



Shark's Fish & Chicken

C&J's Supermarket

DOLLAR GENERAL

Subject  
Property  
±4.48 AC

±1.7 miles to Ocmulgee  
Mounds National Park



±4.9 miles to I-16 Exit 6

**OFFERING MEMORANDUM**  
COMMERCIAL REDEVELOPMENT OPPORTUNITY | THREE CONTINGUOUS  
PARCELS TOTALING ±4.48 ACRES | ZONING: C4-HIGHWAY COMMERCIAL  
MACON, GA



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## CONTACT INFORMATION

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BullRealty.com



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Bull Realty Inc. is proud to offer three contiguous parcels located in Macon, Georgia. All three parcels are situated in East Macon, totaling  $\pm 4.48$  acres and are each zoned C4 (Highway Commercial). The current zoning permits the development of various commercial uses, including car washes, offices, and retail establishments. All utilities are available on-site. These parcels are ideally suited for new development to complement Georgia's potentially first National Park.

The subject parcels are located 1.7 miles southeast of Ocmulgee Mounds National Historical Park. The Ocmulgee National Park and Preserve Initiative (ONPPI) is working tirelessly with the Muscogee (Creek) Nation to expand the current site of the Ocmulgee Mounds National Historical Park into Georgia's first National Park and Preserve (refer to the page 4 for more information).

## PROPERTY HIGHLIGHTS

- Three contiguous parcels totaling  $\pm 4.48$  acres
- $\pm 16,800$  VPD on Emery Hwy,  $\pm 12,000$  VPD on Emery Rd
- Three curb cuts *\*see survey maps on page 5 & 6 for locations*
- Close proximity to Ocmulgee Mounds National Historical Park
- Located 3.3 miles from Downtown Macon
- All utilities available on site
- Zoned C4- Highway Commercial
- Properties located in [opportunity zone](#)



