



OFFERING MEMORANDUM

POTENTIAL REDEVELOPMENT SITE | FOUR PARCELS TOTALING ±3.2 ACRES

MACON, GA

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty Inc., is proud to offer four contiguous parcels located in Macon, Georgia. All four parcels total ± 3.2 acres and are all zoned R-1A. The subject parcels are situated on a hard corner of a signalized, four-way intersection shared by Family Dollar and Marathon Gas Station. The parcels have a collective $\pm 260'$ of frontage on Jeffersonville Road and access to water and power. There are two small single-family homes ($\pm 1,446$ SF & $\pm 1,086$ SF) that will need to be cleared, should redevelopment of lots be the desired outcome.



PRICE **\$350,000**



SIZE **± 3.2 Acres**

PROPERTY HIGHLIGHTS

- Four contiguous parcels totaling ± 3.2 acres
- $\pm 13,100$ VPD on Jeffersonville Rd
- Three curb cuts **see below maps for locations*
- Subject parcels share signalized corner with Family Dollar and Marathon Gas Station
- Average household income of \$53,421 in a 3-mile radius
- Zoned R-1A in Macon-Bibb County

Click here for zoning information: <https://tinyurl.com/mr3xjcht>

PROPERTY INFORMATION

OVERVIEW

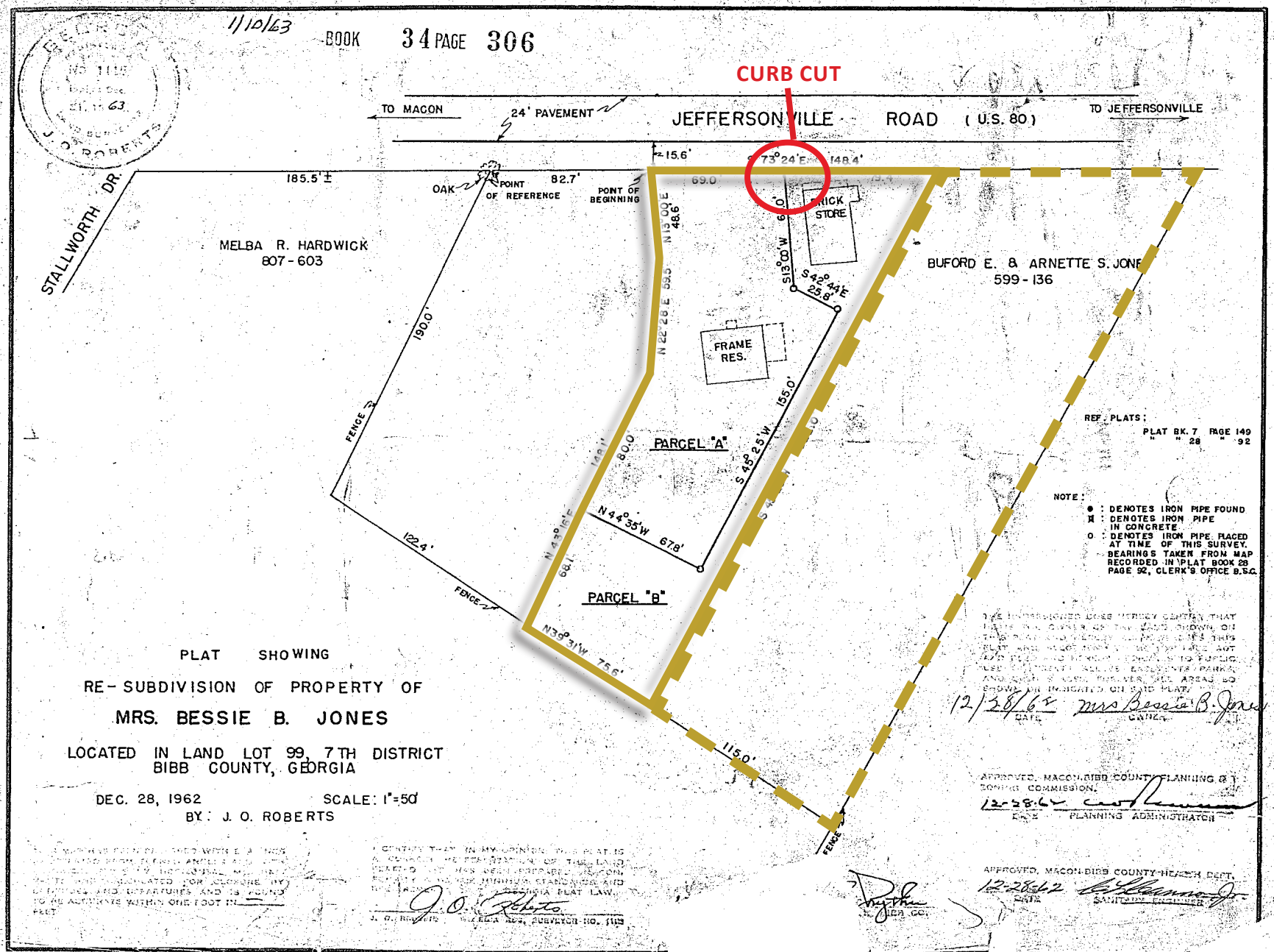
ADDRESS	3661 Jeffersonville, Rd Macon, GA
COUNTY	Bibb
SITE SIZE	±3.2 Acres
NO. OF PARCELS	4
PARCEL ID	V074-0135 V074-0136 V074-0137 V074-0180
UTILITIES	Water & Power
ZONING	RA-1: https://tinyurl.com/mr3xjcht
FRONTAGE	±260' on Jeffersonville Rd
INGRESS/EGRESS	3

