



Downtown Macon

Park Entrance

Subject Property

Emery Hwy

Jeffersonville Rd

OFFERING MEMORANDUM MACON REDEVELOPMENT SITE

1420 & 1432 EMERY HIGHWAY, MACON, GA 31217

MACON, GEORGIA



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

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.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

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.

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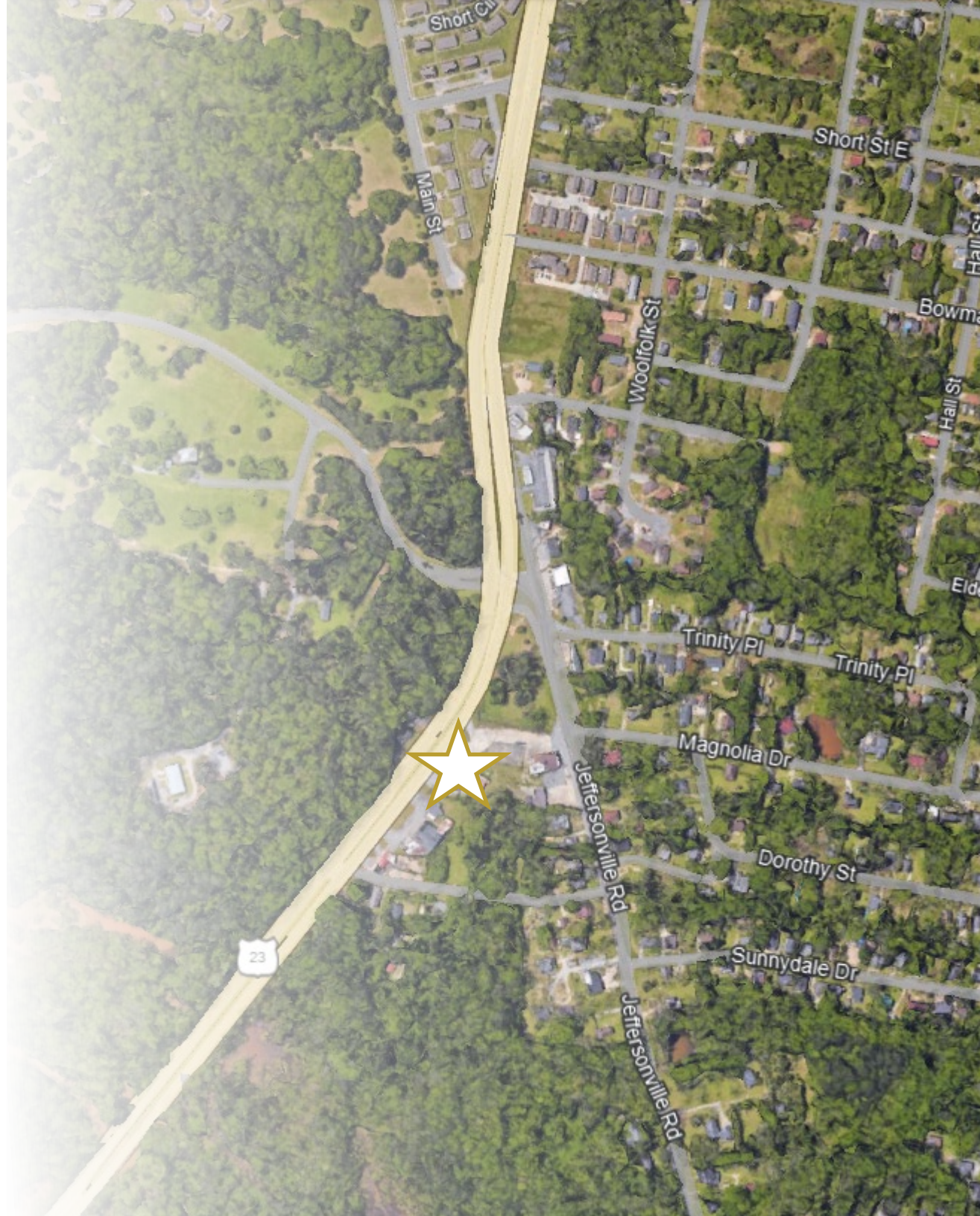
CONTACT INFORMATION

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty presents the opportunity to acquire a two-bay auto-body shop and a separate warehouse/industrial building with four roll-up doors. Both structures are situated on a ±1.26 acre site, conveniently located just 5 minutes from Downtown Macon. Subject property resides within a stones throw from Ocmulgee Mounds National Historical Park. The Ocmulgee National Park and Preserve Imitative (ONPPI) and Muscogee (Creek) citizens are working together to expand the current site of the Ocmulgee Mounds National Historical Park into Georgia's first National Park and Preserve.

