

SALE

9.44 ACRE MULTI-FAMILY / OFFICE DEVELOPMENT SITE

4140 ARKWRIGHT ROAD

MACON, BIBB COUNTY, GEORGIA 31210



SALES PRICE: \$60,000/ACRE

LOCATION OVERVIEW

- Located in North Macon with frontage on Arkwright Road and Sheraton Drive
- Between two vibrant interstate interchanges (Arkwright Road & Riverside Drive)
- Convenient to shopping, restaurants, hotels and financial institutions
- 6 miles from Downtown Macon

PROPERTY OVERVIEW

- 9.44± Acre Multi-Family / Office Development Site
- 182'± Frontage on Arkwright Road
- 398'± Frontage on Sheraton Drive
- Subject site identified as Parcel N030-0008
- Zoned Agricultural
- Topography: Rolling
- 2024 Property Tax Bill: \$474.87

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Revised 2/6/25

PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• Between two (2) vibrant Interstate interchanges (Arkwright Road & Bass Road)• Located in North Macon near the entrance to River North Subdivision• Excellent location for multi-family & office development• Lot 2 backs up to Norfolk Southern Rail overlooking Ocmulgee River
SITE INFORMATION:	<ul style="list-style-type: none">• Lot 1: ± 8.81 Acres (See Page 3)• Lot 2: ± .631 Acres (See Page 3)• 182' of frontage on Arkwright Road & 398' on Sheraton Drive• Langford Creek, approximately 500 linear feet runs through the property• Parcel ID: N030-0008
TOPOGRAPHY:	<ul style="list-style-type: none">• Lot 1: Rolling, slightly above road grade and heavily wooded.• Lot 2: Falls slightly away from Arkwright Road.
ZONING:	Agricultural
UTILITIES:	All public utilities available to the site.
SALES PRICE: \$60,000/ACRE	

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PROPERTY MAP



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TOPOGRAPHY MAP



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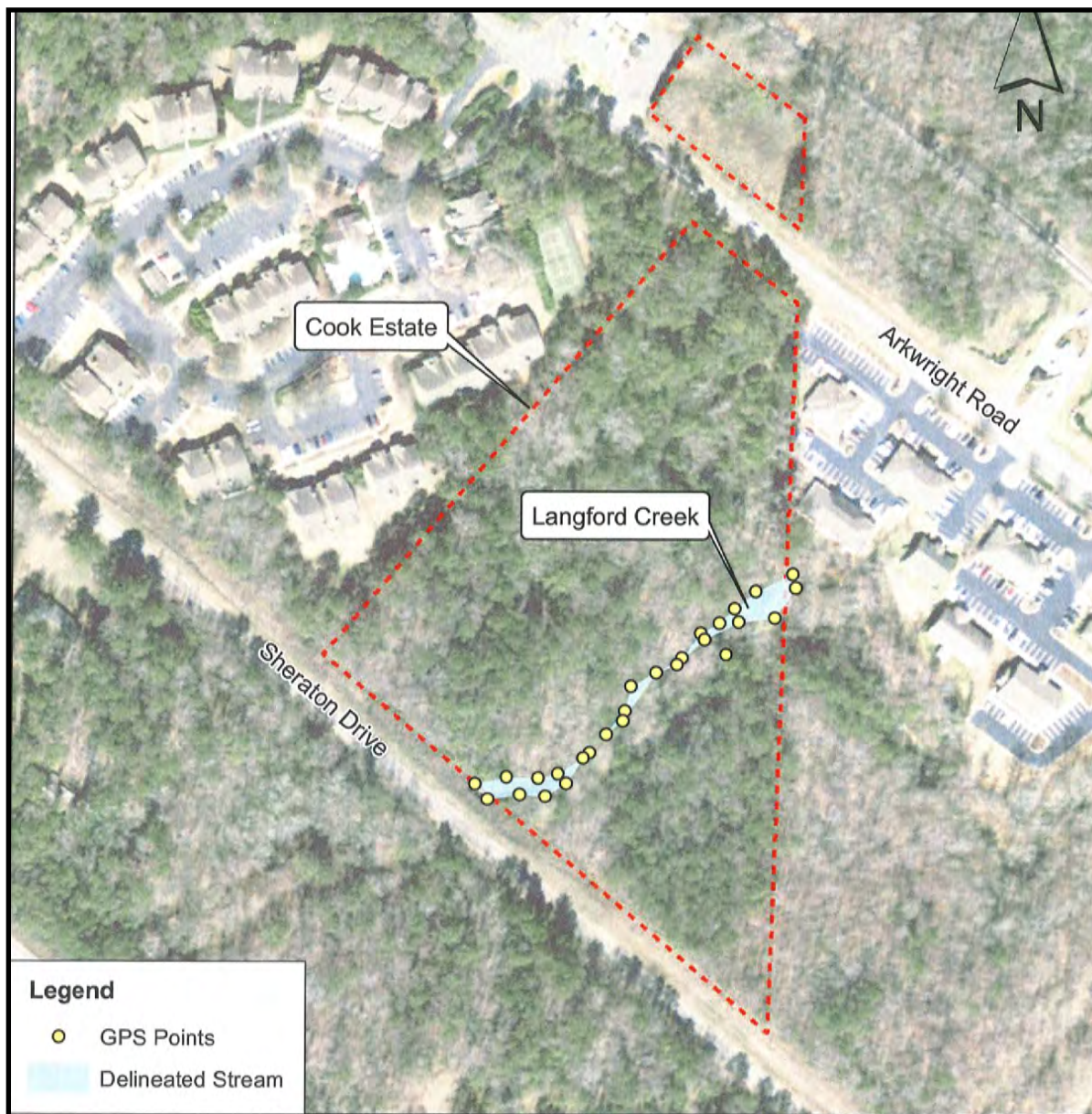
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JURISDICTIONAL FEATURES MAP