JEFFERSONVILLE ROAD

IRWINTON ROAD

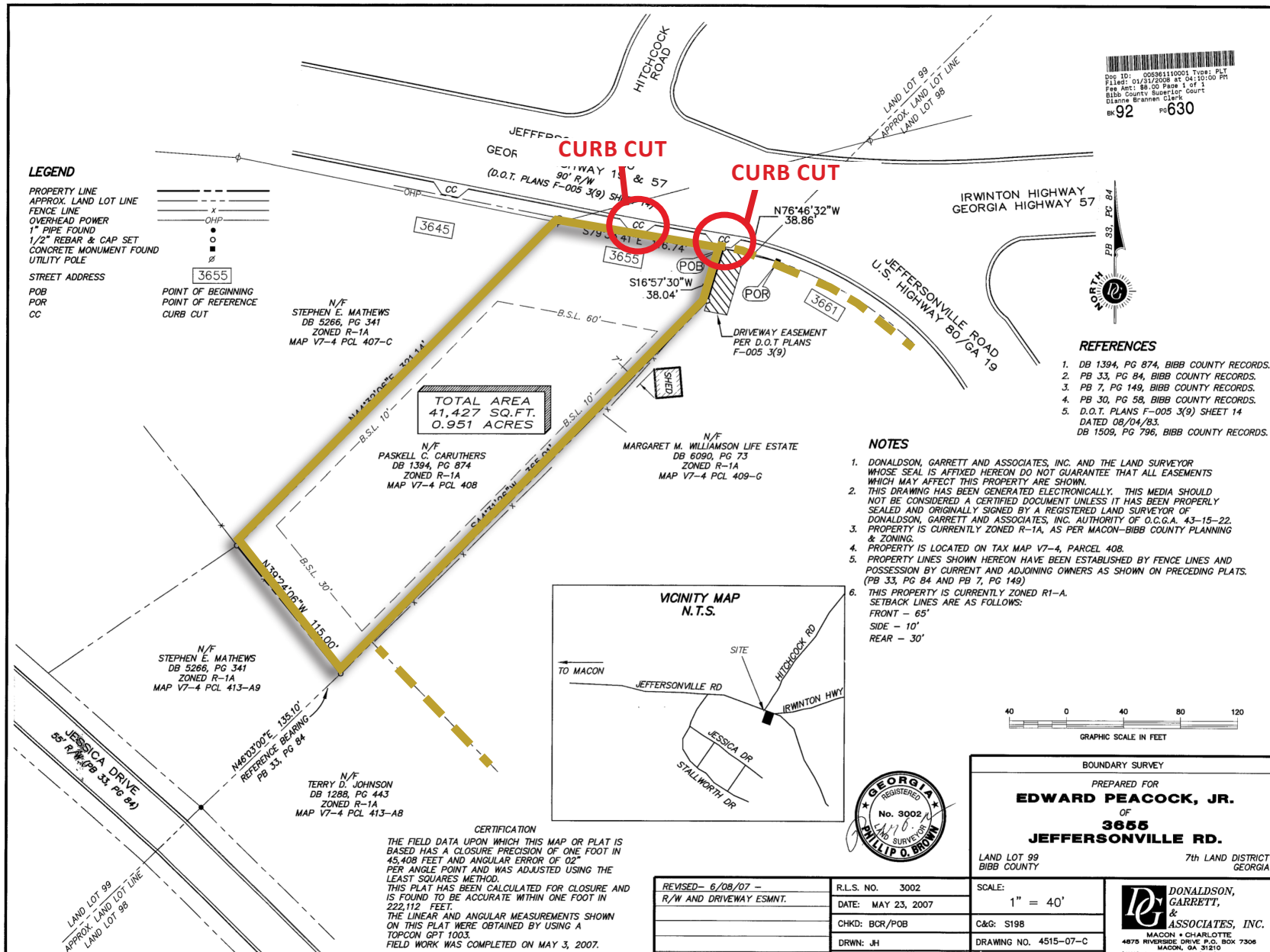
SUBJECT
PROPERTY:
±3.2 AC

PROPERTY SURVEY - 3639 & 3645 Jeffersonville Rd, Macon, GA 31217



