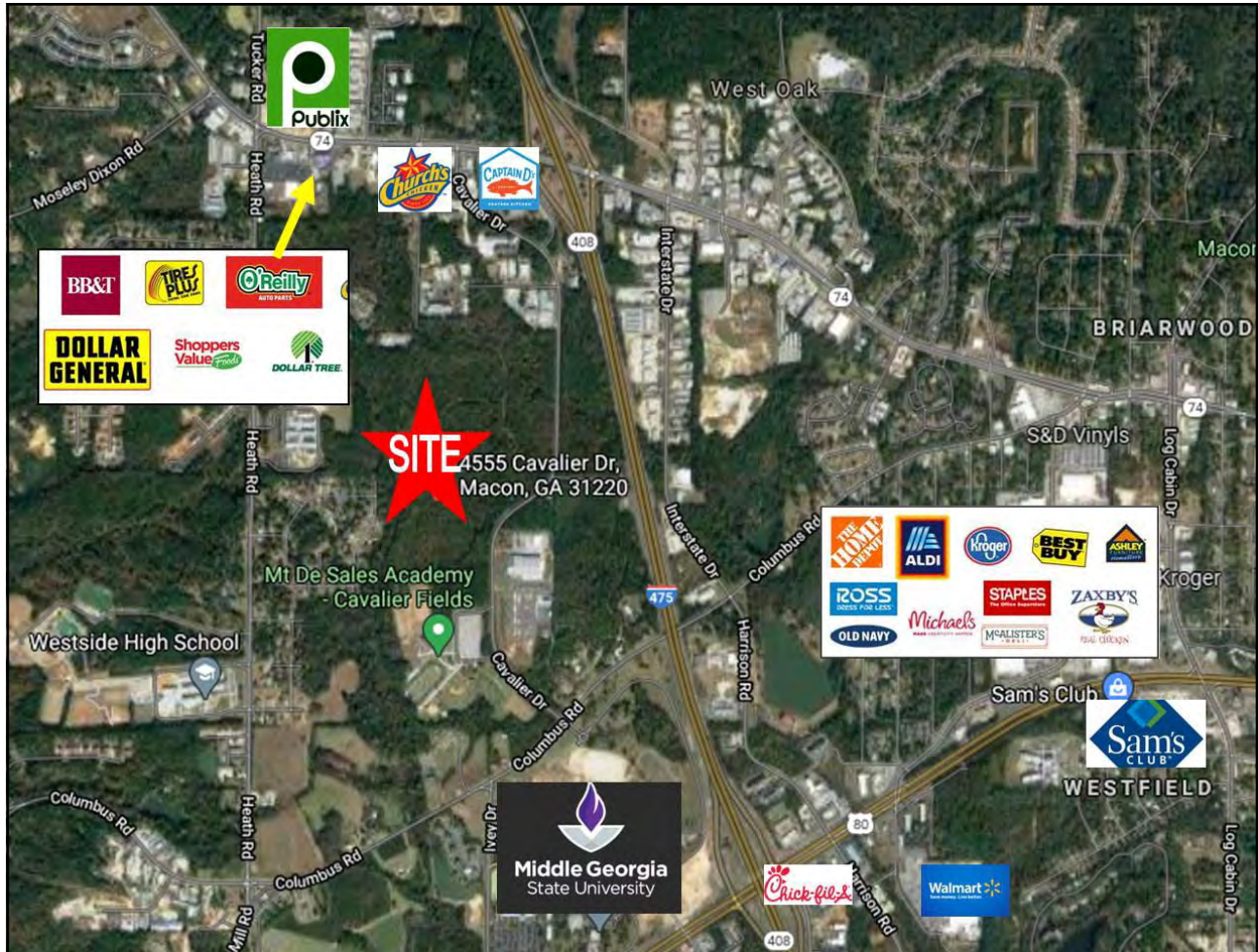




4555 Cavalier Drive
Macon, Bibb County, Georgia 31220

SALE



- Located along Cavalier Drive (Interstate frontage road) with very easy access to Interstate 475, US 80 (Eisenhower Parkway) and US 74 (Mercer University Drive).
- 73± Acre Development Site
- Zoned PDE
- All public utilities available to the site.
- Neighbors: Middle Georgia State University, Bibb County Board of Education Maintenance Facility, Georgia Cattlemen's Association, The Garden's Adult Residential Community, Publix, Captain D's, Church's Chicken, Tires Plus, Dollar General, BB&T Bank, Shoppers Value

