

# SALE

## COMMERCIAL OR INDUSTRIAL DEVELOPMENT SITE

4228 Tucker Valley Road, Macon, Bibb County, GA 31210



**SALES PRICE: \$1,600,000**

### PROPERTY OVERVIEW

#### LOCATION OVERVIEW

- Convenient to restaurants, financial institutions and shopping
- 4 miles from Interstate 75
- 7 miles from Interstate 16
- 85 miles from Atlanta
- 175 miles from Port of Savannah
- 80± Acre Commercial or Industrial Development Site
- Northeast quadrant area of Interstate 475 and Thomaston Road
- 3,550'± Frontage on Interstate 475
- Water and sewer is available
- Zoned C-4

**GUY EBERHARDT**  
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COMMERCIAL**  
EBERHARDT & BARRY

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Created 8/1/23

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### AERIAL PARCEL MAP

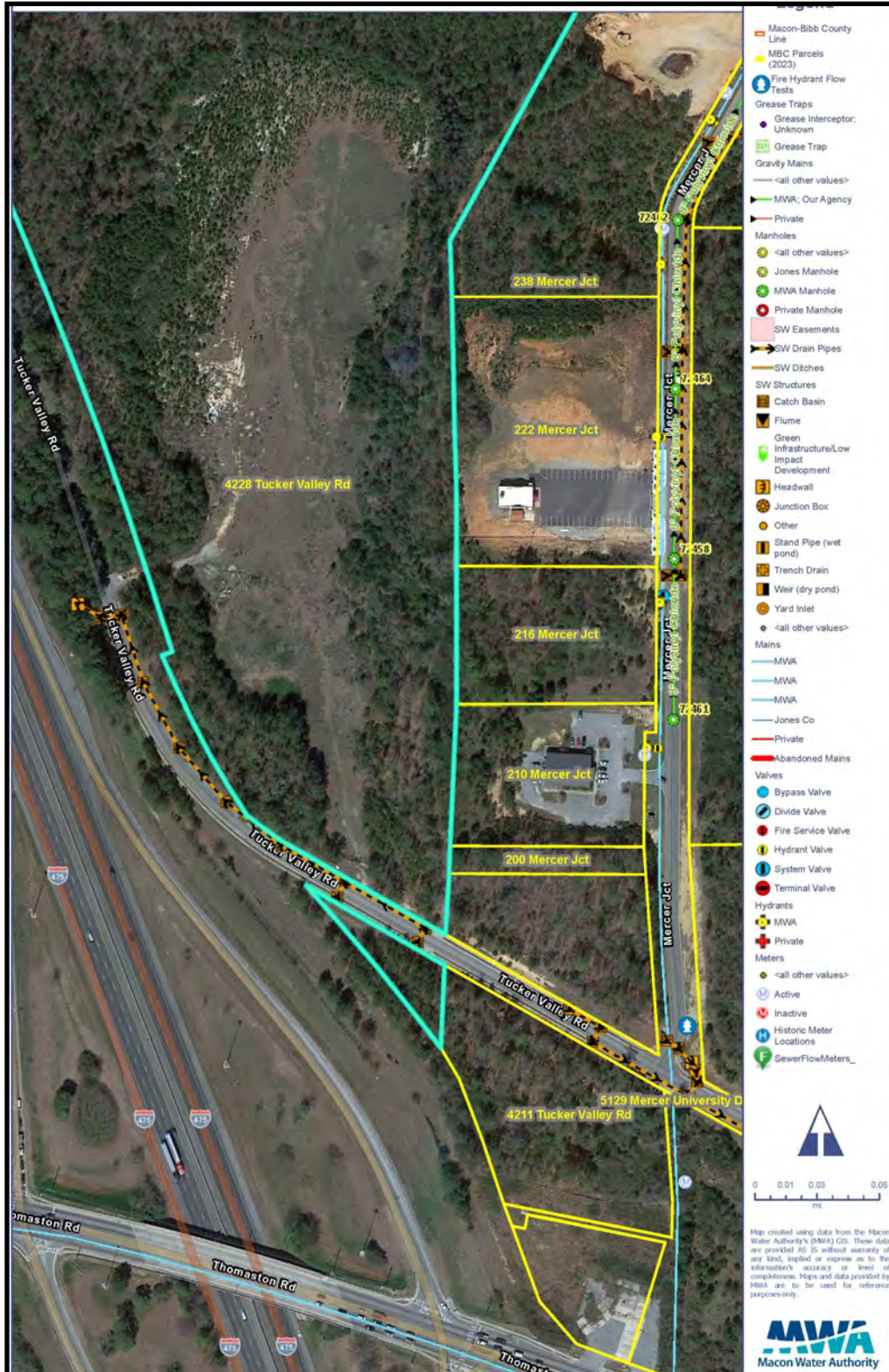


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### WATER / SEWER / STORMWATER MAP