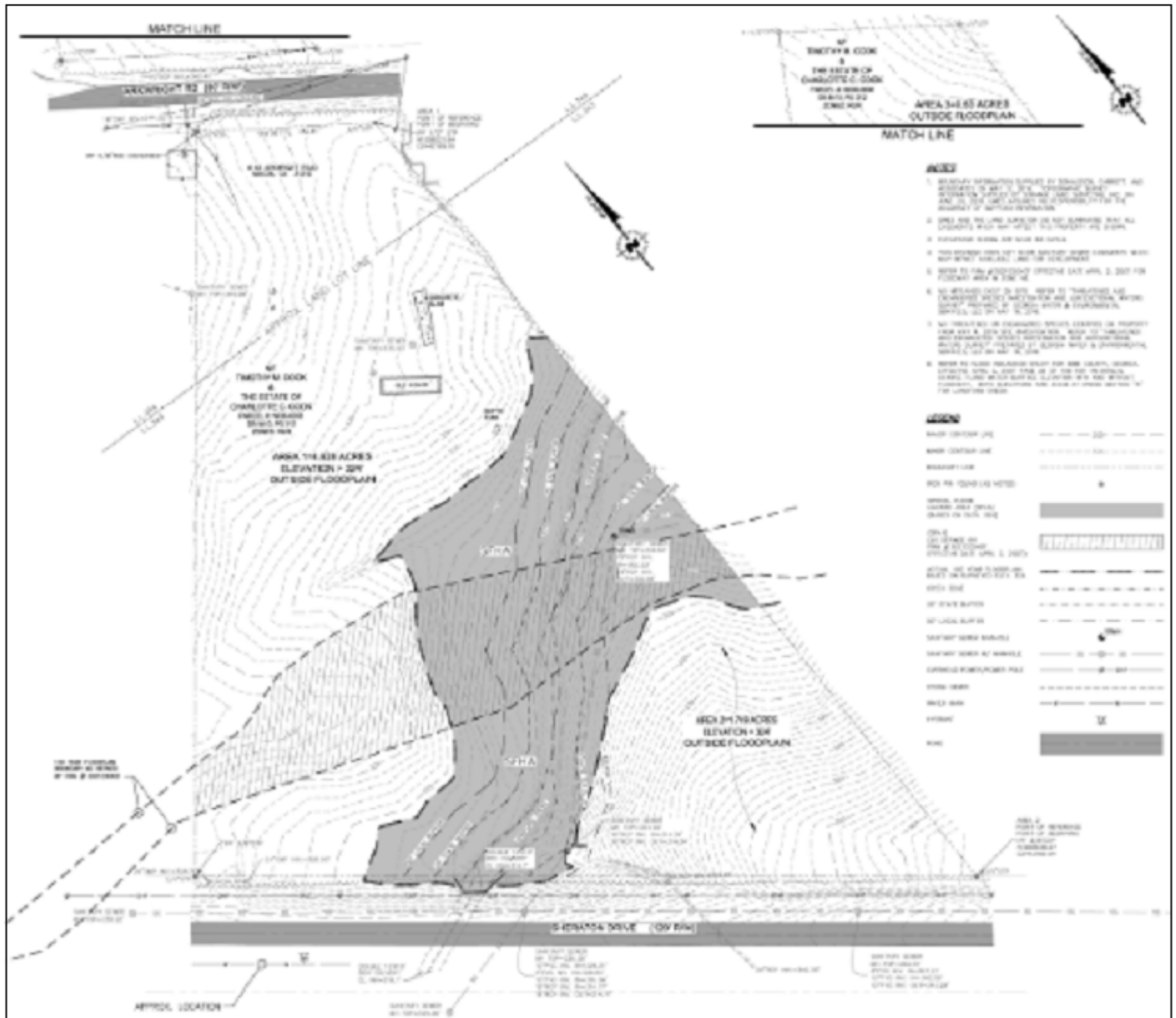


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TOPOGRAPHIC SURVEY & FLOODPLAIN MAP



