

# DEVELOPMENT OPPORTUNITY

**+/- 24.09 ACRES**



**5668 Zebulon Road**  
Macon, Georgia 31210

**Foster Rd**

**Zebulon Road**

**PRICE REDUCED: ~~\$5,600,000~~ \$4,500,000**



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**THE  
SUMMIT GROUP**  
COMMERCIAL INVESTMENT REAL ESTATE

## 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: K3-12<sup>th</sup> Grade (Approximately 800 Students)
- 2.4 miles from Stratford Academy: K3- 12<sup>th</sup> Grade (Approximately 700 Students)
- 4.8 miles from Academy For Classical Educations: K5 – 12<sup>th</sup> 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

*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 ensure 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 ensure the information contained herein.*

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

$\pm$  4,717 SF House Including  $\pm$  3 Acre Pond