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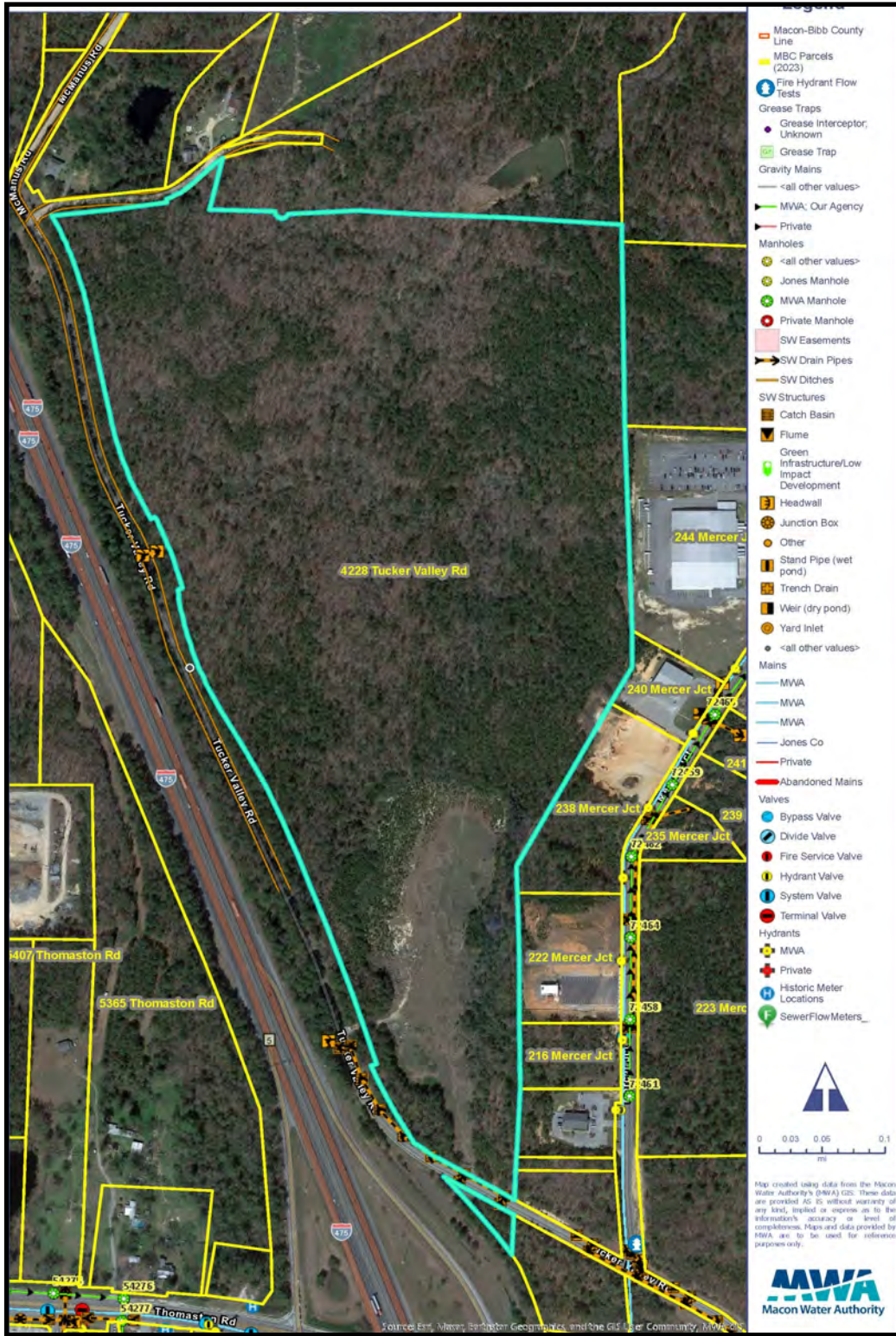
