

# SALE

LAND - ± 23.1 ACRES

**ARKWRIGHT RD**

MACON GA 31210

**SALE PRICE \$249,000**



**PATRICK BARRY**

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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MACON GA 31210

## OFFERING SUMMARY

Sales Price:	\$249,000
Lot Size:	23.1 Acres
Zoning:	A-4
Utilities:	All public utilities available to site.
Traffic Count:	~14,800 Vehicles Per Day
2023 Estimated Property Taxes:	~\$1,367.53
Ocmulgee River Frontage:	Over 35,000 ft. with private, gated & deeded access

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## KEY FACTS

53,784

Population



Average  
Household Size

39.5

Median Age

\$69,179

Median Household  
Income

## EDUCATION

6%

No High  
School  
Diploma



23%

High School  
Graduate



26%

Some College



45%

Bachelor's/Grad/Prof  
Degree

## BUSINESS



2,340

Total Businesses



27,115

Total Employees

## EMPLOYMENT



73%

White Collar



15%

Blue Collar



12%

Services

3.7%

Unemployment  
Rate

## INCOME



\$69,179

Median Household  
Income



\$45,065

Per Capita Income



\$158,238

Median Net Worth

## 2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	9.6%	-6.4%	
\$15,000 - \$24,999	6.6%	-3.0%	
\$25,000 - \$34,999	8.7%	-2.4%	
\$35,000 - \$49,999	9.7%	-2.3%	
\$50,000 - \$74,999	18.6%	+1.9%	
\$75,000 - \$99,999	13.0%	+2.4%	
\$100,000 - \$149,999	17.0%	+2.7%	
\$150,000 - \$199,999	4.6%	+1.3%	

Bars show deviation from

Bibb County ▼