

# FOR SALE

**.56± Acre Development Site**

**1141 Clinton Road  
Macon, Bibb County, Georgia 31211**



**EBERHARDT & BARRY**



## **ENTIRE SITE HAS BEEN CLEARED**

- Located off Gray Highway in East Macon
- .56± Acres
- 127±' frontage; 192' depth
- Traffic Count: 44,700 VPD @ Gray Highway & Clinton Road
- Topography: Level at road grade
- Zoned C4
- All utilities available to site.
- Tax Bill: \$336

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**SALES PRICE: \$34,900**

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## **FOR MORE DETAILS CONTACT:**

**Riley Bennett or Patrick Barry**  
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[pbarry@cbcworldwide.com](mailto:pbarry@cbcworldwide.com)  
Coldwell Banker Commercial Eberhardt & Barry Inc.

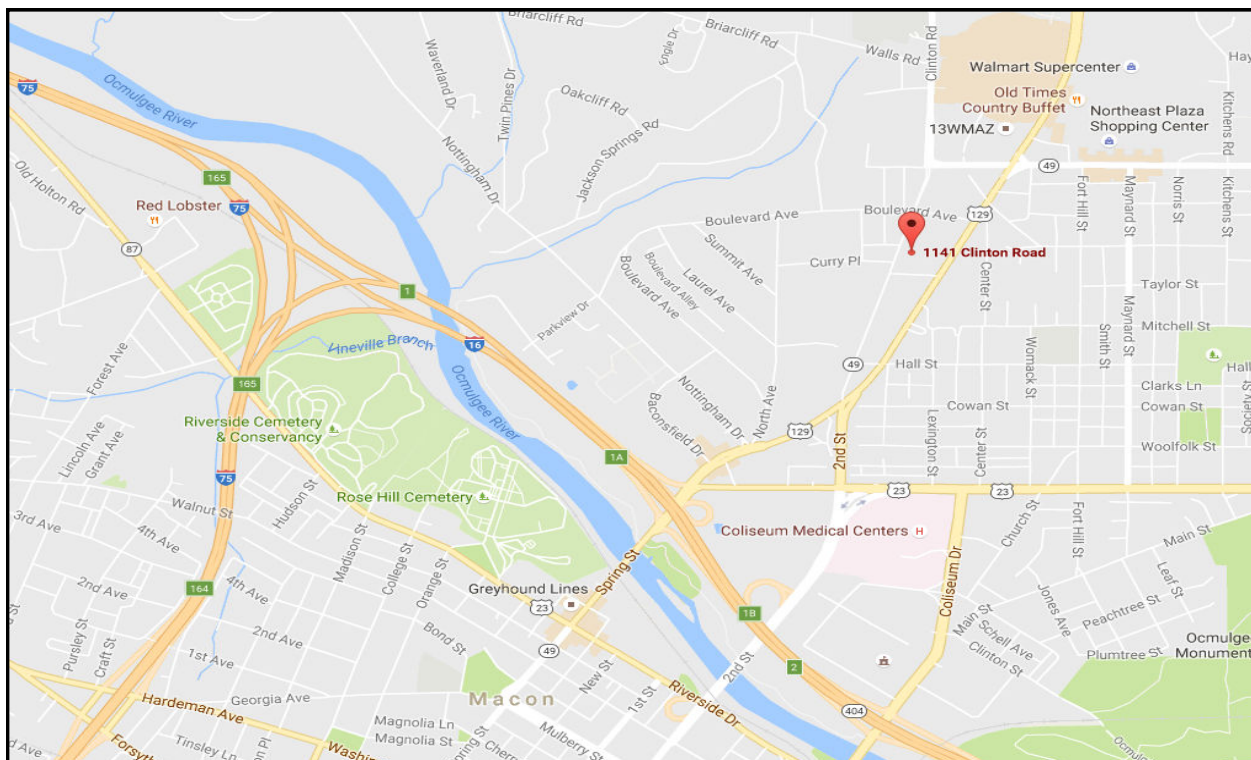
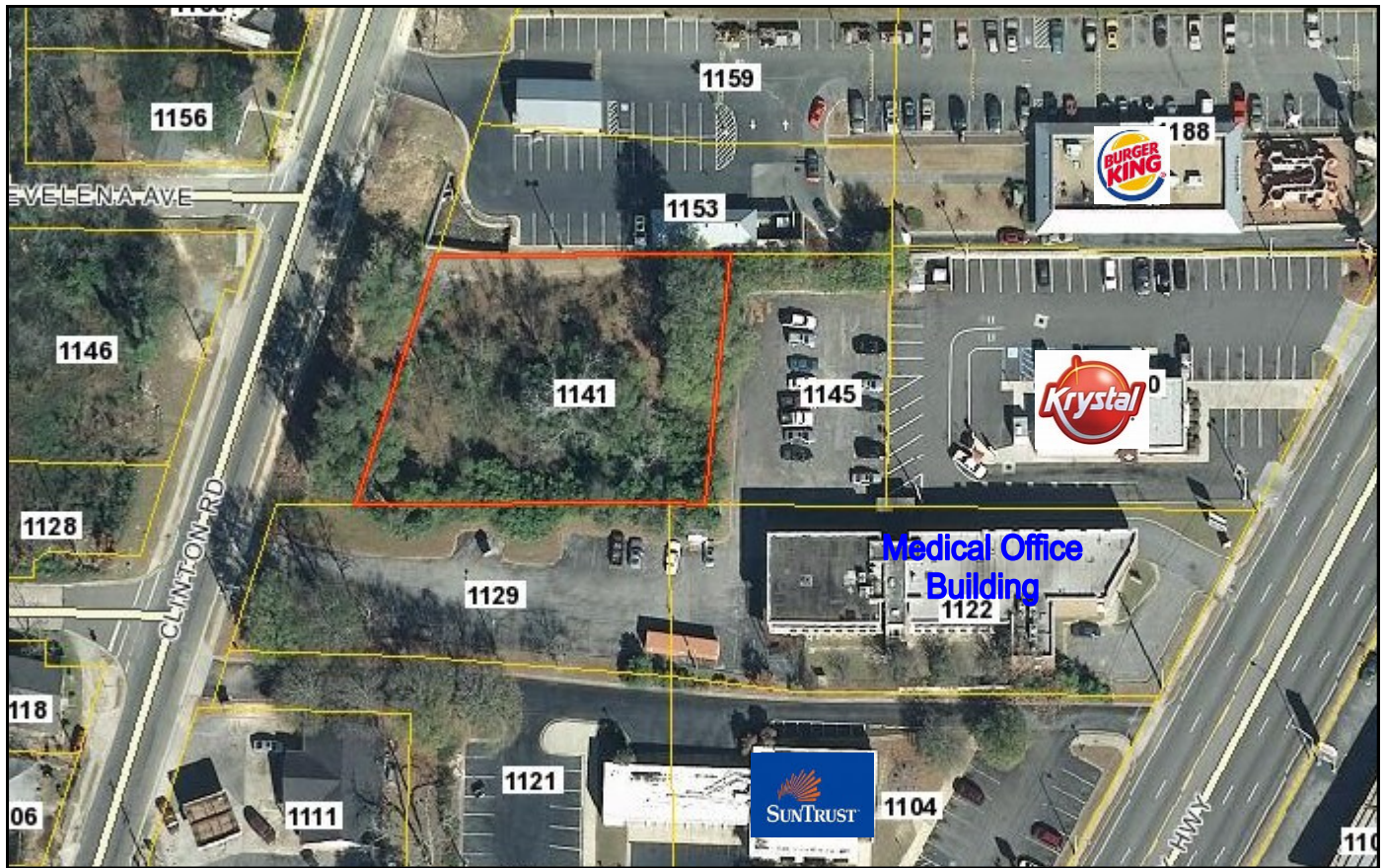
**Riley:** 478-234-4178      **Patrick:** 478-718-1806  
Office: 478-746-8171  
[www.cbcmacon.com](http://www.cbcmacon.com)