PROPERTY SURVEY - 3655 Jeffersonville Rd, Macon, GA 31217

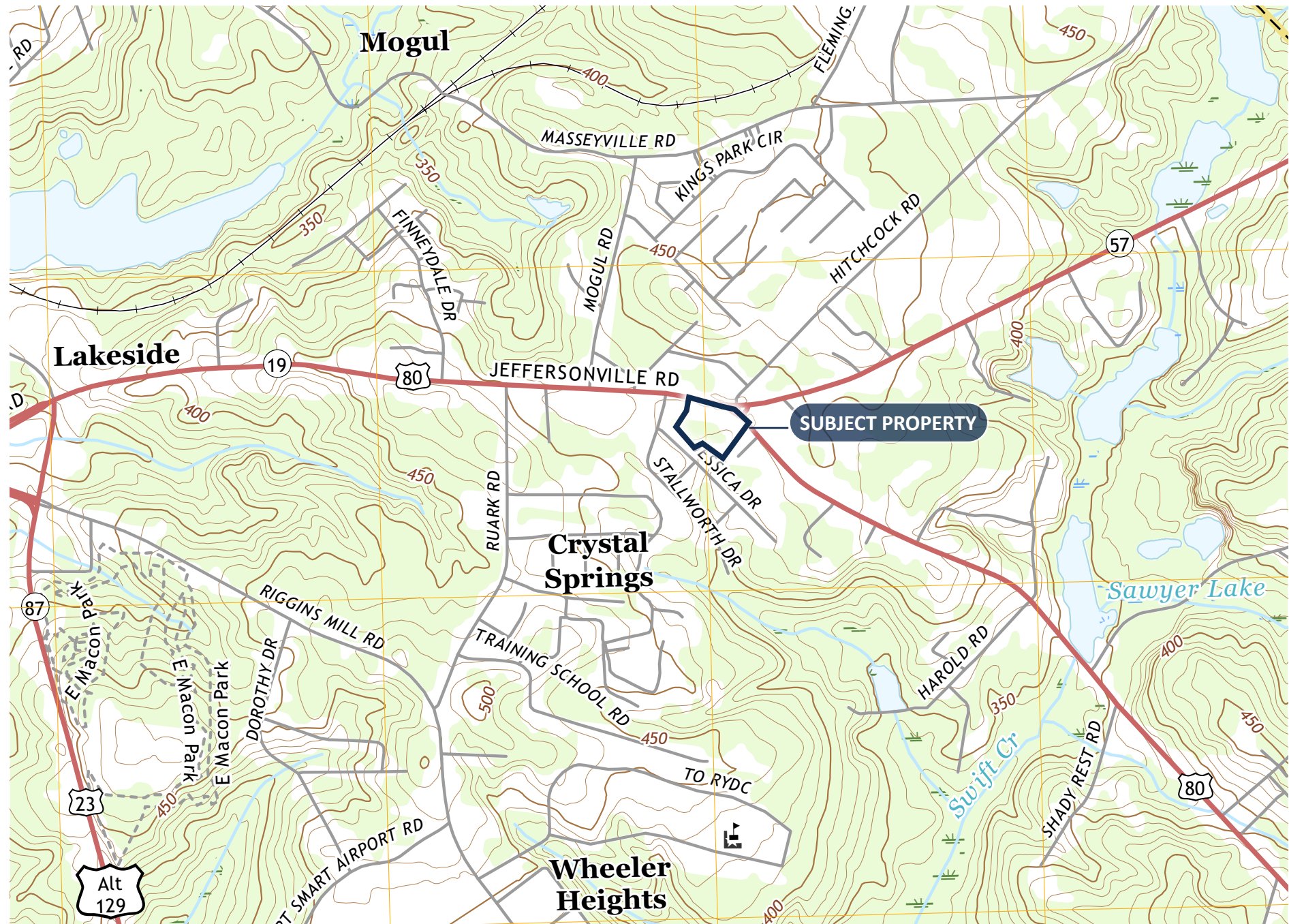
3655 Jeffersonville Rd (outlines) 3661 Jeffersonville Rd (dotted)



