



HARTLEY STATION

**+/-1,228 acres
Bibb County,
Macon, GA**

**Mixed Use
Development Site**

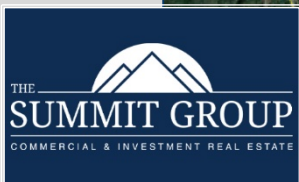
**Sale Price:
\$4,300,000
(\$3,500/acre)**



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

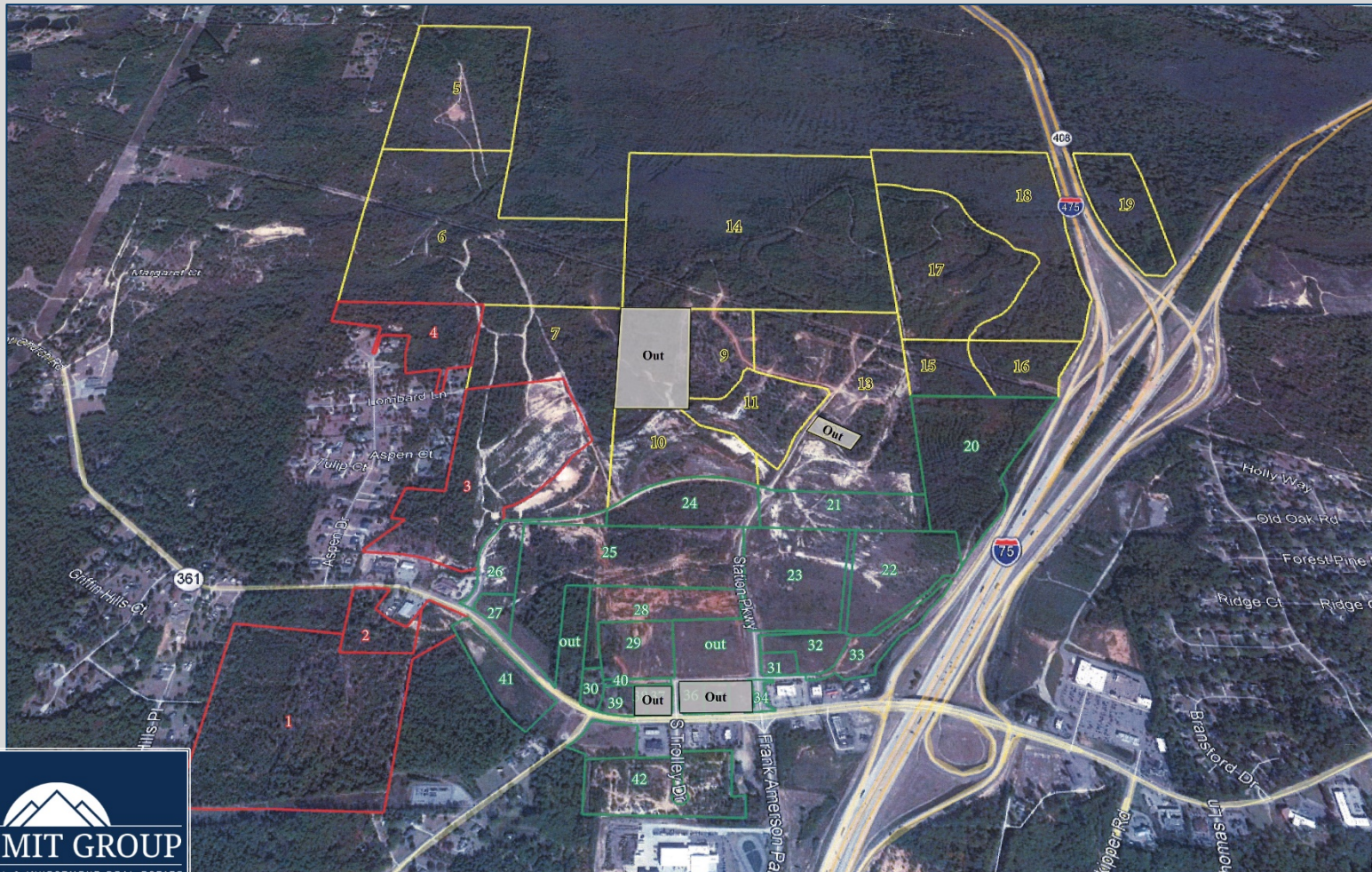
For additional information contact: **STERLING D. BAILEY** | Cell (478) 951-9443 |
sbailey@thesummitgroupmacon.com

