

PRICE REDUCED

FOR SALE



EBERHARDT & BARRY INC.

Apartment Community Development Site



**1797 Graham Road
Macon, Bibb County, Georgia 31211**

ACREAGE:	21.62± Acres (See Site Development Plan)
TOPOGRAPHY:	Rolling; see attached topographical survey
ZONING:	Approved by Zoning for 233 Units
UTILITIES:	All utilities available to site
PUBLIC TRANSPORTATION:	Bus stop nearby
NEIGHBORS:	Three large apartment complexes nearby (See Aerial)

REDUCED SALES PRICE: ~~\$330,000~~ \$235,000

FOR MORE DETAILS CONTACT:

Revised 11/30/15

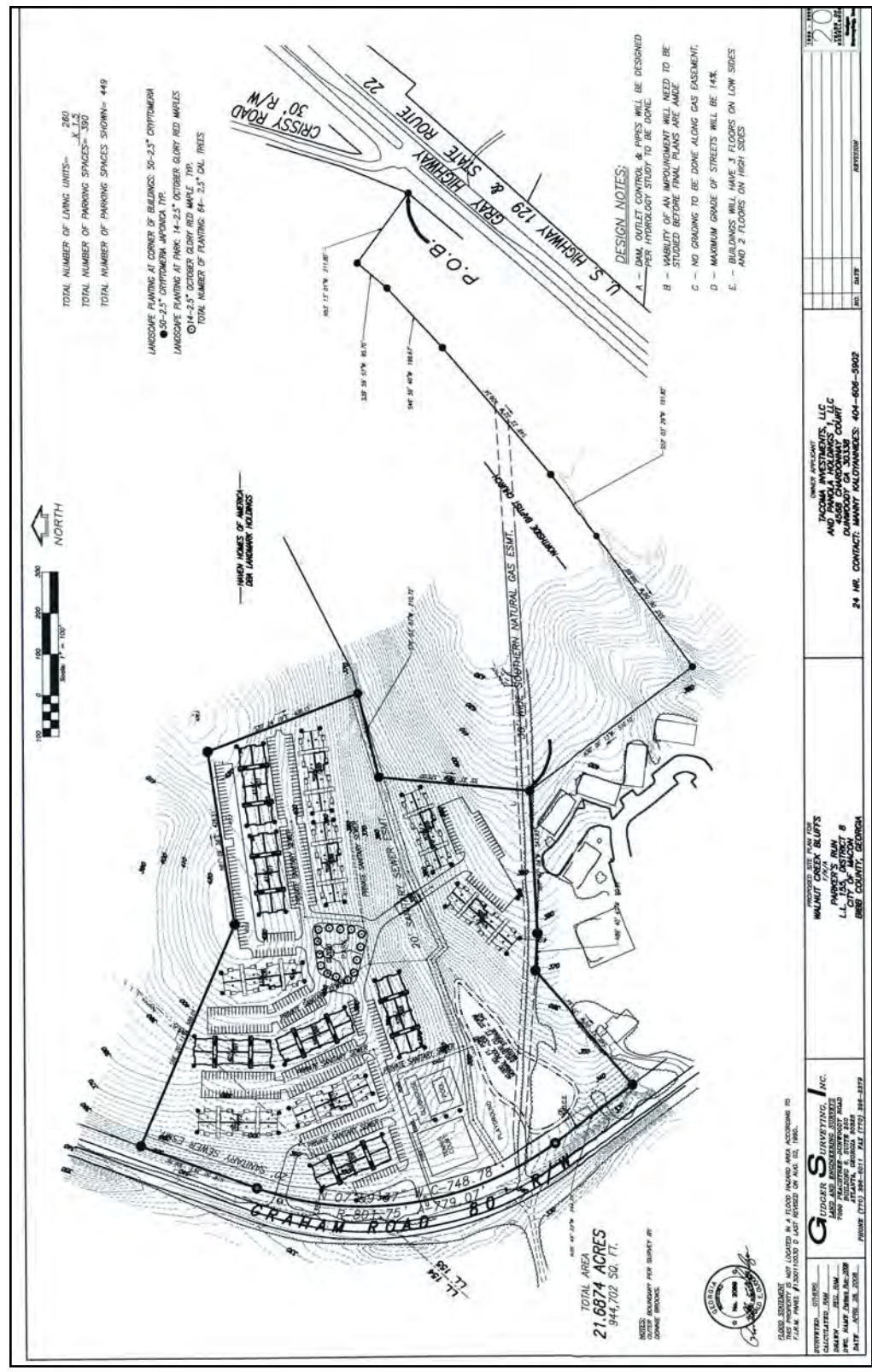
ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

