

## Forsyth & Marjane Roads Macon, GA 31210

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

### BROKER Information

**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

5555 Glenridge Connector, Suite 1100  
Atlanta, GA 30342  
404 812 4000

[naibg.com](http://naibg.com)

## EXECUTIVE SUMMARY

### DESCRIPTION

An assemblage of 10.29± acres\* (subject to survey) in northwest Macon's most desirable zip code, 31210. The proximity of this property to Interstate-75 has attracted investors for new developments and industry, creating a major growth corridor and submarket.

The surrounding area is a mixture of higher end subdivisions, several churches, Wesleyan College, Idle Hour Country Club, as well three of Macon's private schools.

Most of the parcels in the assemblage have existing older homes ready for re-development.

### LOCATION

The property is located in the northwestern section of Macon, approximately 2.9 miles west of the interchange at I-75 (Exit 172—Bass Road).

The property is bounded by two city streets – fronting on a major northwest/southeast artery – Forsyth Road and secondary street, Marjane Drive.

### ZONING / UTILITIES

Currently, the assemblage parcel is zoned R-1AAA, which allows for single family detached with conditional use or other type developments.

In close proximity to the subject property, PDR, PDC, and M-1 zoning exists, suggesting a re-zoning for these and other uses may be possible.

All utilities are at the site.

\*See included tax parcel map for further explanation.

## BROKER Information

Linda Keefe

404 812 4097

lkeefe@naibg.com

Julie Wilkerson

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

## EXECUTIVE SUMMARY

Continued

## SCHOOLS

The public schools applicable to this location are: Springdale Elementary School, Howard Middle School, and Howard High School. The high school is rated #392 (out of 17,245 nationally) and ranked as #91 (out of 476 high schools in Georgia).

## ECONOMIC ACTIVITY

The leading employer in Macon is Navicent Medical Health Center, employing 6,200.

Within the approximately ten miles radius from the property, these are the major employment centers/employers: GEICO, BIBB County Board of Education, Coliseum Health System, Mercer University, YKK, AMAZON, The Boeing Company, and Graphic Packaging Corporation, indicating a diverse economic base.

## DEMOGRAPHICS

At present, census statistics show the population stands at nearly 60,000 within a five-mile radius of the site.

The projections for population growth over the next five years is 0.15% within the five-mile radius and 2.09% for the one-mile radius due to: 1.) the transforming of older neighborhoods for re-development and the mixed growth of commercial, retail, and other housing (e.g. assisted living facilities) at the I-85 interchange and other strategic corridors (e.g. Forsyth Road).

Average household income in 2019 is estimated to be \$99,274 within a three-mile radius of the site, and a strong Wealth Index of 131.

## PRICING

The asking price for the property is +\$2.25M, or \$219,500 per acre.

## BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

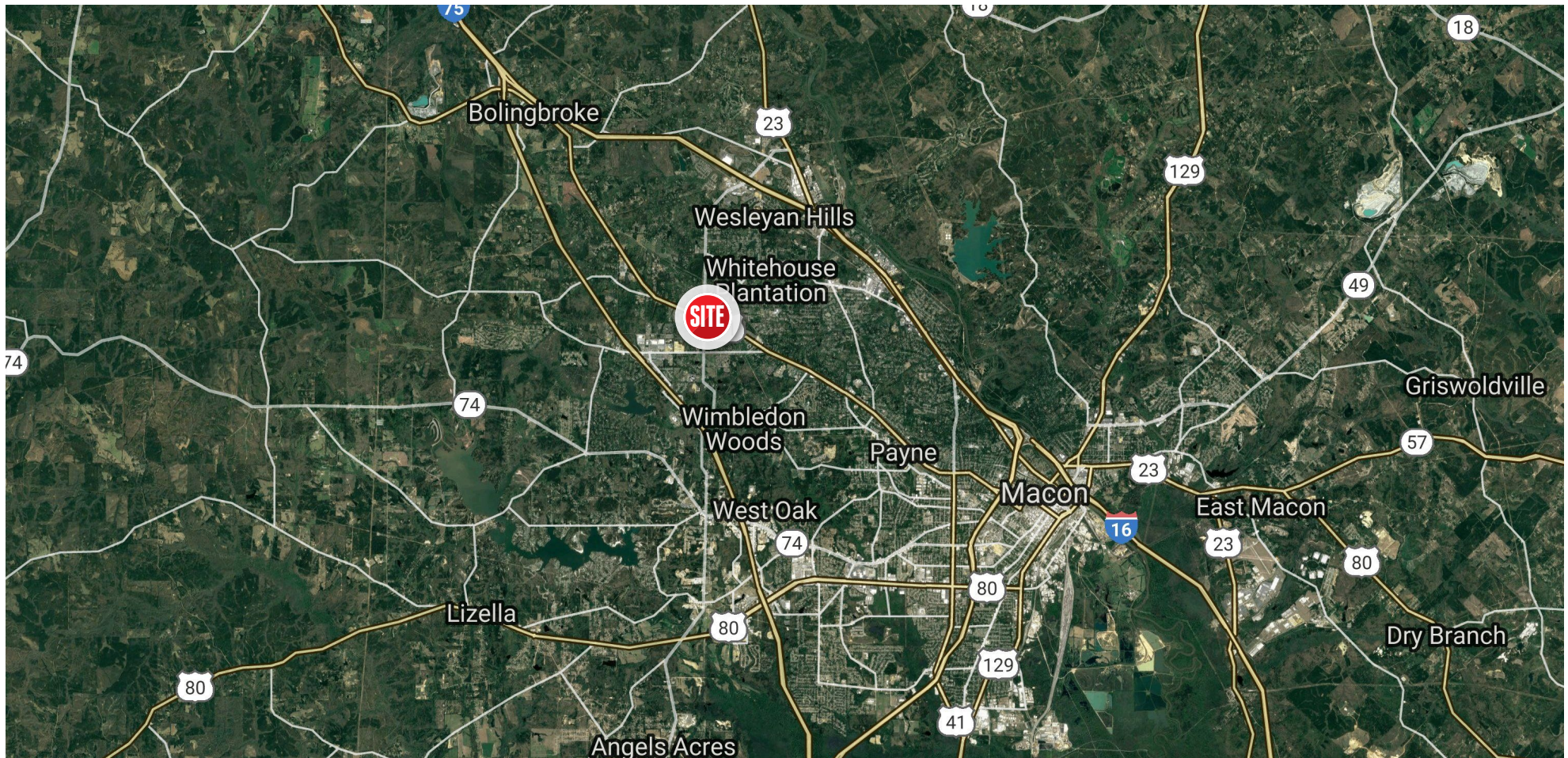
**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com



