

OFFERING MEMORANDUM
MACON POTENTIAL REDEVELOPMENT SITE
3113,3161,3171 MILLERFIELD ROAD, MACON, GA
±5.42 ACRES | FOR SALE



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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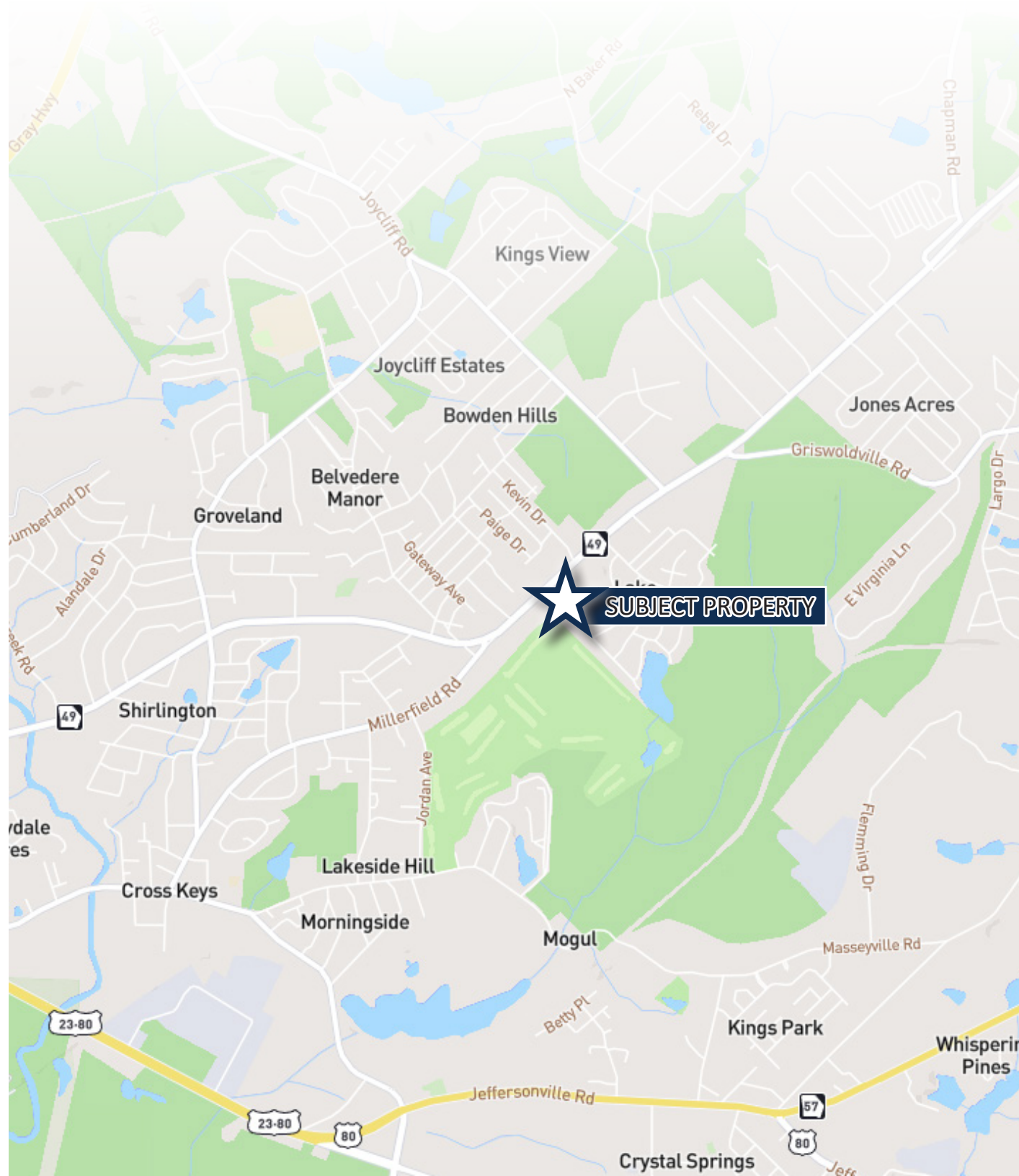
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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Unlock the potential of 5.42 acres of prime real estate on the eastern side of Macon, GA. This expansive property, boasting over 640 feet of combined frontage along Millerfield Rd and Shurling Dr, offers unparalleled visibility with traffic counts exceeding 12,900 vehicles per day.

The property comprises three contiguous parcels:

3161 & 3171 Millerfield Rd: Zoned R-1A (Single-Family Residential), these parcels each feature a residential home. One is currently generating rental income, while the other is vacant and could easily be rented as a single-family residence.

3113 Millerfield Rd: Zoned C-2 (General Commercial), this parcel includes a detached two-door garage.

Adding to the appeal, Bowden Golf Course is situated directly behind the property. This 18-hole municipal golf course, complete with a driving range, pro shop, and snack bar, is a local landmark that hosts prominent events such as the Cherry Blossom Four Ball Tournament and the Macon-Middle Georgia Golf Championship.

Whether you're looking for cash-flowing residential homes, commercial land, or a mixed-use project, this property offers a rare blend of location, visibility, and flexibility. Don't miss the chance to invest in a growing area of Macon with significant traffic and strong community ties.

