

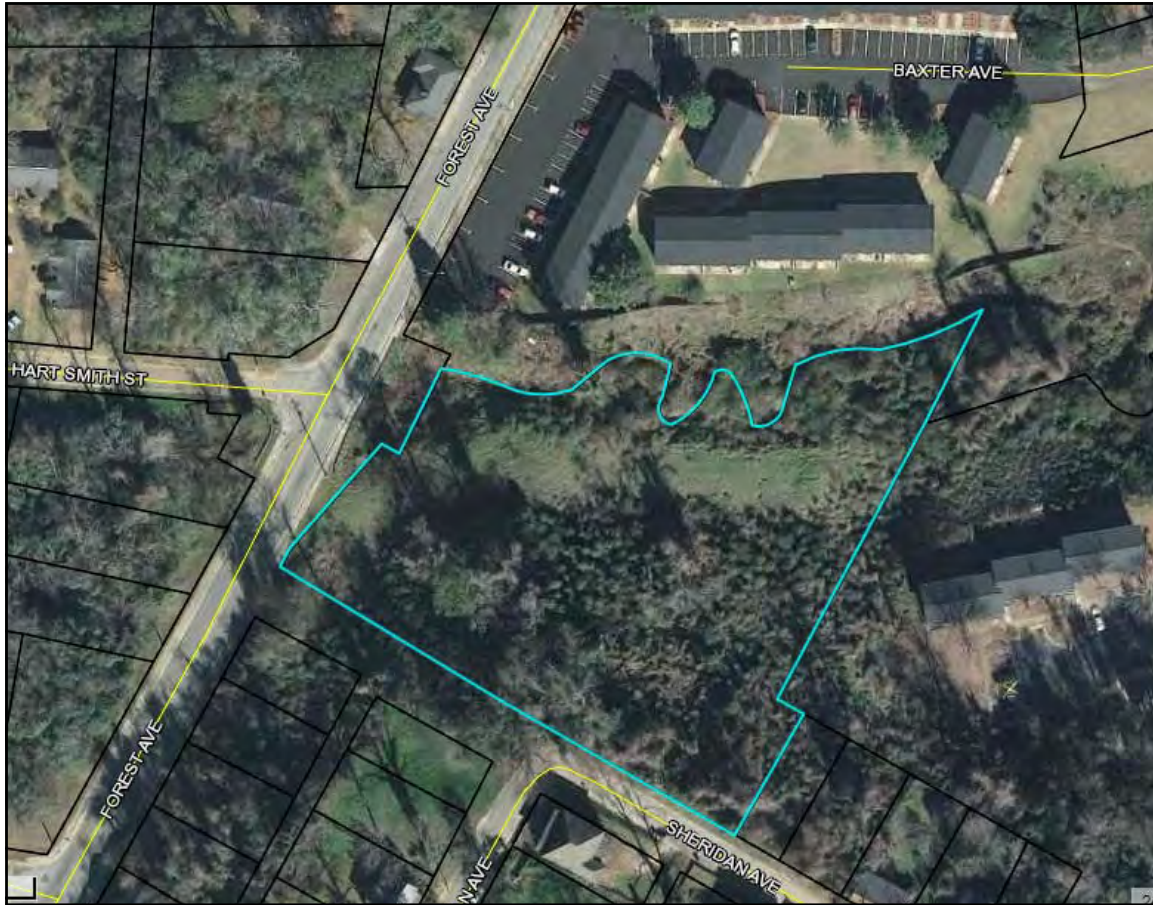
FOR SALE

Multi-Family Development Site

431 Forest Avenue
Macon, Bibb County, Georgia 31201



EBERHARDT & BARRY INC



- Located three blocks from Riverside Drive and adjacent to Regency Apartments
- 2.21± Acre Development Site
- Zoned R3
- All public utilities available to site.