MACRO AERIAL



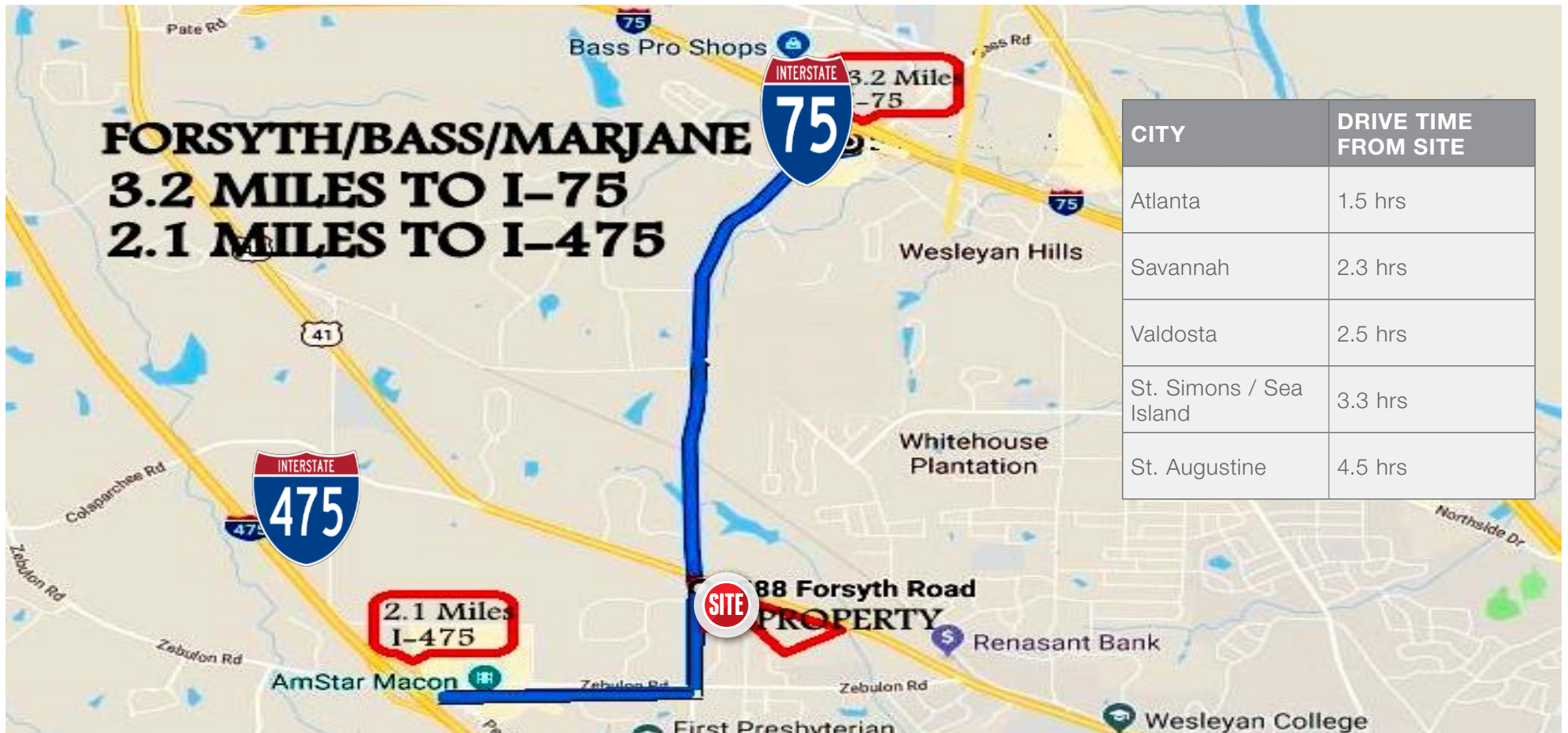
## BROKER Information

**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*





### BROKER Information

**Linda Keefe**  
 404 812 4097  
 lkeefe@naibg.com

**Julie Wilkerson**  
 404 273 6980  
 julie@jwilkersonre.com

5555 Glenridge Connector, Suite 1100  
 Atlanta, GA 30342  
 404 812 4000

[naibg.com](http://naibg.com)

TAX PARCEL



## BROKER Information

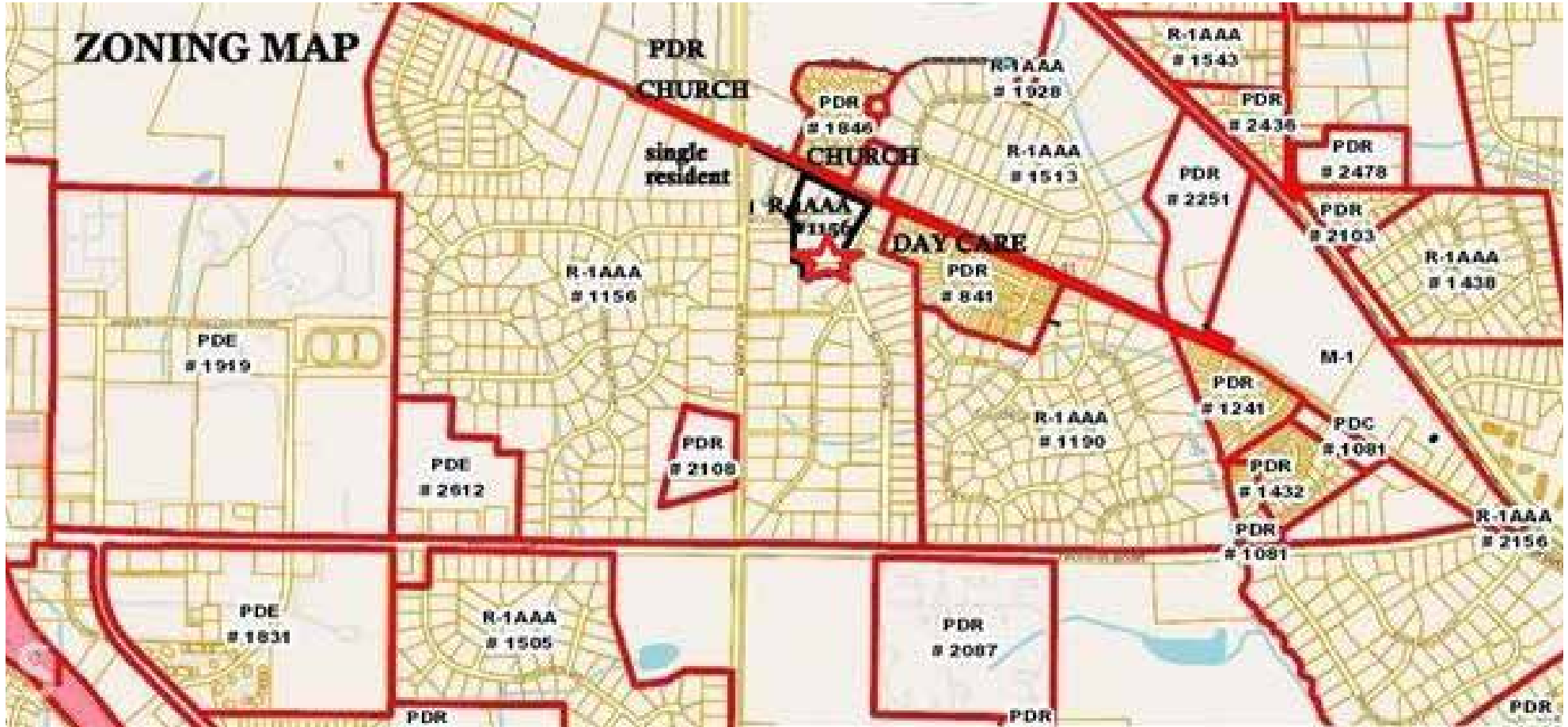
**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