PRICE: ***\$1,200,000***



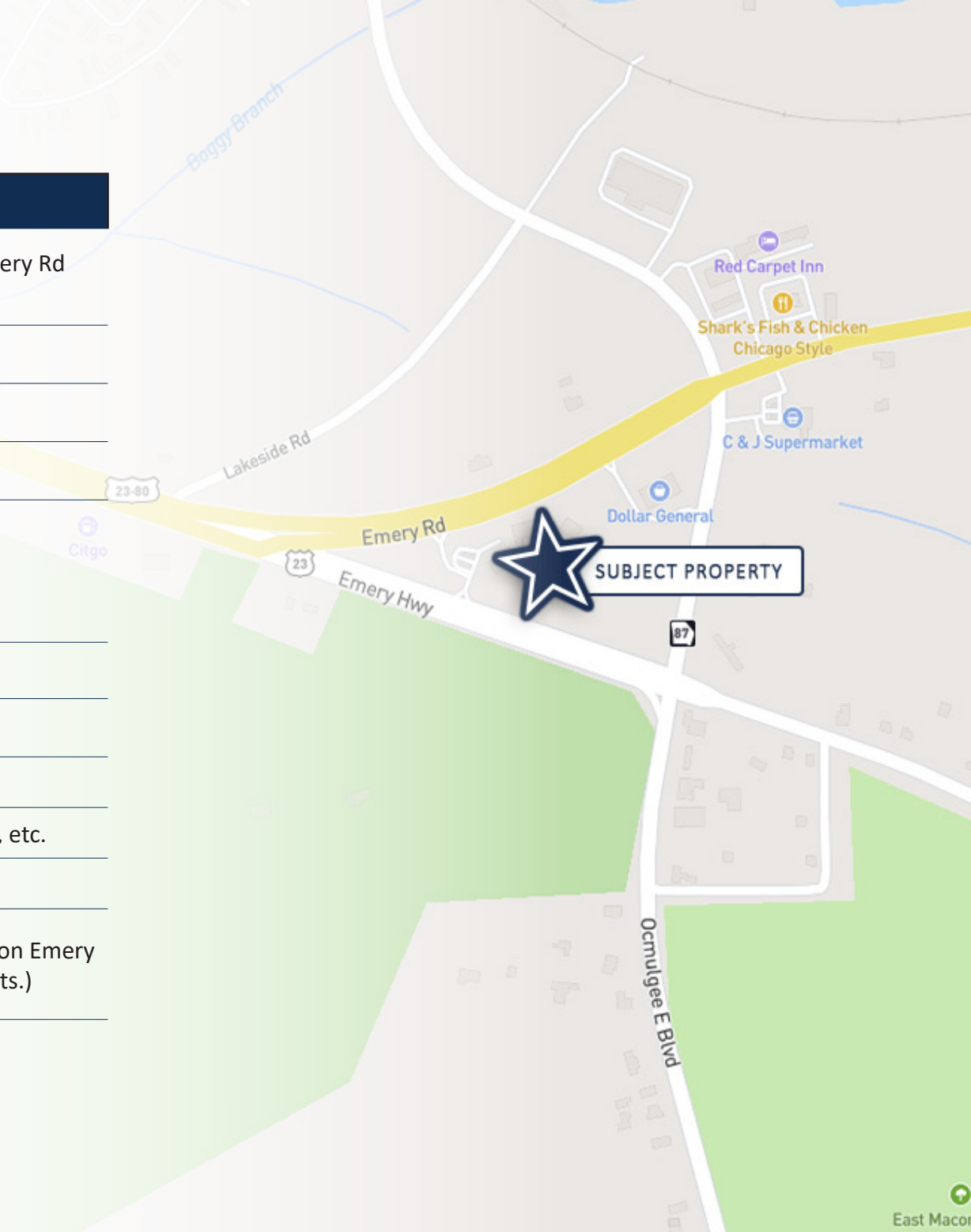
SIZE:  ***$\pm 4.48$  Acres***

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

# PROPERTY OVERVIEW

## OVERVIEW

ADDRESS	2970 Emery Highway, 2787 & 2795 Emery Rd Macon, GA 31217
COUNTY	Bibb
SITE SIZE	±4.48 Acres
NO. OF PARCELS	3
PARCEL IDS	U073-0074 U073-0078 U073-0077
UTILITIES	All Utilities Available
ZONING	C4: <a href="https://tinyurl.com/mr3xjcht">https://tinyurl.com/mr3xjcht</a>
PROPOSED USE	Commercial Development
PERMITTED USES	Car Wash, Day Care, Retail, Restaurant, etc.
FRONTAGE	±287' Emery Rd, ±670 Emery Hwy
INGRESS/EGRESS	3 total curb cuts. 2 on Emery Hwy & 1 on Emery Rd. (see surveys for location of curb cuts.)





# OCMULGEE MOUNDS NATIONAL HISTORICAL PARK

## OCMULGEE MOUNDS

Centuries ago, the area currently recognized as Ocmulgee Mounds in central Georgia flourished as a significant Indigenous hub. Discoveries of artifacts on the site trace back to as early as 8000 to 1000 B.C. During the 18th century, it served as the focal point for around 60 villages forming the Muscogee (Creek) Nation.

At present, the Muscogee Nation, one of the United States' largest tribes, alongside local collaborators, are spearheading an endeavor to designate Ocmulgee Mounds as Georgia's inaugural national park. If successful, Ocmulgee would mark the first national park jointly managed by a displaced tribe, one of the five forcibly removed from their lands during the tragic events of the Trail of Tears in the summer of 1836, as recorded in history.

Although Congress is yet to set a voting schedule, the proposal has garnered support from both political parties. For the Muscogee Nation, securing national park status signifies a safeguard for Ocmulgee's future.