SALES PRICE: \$59,500

FOR MORE DETAILS CONTACT:

Created 8/4/17

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.coldwellbankercommercialeb.com

Main	478-746-8171	Toll Free	800-926-0990
Fax	478-746-1362	Cell	478-731-8000

990 Riverside Drive
Macon, GA 31201



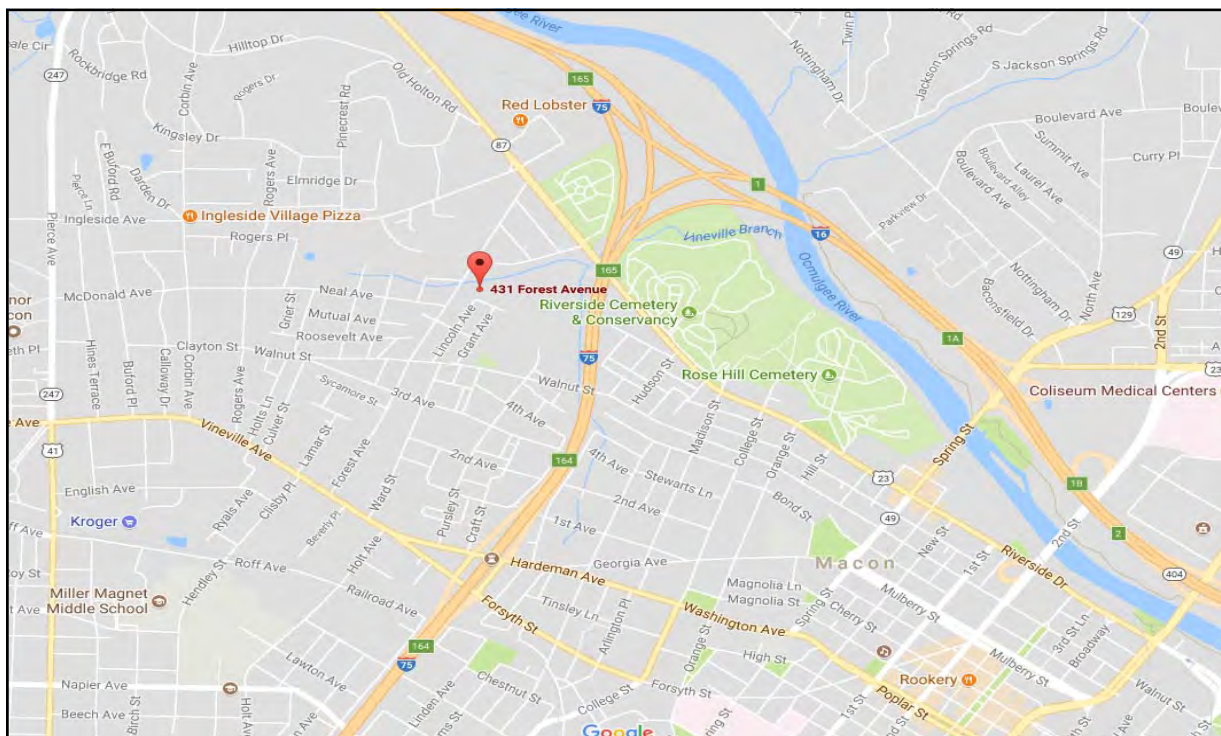


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EBERHARDT & BARRY INC.