### ZONING MAP

Current Zoning: R4-AAA  
PDE Zoning Borders 3 Sides of Property



### BROKER Information

**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>Population</b>			
2000 Population	2,890	23,298	51,948
2010 Population	2,975	25,718	57,273
2019 Population	3,230	26,412	58,865
2024 Population	3,582	26,767	59,300
2000-2010 Annual Rate	0.29%	0.99%	0.98%
2010-2019 Annual Rate	0.89%	0.29%	0.30%
2019-2024 Annual Rate	2.09%	0.27%	0.15%
2019 Male Population	47.6%	46.9%	46.7%
2019 Female Population	52.4%	53.1%	53.3%
2019 Median Age	48.4	40.0	38.6

In the identified area, the current year population is 58,865. In 2010, the Census count in the area was 57,273. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 59,300 representing a change of 0.15% annually from 2019 to 2024. Currently, the population is 46.7% male and 53.3% female.

### Median Age

The median age in this area is 48.4, compared to U.S. median age of 38.5.

## BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>Race and Ethnicity</b>			
2019 White Alone	81.8%	62.7%	55.0%
2019 Black Alone	11.6%	27.5%	37.0%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	4.8%	6.2%	4.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	0.5%	1.2%	1.2%
2019 Two or More Races	1.1%	2.2%	2.1%
2019 Hispanic Origin (Any Race)	2.0%	3.3%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.4 in the identified area, compared to 64.8 for the U.S. as a whole.

<b>Households</b>			
2019 Wealth Index	207	131	110
2000 Households	1,150	8,896	20,818
2010 Households	1,319	10,307	23,399
2019 Total Households	1,436	10,654	24,093
2024 Total Households	1,581	10,823	24,279
2000-2010 Annual Rate	1.38%	1.48%	1.18%
2010-2019 Annual Rate	0.92%	0.36%	0.32%
2019-2024 Annual Rate	1.94%	0.32%	0.15%
2019 Average Household Size	2.24	2.44	2.41

The household count in this area has changed from 23,399 in 2010 to 24,093 in the current year, a change of 0.32% annually. The five-year projection of households is 24,279, a change of 0.15% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2010. The number of families in the current year is 15,476 in the specified area.

**BROKER Information**

**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.0%	15.8%	16.6%
<b>Median Household Income</b>			
2019 Median Household Income	\$97,596	\$69,988	\$56,385
2024 Median Household Income	\$106,092	\$81,457	\$65,735
2019-2024 Annual Rate	1.68%	3.08%	3.12%
<b>Average Household Income</b>			
2019 Average Household Income	\$126,900	\$99,274	\$87,125
2024 Average Household Income	\$139,930	\$113,033	\$100,634
2019-2024 Annual Rate	1.97%	2.63%	2.92%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$54,557	\$40,908	\$35,639
2024 Per Capita Income	\$60,079	\$46,639	\$41,173
2019-2024 Annual Rate	1.95%	2.66%	2.93%
<b>Households by Income</b>			

