

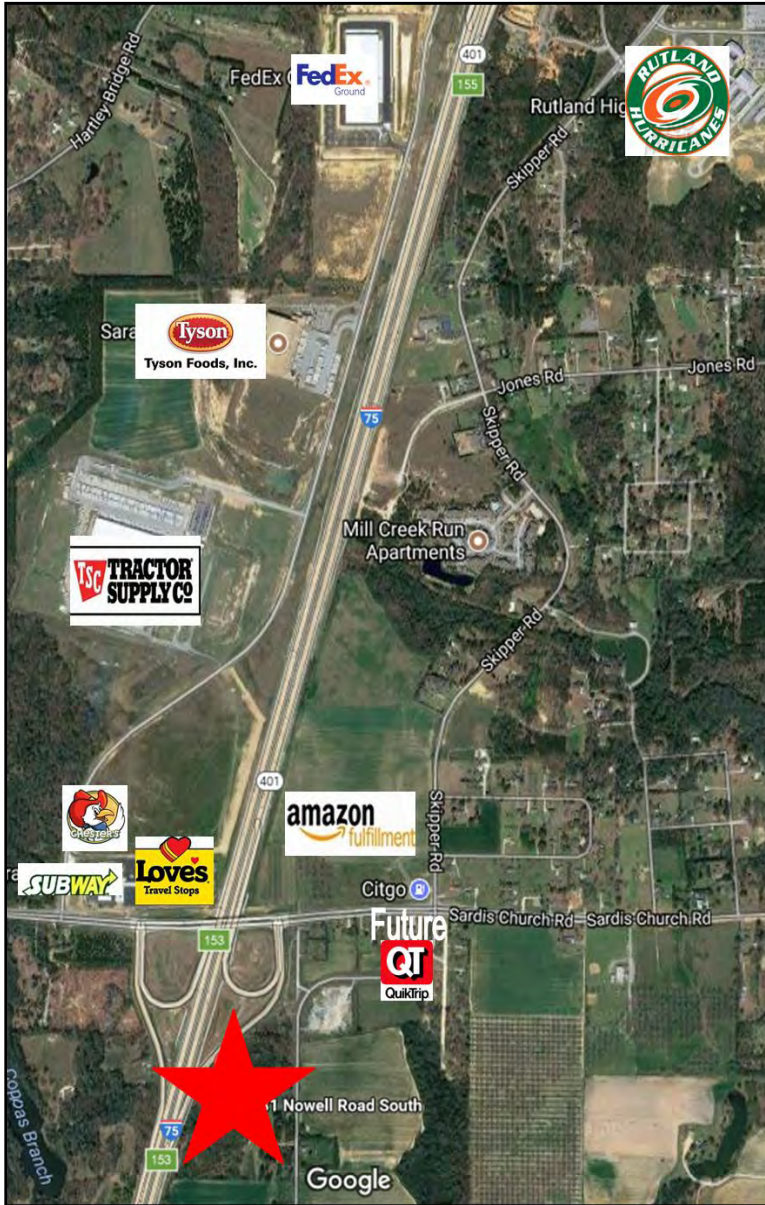
FOR SALE



EBERHARDT & BARRY

20± ACRE DEVELOPMENT SITE

**7231 Nowell Drive South
South Macon, Bibb County, Georgia 31216**



20± Acres (Divisible)

**1,400'± frontage on Interstate 75
Access via Sardis Church Road
Interchange, Exit 153**

**Subject property located across from
the 1 Million Square Foot
Amazon Fulfillment Center
opened September 2019
bringing 1,000 jobs!**

**Quik Trip Travel Center
(first in Middle Georgia)
opening late 2020/early 2021!**

**Love's Travel Center (Subway,
Chester's Fried Chicken and tire &
maintenance facility) is located adjacent
to subject property across Interstate 75.
Other industries include Tyson Foods,
FedEx Ground, Tractor Supply and
Yancey Brothers.**

**Ideal location for hotel, restaurant,
and/or retail center.**

SALES PRICE: \$125,000 PER ACRE

FOR MORE DETAILS CONTACT:

Revised 4/20/20

DEIDRA STEWART - EXCLUSIVE AGENT
deidra@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry

