

**UNIQUE RE-DEVELOPMENT OPPORTUNITY  
LOFTS OR CONDOS  
HEART OF DOWNTOWN MACON - PANORAMIC VIEWS**



**CONTACT:**

**524 Mulberry Street Lane  
Macon, Bibb County, Georgia 31201**

**STEPHANIE FOLSOM, CCIM  
EXCLUSIVE AGENT  
stephanie@cbcworldwide.com  
Cell: (478) 361-8259**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201  
Office: (478) 746-8171  
Toll Free: (800) 926-0990**

**SALES PRICE: \$656,000**

Revised 6/15/20



## PROPERTY OVERVIEW

524 Mulberry Street Lane  
Macon, GA 31201

<b>PROPERTY VIDEO:</b>	<a href="https://www.goroundmedia.com/dempsey-parking-deck-macon-ga/">https://www.goroundmedia.com/dempsey-parking-deck-macon-ga/</a>
<b>LOCATION:</b>	Subject property located in the heart of Downtown Macon with panoramic views of this majestic historic city.
<b>SITE INFORMATION:</b>	<p>Former Dempsey Parking Garage</p> <ul style="list-style-type: none"> <li>Ten (10) floors divided approximately in the middle by an elevator shaft.</li> <li>Side A (left side of elevator shaft) - <b>12,124± SF</b> (10 Floors + Rooftop) <ul style="list-style-type: none"> <li>1st floor is currently a residential unit. Entrance to unit will be sealed off prior to closing eliminating entrance to Dempsey.</li> <li>Floor plate - 1,120± SF or 28' X 40'</li> <li>Total 11,200± SF - Side A - 10 Floors</li> <li>Ceiling height: 7.6' - 8.6'</li> <li>Potential rooftop patio - 924± SF or 28' X 33'</li> </ul> </li> <li>Side B (right side of elevator shaft) - <b>12,684± SF</b> (10 Floors + Rooftop) <ul style="list-style-type: none"> <li>1st floor is currently a work room for maintenance crew of the Dempsey. Will be cleaned and sealed off prior to closing eliminating entrance to Dempsey.</li> <li>Floor plate - 1,176± SF or 28' X 42'</li> <li>Total 11,760± SF - Side B - 10 Floors</li> <li>Ceiling height: 7.6' - 8.6'</li> <li>Potential rooftop patio - 924± SF (Not measured, unaccessible)</li> </ul> </li> </ul>
<b>YEAR BUILT:</b>	Circa 1970
<b>LAND AREA:</b>	.08 Acres
<b>PARKING:</b>	<ul style="list-style-type: none"> <li>Surface parking for approximately seven (7) cars under the 1st floor. <ul style="list-style-type: none"> <li>Parking Area A: Approximate measurements 37' wide and 31' deep and accommodates approximately four (4) cars.</li> <li>Parking Area B: Approximate measurements 37' wide and 24' deep and accommodates approximately three (3) cars.</li> </ul> </li> </ul>
<b>ELEVATOR SHAFT:</b>	<ul style="list-style-type: none"> <li>Formerly used as a car elevator; not operative.</li> <li>Ideal for one or multiple personal elevators and staircase</li> </ul>
<b>UTILITIES:</b>	All public utilities available to the site. (Water/Sanitary sewer map Page 6)
<b>ZONED:</b>	CBD-1 (Central Business District)
<b>SALES PRICE: \$656,000</b>	



## DEED RESTRICTIONS / HUD LOAN

524 Mulberry Street Lane  
Macon, GA 31201

<b>SELLER:</b>	UDA Dempsey, LLC - a wholly owned subsidiary of the Urban Development Authority
<b>HISTORIC TAX CREDIT:</b>	Property does not qualify.
<b>DEED RESTRICTIONS:</b>	<ul style="list-style-type: none"><li>• Development Agreement to be agreed upon by Purchaser. High level summary of terms:<ul style="list-style-type: none"><li>- Must begin construction within 12 months of closing</li><li>- Must complete exterior improvements within 24 months of closing</li><li>- Must have 10% or more of the project completed within 24 months of closing</li><li>- Urban Development Authority will have the right to approve exterior plans</li></ul></li></ul>
<b>HUD LOAN:</b>	Urban Development Authority has begun the process to release property from the HUD loan. Release of the property will be required prior to closing.
<b>PROPERTY SURVEY:</b>	See Page 7.

