

# SALE

LAND - ± 10.77 ACRES

**4324 SHERATON DR.**

MACON GA 31210

**SALE PRICE \$1,775,000**



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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE

4324 SHERATON DR  
MACON GA 31210

## OFFERING SUMMARY

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|              |             |
|--------------|-------------|
| Sales Price: | \$1,775,000 |
|--------------|-------------|

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|           |                                 |
|-----------|---------------------------------|
| Lot Size: | 10.77 acres - Can be Subdivided |
|-----------|---------------------------------|

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|         |     |
|---------|-----|
| Zoning: | PDC |
|---------|-----|

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|        |     |
|--------|-----|
| Class: | C-4 |
|--------|-----|

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|            |   |
|------------|---|
| Utilities: | All public utilities available to site. |
|------------|---|

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|                |   |
|----------------|---|
| Traffic Count: | ~2,010 Vehicles per Day (Sheraton Drive)<br>~62,100 Vehicles per Day (I-75) |
|----------------|---|

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|                                |             |
|--------------------------------|-------------|
| 2023 Estimated Property Taxes: | ~\$9,857.79 |
|--------------------------------|-------------|

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|           |                       |
|-----------|-----------------------|
| Frontage: | ~1,500 ft.of frontage |
|-----------|-----------------------|

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|            |   |
|------------|---|
| Neighbors: | Pinstrikes Bowling, Outback Steakhouse,<br>Carrabba's, Butler Toyota, Starbucks, McDonald's,<br>Buffalo Wild Wings, Chick-fil-A, Panera, Dunkin',<br>Five Guys, Panda Express, Kroger, Tropical Cafe,<br>Cracker Barrel, Taco Bell, and more! |
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## KEY FACTS

51,779

Population



Average Household Size

39.7

Median Age

\$73,949

Median Household Income

## EDUCATION

6%

No High School Diploma



23%  
High School Graduate



26%  
Some College



46%  
Bachelor's/Grad/Prof Degree

## BUSINESS



2,232

Total Businesses



26,309

Total Employees

## EMPLOYMENT



White Collar

74%



Blue Collar

15%



Services

12%

3.6%

Unemployment Rate

## INCOME



\$73,949

Median Household Income



\$46,607

Per Capita Income



\$188,792

Median Net Worth

## 2024 Households By Income (Esri)

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

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

| Indicator ▲           | Value | Diff  |                                  |
|-----------------------|-------|-------|----------------------------------|
| <\$15,000             | 7.7%  | -8.3% | <div style="width: 8.3%;"></div> |
| \$15,000 - \$24,999   | 6.0%  | -3.6% | <div style="width: 3.6%;"></div> |
| \$25,000 - \$34,999   | 8.4%  | -2.7% | <div style="width: 2.7%;"></div> |
| \$35,000 - \$49,999   | 9.7%  | -2.3% | <div style="width: 2.3%;"></div> |
| \$50,000 - \$74,999   | 18.9% | +2.2% | <div style="width: 2.2%;"></div> |
| \$75,000 - \$99,999   | 13.3% | +2.7% | <div style="width: 2.7%;"></div> |
| \$100,000 - \$149,999 | 18.2% | +3.9% | <div style="width: 3.9%;"></div> |
| \$150,000 - \$199,999 | 4.9%  | +1.6% | <div style="width: 1.6%;"></div> |

Bars show deviation from

Bibb County ▾