*See Page 11 for more information regarding the potential economic impact the park stands to bring to the immediate area.

PROPERTY HIGHLIGHTS

- Two (2) bay auto-body shop
- Rear-building with four (4) roll up doors
- ±291' of frontage on Emery Hwy
- Flat Topography - All utilities available to site
- Stones throw from Ocmulgee Mounds National Historical Park
- Conditional use(s) provides a wide range of opportunity for redevelopment

*Land next to this parcel is also for sale by Brice. [Click Here to View Property Info](#)



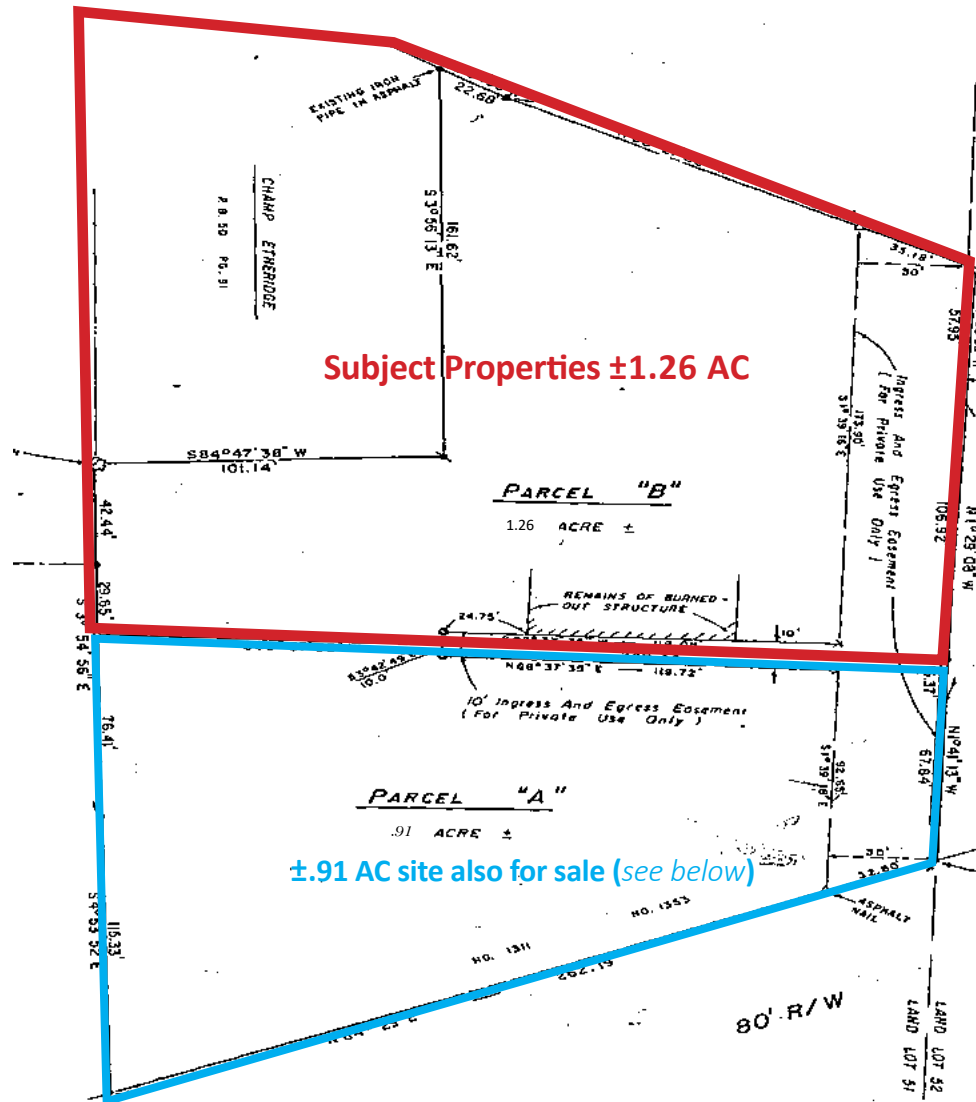
PROPERTY INFORMATION

ADDRESS:	1420 & 1432 Emery Hwy Macon, GA 31217
COUNTY:	Bibb
SITE SIZE:	±1.26 Acres
IDEAL USES:	Retail: Car wash, auto-body shop, mechanic shop.
BUILDINGS:	2
BUILDING SIZE:	±3,950 SF
YEAR BUILT:	1974
PARKING:	Surface
ZONING:	C-4 Highway Commercial District
PARCEL ID:	S072-0169
FRONTAGE:	±291' on Emery Hwy
TRAFFIC COUNTS:	23,140 VPD on Emery Hwy 10,200 VPD on Jeffersonville Rd