WATER MAP



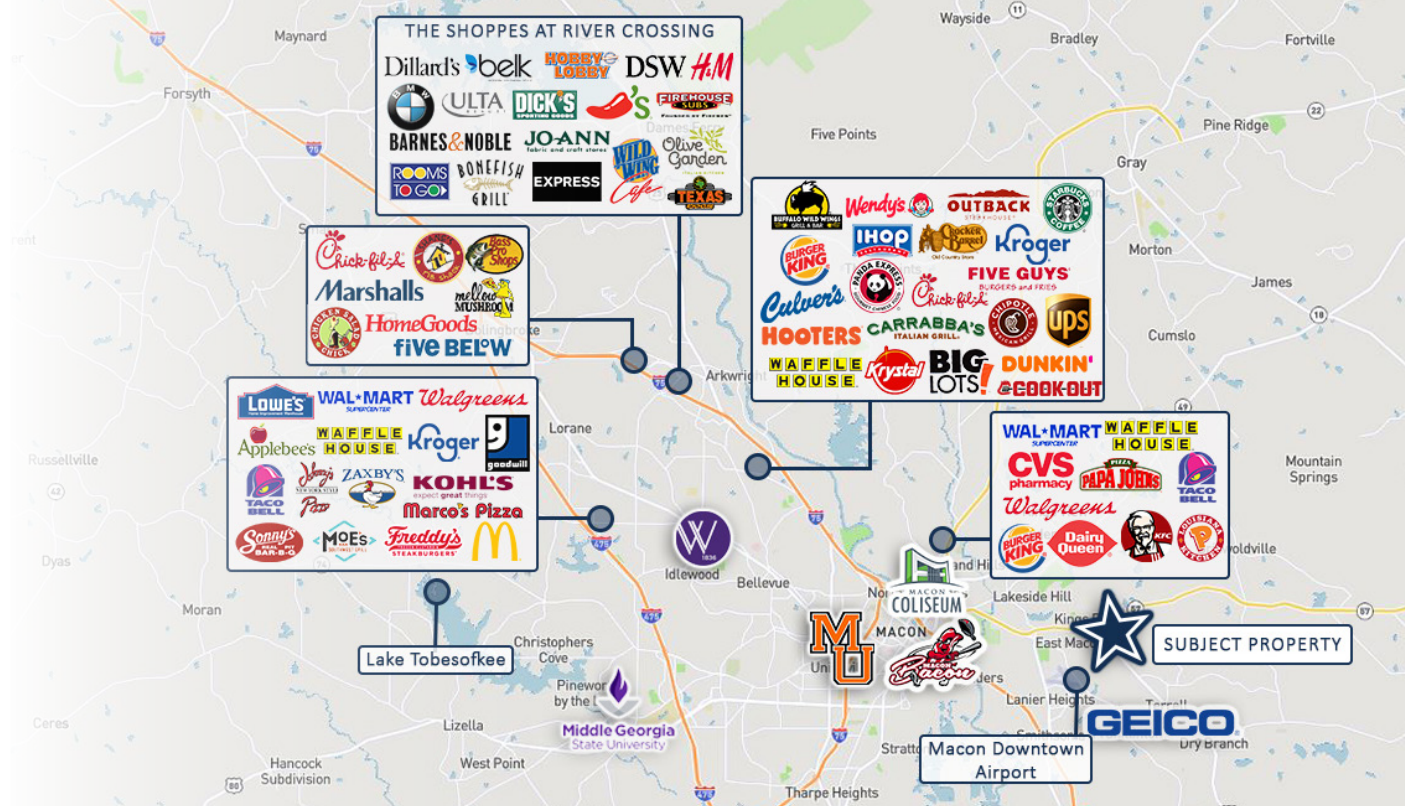
TOPOGRAPHY MAP



IN THE AREA

MERCER UNIVERSITY

Mercer University is a private, faith-based institution in the South with three campuses in Atlanta, Macon and Savannah Georgia. With over 8,600 students actively enrolled in over 12 schools, the University offers its students a rich Christian experience. The University offers programs ranging from associates to doctorate and specializes in academic research. The school has been an active partner in rebuilding Macon and is located less than 11 miles from the property.