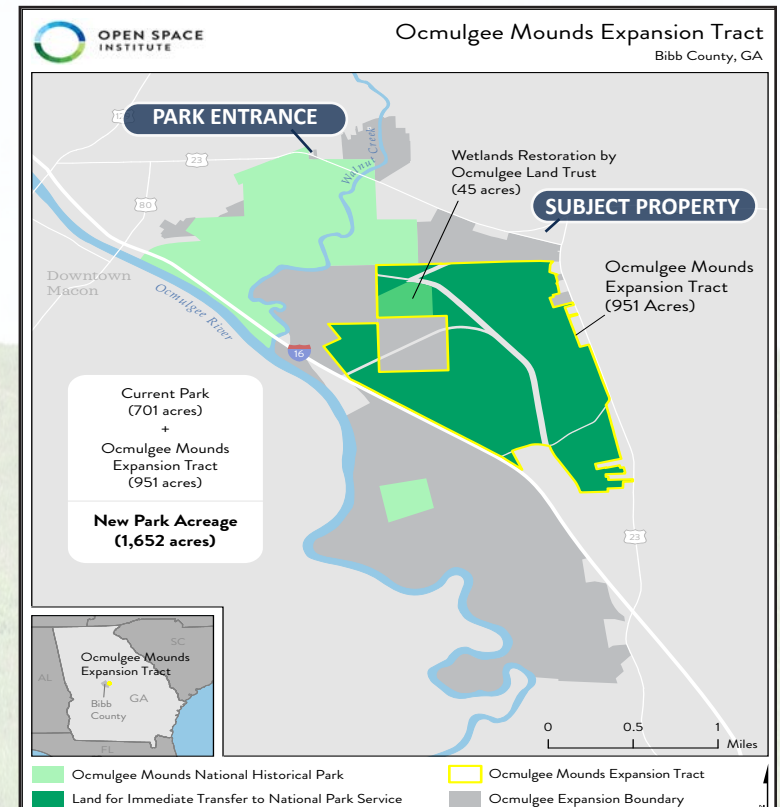
## POTENTIAL ECONOMIC IMPACT

Based on a recent study conducted by economists from the University of Tennessee's Department of Agricultural and Resource Economics, the creation of an Ocmulgee National Park and Preserve is projected to generate a significant increase in economic activity for the communities in Central Georgia.

Key discoveries from the report suggest that within 15 years of establishment:

- An Ocmulgee National Park and Preserve could witness an approximate six-fold surge in yearly visits compared to the existing public lands operating independently.
- The upgraded designation is predicted to contribute around \$206.7 million in added annual economic activity in Middle Georgia, along with an extra \$76.5 million in annual labor income and \$29.8 million in increased tax revenue.
- An Ocmulgee National Park and Preserve would facilitate an additional 2,814 jobs, which is over eighteen times the current number of jobs sustained by the Ocmulgee National Monument.