Jeffersonville Road

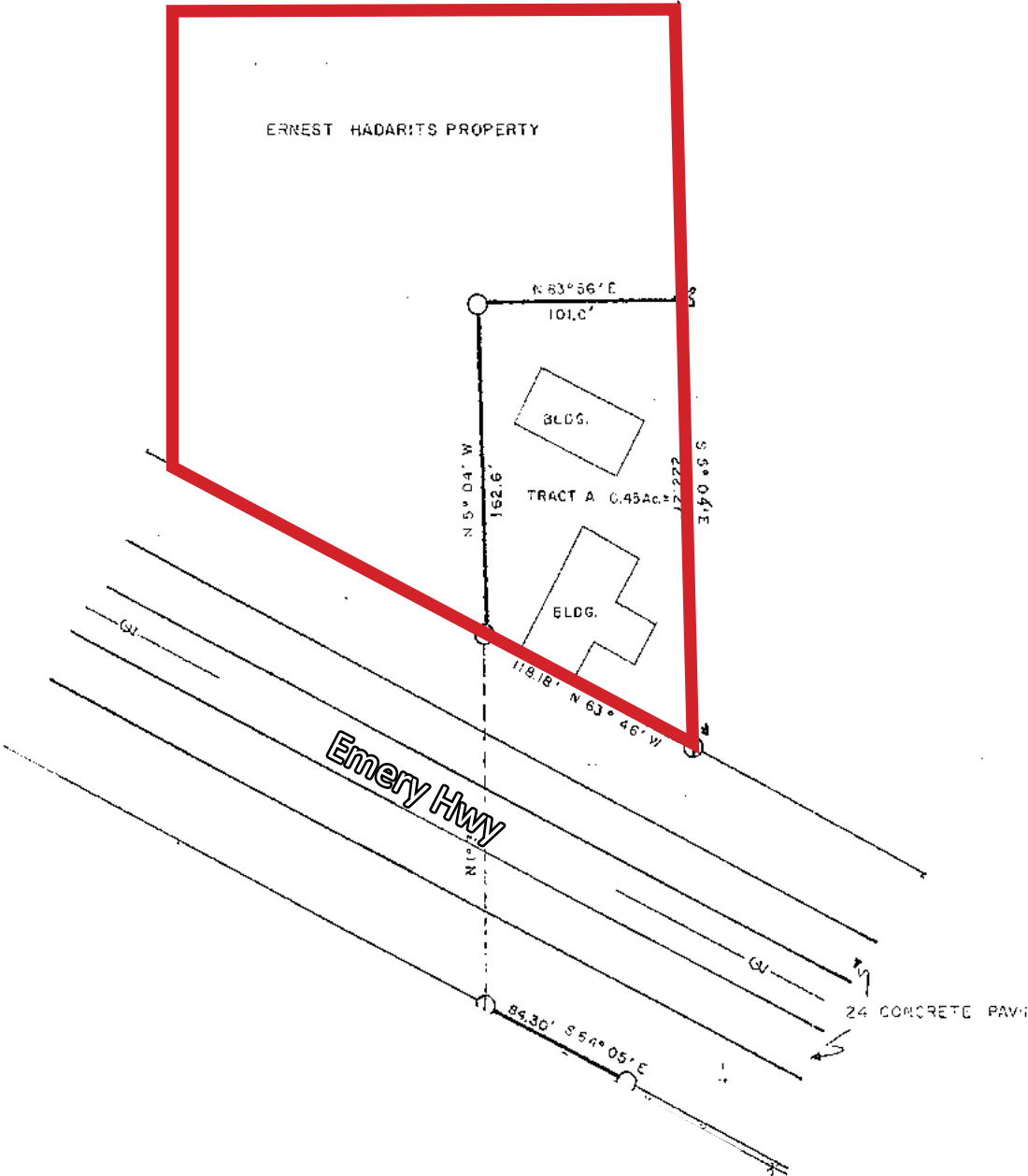


PLAT MAP



*Land highlighted in blue is also for Sale by Brice. [Click Here to View Property Info](#)

PLAT MAP



WATER MAP



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, MN

TRAFFIC COUNT

JEFFERSONVILLE ROAD & EMERY HIGHWAY: MACON, GA 31217



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.