431 Forest Avenue - Macon, GA 31201

MAPS





Demographic and Income Profile

Macon-Bibb County, GA
 Macon-Bibb County, GA (1349008)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2017	2022			
Population	155,333	155,247	153,685			
Households	60,215	59,662	58,863			
Families	38,669	37,830	37,091			
Average Household Size	2.48	2.50	2.50			
Owner Occupied Housing Units	33,527	30,685	30,143			
Renter Occupied Housing Units	26,688	28,977	28,720			
Median Age	35.6	36.7	37.5			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	-0.20%	1.03%	0.83%			
Households	-0.27%	1.01%	0.79%			
Families	-0.39%	0.92%	0.71%			
Owner HHs	-0.36%	0.99%	0.72%			
Median Household Income	1.71%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	11,667	19.6%	11,415	19.4%		
\$15,000 - \$24,999	8,103	13.6%	7,556	12.8%		
\$25,000 - \$34,999	6,324	10.6%	5,673	9.6%		
\$35,000 - \$49,999	7,660	12.8%	6,687	11.4%		
\$50,000 - \$74,999	10,350	17.3%	9,650	16.4%		
\$75,000 - \$99,999	5,576	9.3%	6,347	10.8%		
\$100,000 - \$149,999	6,115	10.2%	7,123	12.1%		
\$150,000 - \$199,999	1,917	3.2%	2,199	3.7%		
\$200,000+	1,949	3.3%	2,214	3.8%		
Median Household Income	\$41,176		\$44,818			
Average Household Income	\$60,800		\$68,364			
Per Capita Income	\$24,320		\$27,148			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,439	7.4%	10,521	6.8%	10,353	6.7%
5 - 9	10,915	7.0%	10,426	6.7%	9,903	6.4%
10 - 14	10,812	7.0%	10,467	6.7%	10,245	6.7%
15 - 19	11,749	7.6%	10,823	7.0%	10,615	6.9%
20 - 24	11,524	7.4%	11,322	7.3%	10,529	6.9%
25 - 34	20,158	13.0%	20,807	13.4%	20,148	13.1%
35 - 44	19,020	12.2%	18,613	12.0%	19,196	12.5%
45 - 54	21,618	13.9%	18,837	12.1%	17,704	11.5%
55 - 64	18,430	11.9%	19,577	12.6%	18,381	12.0%
65 - 74	10,447	6.7%	14,010	9.0%	15,585	10.1%
75 - 84	6,600	4.2%	6,798	4.4%	7,990	5.2%
85+	2,621	1.7%	3,047	2.0%	3,036	2.0%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,130	43.2%	62,182	40.1%	57,951	37.7%
Black Alone	80,976	52.1%	84,577	54.5%	86,131	56.0%
American Indian Alone	332	0.2%	339	0.2%	348	0.2%
Asian Alone	2,531	1.6%	3,120	2.0%	3,599	2.3%
Pacific Islander Alone	120	0.1%	133	0.1%	147	0.1%
Some Other Race Alone	2,012	1.3%	2,232	1.4%	2,451	1.6%
Two or More Races	2,232	1.4%	2,664	1.7%	3,058	2.0%
Hispanic Origin (Any Race)	4,386	2.8%	5,138	3.3%	5,810	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