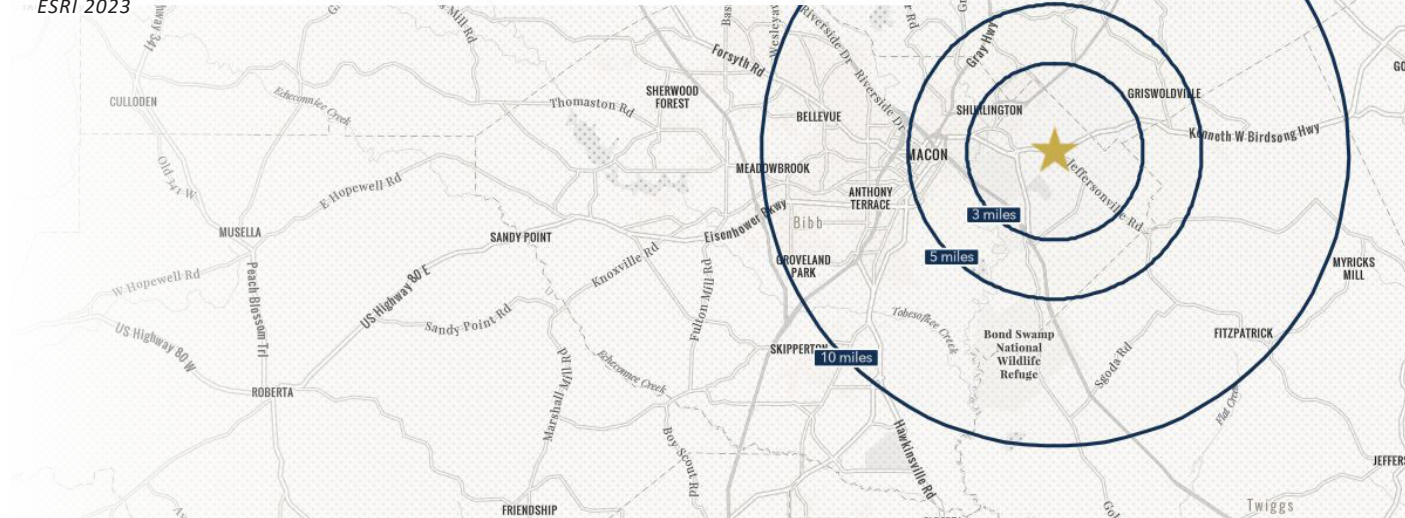


LAKE TOBESOFKEE

Lake Tobesofkee is located just outside Macon's city limits. It is a year-round recreation area covering 1,800 acres with 35 miles of shoreline. The lake includes three parks that offer white sandy beaches with activities including swimming, fishing, boating, camping and more. Lake Tobesofkee is known as one of the most heavily fished lakes in Georgia.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	13,897	31,031	118,041
TOTAL HOUSEHOLDS	5,227	12,664	47,523
AVERAGE HOUSEHOLD INCOME	\$62,231	\$58,565	\$62,555

