

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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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

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PROPERTY INFORMATION

- \pm 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

