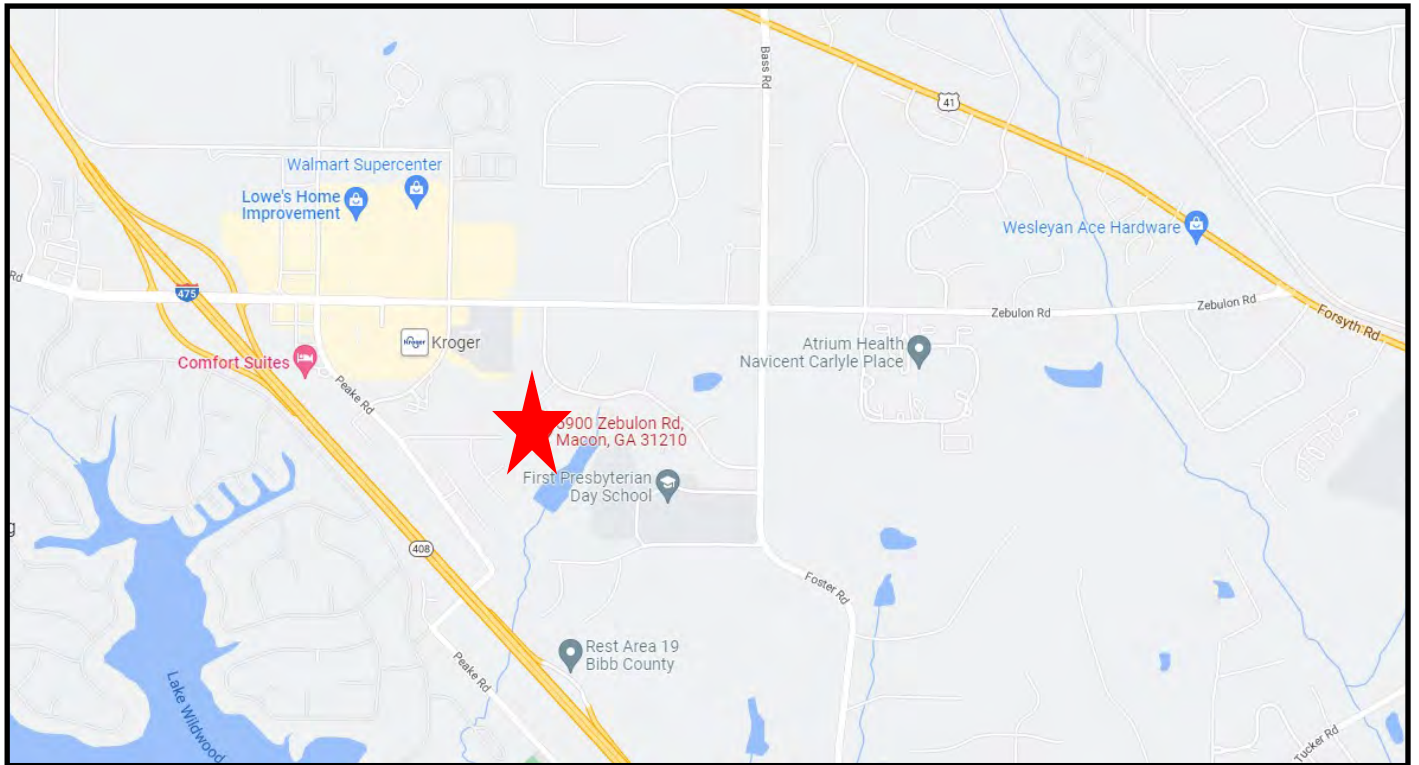