990 Riverside Drive  
Macon, GA 31201



1141 Clinton Road - Macon, GA 31211

MAPS







## Demographic and Income Profile

Bibb County, GA 3  
Bibb County, GA (13021)  
Geography: County

Prepared by Esri

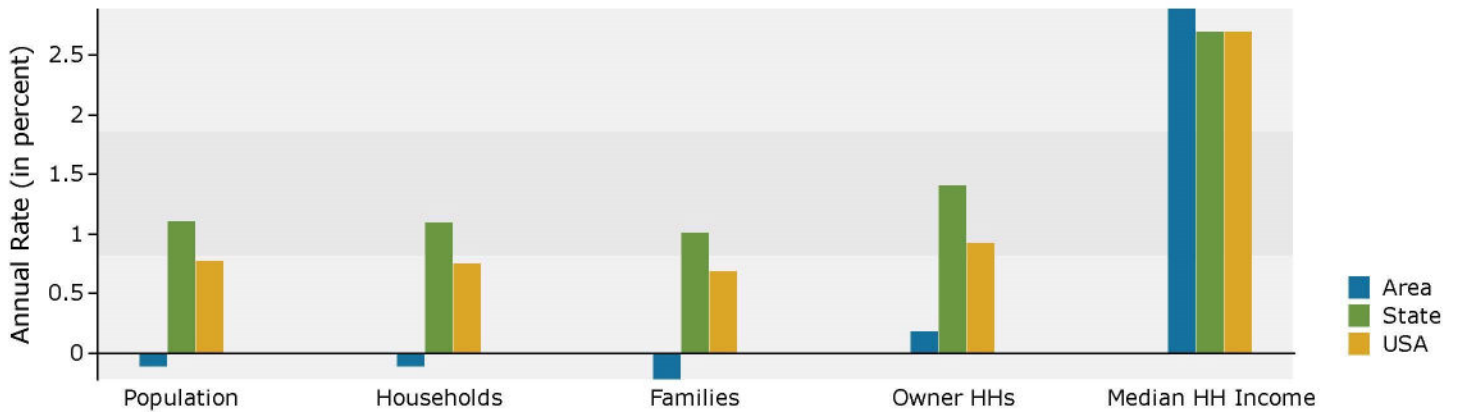
| Summary                         | Census 2010                |         | 2019     |         | 2024     |         |        |       |
|---------------------------------|----------------------------|---------|----------|---------|----------|---------|--------|-------|
| Population                      | 155,547                    |         | 154,835  |         | 153,937  |         |        |       |
| Households                      | 60,295                     |         | 60,070   |         | 59,719   |         |        |       |
| Families                        | 38,714                     |         | 37,998   |         | 37,558   |         |        |       |
| Average Household Size          | 2.48                       |         | 2.48     |         | 2.48     |         |        |       |
| Owner Occupied Housing Units    | 33,537                     |         | 30,561   |         | 30,840   |         |        |       |
| Renter Occupied Housing Units   | 26,758                     |         | 29,509   |         | 28,879   |         |        |       |
| Median Age                      | 35.5                       |         | 37.1     |         | 38.1     |         |        |       |
| Trends: 2019 - 2024 Annual Rate | Area                       |         | State    |         | National |         |        |       |
| Population                      | -0.12%                     |         | 1.10%    |         | 0.77%    |         |        |       |
| Households                      | -0.12%                     |         | 1.09%    |         | 0.75%    |         |        |       |
| Families                        | -0.23%                     |         | 1.01%    |         | 0.68%    |         |        |       |
| Owner HHs                       | 0.18%                      |         | 1.41%    |         | 0.92%    |         |        |       |
| Median Household Income         | 2.89%                      |         | 2.70%    |         | 2.70%    |         |        |       |
|                                 |                            |         | 2019     |         | 2024     |         |        |       |
| Households by Income            |                            |         | Number   | Percent | Number   | Percent |        |       |
|                                 | <\$15,000                  |         | 10,616   | 17.7%   | 8,497    | 14.2%   |        |       |
|                                 | \$15,000 - \$24,999        |         | 8,138    | 13.5%   | 7,299    | 12.2%   |        |       |
|                                 | \$25,000 - \$34,999        |         | 7,178    | 11.9%   | 6,547    | 11.0%   |        |       |
|                                 | \$35,000 - \$49,999        |         | 9,317    | 15.5%   | 9,133    | 15.3%   |        |       |
|                                 | \$50,000 - \$74,999        |         | 8,569    | 14.3%   | 8,778    | 14.7%   |        |       |
|                                 | \$75,000 - \$99,999        |         | 5,248    | 8.7%    | 5,842    | 9.8%    |        |       |
|                                 | \$100,000 - \$149,999      |         | 6,429    | 10.7%   | 7,875    | 13.2%   |        |       |
|                                 | \$150,000 - \$199,999      |         | 1,886    | 3.1%    | 2,505    | 4.2%    |        |       |
|                                 | \$200,000+                 |         | 2,689    | 4.5%    | 3,243    | 5.4%    |        |       |
| Median Household Income         |                            |         | \$40,392 |         | \$46,580 |         |        |       |