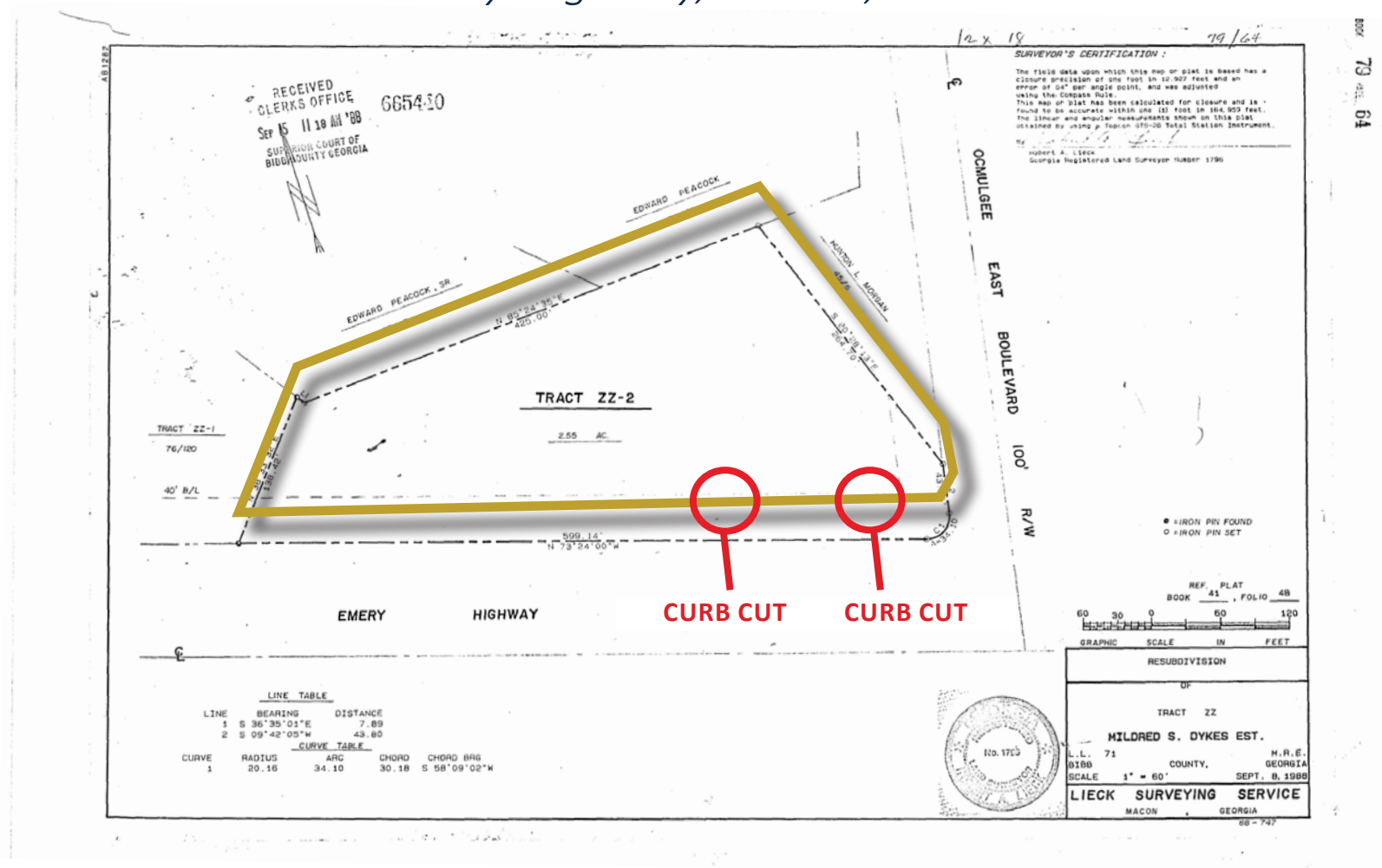
[\\*Source](#)



The recently safeguarded 951-acre parcel is situated near the park and falls within Macon's city limits. Prior to Open Space Institutes (OSI) land acquisition deal in 2021, the property faced the threat of unsuitable industrial development. This initiative follows the significant park expansion in 2019, increasing the authorized boundary from 701 acres to over 3,000 acres. This expansion lays the groundwork for the development of an exceptional urban park that narrates the tale of uninterrupted human habitation in the Ocmulgee basin spanning 17,000 years.