LAND FOR SALE
HARTLEY BRIDGE ROAD @ INTERSTATE 75
MACON, GA 31216 (BIBB COUNTY)



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

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Map ID	Tax Parcel ID	Ownership Entity	Parcel Address	Land Area (ac)
3	K0120043202	MT PLEASANT PROPERTIES LLC	400 LOMBARD LN	52.77
4	K0120044200	MT PLEASANT PROPERTIES LLC	307 LOMBARD LN	23.56
5	K0110007201	MCKEE LLC PO BOX 650	5190 HUNNICUTT RD	100.53
6	K0110028400	MCKEE LLC PO BOX 650	5015 MT PLEASANT CHURCH RD	146.90
7	K0120191202 AA	MCKEE LLC	501 LOMBARD LN	47.12
9, 10	L1200024100	MCKEE LLC PO BOX 650	300 CARSON DR	47.50
11	L1200115101 CC	MCKEE LLC PO BOX 650	270 CARSON DR	20.93
13	L1200013101	MCKEE LLC PO BOX 650	240 CARSON DR	63.17
14	L1100007300	MCKEE LLC PO BOX 650	HARTLEY BRIDGE RD	182.00
15	L1200012200	MCKEE LLC PO BOX 650	HARTLEY BRIDGE RD	21.00
16	L1200028202	MCKEE LLC PO BOX 650	175	25.32
17	L1100001401	MCKEE LLC PO BOX 650	HARTLEY BRIDGE RD	63.00
18, 19	L1100002400	MCKEE LLC PO BOX 650	HARTLEY BRIDGE RD	134.50
20	L1200078203	HARTLEY BRIDGE ROAD LLC	175	29.15
21	L1200096101-1	HARTLEY BRIDGE ROAD LLC	200 CARSON DR	13.29
22	L1200038305 D	HARTLEY BRIDGE ROAD LLC	100 CARSON DR	17.39
23	L1200014305 E	HARTLEY BRIDGE ROAD LLC	101 CARSON DR	21.57
24	L1200097100-A	HARTLEY BRIDGE ROAD LLC	280 CARSON DR	15.98
25	K0120167204	HARTLEY BRIDGE ROAD LLC	4825 MT PLEASANT CHURCH RD	39.14
26	K0120170202-A	HARTLEY BRIDGE ROAD LLC	4875 MT PLEASANT CHURCH RD	10.01
27	K0120164202-1	HARTLEY BRIDGE ROAD LLC	4855 MT PLEASANT CHURCH RD	2.21
28	L1200088300 A	HARTLEY BRIDGE ROAD LLC	4705 HARTLEY BRIDGE RD	10.43
29	L1200113300 AB	HARTLEY BRIDGE ROAD LLC	4685 HARTLEY BRIDGE RD	7.62
30	L1200022300	HARTLEY BRIDGE ROAD LLC	4719 HARTLEY BRIDGE RD	1.01
31	L1200116305 C1B	HARTLEY BRIDGE ROAD LLC	988 STATION PKWY	1.45
32	L1200027305 C	HARTLEY BRIDGE ROAD LLC	4575 HARTLEY BRIDGE RD	4.48
33	L1200041305 F	HARTLEY BRIDGE ROAD LLC	4559 HARTLEY BRIDGE RD	7.04
39	L1200098300 A2	HARTLEY BRIDGE ROAD LLC	4715 HARTLEY BRIDGE RD	1.59
40	L1200110300 RP1	HARTLEY BRIDGE ROAD LLC	4675 HARTLEY BRIDGE RD	0.72
41	K012-0011	HARTLEY BRIDGE LLC	4800 MT PLEASANT CHURCH RD	7.58
42	K012-004	HARTLEY BRIDGE LLC	4706 HARTLEY BRIDGE RD	12.71
1	K012-0012	MT PLEASANT PROPERTIES LLC	4900 MT PLEASANT CHURCH RD	56.53
2	K012-0014	MT PLEASANT PROPERTIES LLC	4988 MT PLEASANT CHURCH RD	39.96
Total Land Area				1228.16