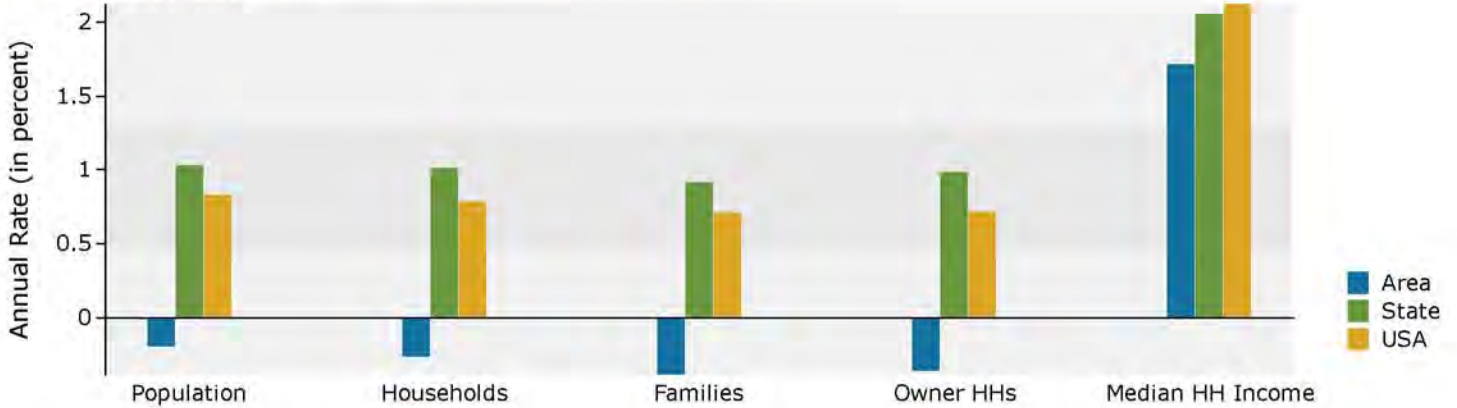


Demographic and Income Profile

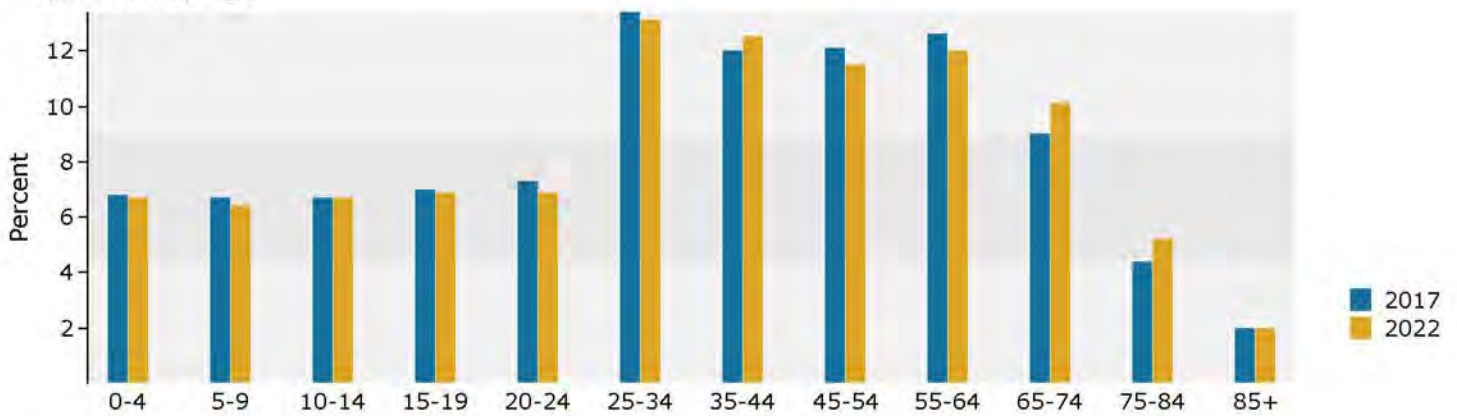
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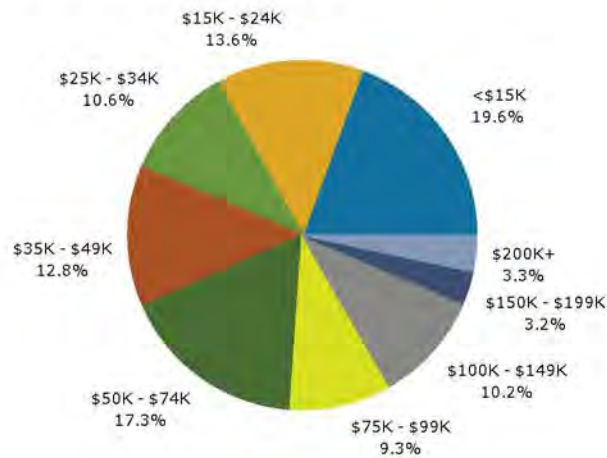
Trends 2017-2022



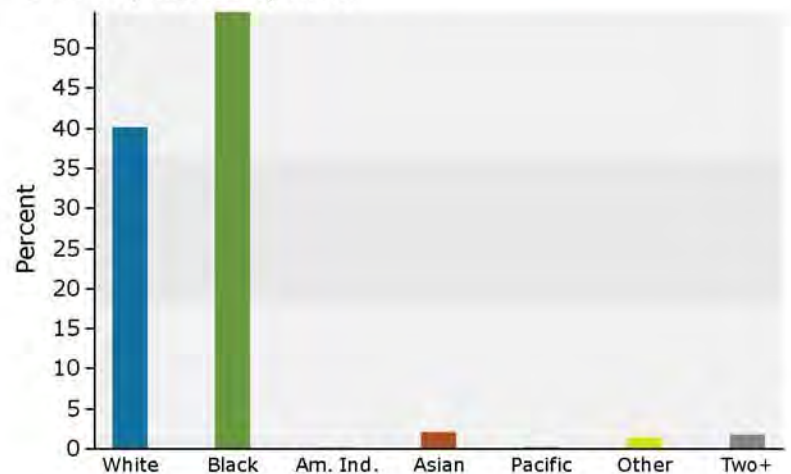
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.3%