ESRI 2023



ABOUT THE AREA

MACON, GEORGIA

With over **155k residents**, Macon is the 4th-largest city in Georgia and is part of the Macon-Warner Robins CSA. Nicknamed “**The Heart of Georgia**,” Macon is home to numerous historical sites and museums and boasts strong education, healthcare, agriculture and defense industries.

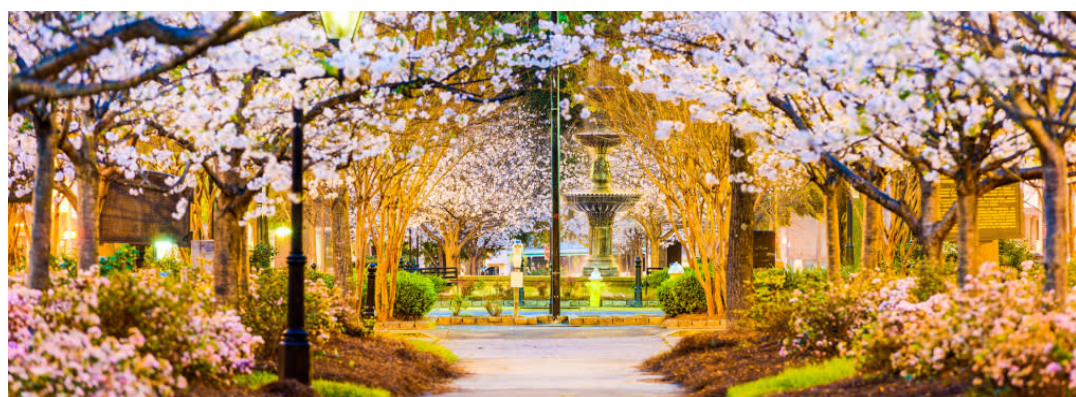
Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “Sperling’s Best Places,” **jobs are estimated to increase 35% over the next ten years.**

With **Mercer University**, **Middle Georgia State University**, **Wesleyan College** and more, all located within city limits, Macon is a hub of education in Central Georgia. Mercer, along with Georgia Tech, The University of Georgia and Emory University, is one of the only schools in the state to earn a spot on U.S. News & World Report’s list for top National Universities.

Healthcare is another strong suit of Macon. **Navicent Medical Center** is a Top-10 hospital in the state of Georgia according to U.S. News & World Report and has over 600 licensed beds. **Coliseum Medical Center**, across the Ocmulgee River from Downtown Macon, also offers over 300 beds.

Despite its size, there is plenty to do in and around Macon. The Museum of Aviation at **Robins Air Force Base** is the largest tourist attraction in the state outside of Atlanta. The **International Cherry Blossom Festival** lasts 10 days each March and brings visitors from around the country to Macon to enjoy the 300,000 blossoms.

Source: MaconGA.org



BROKER PROFILE



BRICE BURNS

Vice President, Macon Office
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404-876-1640 x158

Brice Burns joined Bull Realty in 2023. He currently holds the title of Vice President Macon Office, where he serves as the representative for Bull Realty on a regional level. Brice leverages Bull Realty's nationwide reach in order to better assist clients in the Central & South Georgia markets. Brice serves as an advocate for clients in his ability to navigate different commercial needs throughout all of Central and South Georgia. He specializes in tenant and landlord representation for office, retail, industrial clients as well as the disposition of investment properties and raw land sales.

Brice is a member of the National Association of Realtors (NAR), Middle Georgia Association of Realtors (MGAR), International Council of Shopping Centers (ICSC), and an active ambassador for the Greater Macon Chamber of Commerce

ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.



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DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.