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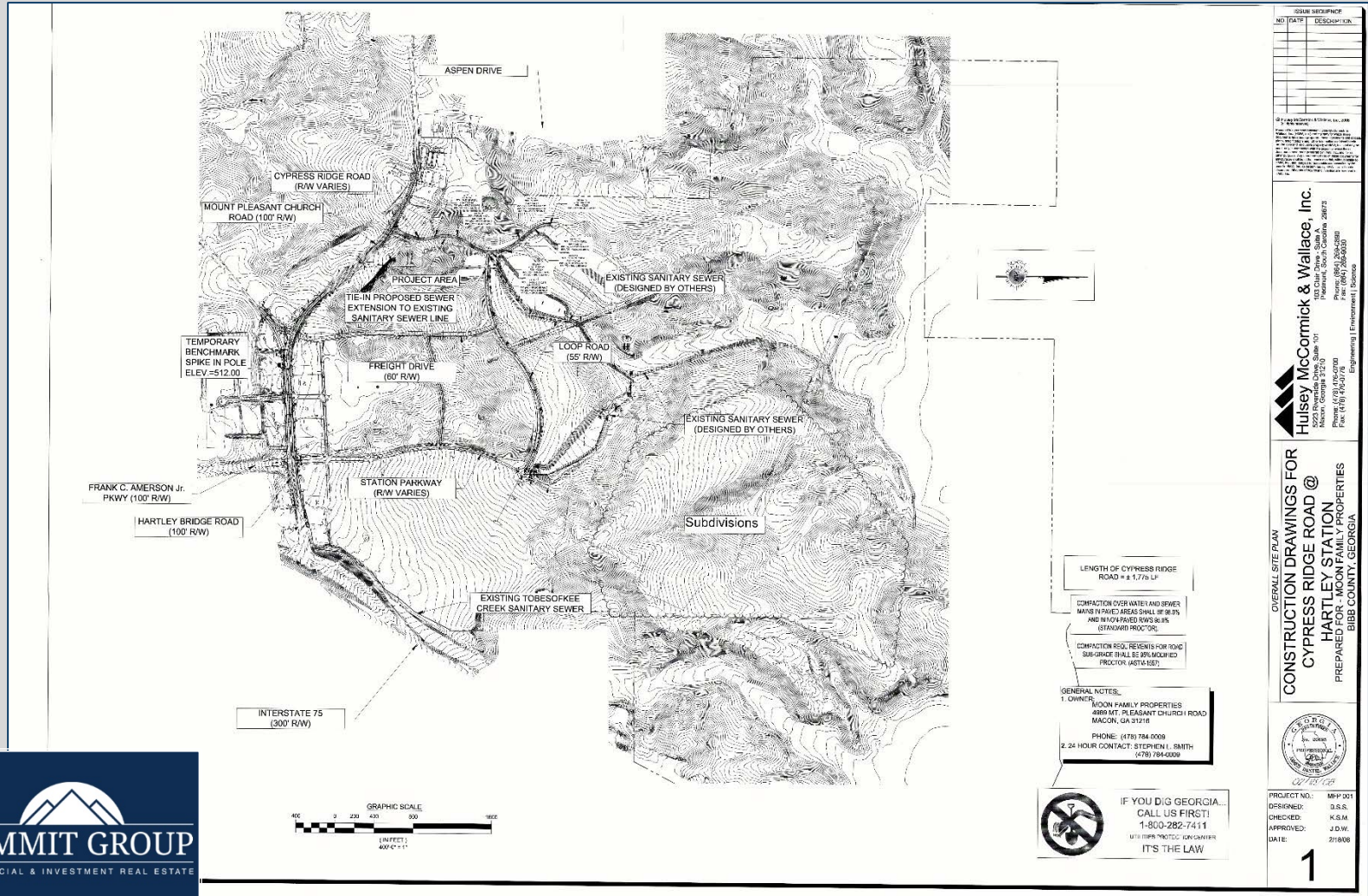


