

DEVELOPMENT OPPORTUNITY

+/- 24.09 ACRES



5668 Zebulon Road
Macon, Georgia 31210

Foster Rd

Zebulon Road

SALES PRICE: \$5,600,000



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

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PROPERTY INFORMATION

- ± 24.09 Acres
- Utilities To Site
- Zoned A (Agricultural)
- Excellent location on Zebulon Road approximately 1.4 miles from Interstate 475 (Exit 9)
- Centrally located in the heart of some of Macon's premier residential and commercial developments with surrounding national retailers and grocers including Publix, Kroger, Walmart, Homegoods, Marshalls, Goodwill and Lowe's.
- Potential Uses Could Include:
 - Multifamily
 - Commercial
 - Professional
 - Retail



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ADDITIONAL INFORMATION



- .9 mile from First Presbyterian Day School: K3-12th Grade (Approximately 800 Students)
- 2.4 miles from Stratford Academy: K3- 12th Grade (Approximately 700 Students)
- 4.8 miles from Academy For Classical Educations: K5 – 12th Grade (Approximately 1,800 Students)
- 2 miles from Wesleyan College (Approximately 3,200 Undergraduate Students)
- .2 mile from Piedmont Urgent Care
- .7 mile from Atrium Health Navicent Urgent Care Northwest
- 1.2 miles from Zebulon Park Rehabilitation Center

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TRAFFIC & DEMOGRAPHICS

Traffic Counts: (GDOT 2023 Published Data estimate)

Zebulon Road – 24,400 vpd
 Bass Road – 10,900 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Population:	2,707	26,024	66,437
2029 Population Estimate:	2,687	25,532	66,058
2024 Households:	1,143	10,396	28,002
2029 Households Estimate:	1,149	10,396	28,302
2024 Average HH Income:	\$146,022	\$130,768	\$102,766
2029 Average HH Income Estimate:	\$178,766	\$158,257	\$123,220



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PROPERTY
INFORMATION



± 4,717 SF House Including ± 3 Acre Pond