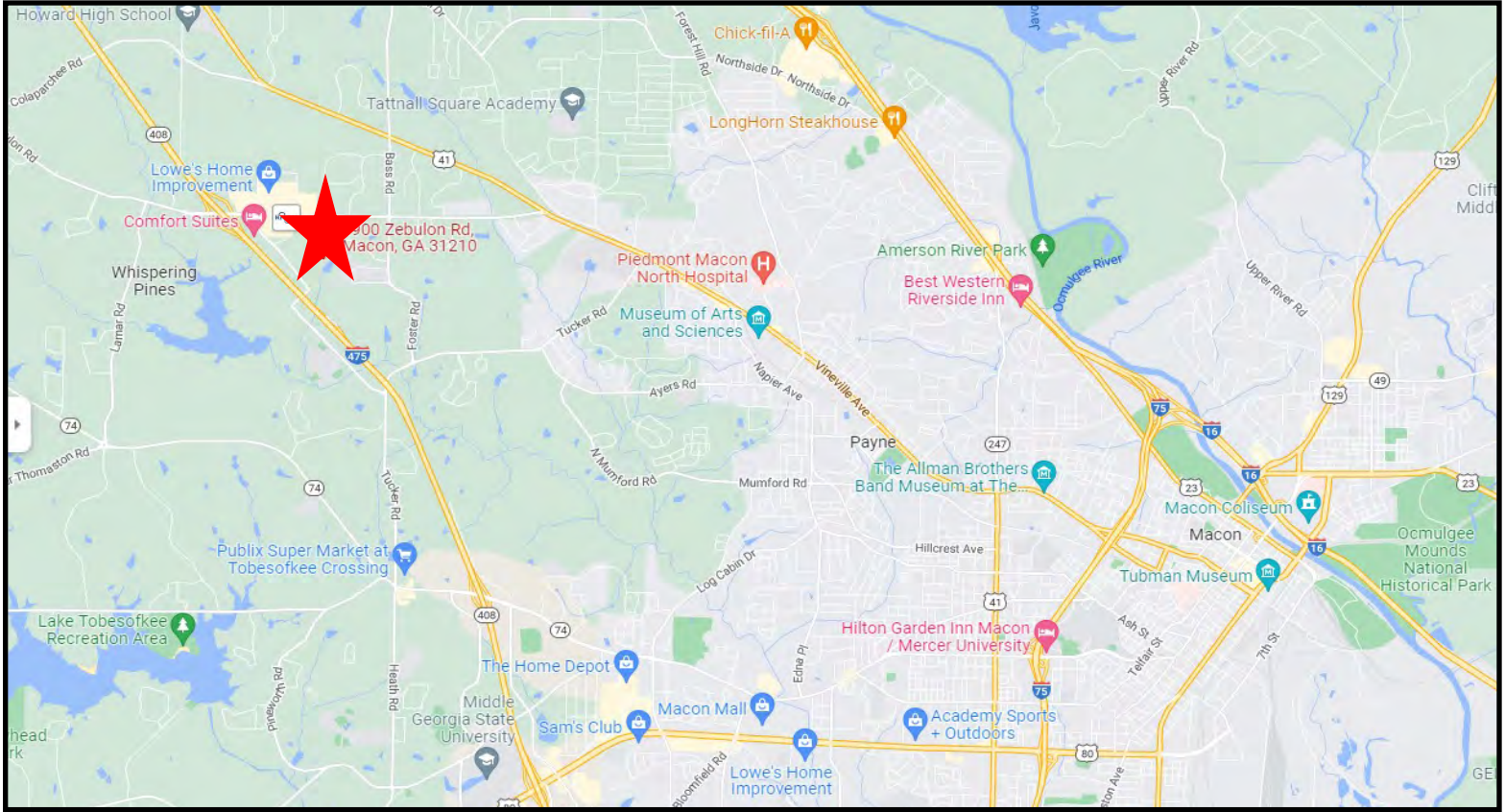