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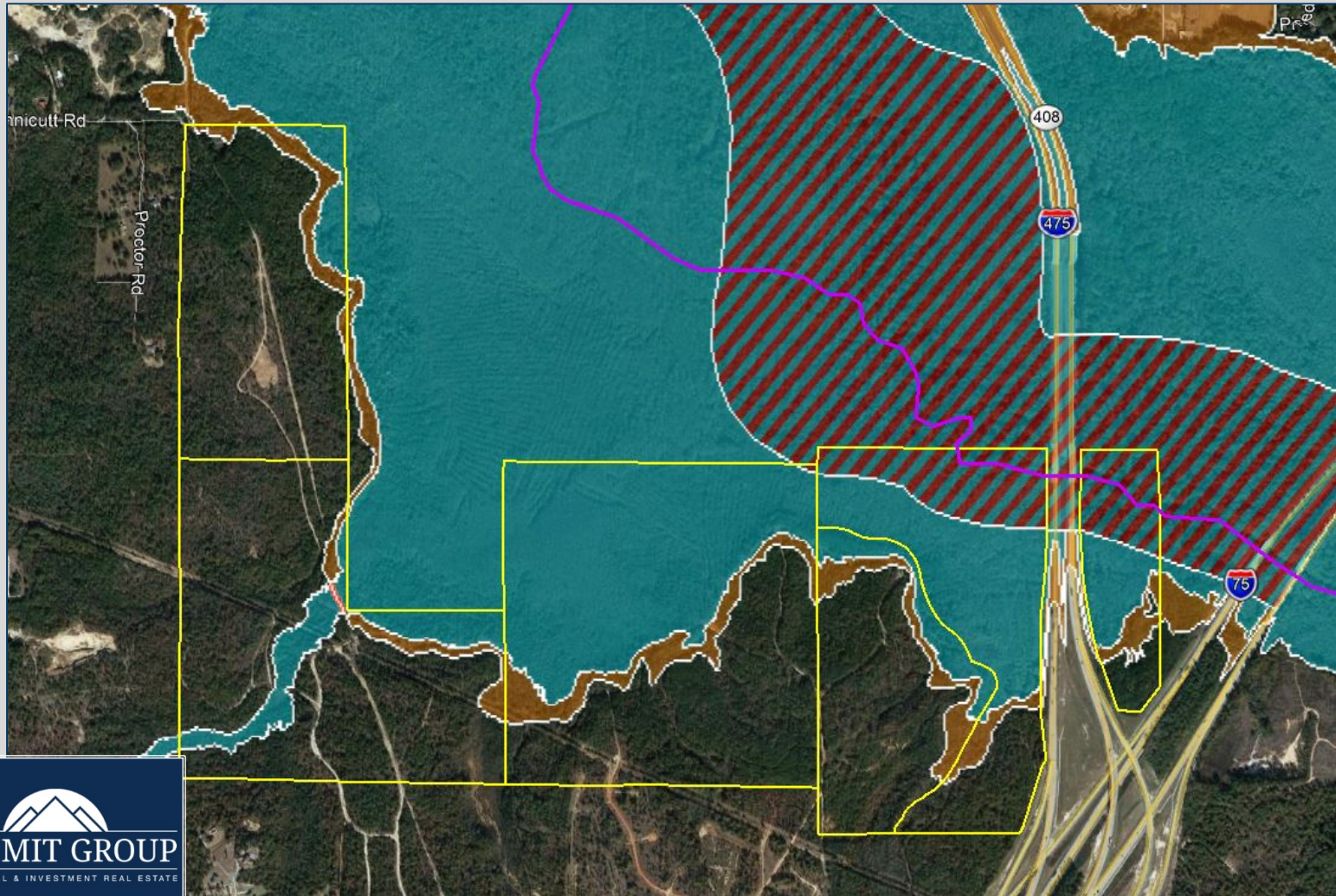
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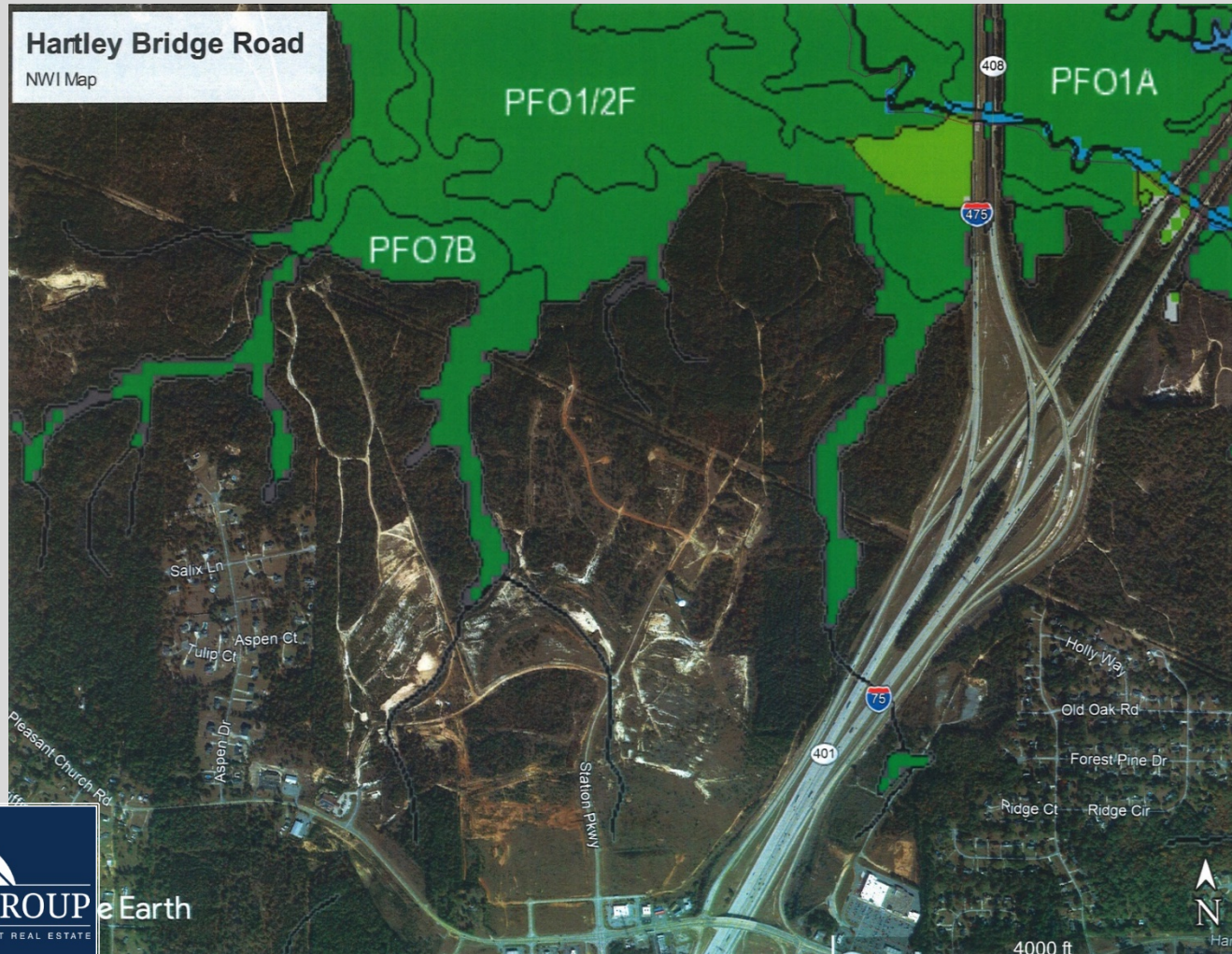


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DEMOGRAPHIC INFORMATION

	3 MILE	5 MILE	10 MILE	MSA*	DMA**
2020 Population:	14,351	36,474	177,478	236,207	695,572
2025 Population Estimate:	14,598	36,334	179,996	238,449	707,903
2020 Avg HH Income:	\$70,324	\$58,057	\$61,735	\$63,947	\$64,858
2025 Avg HH Income Estimate:	\$79,241	\$65,605	\$68,826	\$71,644	\$72,699

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

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

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

2019 TRAFFIC COUNT INFORMATION

I-75/I-475 north of Hartley Bridge Road:	±80,000 vpd
I-75 south of Hartley Bridge Road:	±83,100 vpd
Hartley Bridge Road east of I-75:	±16,800 vpd
Mt. Pleasant Church Road west of I-75:	±7,490 vpd

[source: GDOT 2019 Published Data estimates]

