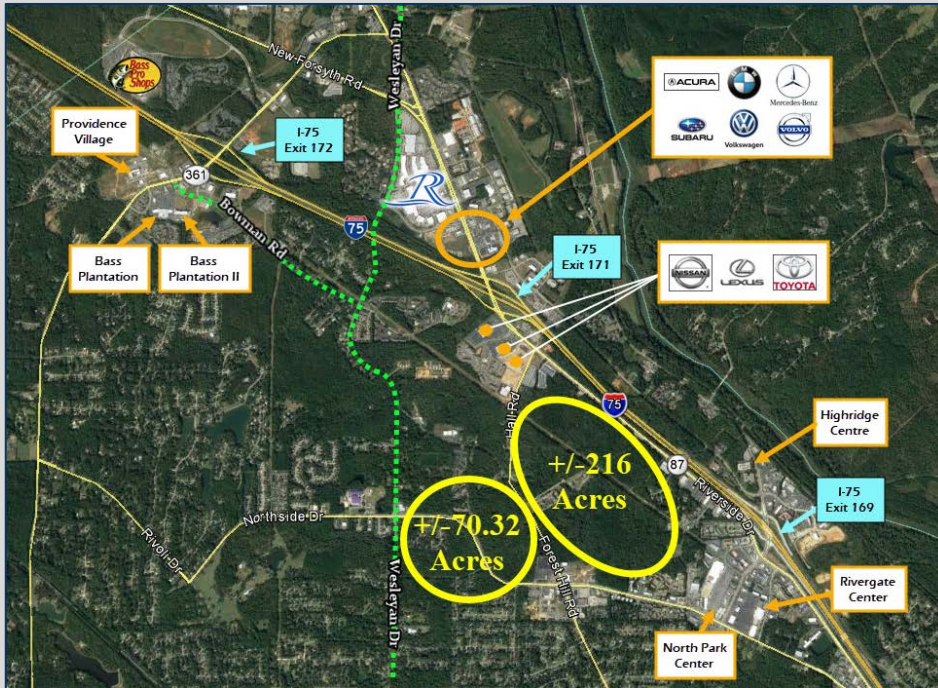


FOR SALE: NORTH MACON LAND TRACTS

RIVERSIDE DRIVE, NORTHSIDE DRIVE, ELNORA DRIVE, FOREST HILL ROAD, WESLEYAN DRIVE, HALL ROAD, AND SUE DRIVE
MACON, GA 31210 (BIBB COUNTY)



- Approximately 286.32 non-contiguous acres
- Largest contiguous section is approximately 216 acres with frontage on Riverside Drive, Northside Drive, Elnora Drive, Forest Hill Road, Hall Road and Sue Drive
- Additional 70.32 acres divided into four (4) tracts with frontage on Northside Drive, Wesleyan Drive and Tharpe Drive
- Owner will divide (ask Agent for details)
- Mixed use zoning (commercial, residential and multi-family)
- Broker will assist with rezoning as needed
- Water and sewer available