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

990 Riverside Drive
Macon, GA 31201

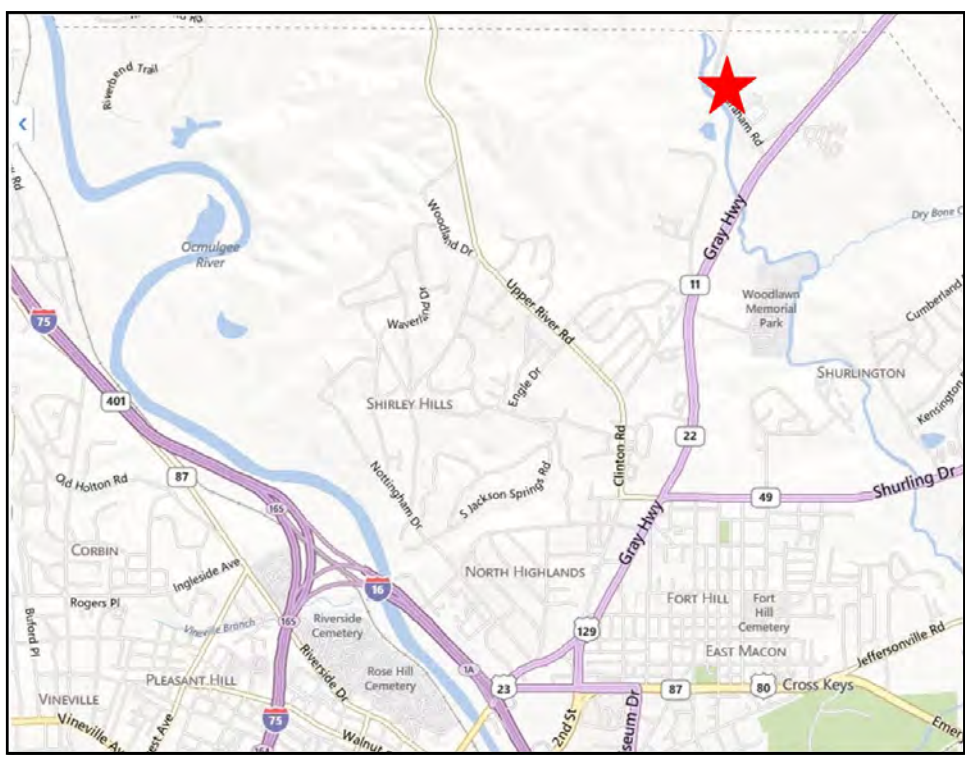


1797 Graham Road - Macon, GA 31211 / **SITE DEVELOPMENT PLAN**





1797 Graham Road - Macon, GA 31211 / LOCATION MAPS





Demographic and Income Profile

Bibb County, GA 5
 Bibb County, GA (13021)
 Geography: County

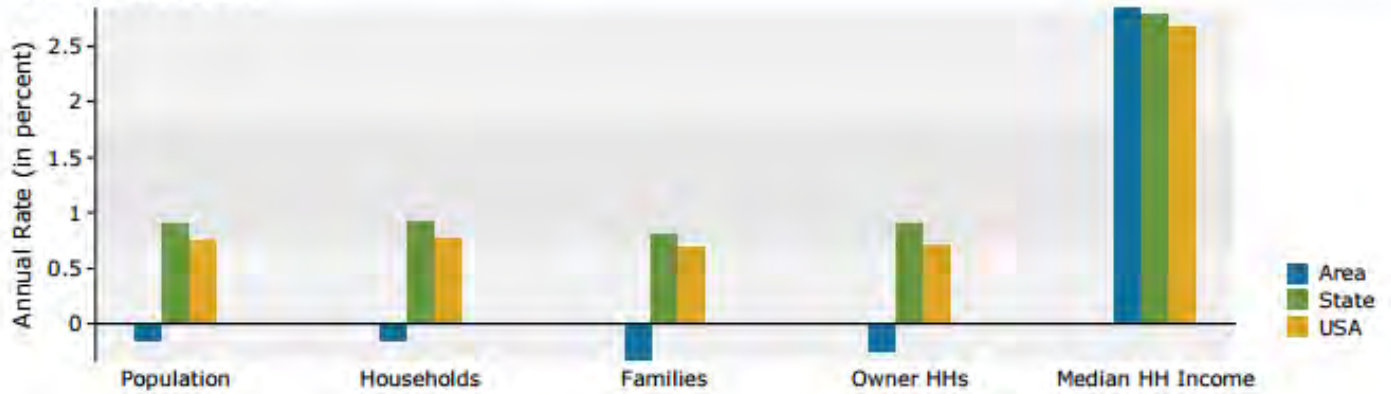
Prepared by Esri

Summary	Census 2010		2015		2020	
Population	155,547		154,314		152,905	
Households	60,295		59,879		59,332	
Families	38,714		37,947		37,298	
Average Household Size	2.48		2.47		2.47	
Owner Occupied Housing Units	33,537		31,146		30,742	
Renter Occupied Housing Units	26,758		28,733		28,590	
Median Age	35.5		36.3		37.2	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	-0.18%		0.90%		0.75%	
Households	-0.18%		0.93%		0.77%	
Families	-0.34%		0.80%		0.69%	
Owner HHs	-0.26%		0.90%		0.70%	
Median Household Income	2.85%		2.80%		2.66%	
Households by Income	2015			2020		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13,679	22.8%	13,266	22.4%	13,266	22.4%
\$15,000 - \$24,999	8,121	13.6%	6,207	10.5%	6,207	10.5%
\$25,000 - \$34,999	7,015	11.7%	6,171	10.4%	6,171	10.4%
\$35,000 - \$49,999	7,470	12.5%	7,207	12.1%	7,207	12.1%
\$50,000 - \$74,999	8,965	15.0%	8,805	14.8%	8,805	14.8%
\$75,000 - \$99,999	6,196	10.3%	7,311	12.3%	7,311	12.3%
