

DEVELOPMENT OPPORTUNITY

PRIME 11.34-ACRE COMMERCIAL SITE

110 Perimeter Pkwy | Macon, GA 31210



MURPHEY TAYLOR & ELLIS
PROPERTY GROUP



POINTE GRAND
MACON

±11.34
Acres

Wembly
at Overlook
Apartments Homes

RAYMOND JAMES
MACON, GA

Southern Trust

Heartland
HOSPICE

MANN LAW FIRM
Where You Come First

RICOCH
imagine • change

Bass Rd

Arkwright Rd

STILLE'S ORTHODONTICS

New Forsyth Rd

4,780 VPD (24)

Bank OZK

15,200 VPD (24)

23

23



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110 Perimeter Parkway | Macon, GA 31210



HIGH-GROWTH LOCATION | SURROUNDED BY UPSCALE RETAIL & MULTIFAMILY | ALL UTILITIES AVAILABLE

PROPERTY HIGHLIGHTS:

- List Price: \$1,400,000
- Size: ±11.34 Acres
- Zoning: PDM (Planned Development Mixed)
- Parcel: Single parcel
- Utilities: Water and sewer available at the site; other utilities nearby
- Access: Convenient access to I-75 and Bass Road
- Surrounding Development: High-end retail centers and new multifamily communities. New Costco Development coming in 2026
- Ideal Uses: Retail, Office, Medical, Mixed-Use, or Investment Hold

LOCATION & MARKET DRIVERS

- Located in North Macon's primary commercial corridor
- Surrounded by established national and regional retailers
- Adjacent to new and planned multifamily developments, driving daytime and residential population growth
- Strong accessibility and visibility with immediate proximity to I-75
- Positioned within an affluent and growing trade area attractive to office and retail users

UTILITIES

- Water and sewer available at the site
- Refer to the Macon Water Authority GIS map included in this offering for existing water and sewer infrastructure, mains, and manholes serving the property

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Ben Walden | Managing Partner | Co-Owner
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Murphey Taylor & Ellis

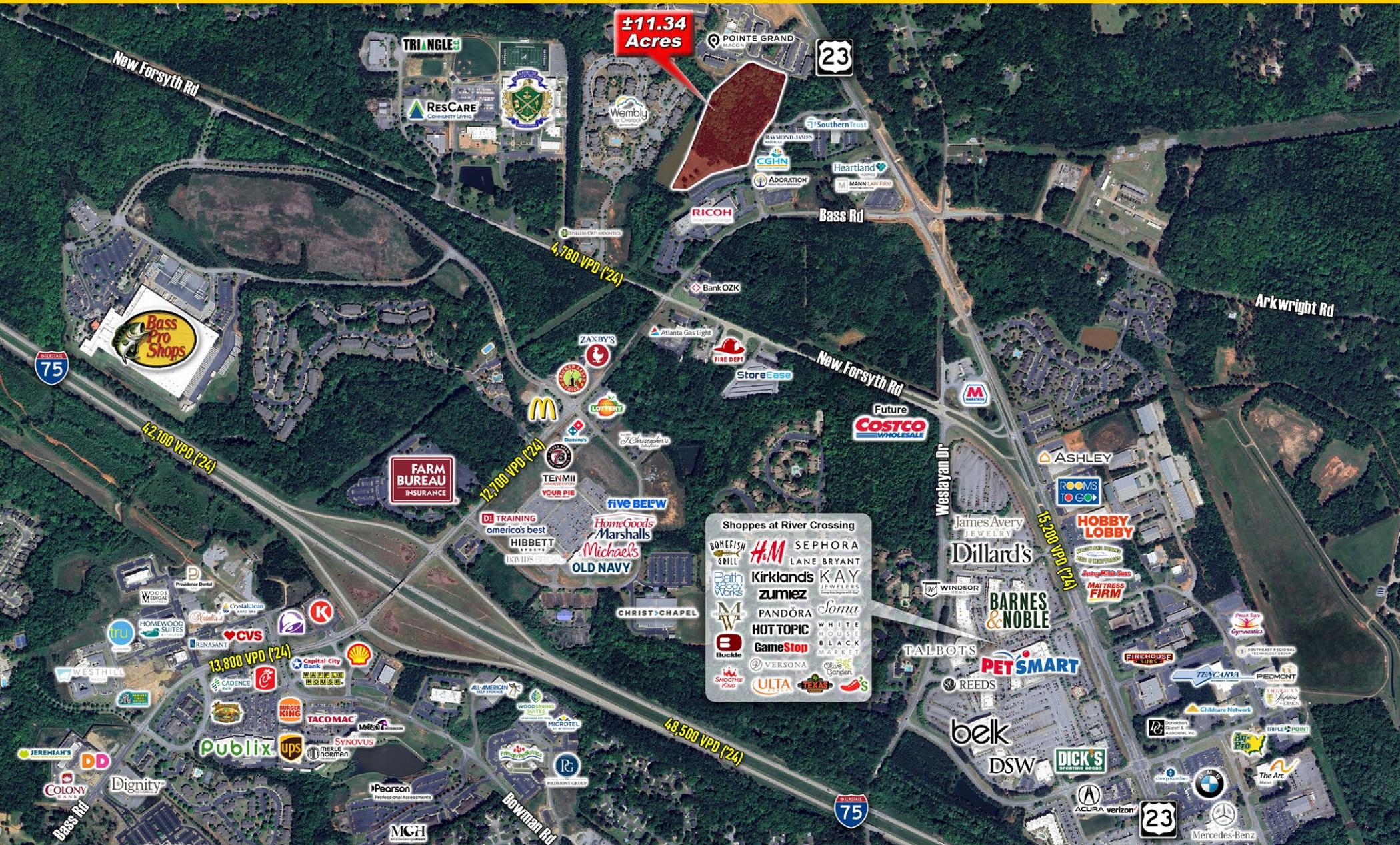
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Shoppes at River Crossing