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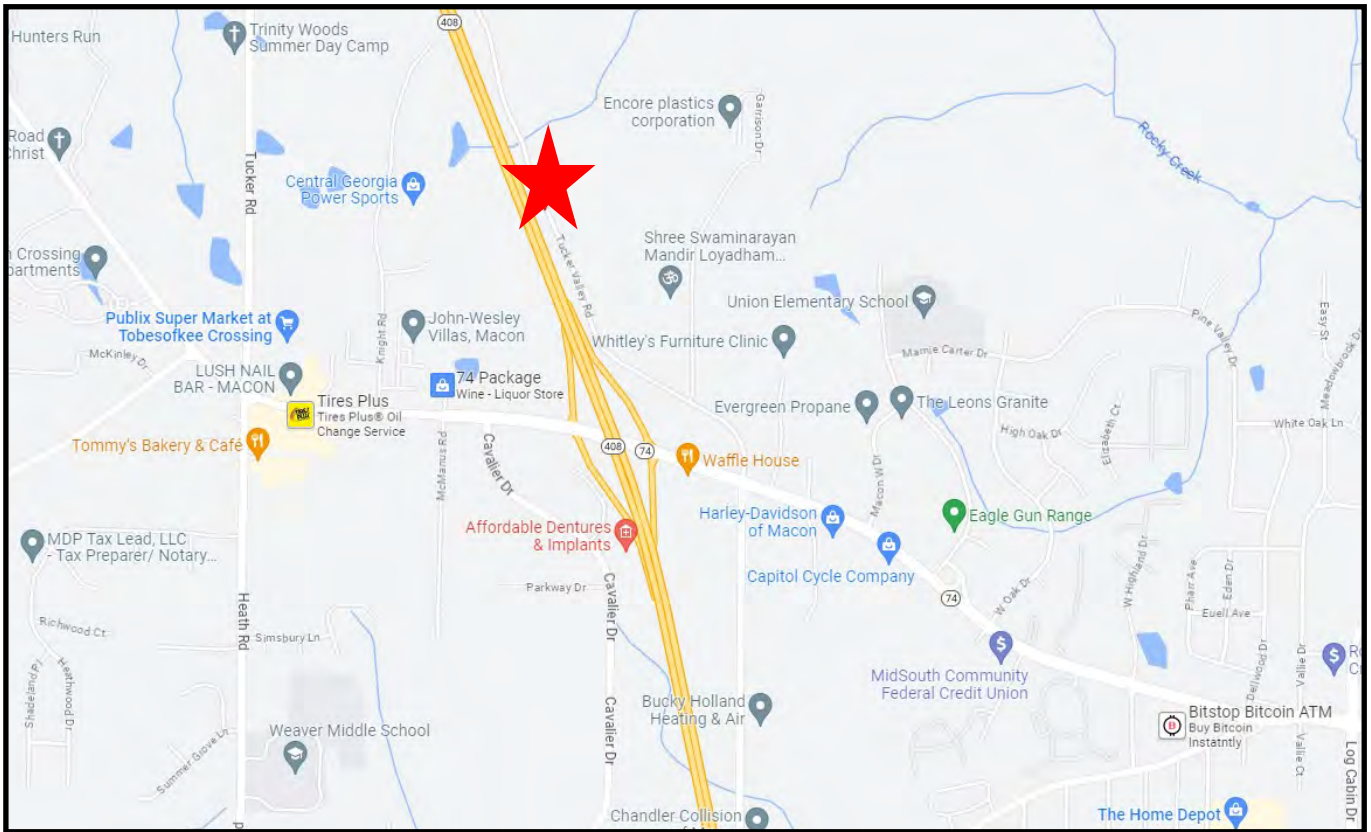
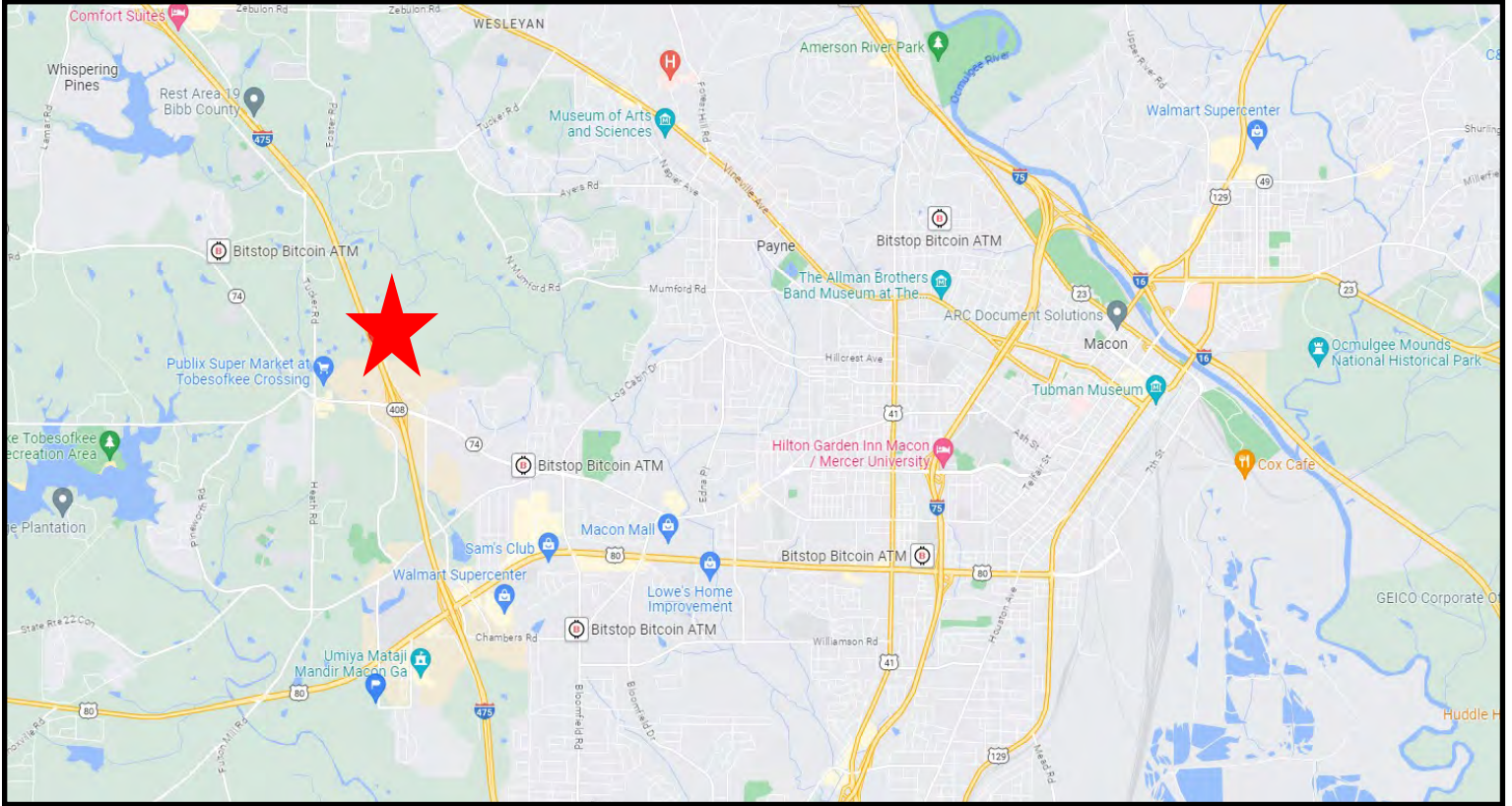