\$100,000 - \$149,999	5,296	8.8%	6,530	11.0%	6,530	11.0%
\$150,000 - \$199,999	1,461	2.4%	1,939	3.3%	1,939	3.3%
\$200,000+	1,676	2.8%	1,896	3.2%	1,896	3.2%
Median Household Income	\$36,714		\$42,256		\$42,256	
Average Household Income	\$55,641		\$63,179		\$63,179	
Per Capita Income	\$21,939		\$24,874		\$24,874	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,709	6.9%	10,483	6.9%
5 - 9	10,931	7.0%	10,657	6.9%	9,969	6.5%
10 - 14	10,833	7.0%	10,435	6.8%	10,339	6.8%
15 - 19	11,777	7.6%	11,060	7.2%	10,767	7.0%
20 - 24	11,537	7.4%	11,430	7.4%	10,672	7.0%
25 - 34	20,188	13.0%	20,400	13.2%	19,854	13.0%
35 - 44	19,047	12.2%	18,499	12.0%	18,927	12.4%
45 - 54	21,631	13.9%	19,305	12.5%	17,956	11.7%
55 - 64	18,449	11.9%	19,592	12.7%	18,961	12.4%
65 - 74	10,462	6.7%	12,840	8.3%	14,806	9.7%
75 - 84	6,602	4.2%	6,472	4.2%	7,176	4.7%
85+	2,625	1.7%	2,915	1.9%	2,995	2.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	63,238	41.0%	59,133	38.7%
Black Alone	81,116	52.1%	82,984	53.8%	84,625	55.3%
American Indian Alone	332	0.2%	319	0.2%	329	0.2%
Asian Alone	2,531	1.6%	2,865	1.9%	3,246	2.1%
Pacific Islander Alone	120	0.1%	120	0.1%	126	0.1%
Some Other Race Alone	2,014	1.3%	2,324	1.5%	2,660	1.7%
Two or More Races	2,235	1.4%	2,464	1.6%	2,786	1.8%
Hispanic Origin (Any Race)	4,389	2.8%	5,216	3.4%	6,173	4.0%