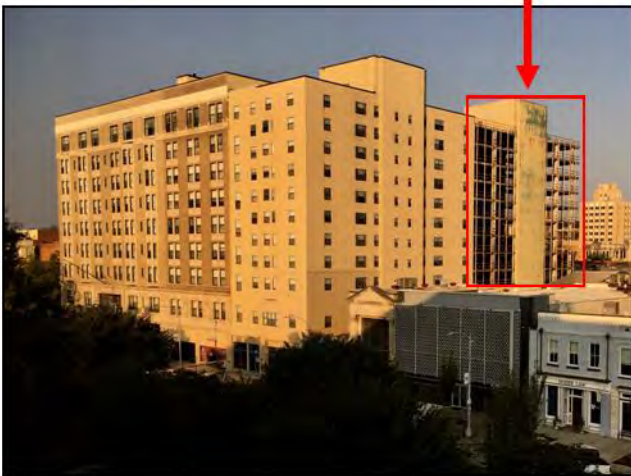




# PHOTOS - PANORAMIC VIEWS

524 Mulberry Street Lane  
Macon, GA 31201

PROPERTY VIDEO: <https://www.goroundmedia.com/dempsey-parking-deck-macon-ga/>



STEPHANIE FOLSOM, CCIM  
stephanie@cbcworldwide.com  
478.746.8171 (Office)  
478.361.8259 (Cell)

 **COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY  
CBCMACON.COM



## PROPERTY PHOTOS

524 Mulberry Street Lane  
Macon, GA 31201



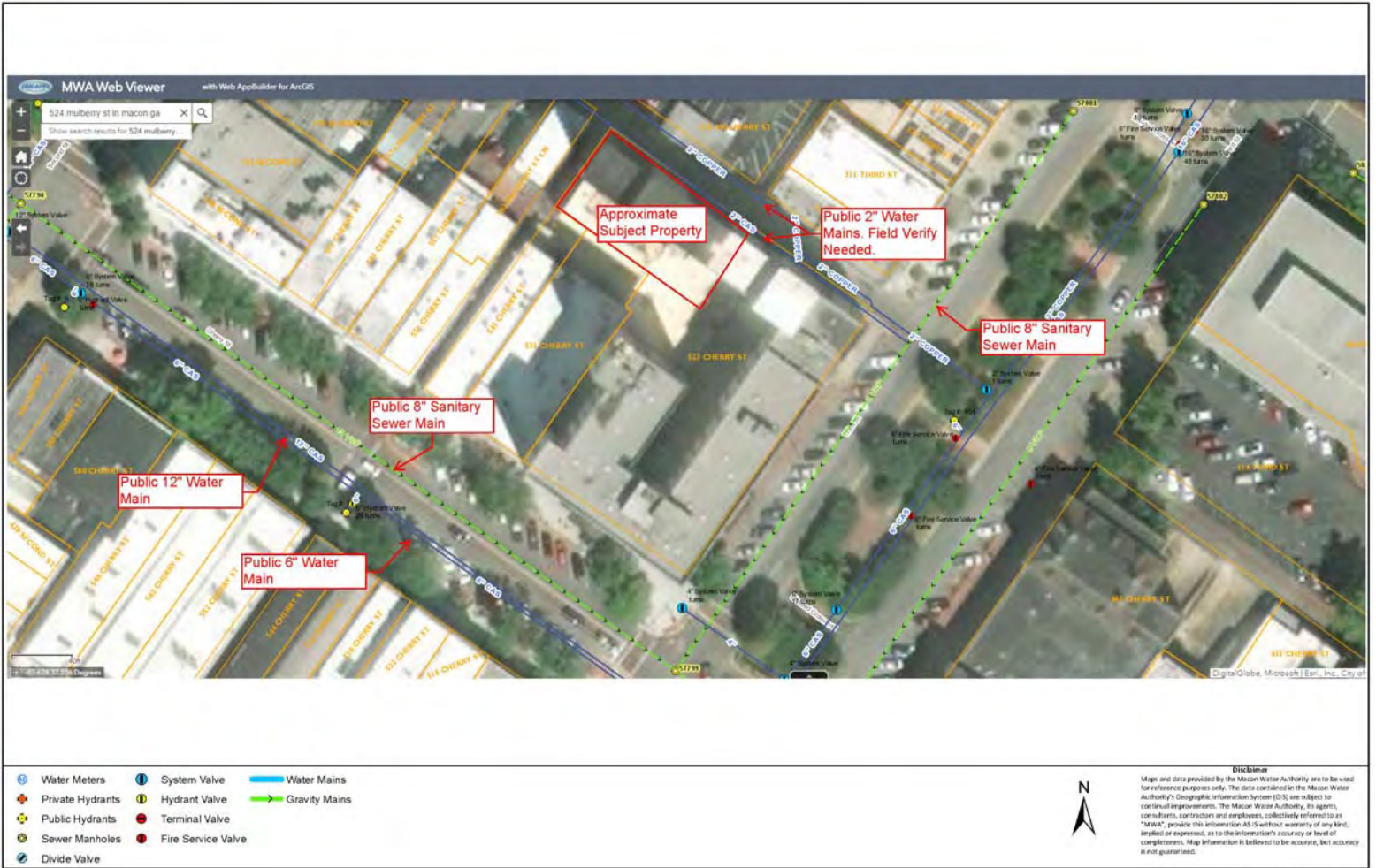
STEPHANIE FOLSOM, CCIM  
stephanie@cbcworldwide.com  
478.746.8171 (Office)  
478.361.8259 (Cell)