SALES PRICE: \$12,950 PER ACRE

CBCMACON.COM

ARTHUR P. BARRY III, SIOR
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abarry@cbcworldwide.com

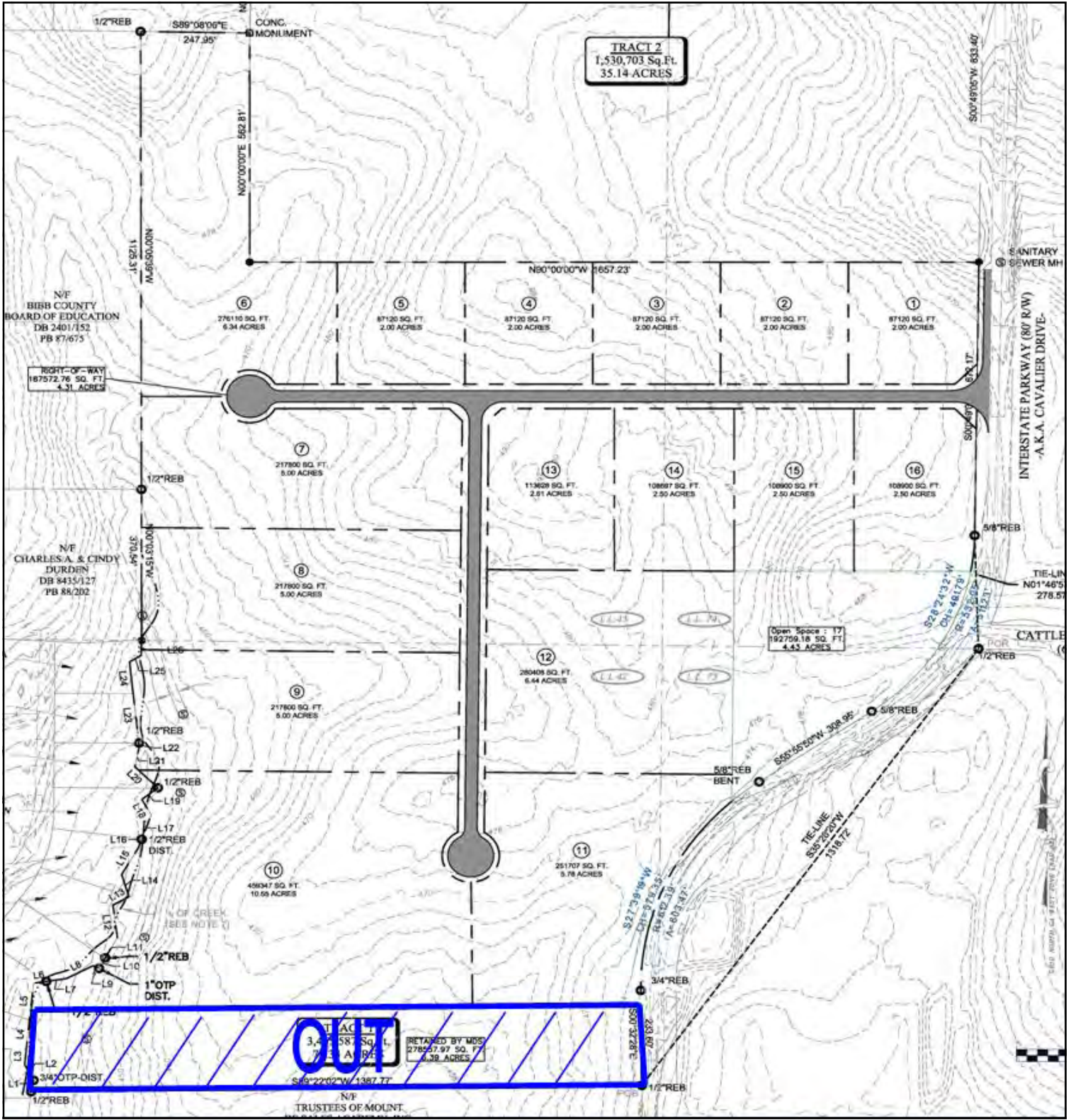