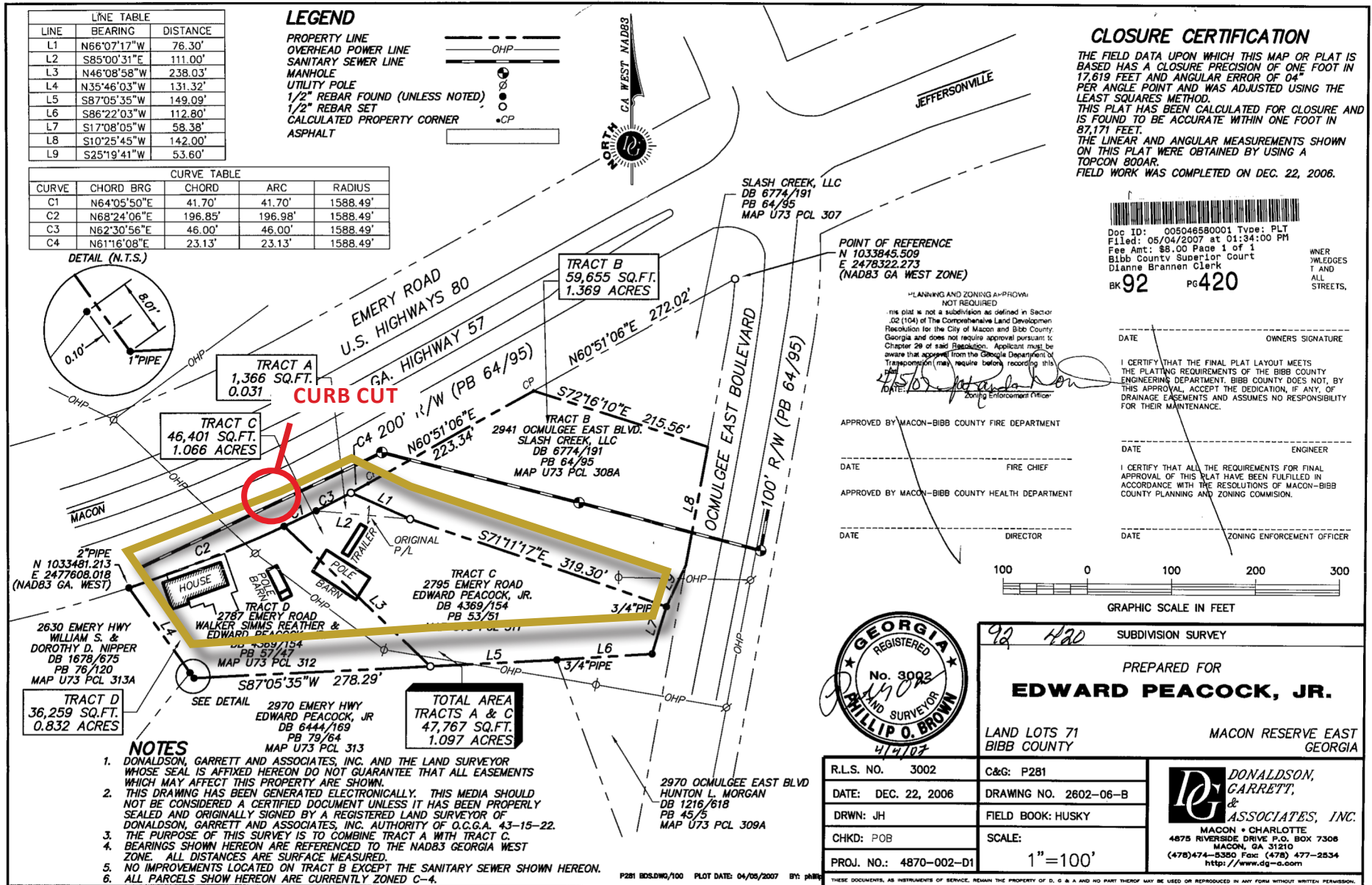
# PROPERTY SURVEY

2970 Emery Highway, Macon, GA 31217



# PROPERTY SURVEY

2787 & 2795 Emery Highway, Macon, GA 31217





# WATER MAP

2970 Emery Hwy, Macon, GA, 31217, USA



**Legend**

- MBC Parcels (2023)
- Basin Specific Fees
  - 15 Industrial Park
  - Grange Outfall Sewer
  - With Little Road SS Extension
  - Northwest Middle & High School Sewer
  - Pressurized Sewer Main
- Sewer Air Release Valve
- Val Stations
  - MVA
  - Private
- Gravity Mains
  - All other values
  - MVA, Our Agency
  - Private
- Manholes
  - All other values
  - Jones Manhole
  - MVA Manhole
  - Private Manhole
- Retention Ponds
- SW Easements
- Main Basin Outfalls
- SW Drain Pipes
- SW Ditches
- SW Structures
  - Catch Basin
  - Flume

Map created using data from the Macon Water Authority's (MWA) GIS. These data are provided AS IS without warranty of any kind, implied or express as to the information's accuracy or level of completeness. Maps and data provided by MWA are to be used for reference purposes only.