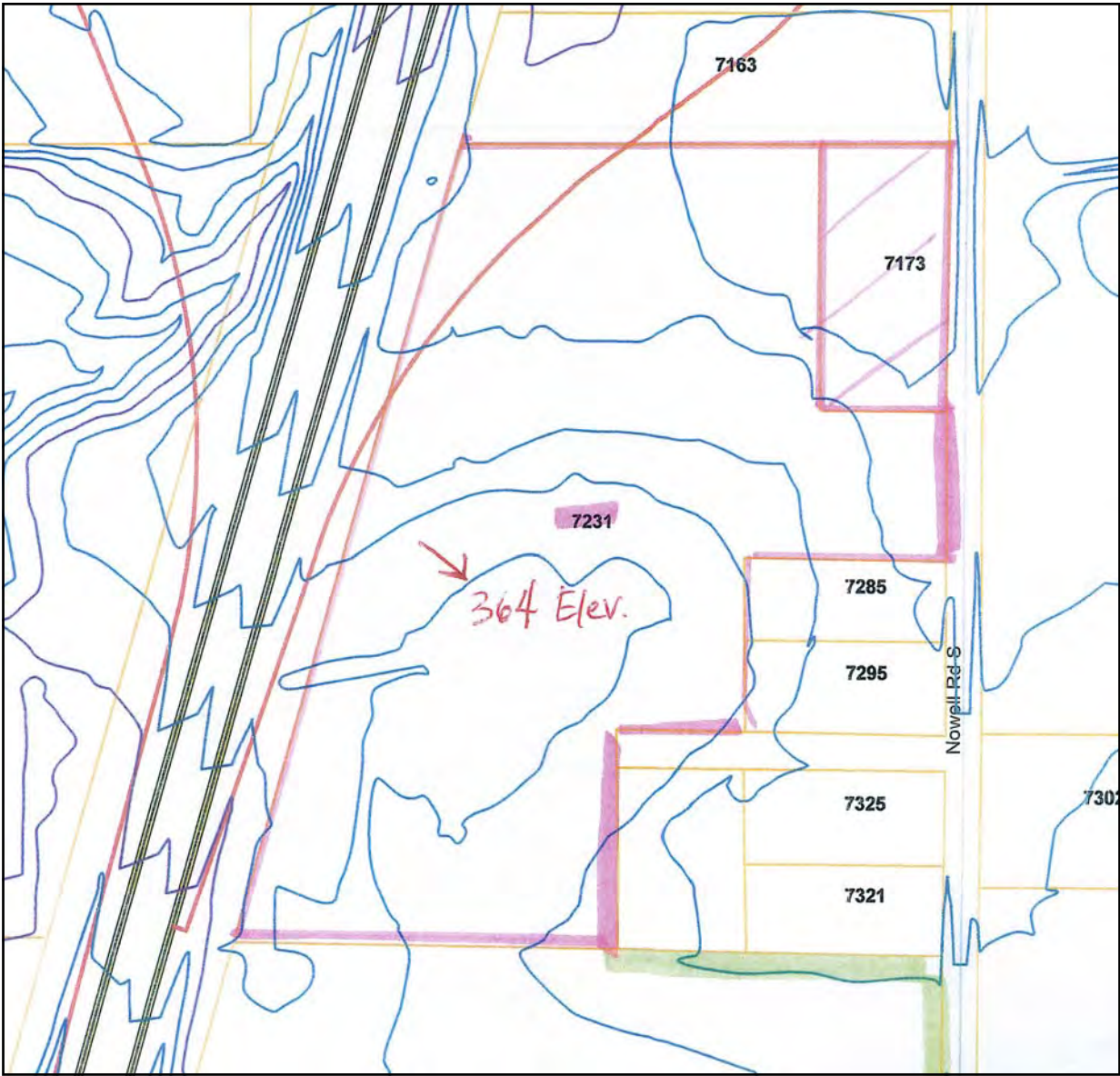
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-508-2652