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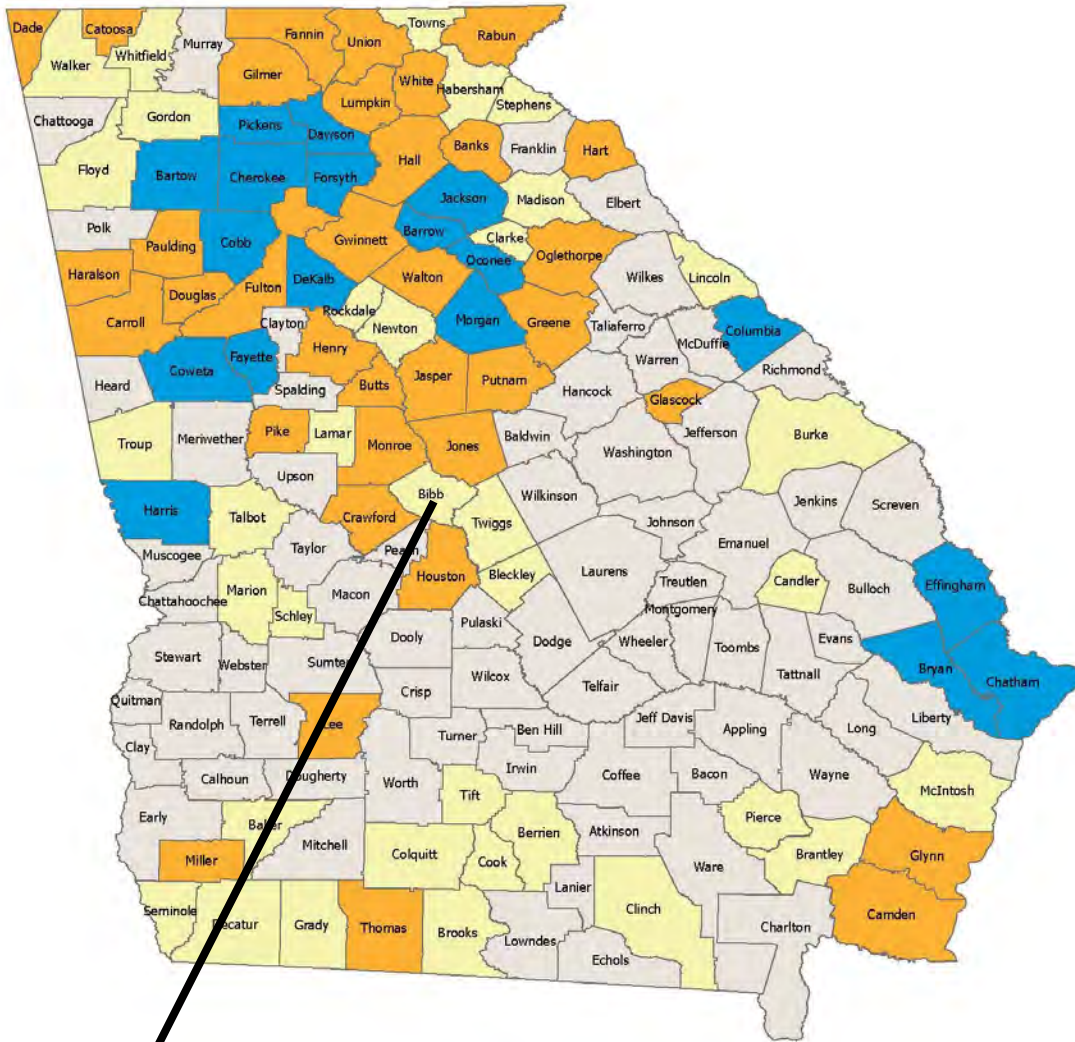
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### 2023 Job Tax Credit Tiers