BONEFISH GRILL	H&M	SEPHORA
Bath Works	Kirklands	LANE BRYANT
M W	ZUMIEZ	KAY JEWELERS
E Truckee	PANDORA	Soma
Smoothee King	HOT TOPIC	WHITE HOUSE BLACK MARKET
	GameStop	OLIVE GARDEN
	VERSONA	ULTA

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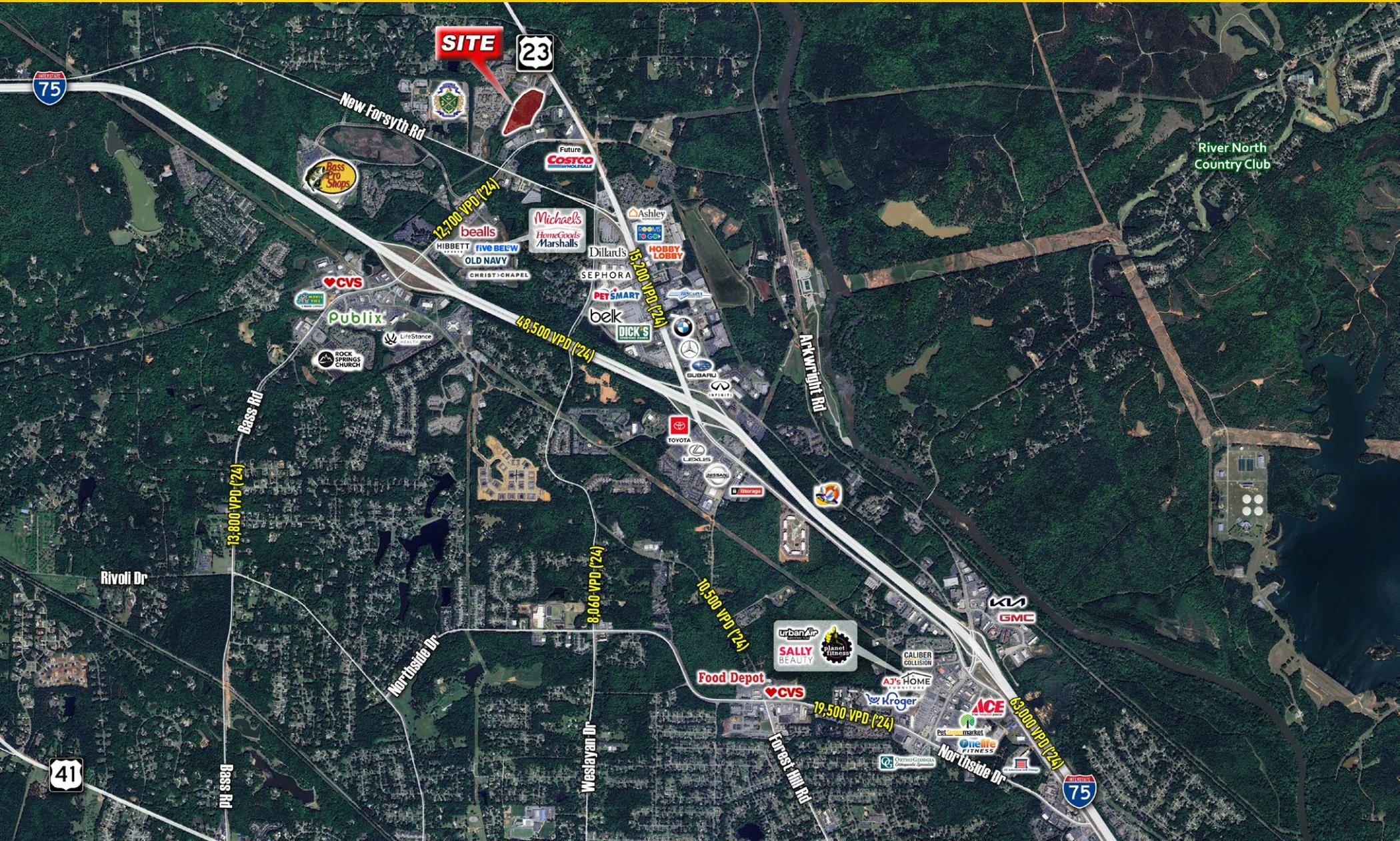
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River North Country Club