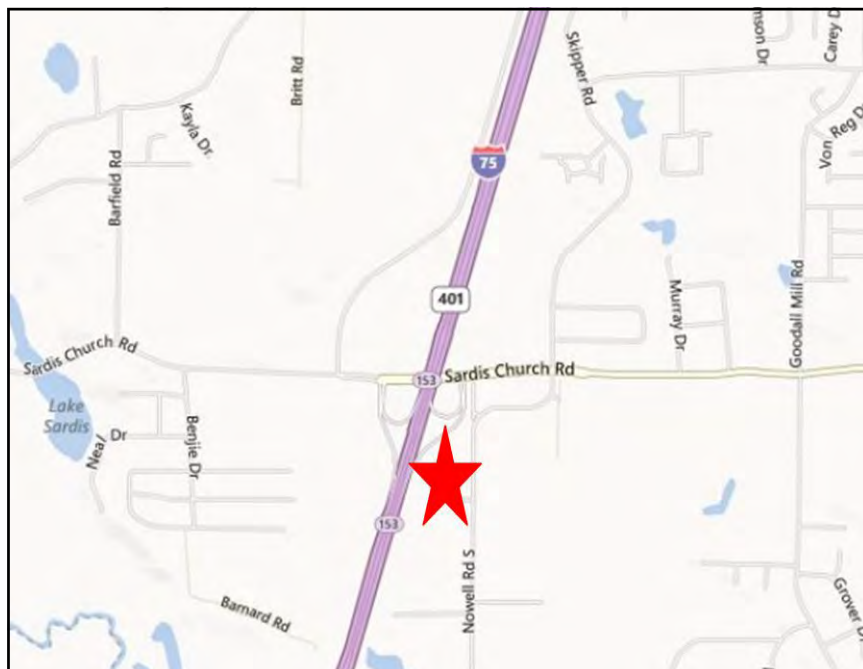
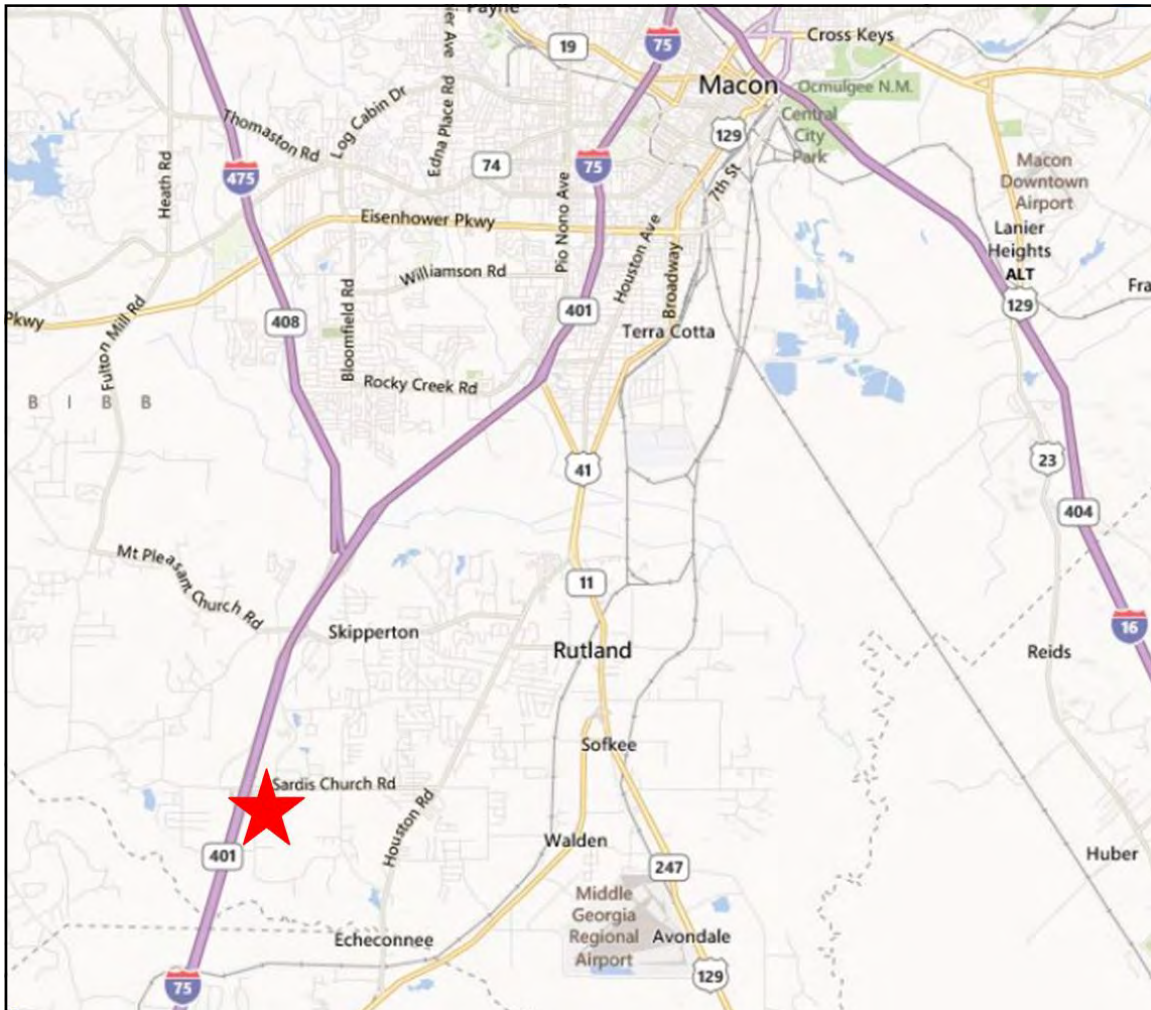
990 Riverside Drive
Macon, GA 31201