CALL FOR PRICING

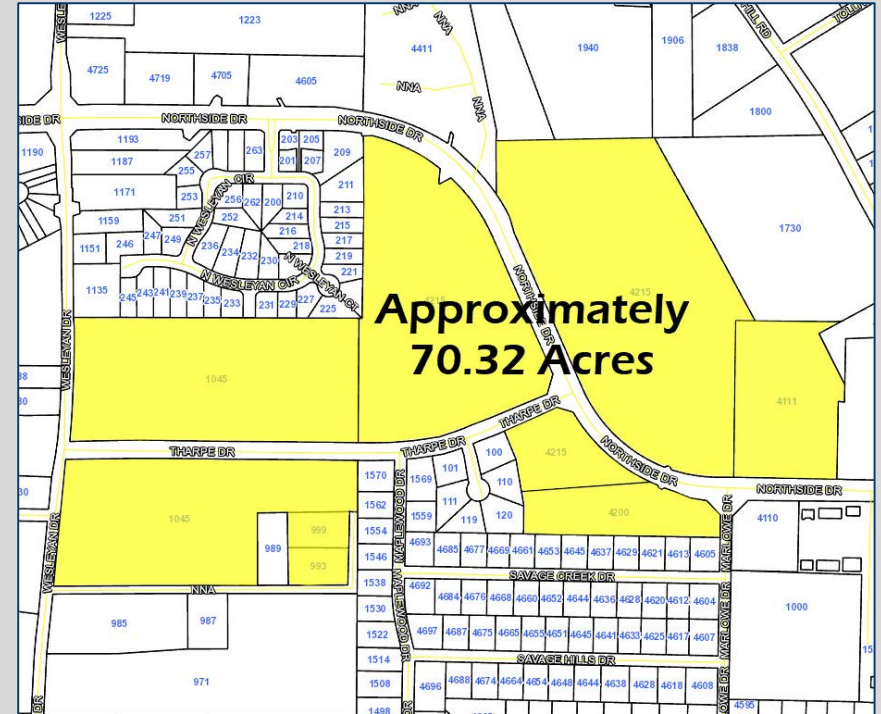
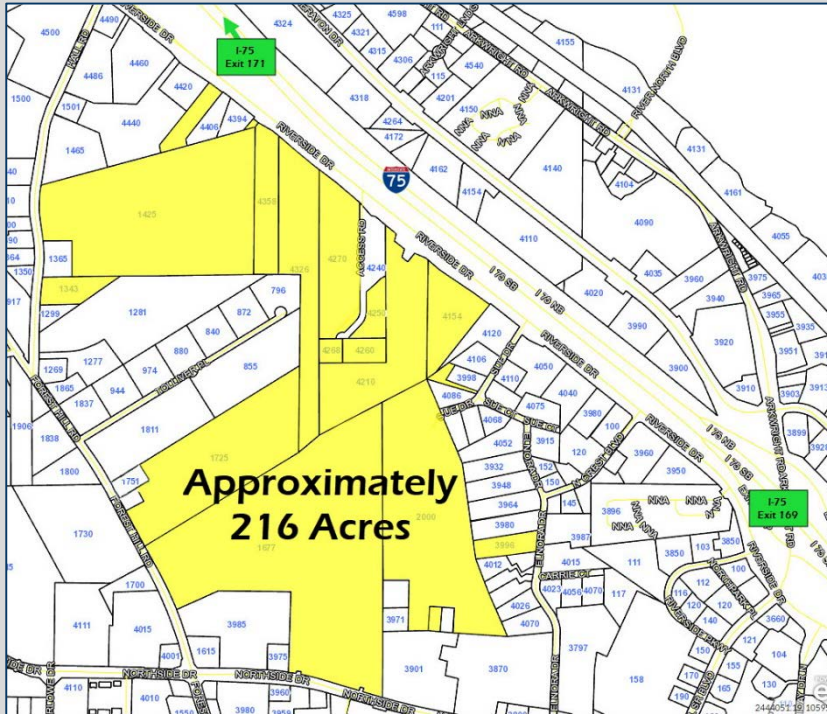
High traffic location convenient to Interstate 75 Exits 169 and 171.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

RIVERSIDE DRIVE, NORTHSIDE DRIVE, ELNORA DRIVE, FOREST HILL ROAD, WESLEYAN DRIVE, HALL ROAD, AND
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RIVERSIDE DRIVE, NORTHSIDE DRIVE, ELNORA DRIVE, FOREST HILL ROAD, WESLEYAN DRIVE, HALL ROAD, AND
SUE DRIVE
MACON, GA 31210 (BIBB COUNTY)



+/-216 Acres

CONCEPTUAL MASTER PLAN FOR
**RIVERSIDE DRIVE
HILL PROPERTY**



NORTH



SCALE: 1" = 300'



**Widner &
Associates, Inc.**
25
TEL: 478-749-2000 FAX: 478-749-2001
EMAIL: WIDNER@WIDNER.COM WEBSITE: WWW.WIDNER.COM



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RIVERSIDE DRIVE, NORTHSIDE DRIVE, ELNORA DRIVE, FOREST HILL ROAD, WESLEYAN DRIVE, HALL ROAD, AND
SUE DRIVE
MACON, GA 31210 (BIBB COUNTY)



+/-70.32 Acres
CONCEPTUAL MASTER PLAN FOR
NORTHSIDE DRIVE
HILL PROPERTY



0 200 400
SCALE: 1" = 200'