# WATER/SANITARY SEWER MAP

524 Mulberry Street Lane  
Macon, GA 31201



Date:

Created by:

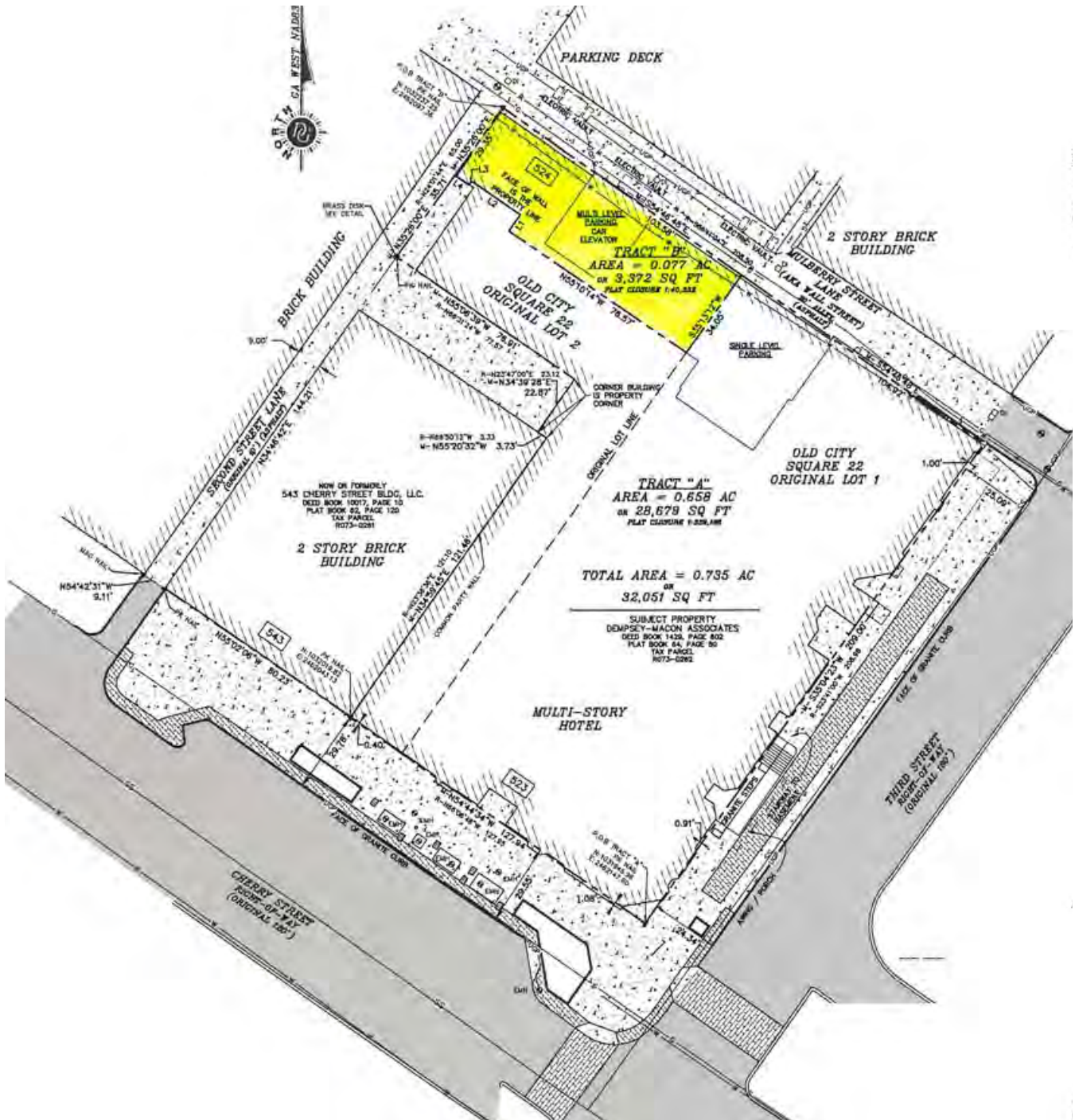
STEPHANIE FOLSOM, CCIM  
stephanie@cbcworldwide.com  
478.746.8171 (Office)  
478.361.8259 (Cell)