Current median household income is \$56,385 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$65,735 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$87,125 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$100,634 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,639 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,173 in five years, compared to \$36,530 for all U.S. households

**BROKER Information**

Linda Keefe  
404 812 4097  
lkeefe@naibg.com

Julie Wilkerson  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



### DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>Housing</b>			
2019 Housing Affordability Index	159	142	136
2000 Total Housing Units	1,207	9,351	22,471
2000 Owner Occupied Housing Units	1,007	6,682	14,173
2000 Renter Occupied Housing Units	143	2,213	6,644
2000 Vacant Housing Units	57	456	1,654
2010 Total Housing Units	1,401	11,048	25,765
2010 Owner Occupied Housing Units	1,043	6,827	14,701
2010 Renter Occupied Housing Units	276	3,480	8,698
2010 Vacant Housing Units	82	741	2,366
2019 Total Housing Units	1,489	11,187	26,158
2019 Owner Occupied Housing Units	1,078	6,500	13,857
2019 Renter Occupied Housing Units	359	4,154	10,236
2019 Vacant Housing Units	53	533	2,065
2024 Total Housing Units	1,649	11,414	26,468
2024 Owner Occupied Housing Units	1,076	6,546	14,044
2024 Renter Occupied Housing Units	506	4,277	10,234
2024 Vacant Housing Units	68	591	2,189

Currently, 53.0% of the 26,158 housing units in the area are owner occupied; 39.1%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 25,765 housing units in the area - 57.1% owner occupied, 33.8% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 0.68%. Median home value in the area is \$191,351, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.83% annually to \$242,296.

### BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



For Sale

10.29 Acres  
Macon, GA

**OPPORTUNITY FOR CONDOMINIUMS, TOWN HOMES, STACKED FLATS & ATTACHED LIVING  
IN ZIP CODE 31210 (NORTH MACON)**

#### DEMOGRAPHICS

- Estimated zip code population in 31210 - 34,373
- Median resident age - 38.2 years
- Georgia median age is 36.5 years
- Males 15,944 (46.4%)
- Females: 18,428 (53.6%)
- Never married: - 34.3%
- Separated: 1.6%
- Widowed: 5.6% Divorced: 9.6%
- Average Household Income in 31210 - \$93,194
- Median Household Income in 31210 - \$76,031

#### HOUSES AND CONDOS

- 14,693 Renter-occupied apartments
- 6,113 % of renters here
- Land area - 41.3 sq. mi.
- Water area - 0.4 sq. mi.
- Population density: 832 people per square mile

#### ZIP CODE 31210 COMPARED TO STATE AVERAGE

- Unemployed percentage: below state average
- Hispanic race population percentage: significantly below state average
- Foreign-born population percentage: below state average
- Percentage of population with a bachelor's degree or higher: above state average

#### RACE POPULATION IN ZIP CODE 31210

- White population: 20,456
- Black population: 8,081
- Asian population: 1,105
- Native Hawaiian and Other Pacific Islander population: 12
- Two or more races population: 399
- Hispanic or Latino: 783

### BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



## ECONOMIC DATA

**Georgia's economic growth will outpace the nation's for the sixth straight year, according to the latest forecast from the University of Georgia Terry College of Business.**

- Although personal income growth and existing home prices will rise, total economic growth will be less robust than in 2018, said Terry College Dean Benjamin C. Ayers at UGA's 36th annual Georgia Economic Outlook event in Albany.
- "We predict job growth in all of Georgia's 14 metropolitan areas and in all of the state's major industries," Ayers said. "Georgia will benefit from several reliable sources of growth — including an impressive economic development team, favorable demographic trends, more homebuilding and real estate development, higher defense spending, continuing fiscal stimulus from recent tax cuts and faster productivity growth."
- The forecast is based on the Georgia Economic Outlook report, by the Terry College's Selig Center for Economic Growth.
- On an annual average basis, Macon's total employment will rise by 0.6 percent in 2019, or by 600 jobs. The growth of the construction, healthcare, and financial services industries will account for much of the projected job growth. Many of the economic development projects announced over the last few years will continue to build out. In 2018, Five Below announced new retail distribution center project for Monroe County that will create 130 jobs. The Nichiha Group announced an expansion of its fiber cement product manufacturing plant that will add 74 jobs. Star Snacks' peanut roasting & packaging facility will create 115 jobs, and Irving Consumer Products will bring over 200 jobs at a tissue manufacturing facility.
- The top employers in the Macon MSA (which includes Bibb, Crawford, Jones, Monroe, and Twiggs counties) are GEICO, Navicent Health Medical Center, Coliseum Health Systems, Mercer University, and Georgia Farm Bureau Federation.
- Macon's economy will benefit from its focus on transportation and logistics, financial activities, higher education, healthcare, and professional and business services. The area's large and stable healthcare industry is a strength. The leading high-wage industries are doctors' offices and the federal government.

## BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

MAIN EMPLOYERS IN MACON, GA

EMPLOYER NAME	NO. OF EMPLOYEES	INDUSTRY / PRODUCT
Medical Center of Central GA	6,200	Hospital
GEICO	5,000	Insurance
Bibb County Board of Education	3,700	Public Education
Coliseum Health System	1,400	Hospital
City of Macon	1,142	City Government
Mercer University	900	Private Education
Bibb County	780	County Government
YKK (USA)	750	Zippers and Vinyl Windows Manufacturing
Wal-Mart Super Stores	740	Retail
USPS	600	Postal Service
Georgia Farm Bureau	525	Insurance
Graphic Packaging Corp.	520	Coated and Container Board Manufacturing
The Boeing Company	500	Aircraft Sub-Components Manufacturing
IKON Office Solutions	500	Sales, Service, and Finance
First Quality	486	Healthcare Products and Manufacturing
Armstrong World Industries	454	Ceiling Tiles Manufacturing
IKON Financial Solutions	350	Sales, Service, and Finance

**BROKER Information**

**Linda Keefe**  
404 812 4097  
lkeefe@naibg.com

**Julie Wilkerson**  
404 273 6980  
julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



## PARKS AND ATHLETICS

- 24 recreational parks within 11 miles (ranked 4 stars and higher)
- 10 historical parks
- 10 golf courses with 5 being private courses and 5 being public. Farthest is 12.2 miles (Bowden Golf Course, public) and closest being 3 miles (Idle Hour Country Club, private)
- 6 tennis facilities with the farthest being 7.5 miles (Tattnall Square Tennis Center) and the closest being 3.8 miles (Jaime Kaplan Tennis Center)
- 24 exercise facilities with the farthest being 9.8 miles (The Compound)

and the closest being 2.3 miles (Kinetix Health Club)

- Macon-Bibb County has a well-preserved historic district with 70 listings on the National Registry of Historic Places; among these are the Hay House, The Cannonball House, and the Terminal Station.
- The Georgia Sports Hall of Fame has educational and interactive exhibits and artifacts, celebrating the accomplishments of hundreds of Georgia athletes – from golfing legend Bobby Jones to baseball great Hank Aaron.



## BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

For Sale

**10.29 Acres**  
Macon, GA

## LOCAL ESTABLISHMENTS

### DINING / RESTAURANTS

- Fine dining – 14 with the farthest being 8.4 miles (Tic Toc Room) and the closest being 2.9 miles (Natalia's)
- Casual Dining – 21 with the farthest being 5.6 miles (Bonefish Grill) and the closest being 1.9 miles (Fazoli's)
- Fast Food – 30 + with a large % being located within 2 miles
- Delivery options available
- ±65 within 15 miles

### HOSPITALS / MEDICAL SUPPORT

- Hospitals – 6 locations with the closest being 3.9 miles and the farthest, 9.3 miles
- 146 Geriatric doctors in Macon/Warner Robins/Forsyth
- Southern Primary Care – Geriatric practice
- Family Health Center Geriatrics – Geriatric practice
- Albert Luce Heart Center – 300 rooms
- Beverly Knight Olson Children's Hospital – 110 rooms (only Level 3 NNICU in the area)
- 11 Orthopedic Facilities
- 5 Urologists Groups
- Navicent Health Facilities – 4 facilities with a total of 634 rooms (only Level 1 Trauma Center within 30 counties)
- Coliseum Health Facilities – 2 facilities with a total of 420 rooms

## BROKER Information

**Linda Keefe**

404 812 4097

lkeefe@naibg.com

**Julie Wilkerson**

404 273 6980

julie@jwilkersonre.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*





# NAI Brannen Goddard

5555 Glenridge Connector, Suite 1100  
Atlanta, GA 30342  
404 812 4000

Linda Keefe

404 812 4097

[lkeefe@naibg.com](mailto:lkeefe@naibg.com)

Julie Wilkerson

404 273 6980

[julie@jwilkersonre.com](mailto:julie@jwilkersonre.com)