

MULTIPLE PARCELS FOR SALE

OLD HIGHWAY 96, BONAIRE, GA 31005, HOUSTON COUNTY



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Excellent location and visibility on Old Highway 96 & Highway 96, across from Publix Super Market
- Master detention in place
- Zoned: C-2 (commercial)
 - Lot 1 - 19.2 ac
 - Lot 2 - 1.44 ac
 - Lot 3 - .85 ac
 - Lot 4 - .84 ac
 - Lot 5 - .85 ac
 - Lot 6 - 1.23 ac
 - Lot 7 - Under Contract (National auto parts retailer)
 - Lot 8 - 1.21 ac
 - Lot 9 - 1.12 ac
- **Contact agent for pricing**



OLD HIGHWAY 96
BONAIRE, GA 31005



DEMOGRAPHICS & TRAFFIC COUNT

Traffic Count: (GDOT 2021 Published Data estimate)

Highway 96 – 10,400 vpd

GA Highway 247 – 8,990 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	2,849	17,197	63,885
2027 Population Estimate:	3,118	18,563	67,112
2022 Households:	885	6,073	23,654
2027 Households Estimate:	962	6,545	24,857
2022 Average HH Income:	\$128,244	\$118,640	\$98,160
2027 Average HH Income Estimate:	\$146,705	\$136,530	\$114,682



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