

SALE

LAND - ± 10.77 ACRES

4324 SHERATON DR.

MACON GA 31210

SALE PRICE \$1,775,000



PATRICK BARRY

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Sales Price:	\$1,775,000
Lot Size:	10.77 acres - Can be Subdivided
Zoning:	PDC
Class:	C-4
Utilities:	All public utilities available to site.
Traffic Count:	~2,010 Vehicles per Day (Sheraton Drive) ~62,100 Vehicles per Day (I-75)
2023 Estimated Property Taxes:	~\$9,857.79
Frontage:	~1,500 ft.of frontage
Neighbors:	Pinstrikes Bowling, Outback Steakhouse, Carrabba's, Butler Toyota, Starbucks, McDonald's, Buffalo Wild Wings, Chick-fil-A, Panera, Dunkin', Five Guys, Panda Express, Kroger, Tropical Cafe, Cracker Barrel, Taco Bell, and more!

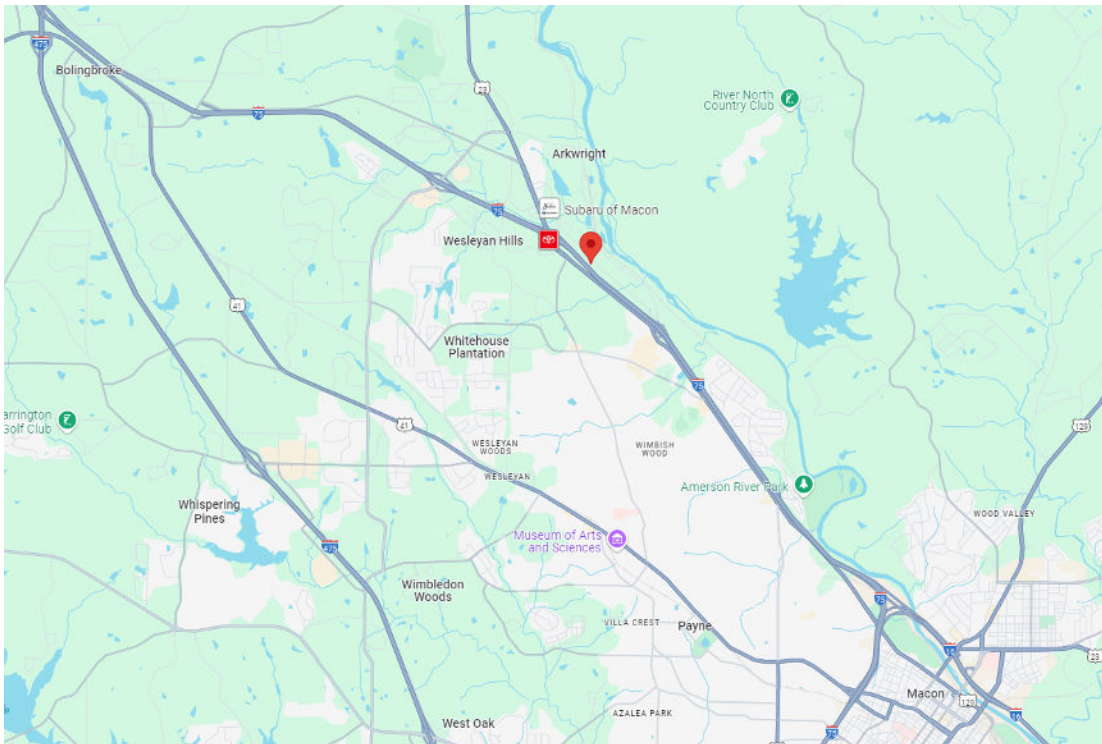
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KEY FACTS

51,779

Population



Average
Household Size

39.7

Median Age

\$73,949

Median Household
Income

EDUCATION

6%

No High
School
Diploma



23%

High School
Graduate



26%

Some College



46%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,232

Total Businesses



26,309

Total Employees

EMPLOYMENT



White Collar

74%



Blue Collar

15%



Services

12%

3.6%

Unemployment
Rate

INCOME



\$73,949

Median Household
Income



\$46,607

Per Capita Income



\$188,792

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$150,000 - \$199,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.7%	-8.3%	
\$15,000 - \$24,999	6.0%	-3.6%	
\$25,000 - \$34,999	8.4%	-2.7%	
\$35,000 - \$49,999	9.7%	-2.3%	
\$50,000 - \$74,999	18.9%	+2.2%	
\$75,000 - \$99,999	13.3%	+2.7%	
\$100,000 - \$149,999	18.2%	+3.9%	
\$150,000 - \$199,999	4.9%	+1.6%	

Bars show deviation from

Bibb County ▼