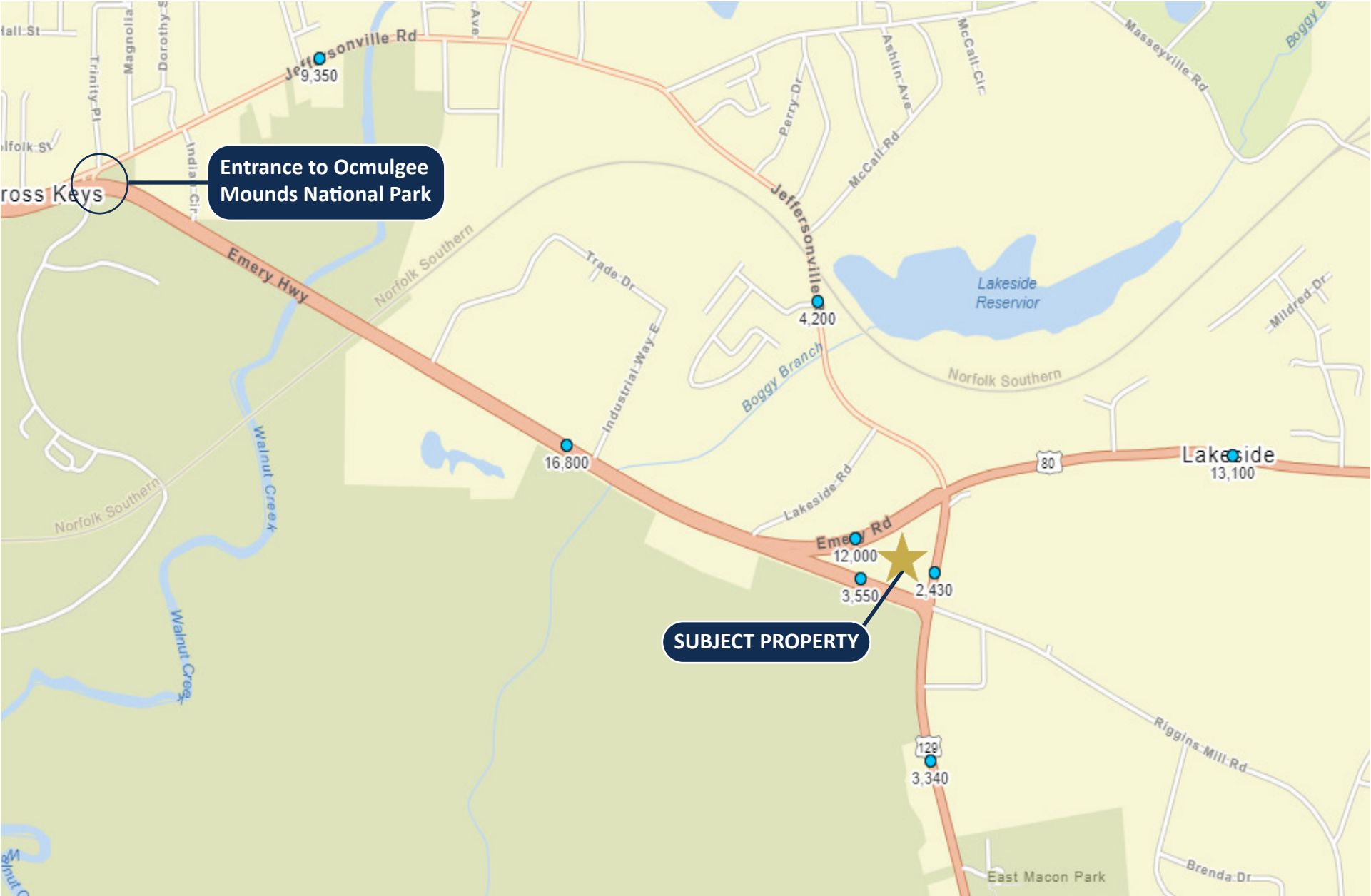
**MWA**  
Macon Water Authority



# TOPOGRAPHY MAP



# TRAFFIC COUNT





# 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.

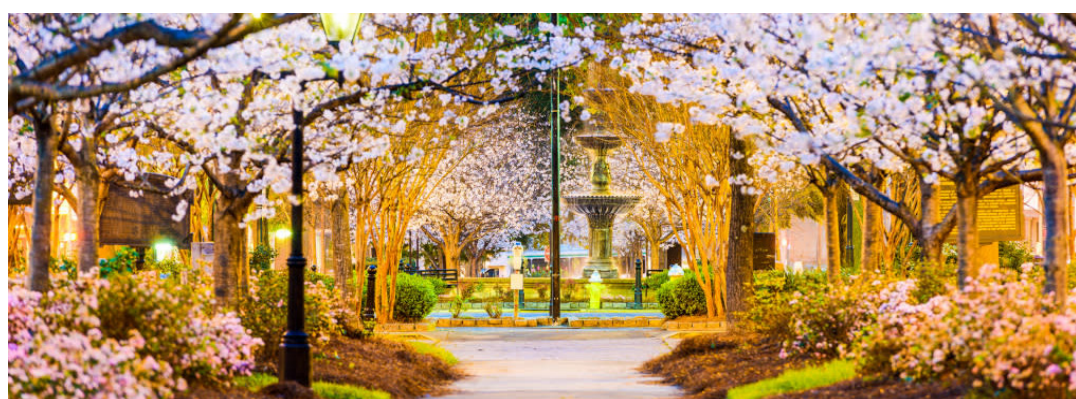
Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “Sperling’s Best Places,” **jobs are estimated to increase 35% over the next ten years.**

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](http://MaconGA.org)