LOCATION:	<ul style="list-style-type: none"> • Located along the southeast quadrant of Exit 153, Interstate 75 & Sardis Church Road • Located on the new connection to Georgia Hwy. 247 Connector to Middle Georgia Regional Airport, Kohl's Distribution Center, and Robins Air Force Base. • Great location for motel, warehouses and fast food restaurant
DESCRIPTION:	<ul style="list-style-type: none"> • 20.5± Acres • 1,400'± frontage on Interstate 75, northbound.
TAX ID:	Subject property is identified as Parcel # K014 0015
ZONED:	Agricultural
TOPOGRAPHY:	Level
UTILITIES:	All available at Nowell Road
NEIGHBORS:	<ul style="list-style-type: none"> • 1 Million SF Amazon Distribution Center (Opened September 2019) bringing 1,000± jobs. • Quik Trip, first in Middle Georgia, to open late 2020/early 2021. QuikTrip, distinguished by its red and white "QT" signs, is a privately held company that employs more than 23,000 people in its 805 stores in 11 states. The company, which was started in Tulsa in 1958, makes its own food fresh to order. It also offers an assortment of its own branded to-go food and drink items. • 14,000 SF Love's Travel Stop & Country Store fueling center with two restaurants, convenience store and a 7,500 SF tire & maintenance facility. The center has 7 passenger car fueling stations and 10 semi-truck fueling stations. (Opened 2017) • 685,800± SF Tractor Supply Distribution Center (opened August 2013) • 248,000± SF Federal Express Ground Distribution Center (opened September 2017) • 213,800± SF Tyson Foods Distribution Center. Constructed additional 152,000 SF (Completed 1st Quarter 2019). • 40,000± SF Yancey Brothers Company (Opened 2018)
TRANSPORTATION:	<ul style="list-style-type: none"> • 75 miles south of Atlanta • 4 major seaports within 6 hours truck travel time (Savannah, Charleston, Norfolk, Miami) • 2 rail roads and the largest rail switching center on the East coast







KEY FACTS

154,835

Population



2.5

Average Household Size

37.1

Median Age

\$40,392

Median Household Income

EDUCATION

14%

No High School Diploma



32%

High School Graduate



27%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



6,656

Total Businesses



92,217

Total Employees

EMPLOYMENT



64%

White Collar



17%

Blue Collar



19%

Services

7.0%

Unemployment Rate

INCOME



\$40,392

Median Household Income



\$25,030

Per Capita Income



\$35,539

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	17.7%	0
\$15,000 - \$24,999	13.5%	0
\$25,000 - \$34,999	11.9%	0
\$35,000 - \$49,999	15.5%	0
\$50,000 - \$74,999	14.3%	0
\$75,000 - \$99,999	8.7%	0
\$100,000 - \$149,999	10.7%	0
\$150,000 - \$199,999	3.1%	0
\$200,000+	4.5%	0

 Bars show deviation from
Bibb County