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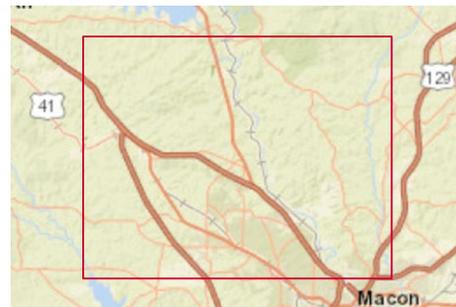
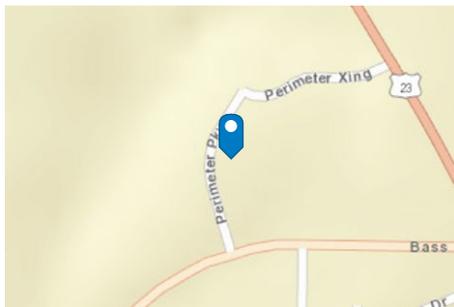
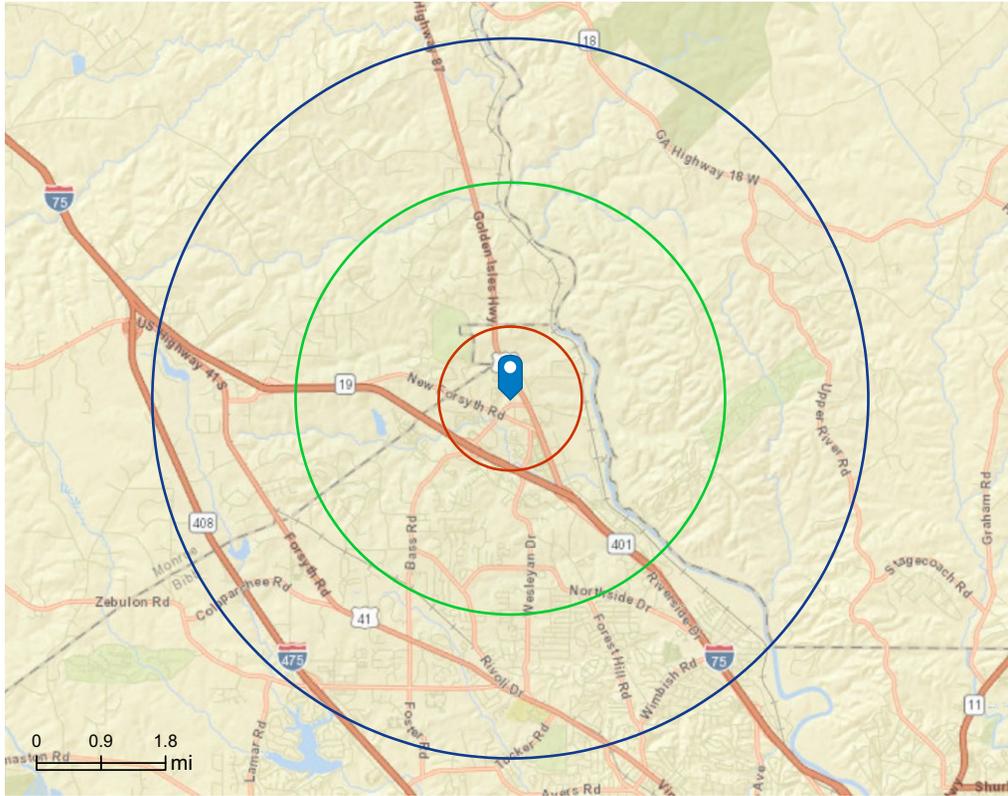
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	2,678	15,540	37,809
2030 Population	2,730	15,894	38,624
2025 Daytime Population	4,720	17,910	41,752

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 Households	1,291	6,773	16,205
2025 Average HH Size	2.07	2.29	2.32

INCOME

	1 MILE	3 MILES	5 MILES
2025 Median HH Income	\$63,867	\$87,185	\$85,490
2025 Average HH Income	\$78,096	\$127,037	\$124,428

HOME VALUE

	1 MILE	3 MILES	5 MILES
2025 Average Home Value	\$431,935	\$373,013	\$349,031
2025 Median Home Value	\$418,889	\$419,434	\$388,161

AGE

	1 MILE	3 MILES	5 MILES
2025 Median Age	33.6	39.6	40.9
18 or Older	81.9%	80.0%	80.2%

TRAFFIC COUNTS - GDOT 2024

New Forsyth Rd	4,780 VPD
US-23	15,200 VPD
Bass Rd	12,700 VPD