| Average Household Income        |                            |         | \$64,333 |         | \$75,235 |         |        |       |
| Per Capita Income               |                            |         | \$25,030 |         | \$29,259 |         |        |       |
|                                 |                            |         | 2019     |         | 2024     |         |        |       |
| Population by Age               | Census 2010                |         | 2019     |         | 2024     |         |        |       |
|                                 | Number                     | Percent | Number   | Percent | Number   | Percent |        |       |
|                                 | 0 - 4                      |         | 11,465   | 7.4%    | 10,296   | 6.6%    | 10,165 | 6.6%  |
|                                 | 5 - 9                      |         | 10,931   | 7.0%    | 10,246   | 6.6%    | 9,835  | 6.4%  |
|                                 | 10 - 14                    |         | 10,833   | 7.0%    | 10,434   | 6.7%    | 10,128 | 6.6%  |
|                                 | 15 - 19                    |         | 11,777   | 7.6%    | 10,675   | 6.9%    | 10,639 | 6.9%  |
|                                 | 20 - 24                    |         | 11,537   | 7.4%    | 10,919   | 7.1%    | 10,375 | 6.7%  |
|                                 | 25 - 34                    |         | 20,188   | 13.0%   | 20,691   | 13.4%   | 19,734 | 12.8% |
|                                 | 35 - 44                    |         | 19,047   | 12.2%   | 18,781   | 12.1%   | 19,508 | 12.7% |
|                                 | 45 - 54                    |         | 21,631   | 13.9%   | 18,320   | 11.8%   | 17,832 | 11.6% |
|                                 | 55 - 64                    |         | 18,449   | 11.9%   | 19,443   | 12.6%   | 17,835 | 11.6% |
|                                 | 65 - 74                    |         | 10,462   | 6.7%    | 14,769   | 9.5%    | 15,939 | 10.4% |
|                                 | 75 - 84                    |         | 6,602    | 4.2%    | 7,136    | 4.6%    | 8,773  | 5.7%  |
|                                 | 85+                        |         | 2,625    | 1.7%    | 3,125    | 2.0%    | 3,174  | 2.1%  |
|                                 |                            |         |          | 2019    |          | 2024    |        |       |
| Race and Ethnicity              | Census 2010                |         | 2019     |         | 2024     |         |        |       |
|                                 | Number                     | Percent | Number   | Percent | Number   | Percent |        |       |
|                                 | White Alone                |         | 67,199   | 43.2%   | 59,001   | 38.1%   | 54,442 | 35.4% |
|                                 | Black Alone                |         | 81,116   | 52.1%   | 86,724   | 56.0%   | 89,056 | 57.9% |
|                                 | American Indian Alone      |         | 332      | 0.2%    | 356      | 0.2%    | 374    | 0.2%  |
|                                 | Asian Alone                |         | 2,531    | 1.6%    | 3,492    | 2.3%    | 4,130  | 2.7%  |
|                                 | Pacific Islander Alone     |         | 120      | 0.1%    | 132      | 0.1%    | 143    | 0.1%  |
|                                 | Some Other Race Alone      |         | 2,014    | 1.3%    | 2,234    | 1.4%    | 2,409  | 1.6%  |
|                                 | Two or More Races          |         | 2,235    | 1.4%    | 2,896    | 1.9%    | 3,383  | 2.2%  |
|                                 | Hispanic Origin (Any Race) |         | 4,389    | 2.8%    | 5,202    | 3.4%    | 5,811  | 3.8%  |

