

FOR SALE

2 PARCELS - ± 60.18 AC

5210 SARDIS CHURCH RD & 5334 JANERU CIR

MACON, GA 31216

SALE PRICE: \$30,000/ACRE



PATRICK BARRY

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Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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SALE

5210 SARDIS CHURCH RD & 5334 JANERU CIR
MACON GA 31216

OFFERING SUMMARY

Lot Sizes: 5210 Sardis Church Rd - 46.18 acres
5334 Janeru Cir - 14 acres
Total - ~60.18 acres

Sale Price: \$30,000 / acre

Traffic Count: ~11,200 VPD - Sardis Church Rd
~ 92,300 VPD - I-75

2024 Property Taxes: ~\$324.53

Zoning: A

Class: V4 / V5 - Consv Use

Utilities: All public utilities service the site.

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OFFERING SUMMARY

PROPERTY OVERVIEW:

- Property is just south of Macon, GA between Macon and Warner Robins.
- I-75 interchange at Sardis Church Rd is the connection between I-75 & Middle GA Regional Airport.
- Macon's I-75 Industrial Park connects to Sardis Church Road interchange with businesses including Tyson Foods, FedEx, Tractor Supply, QuikTrip, Yancey Brothers, YKK, and Amazon.
- Love's Travel Center is directly across Sardis Church Road from the Subject Property.
- Amazon distribution center (1 million SF ; ~1,000 jobs) is across I-75 from the subject property.

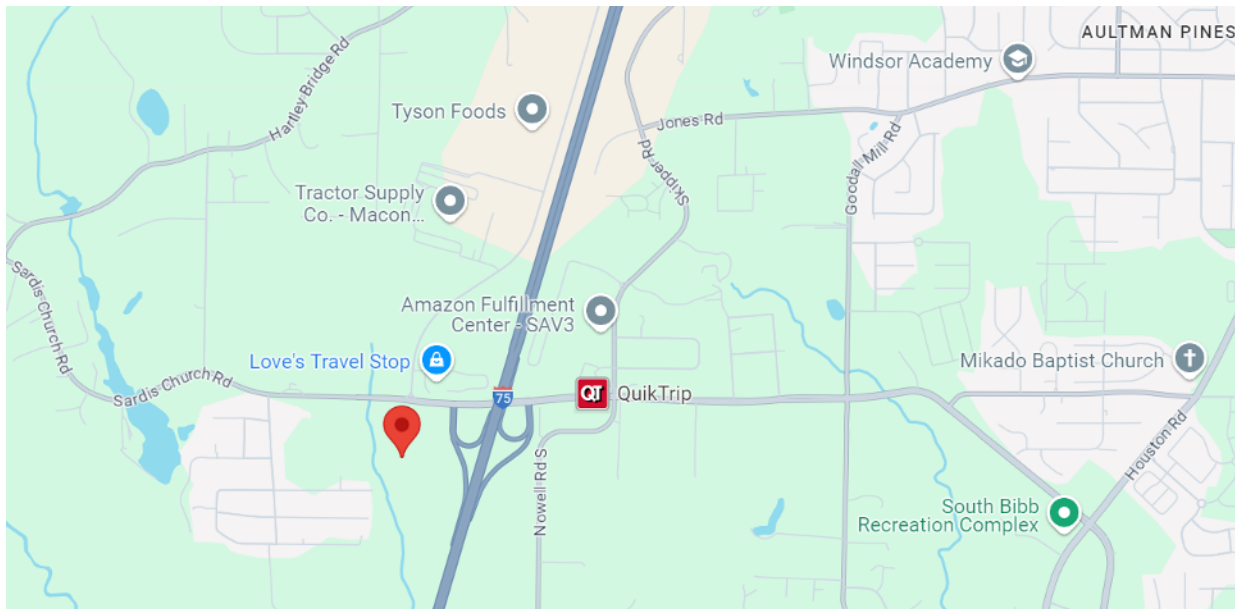
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5 MILE RADIUS

KEY FACTS

28,661

Population



Average Household Size

42.1

Median Age

\$68,649

Median Household Income

BUSINESS



768

Total Businesses



8,365

Total Employees

INCOME



\$68,649

Median Household Income



\$31,394

Per Capita Income



\$235,839

Median Net Worth

EDUCATION

11%

No High School Diploma



35%

High School Graduate



34%

Some College



20%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%

White Collar



26%

Blue Collar



14%

Services

3.3%

Unemployment Rate

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (24.4%)

The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	-7.9%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$15,000 - \$24,999	8.9%	-0.7%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$25,000 - \$34,999	9.1%	-2.0%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$35,000 - \$49,999	10.8%	-1.2%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$50,000 - \$74,999	16.3%	-0.4%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$75,000 - \$99,999	12.9%	+2.3%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$100,000 - \$149,999	24.4%	+10.1%	<div style="width: 100%; height: 10px; background-color: #007bff;"></div>
\$150,000 - \$199,999	5.4%	+2.1%	<div style="width: 100%; height: 10px; background-color: #007bff;"></div>

Bars show deviation from

Bibb County ▼