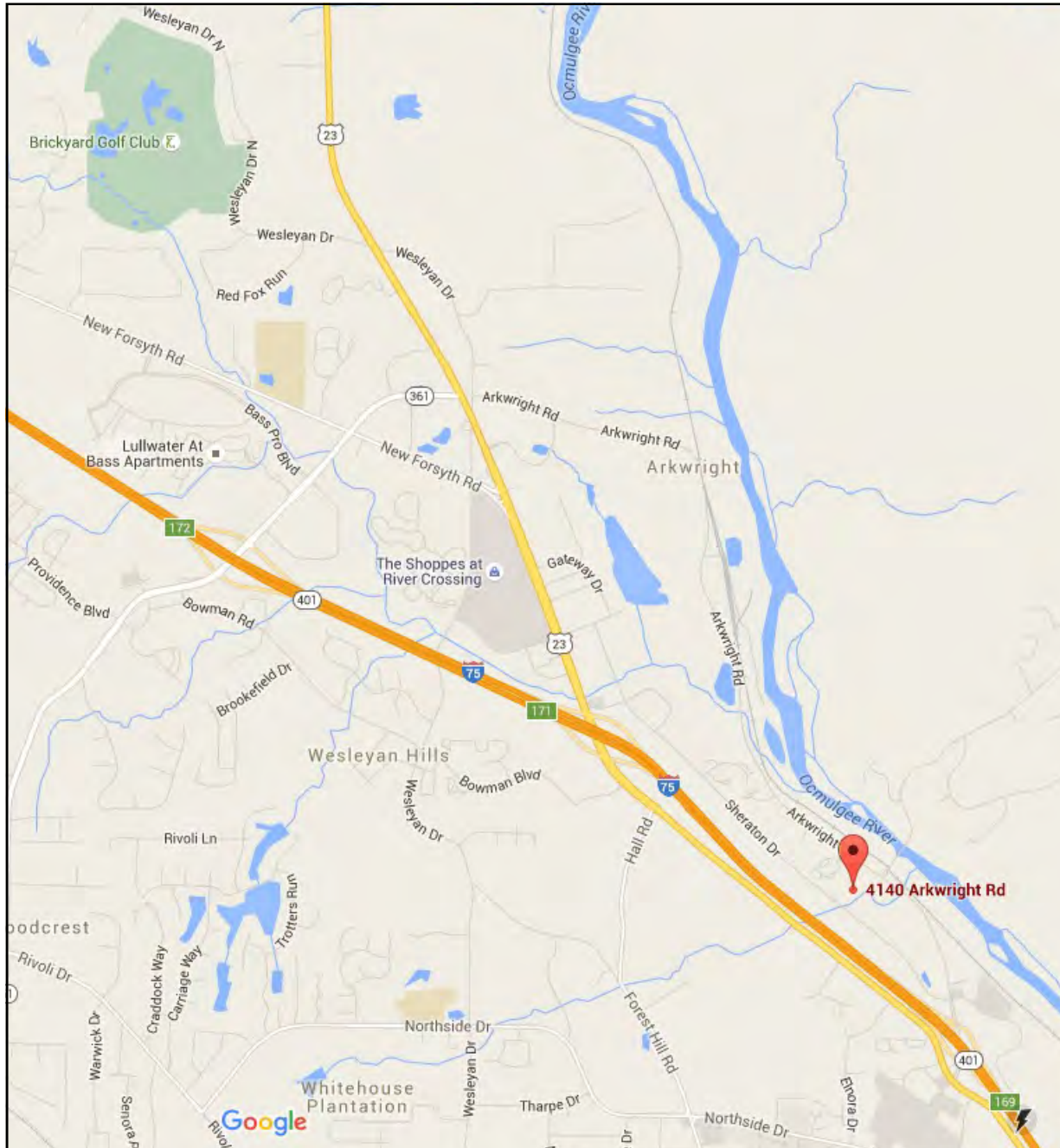
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LOCATION MAP