# PROPERTY SURVEY

524 Mulberry Street Lane  
Macon, GA 31201



STEPHANIE FOLSOM, CCIM  
 stephanie@cbcworldwide.com  
 478.746.8171 (Office)  
 478.361.8259 (Cell)

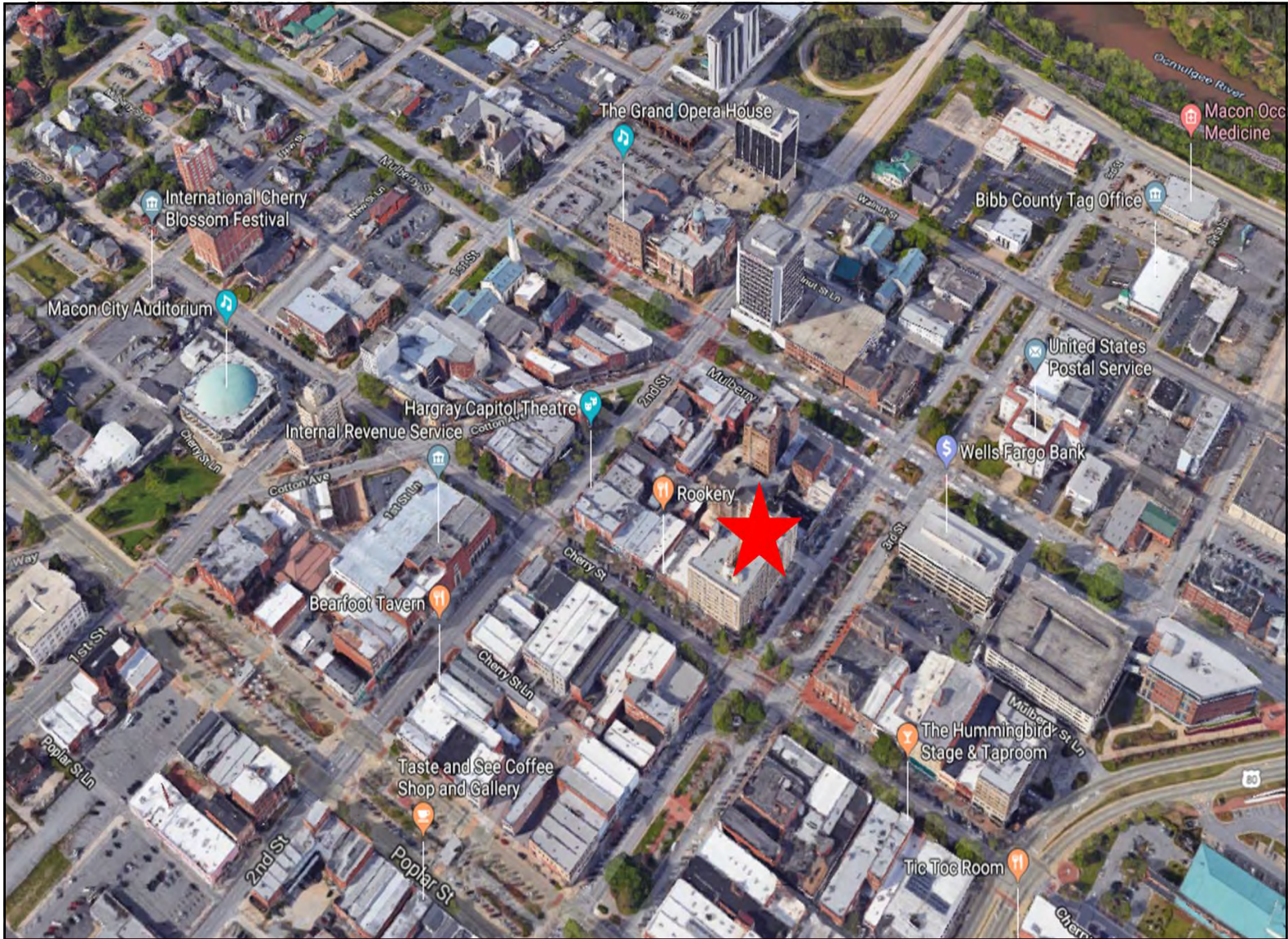
**COLDWELL  
 BANKER  
 COMMERCIAL**  
 EBERHARDT & BARRY  
 CBCMACON.COM





# AERIAL MAP

524 Mulberry Street Lane  
Macon, GA 31201



STEPHANIE FOLSOM, CCIM  
stephanie@cbcworldwide.com  
478.746.8171 (Office)  
478.361.8259 (Cell)