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CONCEPTUAL SITE PLAN

4555 Cavalier Drive
Macon, Bibb County, Georgia 31220





PARCEL MAP

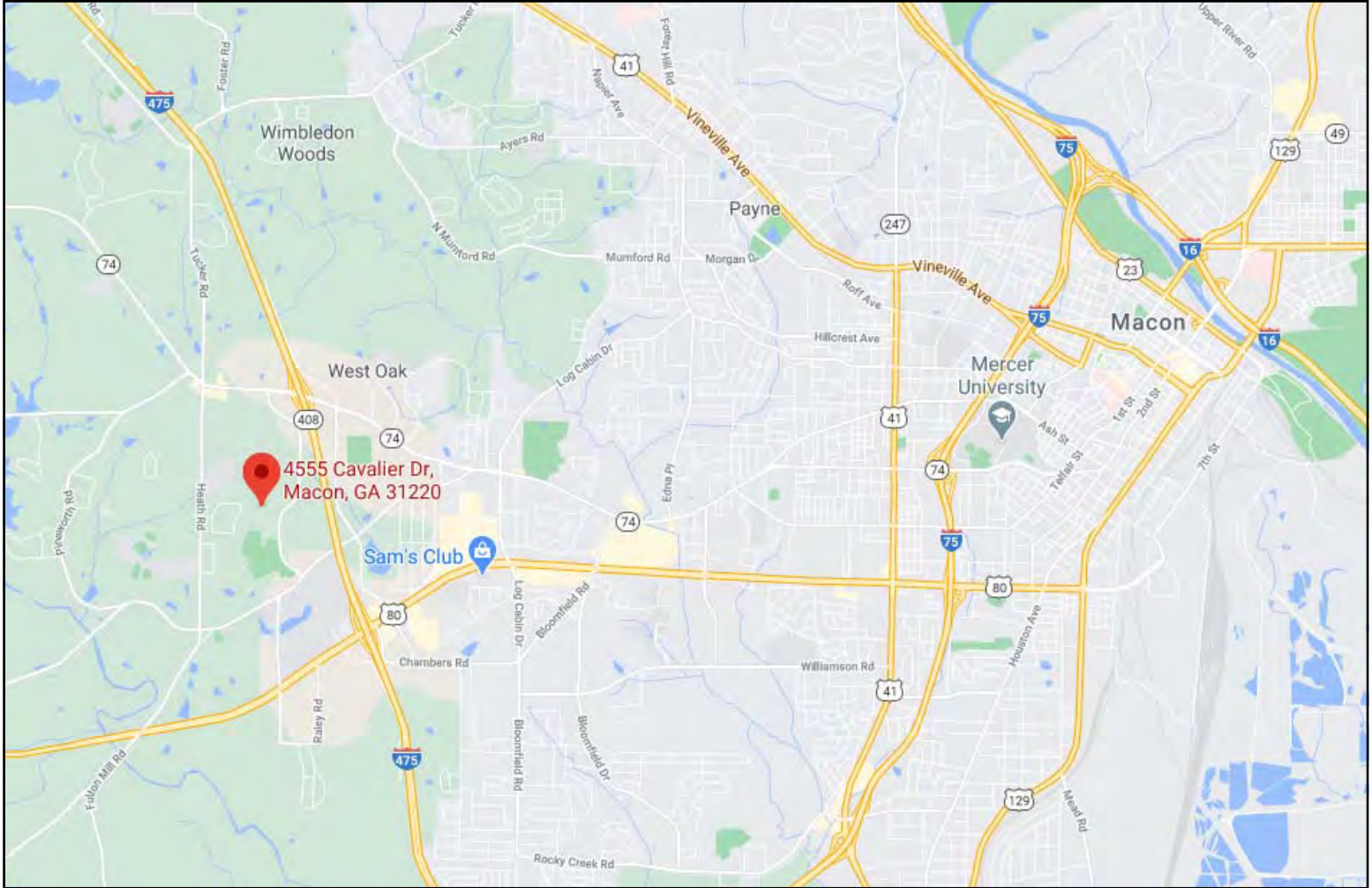
4555 Cavalier Drive
Macon, Bibb County, Georgia 31220