# IN THE AREA

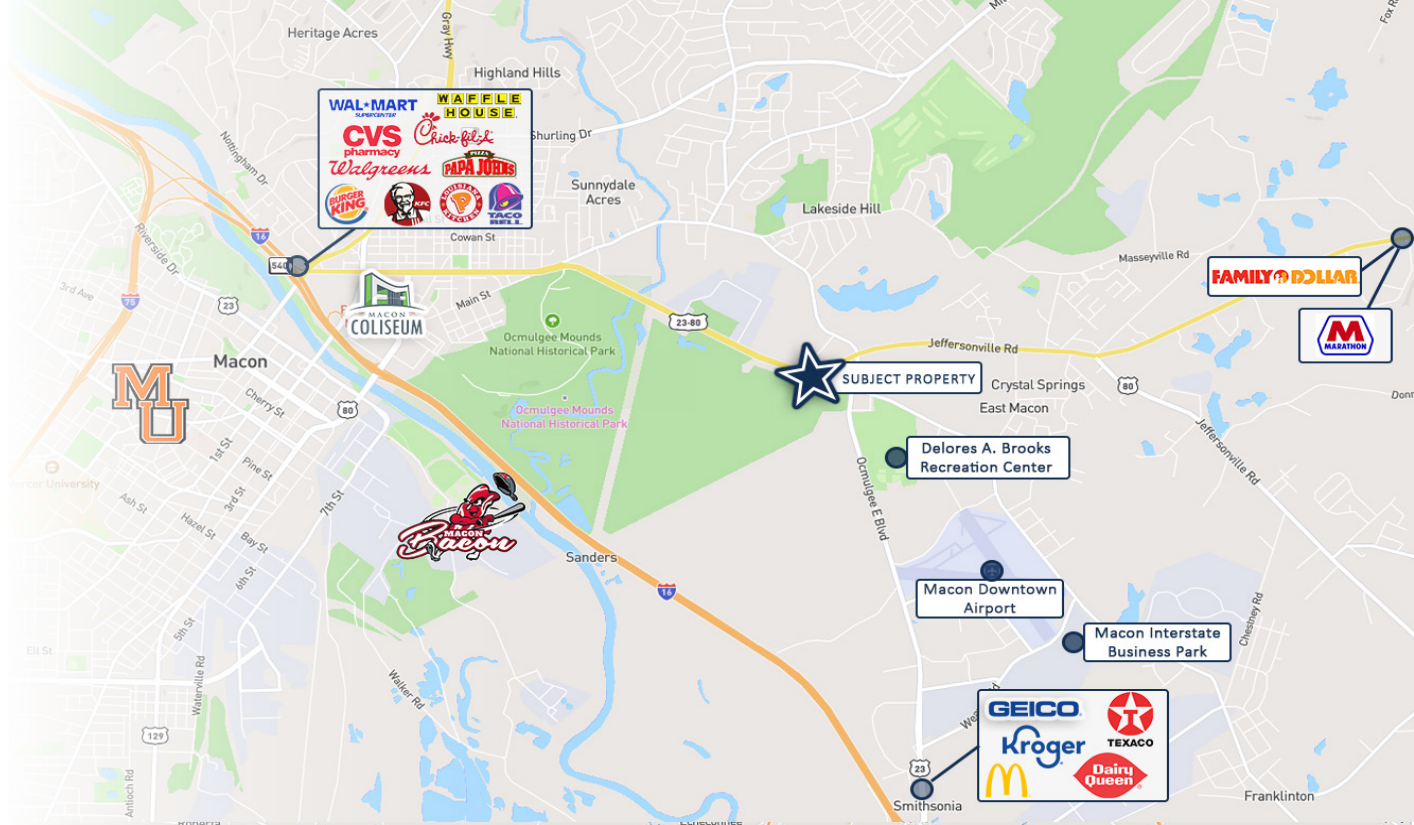
## OCMULGEE MOUNDS NATIONAL PARK

The Ocmulgee National Monument, located in central Georgia, stands as a significant historic location showcasing Native American mounds dating back several centuries. Additionally, the area boasts a wealth of natural resources. Along the Ocmulgee River corridor, visitors can indulge in various outdoor activities, including hunting, fishing, hiking, bird watching, and paddling.



## DOWNTON MACON

In the 2010 census, Downtown Macon experienced its initial population rise in decades, expanding at a rate six times faster than the entire county. It stands out as one of Macon's most diverse regions. With a thriving community of over 400 active businesses spanning various sectors, Downtown accommodates a daily workforce of more than 25,000 individuals, constituting nearly half of the city's labor force and over a quarter of the Metropolitan Statistical Area's employees. This concentrated workforce offers convenient access to potential customers for businesses initiating or transitioning operations in the downtown area.



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





# BROKER PROFILE



## BRICE BURNS

Vice President, Macon Office  
Brice@bullrealty.com  
404-876-1640 x158

Brice Burns serves as an advocate for clients in his ability to navigate different commercial needs and markets throughout all Central Georgia. He specializes in tenant and landlord representation for Office, Retail, and Industrial clients as well as investment deals and raw land sales.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with acquisition and disposition of multifamily properties before he joined Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining. 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 ambassador of the Greater Macon Chamber of Commerce. He is also a CCIM candidate and proud Eagle Scout.

## 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](http://www.CREshow.com).



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# DISCLAIMER & LIMITING CONDITIONS

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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.

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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.