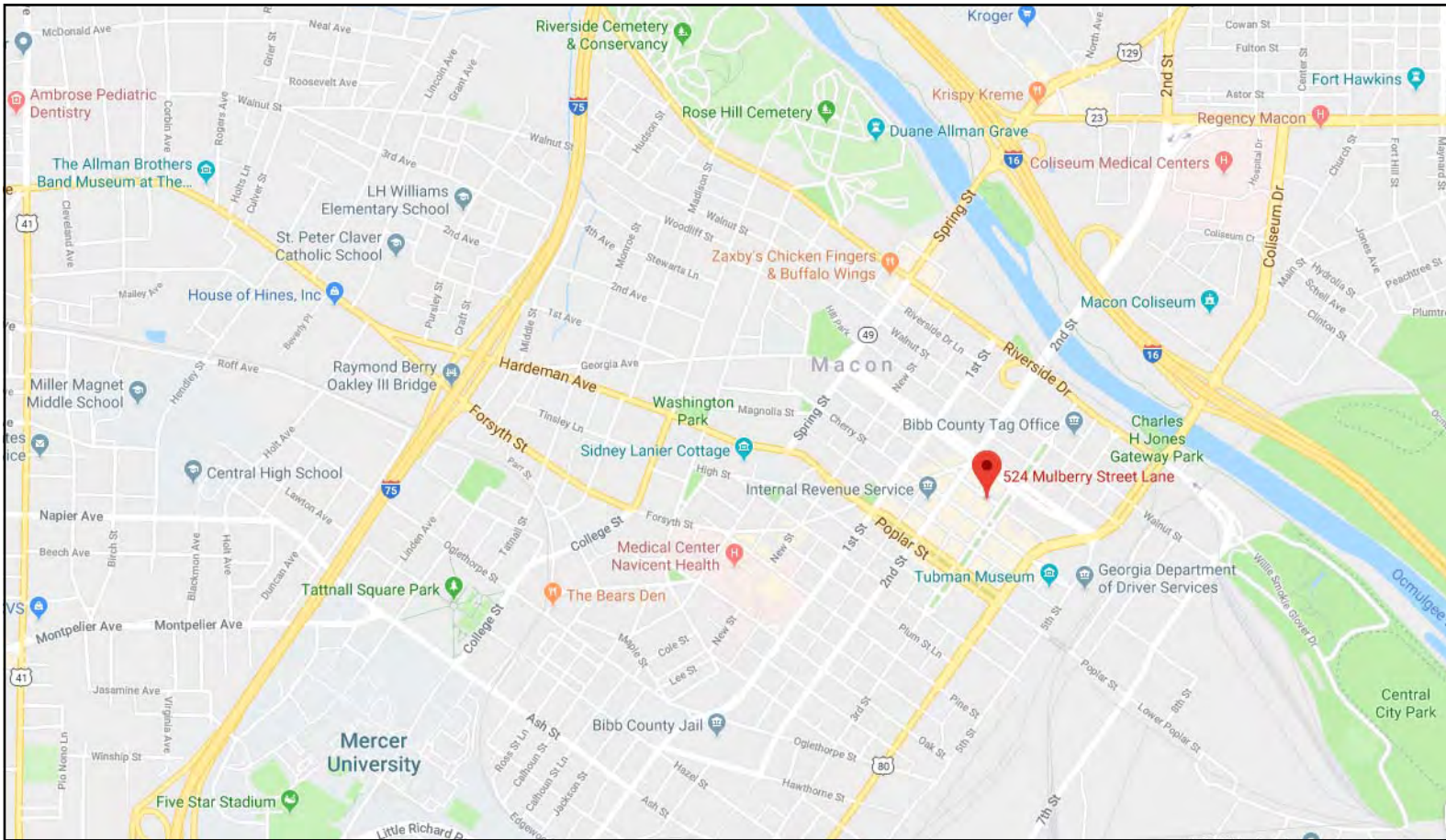
 **COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY  
CBCMACON.COM





# LOCATION MAP

524 Mulberry Street Lane  
Macon, GA 31201



**STEPHANIE FOLSOM, CCIM**  
stephanie@cbcworldwide.com  
478.746.8171 (Office)  
478.361.8259 (Cell)





# DEMOGRAPHICS

524 Mulberry Street Lane  
Macon, GA 31201