- Tier 1 71 Counties
- Tier 2 35 Counties
- Tier 3 35 Counties
- Tier 4 18 Counties

For more information on Tax Credits:  
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>



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### DEMOGRAPHICS - ONE MILE

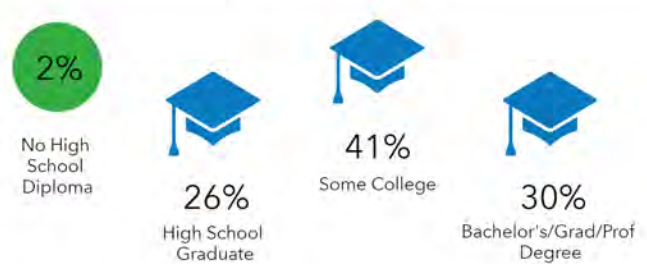
4228 Tucker Valley Rd, Macon, Georgia, 31210 2 (1 mile)  
4228 Tucker Valley Rd, Macon, Georgia, 31210  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.84032  
Longitude: -83.73591

#### KEY FACTS



#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### INCOME



#### 2023 Households By Income (Esri)

The largest group: \$75,000 - \$99,999 (22.3%)  
The smallest group: \$200,000+ (0.3%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-10.7%	
\$15,000 - \$24,999	4.5%	-4.0%	
\$25,000 - \$34,999	17.9%	+6.5%	
\$35,000 - \$49,999	7.8%	-5.5%	
\$50,000 - \$74,999	14.2%	-1.2%	
\$75,000 - \$99,999	22.3%	+11.5%	
\$100,000 - \$149,999	17.3%	+3.0%	
\$150,000 - \$199,999	9.5%	+5.2%	
\$200,000+	0.3%	-5.0%	