Widner & Associates, Inc.
P.O. BOX 532 MACON, GEORGIA 31202
TEL: 478-248-2000 FAX: 478-248-2001
EMAIL: widner@widner-associates.com WEBSITE: www.widner-associates.com



RIVERSIDE DRIVE, NORTHSIDE DRIVE, ELNORA DRIVE, FOREST HILL ROAD, WESLEYAN DRIVE, HALL ROAD, AND
SUE DRIVE
MACON, GA 31210 (BIBB COUNTY)

SURROUNDING DEVELOPMENT HIGHLIGHTS

- THE SHOPPES AT RIVER CROSSING – ±750,000 SF “Life-Style Center” anchored by Belk, Dillard’s, Jo-Ann Fabrics and Crafts, and Dick’s Sporting Goods.
- NORTH PARK CENTER – ±214,000 SF multi-tenant retail center anchored by Kroger and Kmart.
- RIVERGATE SHOPPING CENTER – ±205,000 SF multi-tenant retail center anchored by Publix and Miller-Motte Technical College.
- HIGHRIDGE CENTRE – ±196,000 SF four-story office building.
- BASS PLANTATION – ±62,000 SF multi-tenant retail center anchored by Publix, plus State Bank, Chick-fil-A and Margaritas.
- BASS PLANTATION II - ±86,000 SF multi-tenant center with loft apartments above retail spaces.
- PROVIDENCE VILLAGE – Growing pedestrian-friendly concept encompassing fee-simple retail, office, hotels, restaurants, and a beautiful neighborhood development.
- Multiple apartment complexes, automotive dealerships, office complexes and retail centers in the immediate area.



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MACON AREA HIGHLIGHTS

- Centrally located approximately 70 miles from Atlanta's Hartsfield-Jackson International Airport, and approximately 171 miles from the Georgia-Florida state line.
- Major transportation access via Interstate 16, Interstate 75 and Interstate 475 in addition to four (4) U.S. highways and eight (8) state highways.
- Three (3) major seaports within four (4) hours drive time (Savannah & Brunswick, Georgia; Charleston, South Carolina; and Jacksonville, Florida).
- Higher learning educational institutes include Mercer University, Mercer Law, Mercer Medical, Middle Georgia State University, Wesleyan College and Central Georgia Technical College.
- Major health facilities include Medical Center-Navicent Health (2nd largest public medical facility in Georgia) and Coliseum Medical Center.
- Principal employers in the area include Robins Air Force Base, GEICO, Navicent Health, Macon-Bibb County Board of Education, Macon-Bibb County government, Coliseum Health System, Mercer University, YKK (USA), Middle Georgia State University, Georgia Farm Bureau and Kohl's Distribution Center.
- Robins Air Force Base (located in nearby Houston County) accounts for ±21,500 employees.
- The Middle Georgia area is rich in artistic, music and cultural events, and we are fortunate to have facilities including the Museum of Arts and Sciences, the Tubman Museum, Georgia Sports Hall of Fame, Cox Capitol Theater, the Grand Opera House, Macon City Auditorium, Macon Centreplex, the Ocmulgee National Monument and much more.



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DEMOGRAPHIC INFORMATION

	3 MILE	5 MILE	10 MILE	MSA*	DMA**
2016 Population:	24,519	48,432	153,123	233,039	681,345
2021 Population Estimate:	24,681	48,615	152,875	232,528	688,629
2016 Avg HH Income:	\$83,973	\$80,951	\$58,610	\$59,301	\$57,113
2021 Avg HH Income Estimate:	\$91,835	\$88,632	\$63,898	\$64,597	\$62,670

*MSA includes Bibb County, Twiggs County, Crawford County, Monroe County and Jones County.

**DMA includes MSA counties plus Houston County, Baldwin County, Hancock County, Washington County, Wilkinson County, Johnson County, Laurens County, Treutlen County, Wheeler County, Telfair County, Dodge County, Wilcox County, Pulaski County, Bleckley County, Dooly County, Macon County and Taylor County.