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SALE

MULTI-FAMILY DEVELOPMENT SITE
5900 & 5904 ZEBULON ROAD, MACON, GA 31210

DEMOGRAPHICS - ONE MILE

5900 Zebulon Rd, Macon, Georgia, 31210 2 (1 mile)
5900 Zebulon Rd, Macon, Georgia, 31210
Ring of 1 mile

Prepared by Esri
Latitude: 32.87480
Longitude: -83.75508

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (21.9%)
The smallest group: \$15,000 - \$24,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-11.5%	
\$15,000 - \$24,999	2.9%	-7.8%	
\$25,000 - \$34,999	5.9%	-7.1%	
\$35,000 - \$49,999	10.8%	-3.2%	
\$50,000 - \$74,999	16.7%	+2.1%	
\$75,000 - \$99,999	15.6%	+4.8%	
\$100,000 - \$149,999	21.9%	+11.1%	
\$150,000 - \$199,999	9.6%	+5.4%	
\$200,000+	10.3%	+6.2%	

Bars show deviation from Bibb County

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SALE

MULTI-FAMILY DEVELOPMENT SITE
5900 & 5904 ZEBULON ROAD, MACON, GA 31210

DEMOGRAPHICS - THREE MILE

5900 Zebulon Rd, Macon, Georgia, 31210 2 (3 miles)
5900 Zebulon Rd, Macon, Georgia, 31210
Ring of 3 miles

Prepared by Esri
Latitude: 32.87480
Longitude: -83.75508

KEY FACTS

21,068

Population



Average Household Size

42.3

Median Age

\$79,433

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Prof Degree

BUSINESS



529

Total Businesses



6,424

Total Employees

EMPLOYMENT



81%

White Collar



10%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$79,433

Median Household Income



\$41,684

Per Capita Income



\$203,529

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.1%)

The smallest group: <\$15,000 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	5.0%	-12.7%	<div style="width: 5%; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	5.0%	-5.7%	<div style="width: 5%; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	8.4%	-4.6%	<div style="width: 8%; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	12.8%	-1.2%	<div style="width: 13%; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	15.2%	+0.6%	<div style="width: 15%; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	15.4%	+4.6%	<div style="width: 15%; background-color: #2e8b57;"></div>
\$100,000 - \$149,999	18.1%	+7.3%	<div style="width: 18%; background-color: #2e8b57;"></div>
\$150,000 - \$199,999	10.9%	+6.7%	<div style="width: 11%; background-color: #2e8b57;"></div>
\$200,000+	9.1%	+5.0%	<div style="width: 9%; background-color: #2e8b57;"></div>

Bars show deviation from Bibb County

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SALE

MULTI-FAMILY DEVELOPMENT SITE
5900 & 5904 ZEBULON ROAD, MACON, GA 31210

DEMOGRAPHICS - FIVE MILE

5900 Zebulon Rd, Macon, Georgia, 31210 2 (5 miles)
5900 Zebulon Rd, Macon, Georgia, 31210
Ring of 5 miles

Prepared by Esri
Latitude: 32.87480
Longitude: -83.75508

KEY FACTS

62,412

Population



2.4

Average Household Size

38.8

Median Age

\$59,679

Median Household Income

EDUCATION

7%

No High School Diploma



23%

High School Graduate



29%

Some College



41%

Bachelor's/Grad/Prof Degree

BUSINESS



2,435

Total Businesses



28,740

Total Employees

EMPLOYMENT



75%

White Collar



13%

Blue Collar



11%

Services



5.3%
Unemployment Rate

INCOME



\$59,679

Median Household Income



\$35,743

Per Capita Income



\$107,004

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$150,000 - \$199,999 (6.7%)

Indicator ▲	Value	Diff	
<\$15,000	9.8%	-7.9%	<div style="width: 9.8%;"></div>
\$15,000 - \$24,999	8.0%	-2.7%	<div style="width: 8.0%;"></div>
\$25,000 - \$34,999	10.0%	-3.0%	<div style="width: 10.0%;"></div>
\$35,000 - \$49,999	14.1%	+0.1%	<div style="width: 14.1%;"></div>
\$50,000 - \$74,999	16.9%	+2.3%	<div style="width: 16.9%;"></div>
\$75,000 - \$99,999	13.3%	+2.5%	<div style="width: 13.3%;"></div>
\$100,000 - \$149,999	13.3%	+2.5%	<div style="width: 13.3%;"></div>
\$150,000 - \$199,999	6.7%	+2.5%	<div style="width: 6.7%;"></div>
\$200,000+	7.9%	+3.8%	<div style="width: 7.9%;"></div>

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