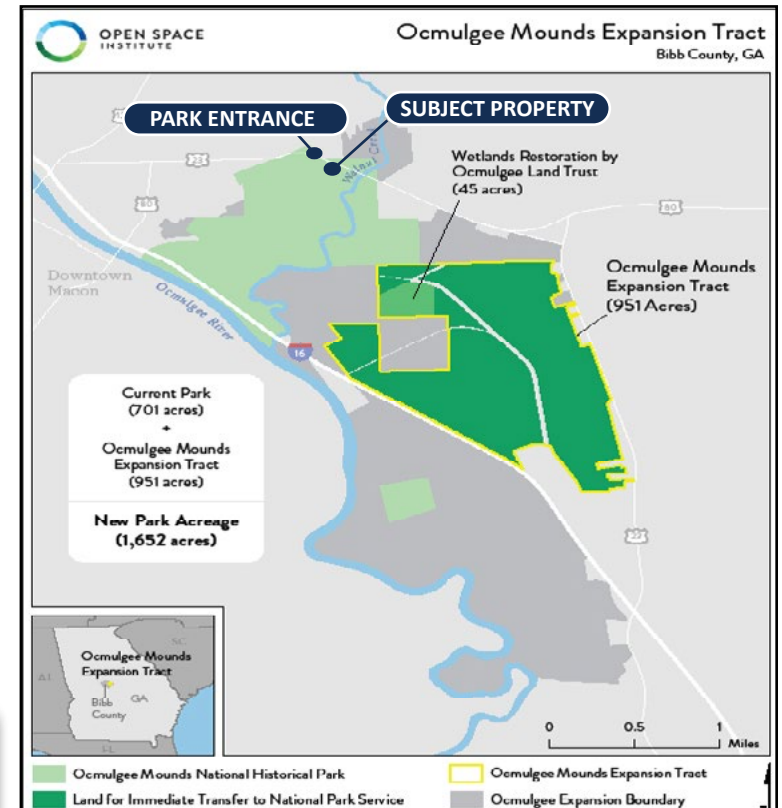
POTENTIAL ECONOMIC IMPACT

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](#)