[source: STDB; U.S. Census Bureau; 2010 Census; ESRI 2016 and 2021 forecasts]

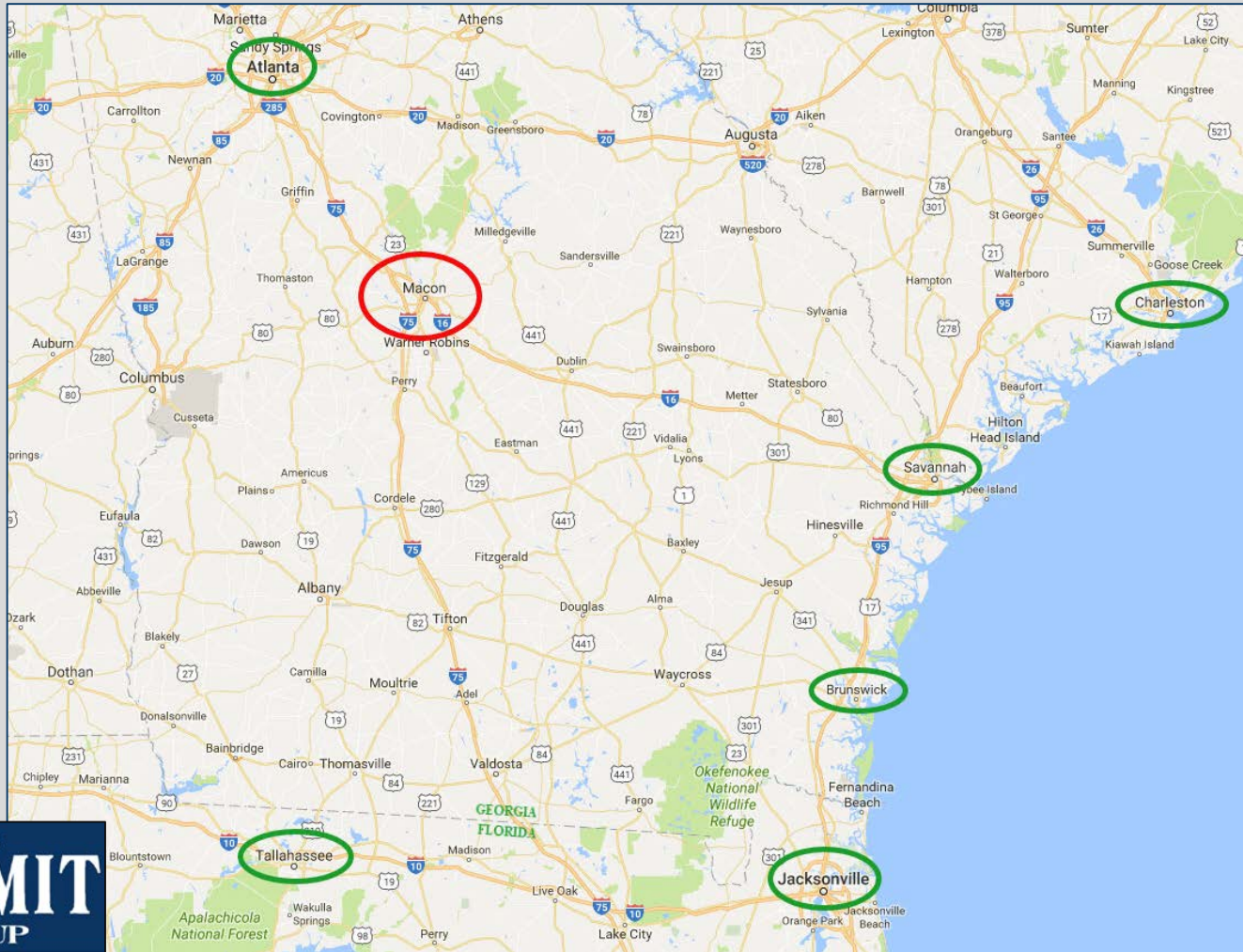
2015 TRAFFIC COUNT INFORMATION

Interstate 75 N of Exit 171:	±51,600 vpd
Interstate 75 S of Exit 171:	±54,900 vpd
Riverside Drive @ Hall Road:	±12,200 vpd
Riverside Drive @ Tom Hill Sr. Boulevard:	±14,900 vpd
Riverside Drive @ Northside Drive:	±23,000 vpd
Northside Drive @ Forest Hill Road:	±19,400 vpd

[source: GDOT 2015 Published Data estimates]



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