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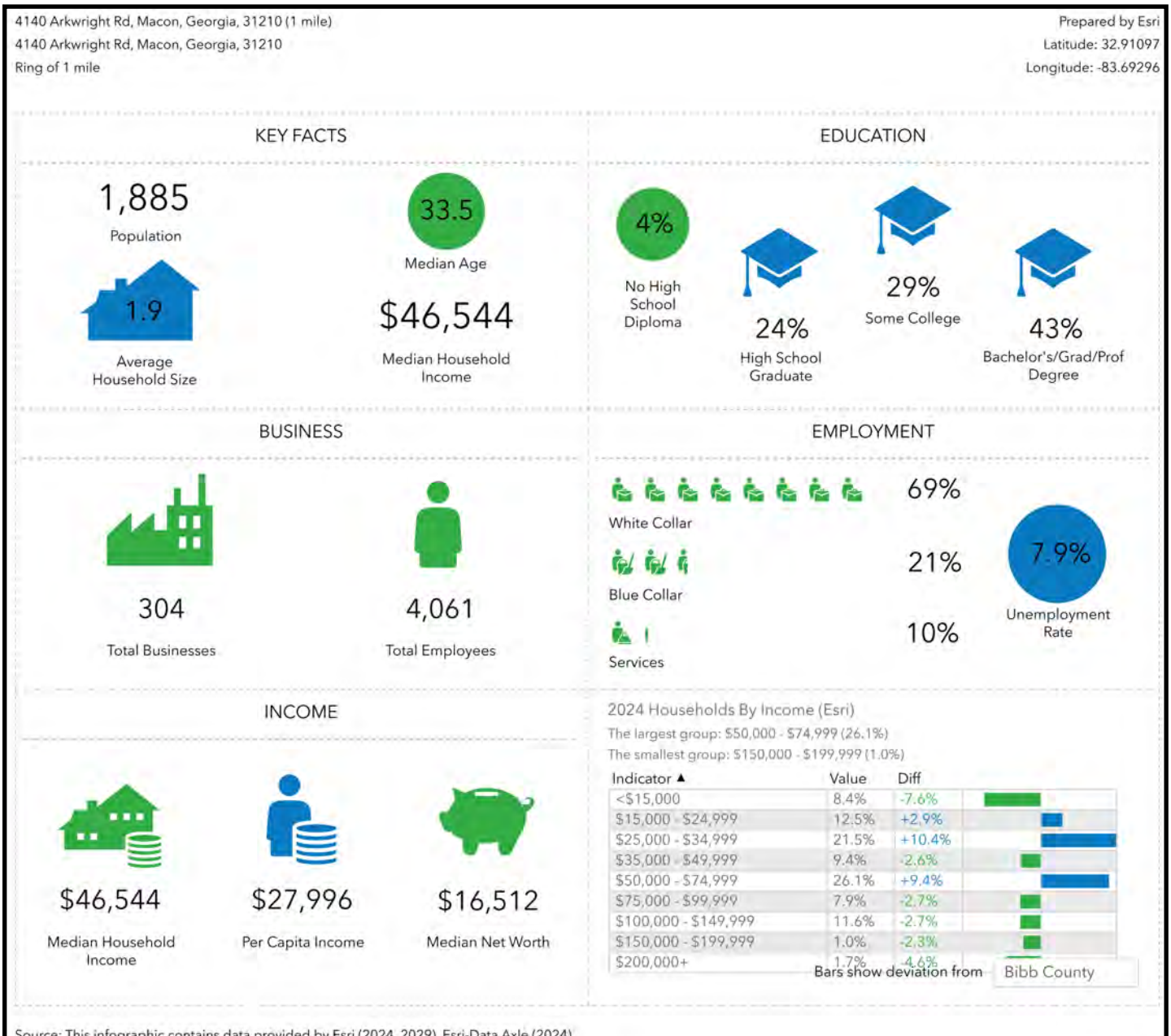
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DEMOGRAPHICS - ONE MILE



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DEMOGRAPHICS - THREE MILE

4140 Arkwright Rd, Macon, Georgia, 31210 (3 miles)
4140 Arkwright Rd, Macon, Georgia, 31210
Ring of 3 miles

Prepared by Esri
Latitude: 32.91097
Longitude: -83.69296

KEY FACTS

25,477

Population



Average
Household Size

38.1

Median Age

\$74,379

Median Household
Income

EDUCATION

4%

No High
School
Diploma



20%
High School
Graduate



26%
Some College



50%
Bachelor's/Grad/Prof
Degree

BUSINESS



1,358

Total Businesses



16,959

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

14%



Services

10%

4.4%

Unemployment
Rate

INCOME



\$74,379

Median Household
Income



\$47,547

Per Capita Income



\$163,829

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-9.8%	
\$15,000 - \$24,999	5.9%	-3.7%	
\$25,000 - \$34,999	8.2%	-2.9%	
\$35,000 - \$49,999	10.5%	-1.5%	
\$50,000 - \$74,999	19.5%	+2.8%	
\$75,000 - \$99,999	14.9%	+4.3%	
\$100,000 - \$149,999	18.2%	+3.9%	
\$150,000 - \$199,999	4.4%	+1.1%	
\$200,000+	12.1%	+5.8%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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DEMOGRAPHICS - FIVE MILE