**Data Note:** Income is expressed in current dollars.

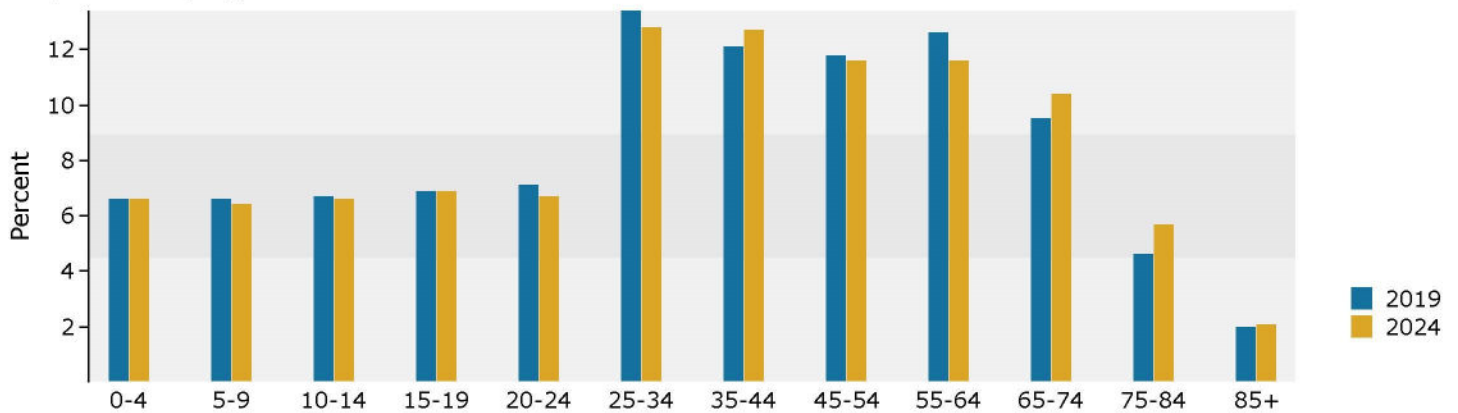
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

July 30, 2019

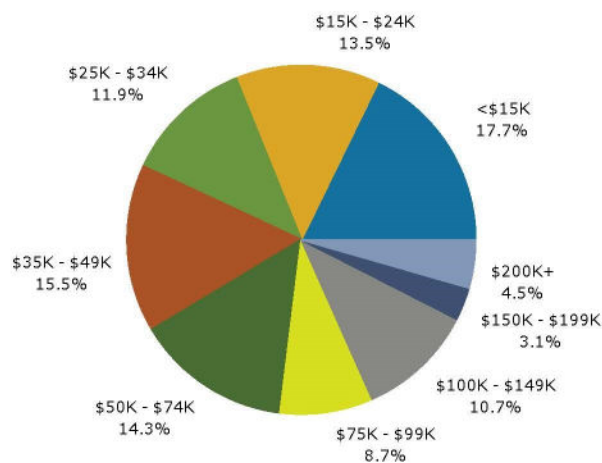
## Trends 2019-2024



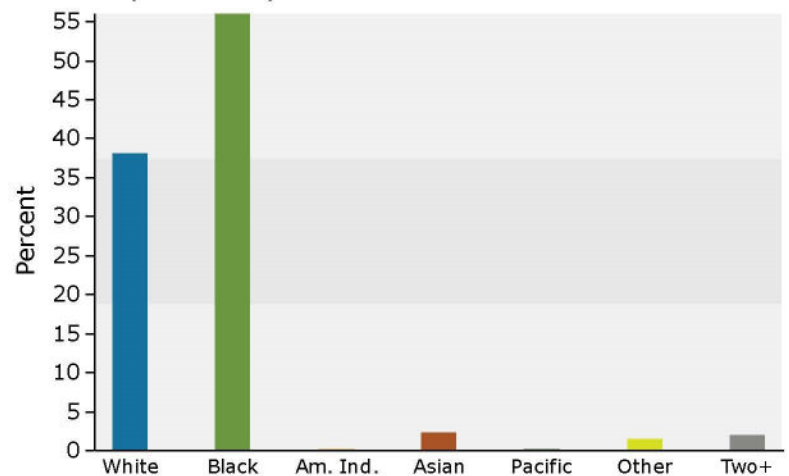
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 3.4%



