SALE

LAND - ± 10.77 ACRES

4324 SHERATON DR.

MACON GA 31210

SALE PRICE \$1,949,000



PATRICK BARRY

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990 Riverside Drive Macon GA 31201



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OFFERING SUMMARY

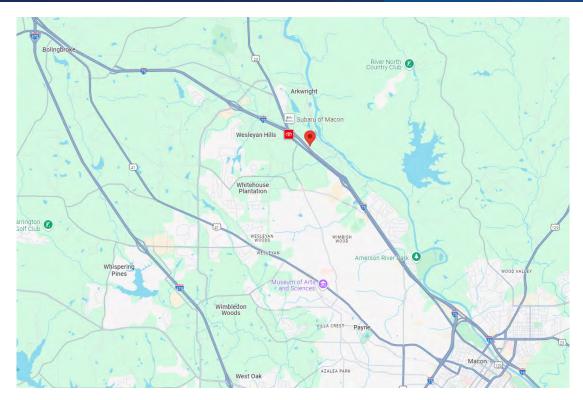
Sales Price:	\$1,949,000		
Lot Size:	10.77 acres - Can be Subdivided		
Zoning:	PDC		
Class:	C-4		
Utilities:	All public utilities available to site.		
Traffic Count:	~2,010 Vehicles per Day (Sheraton Drive) ~62,100 Vehicles per Day (I-75)		
2023 Estimated Property Taxes:	~\$9,857.79		
Frontage:	~1,500 ft.of frontage		
Neighbors:	Pinstrikes Bowling, Outback Steakhouse, Carrabba's, Butler Toyota, Starbucks, McDonald's, Buffalo Wild Wings, Chick-fil-A, Panera, Dunkin', Five Guys, Panda Express, Kroger, Tropical Cafe, Cracker Barrel, Taco Bell, and more!		

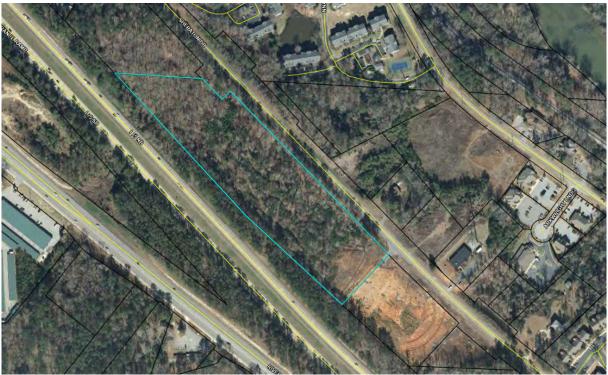
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KEY FACTS EDUCATION 51,779 39.7 6% Population Median Age No High 26% \$73,949 School Some College Diploma 23% High School Graduate Bachelor's/Grad/Prof Median Household Degree Household Size Income **BUSINESS EMPLOYMENT** 444444 74% White Collar 3.6% 6/ G 15% Blue Collar 2,232 26,309 Unemployment Rate 12% Total Businesses Total Employees Services 2024 Households By Income (Esri) INCOME



\$73,949

Median Household Income



\$46,607

Per Capita Income



\$188,792

Median Net Worth

The largest group: \$50,000 - \$74,999 (18.9%)
The smallest group: \$150,000 - \$199,999 (4.9%)

Indicator A	Value	Diff	
<\$15,000	7.7%	-8.3%	
\$15,000 - \$24,999	6.0%	-3,6%	
\$25,000 - \$34,999	8.4%	-2.7%	
\$35,000 - \$49,999	9.7%	-2.3%	
\$50,000 - \$74,999	18.9%	+2.2%	
\$75,000 - \$99,999	13.3%	+2.7%	
\$100,000 - \$149,999	18.2%	+3.9%	
\$150.000 - \$199.999	4.9%	+1.6%	

Bars show deviation from

Bibb County V