LOCATION MAP

4555 Cavalier Drive
Macon, Bibb County, Georgia 31220





DEMOGRAPHICS - 1 MILE

4555 Cavalier Drive
Macon, Bibb County, Georgia 31220

KEY FACTS

2,437

Population



Average Household Size

37.8

Median Age

\$52,605

Median Household Income

EDUCATION

8%

No High School Diploma



29%

High School Graduate



33%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



197

Total Businesses



2,274

Total Employees

EMPLOYMENT



White Collar

68%



Blue Collar

13%



Services

19%



Unemployment Rate

INCOME



\$52,605

Median Household Income



\$27,240

Per Capita Income



\$44,503

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (24.2%)

The smallest group: \$150,000 - \$199,999 (0.7%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	-7.2%	
\$15,000 - \$24,999	9.8%	-3%	
\$25,000 - \$34,999	11.3%	-0.4%	
\$35,000 - \$49,999	12.9%	-0.1%	
\$50,000 - \$74,999	24.2%	+9.4%	
\$75,000 - \$99,999	15.8%	+3.6%	
\$100,000 - \$149,999	6.9%	-2.2%	
\$150,000 - \$199,999	0.7%	-2.6%	
\$200,000+	6.2%	+2.4%	

Bars show deviation from Bibb County



DEMOGRAPHICS - 3 MILE

4555 Cavalier Drive
Macon, Bibb County, Georgia 31220

KEY FACTS

25,912

Population

34.0

Median Age



Average Household Size

\$36,088

Median Household Income

EDUCATION

15%

No High School Diploma



34%
High School Graduate



30%
Some College



21%
Bachelor's/Grad/Prof Degree

BUSINESS



930

Total Businesses



10,530

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

19%



Services

20%

18.1%

Unemployment Rate

INCOME



\$36,088

Median Household Income



\$20,266

Per Capita Income



\$14,608

Median Net Worth

Households By Income

The largest group: <\$15,000 (22%)

The smallest group: \$150,000 - \$199,999 (1.3%)

Indicator ▲	Value	Diff
<\$15,000	22%	+2.7%
\$15,000 - \$24,999	12.6%	-0.2%
\$25,000 - \$34,999	14%	+2.3%
\$35,000 - \$49,999	14.4%	+1.4%
\$50,000 - \$74,999	16.3%	+1.5%
\$75,000 - \$99,999	9.4%	-2.8%
\$100,000 - \$149,999	7.1%	-2%
\$150,000 - \$199,999	1.3%	-2%
\$200,000+	2.9%	-0.9%

Bars show deviation from Bibb County



DEMOGRAPHICS - 5 MILE

4555 Cavalier Drive
Macon, Bibb County, Georgia 31220

KEY FACTS

77,739

Population



Average Household Size

36.5

Median Age

\$39,142

Median Household Income

EDUCATION

13%

No High School Diploma



31%
High School Graduate



29%
Some College



27%
Bachelor's/Grad/Prof Degree

BUSINESS



2,490

Total Businesses



26,914

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

17%

17.2%

Unemployment Rate

INCOME



\$39,142

Median Household Income



\$23,513

Per Capita Income



\$22,684

Median Net Worth

Households By Income

The largest group: <\$15,000 (20%)

The smallest group: \$150,000 - \$199,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	20%	+0.7%	
\$15,000 - \$24,999	13.5%	+0.7%	
\$25,000 - \$34,999	12.1%	+0.4%	
\$35,000 - \$49,999	13%	0	
\$50,000 - \$74,999	14.7%	-0.1%	
\$75,000 - \$99,999	11.2%	-1%	
\$100,000 - \$149,999	8.8%	-0.3%	
\$150,000 - \$199,999	2.8%	-0.5%	
\$200,000+	4%	+0.2%	

Bars show deviation from Bibb County