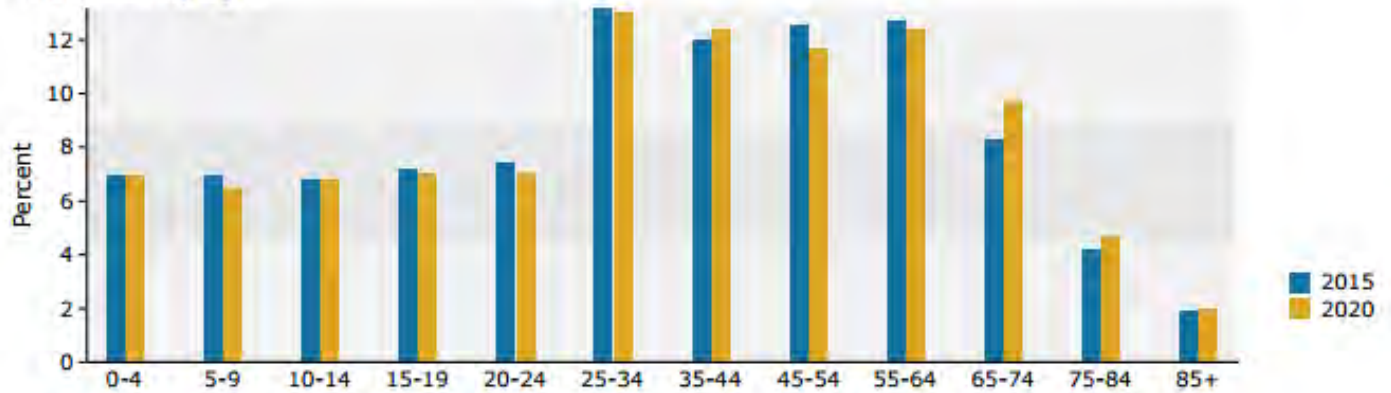
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Trends 2015-2020



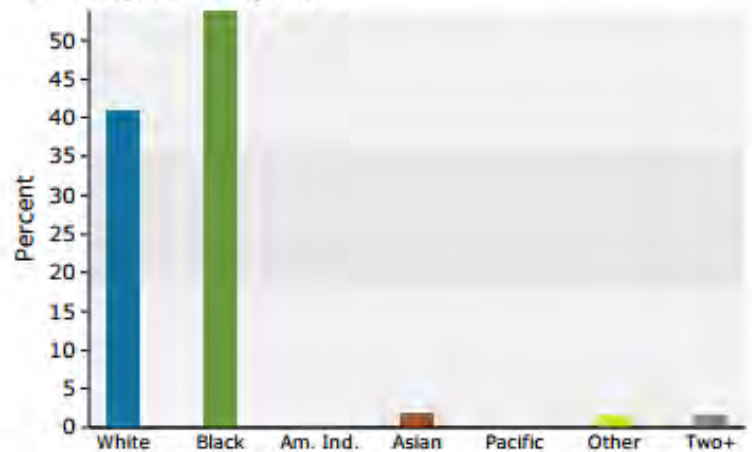
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.4%