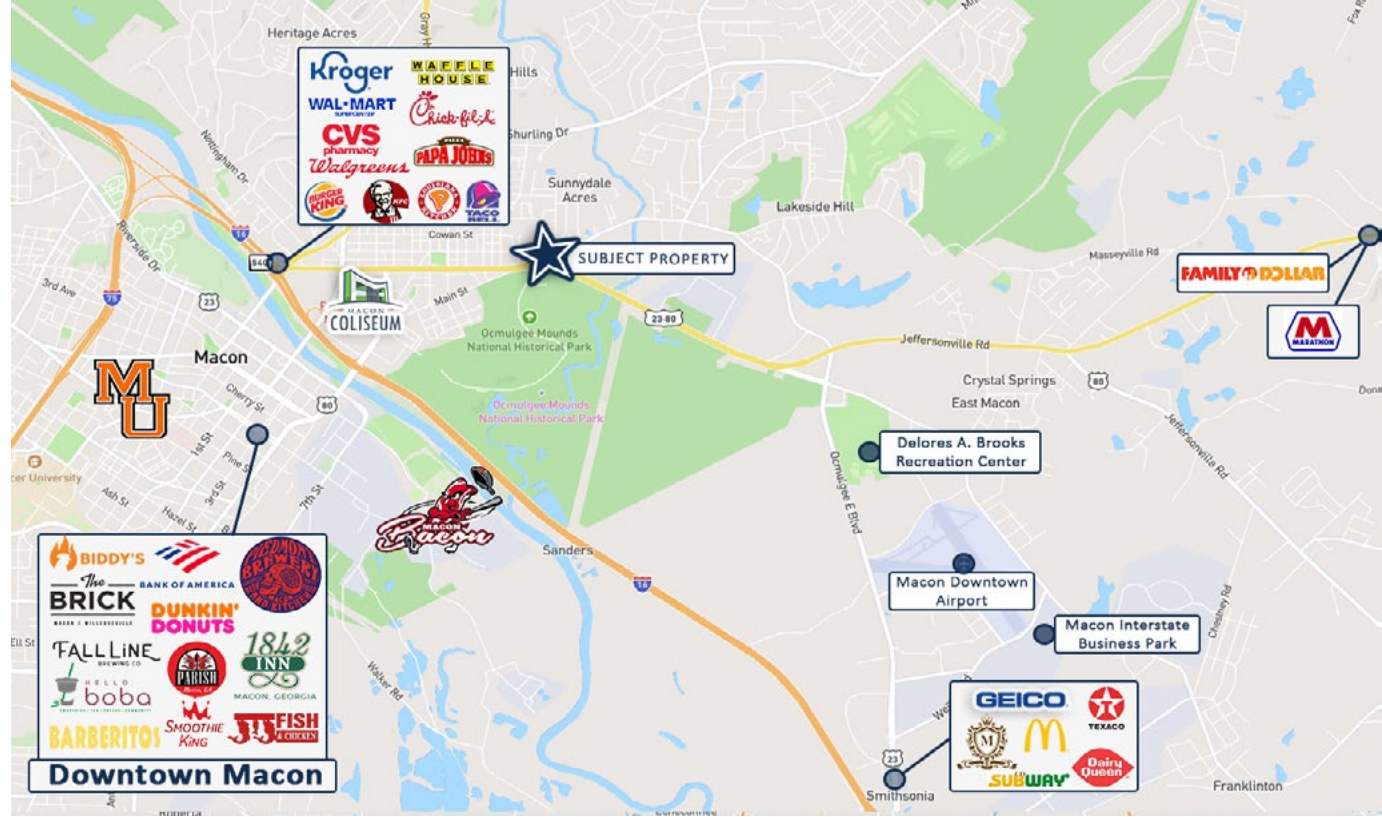


The recently safeguarded 951-acre parcel is situated near the park and falls within Macon's city limits. Prior to Open Space Institutes (OSI) land acquisition deal in 2021, the property faced the threat of unsuitable industrial development. This initiative follows the significant park expansion in 2019, 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.