Bars show deviation from 13021 (Bibb County)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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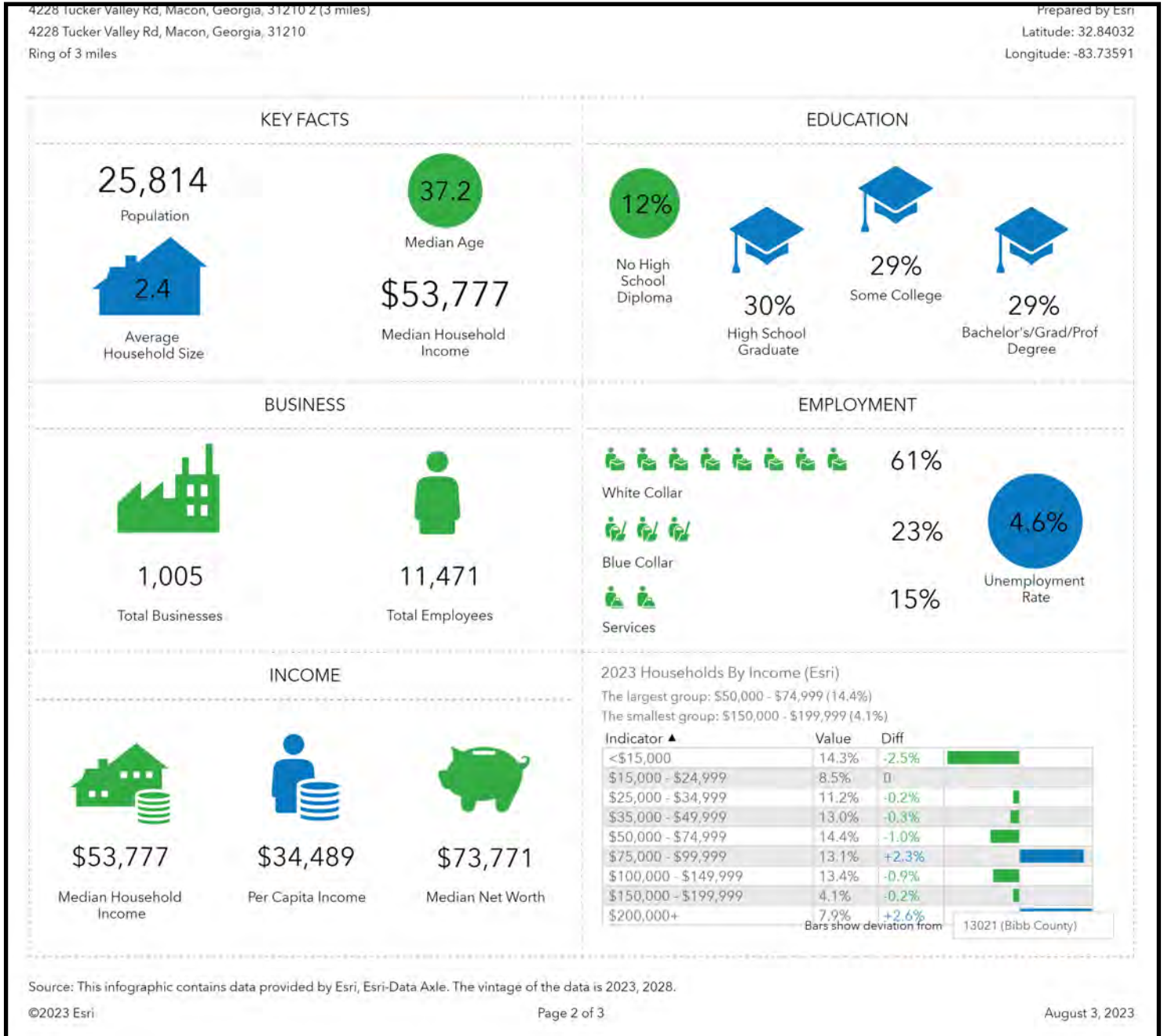


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### DEMOGRAPHICS - THREE MILE



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### DEMOGRAPHICS - FIVE MILE

4228 Tucker Valley Rd, Macon, Georgia, 31210 2 (5 miles)  
 4228 Tucker Valley Rd, Macon, Georgia, 31210  
 Ring of 5 miles

Prepared by Esri  
 Latitude: 32.84032  
 Longitude: -83.73591

#### KEY FACTS

88,333  
Population



2.4  
Average Household Size

38.4

Median Age

\$53,115

Median Household Income

#### EDUCATION

11%

No High School Diploma



30%

High School Graduate



29%

Some College



31%

Bachelor's/Grad/Prof Degree

#### BUSINESS



2,892

Total Businesses



31,007

Total Employees

#### EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

17%



5.0%  
Unemployment Rate

#### INCOME



\$53,115

Median Household Income



\$32,831

Per Capita Income



\$75,261

Median Net Worth

#### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	14.8%	-2.0%	<div style="width: 14.8%;"></div>
\$15,000 - \$24,999	8.1%	-0.4%	<div style="width: 8.1%;"></div>
\$25,000 - \$34,999	11.3%	-0.1%	<div style="width: 11.3%;"></div>
\$35,000 - \$49,999	13.1%	-0.2%	<div style="width: 13.1%;"></div>
\$50,000 - \$74,999	15.8%	+0.4%	<div style="width: 15.8%;"></div>
\$75,000 - \$99,999	11.4%	+0.6%	<div style="width: 11.4%;"></div>
\$100,000 - \$149,999	15.0%	+0.7%	<div style="width: 15.0%;"></div>
\$150,000 - \$199,999	4.3%	0	<div style="width: 4.3%;"></div>
\$200,000+	6.2%	+0.9%	<div style="width: 6.2%;"></div>

Bars show deviation from 13021 (Bibb County)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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