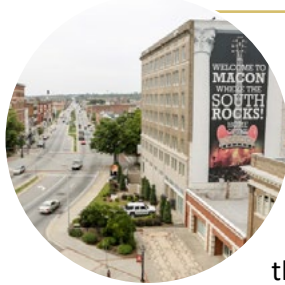
IN THE AREA

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



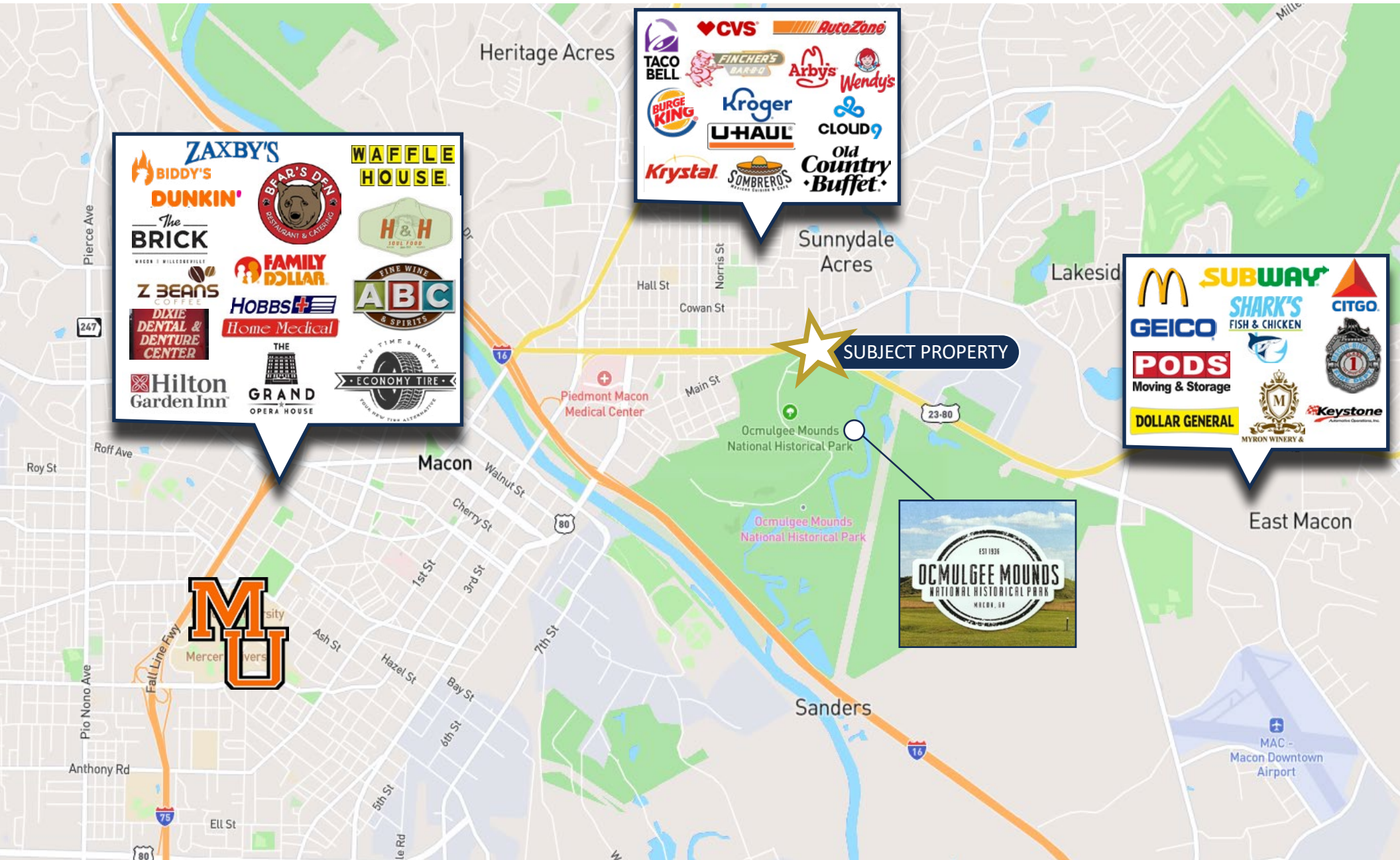
In the 2010 census, Downtown Macon experienced its initial population rise in decades, expanding at a rate six times faster than the entire county. It stands out as one of Macon's most diverse regions. With a thriving community of over 400 active businesses spanning various sectors, Downtown accommodates 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.

	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 2024



RETAIL MAP



CVS **AutoZone**
TACO BELL **FINCHER'S BAR-B-Q** **Arbys** **Wendy's**
BURGER KING **Kroger** **CLOUD 9**
U-HAUL **Old Country Buffet**
Krystal **SOMBRERO'S**

ZAXBY'S **Waffle House**
BIDDY'S **DUNKIN'** **BEAR'S DEN**
The BRICK **H&H**
Z BEANS COFFEE **FAMILY DOLLAR** **Home Medical**
DIXIE DENTAL & DENTURE CENTER **ABC**
Hilton Garden Inn **THE GRAND OPERA HOUSE** **ECONOMY TIRE**

McDonald's **SUBWAY** **CITGO**
GEICO **SHARK'S FISH & CHICKEN**
PODS Moving & Storage **Keystone**
DOLLAR GENERAL **MYRON WINERY & Spirits**



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.

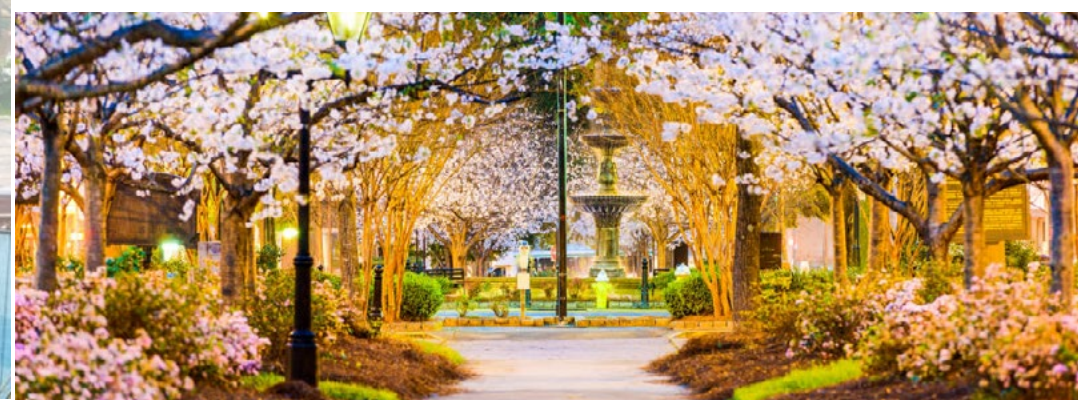
Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “Sperling’s Best Places,” **jobs are estimated to increase 35% over the next ten years.**

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



Broker Profile



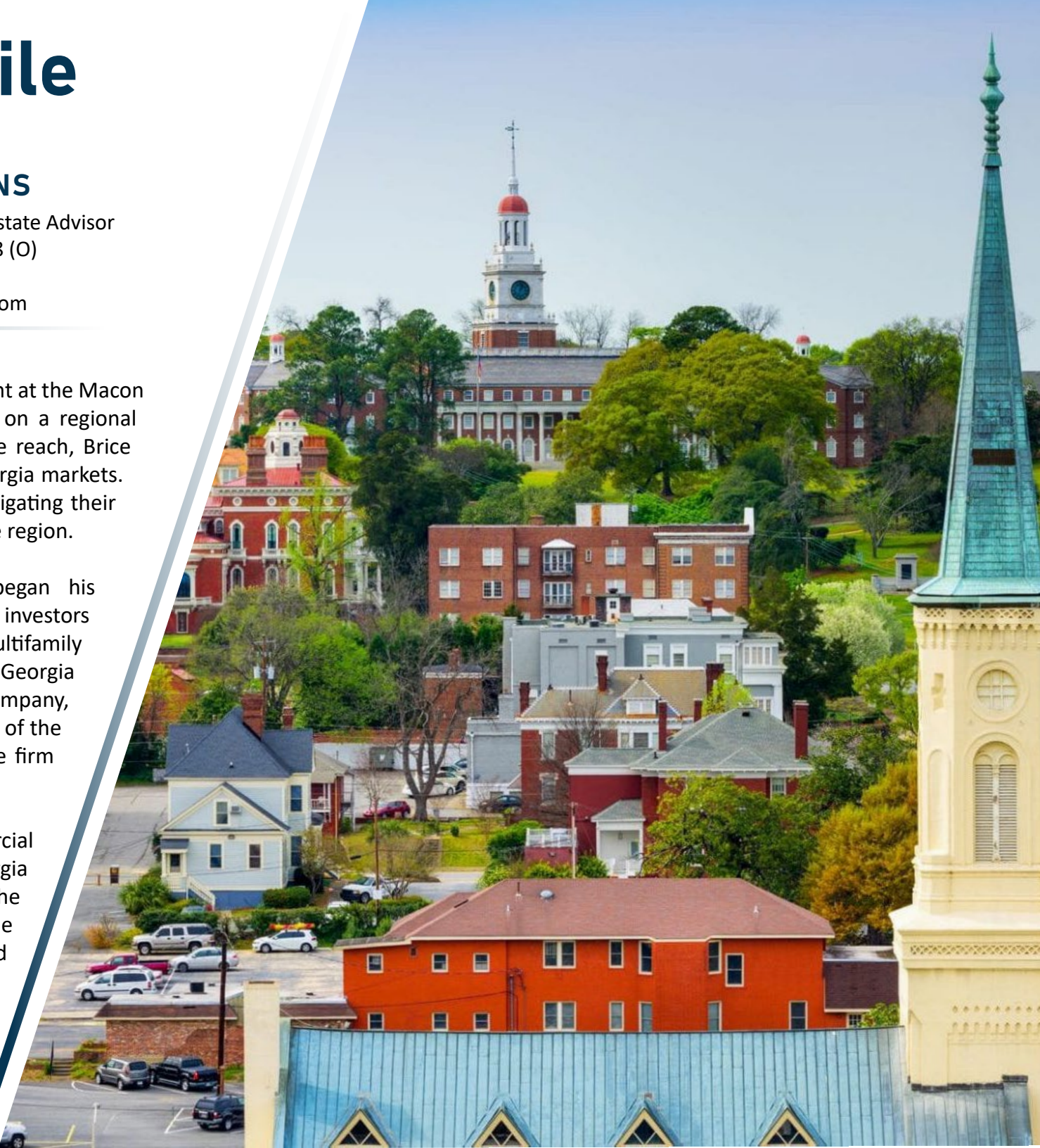
BRICE BURNS

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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining 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 Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