PROPERTY HIGHLIGHTS

- ±640' of frontage shared between Millerfield Rd/Jeffersonville Rd
- Gently Rolling Topography - All utilities available to site
- Busy 3-way intersection directly in front of the properties
- 5 total curb-cuts
- 10-minutes from Downtown Macon



PROPERTY INFORMATION

ADDRESS:	3113, 3161, 3171 Millerfield Rd Macon, GA 31217
COUNTY:	Bibb
SITE SIZE:	±5.42 Acres
TOPOGRAPHY:	Gently Rolling
ZONING:	R-1A C-2
PARCEL ID:	U062-0125 U062-0124 U062-0123
FRONTAGE:	±640' on Millerfield Rd/Shurling Dr
TRAFFIC COUNTS:	12,900 VPD on Millerfield Rd 11,600 VPD on Shurling Dr
INGRESS/EGRESS:	5



Downtown Macon



 3,680 VPD

12,360 VPD 

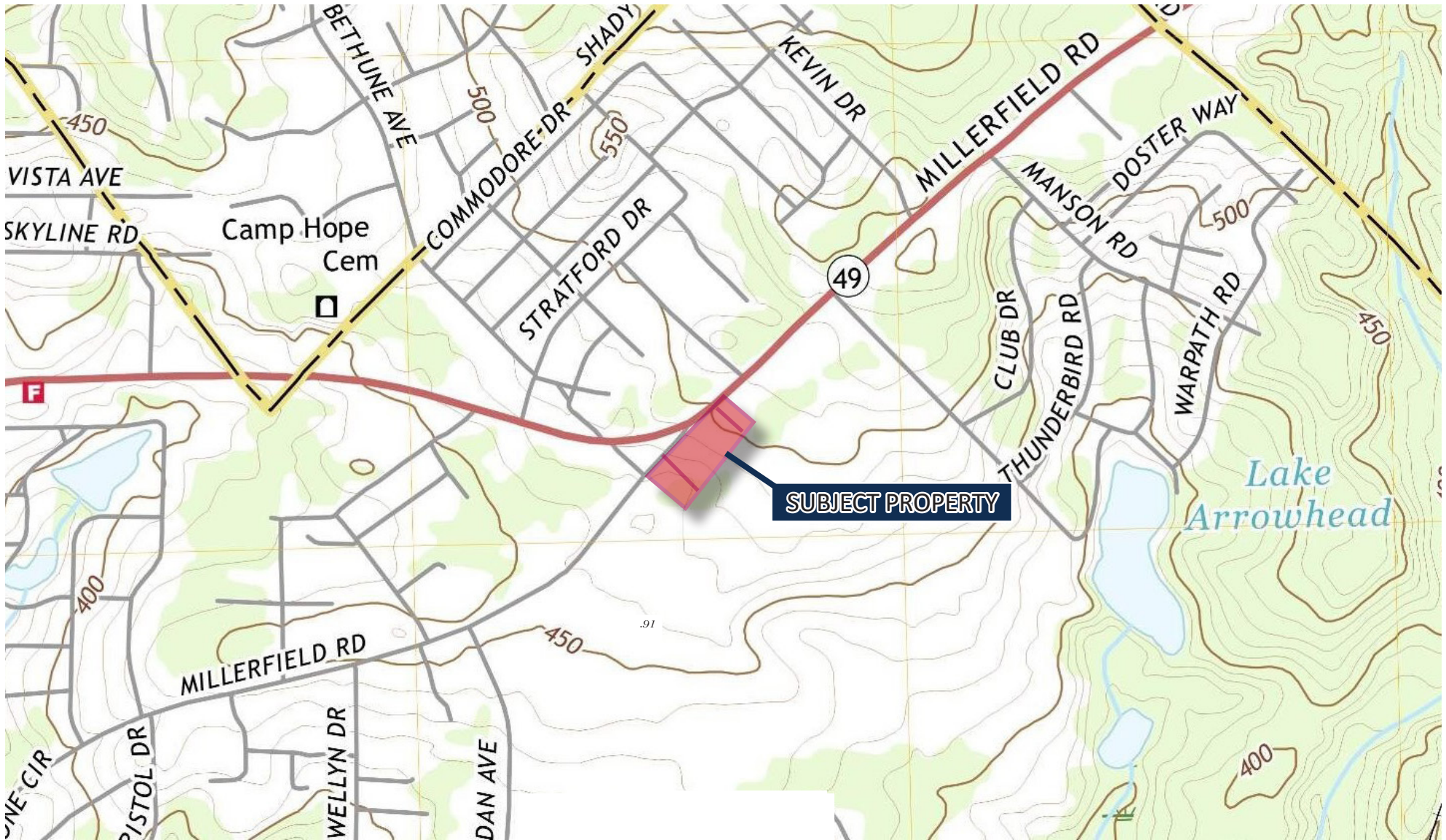
 SUBJECT PROPERTY

TRAFFIC COUNT

MILLERFIELD ROAD & SHURLING DRIVE: MACON, GA 31217



TOPOGRAPHY MAP



WATER MAP



RETAIL MAP



IN THE AREA

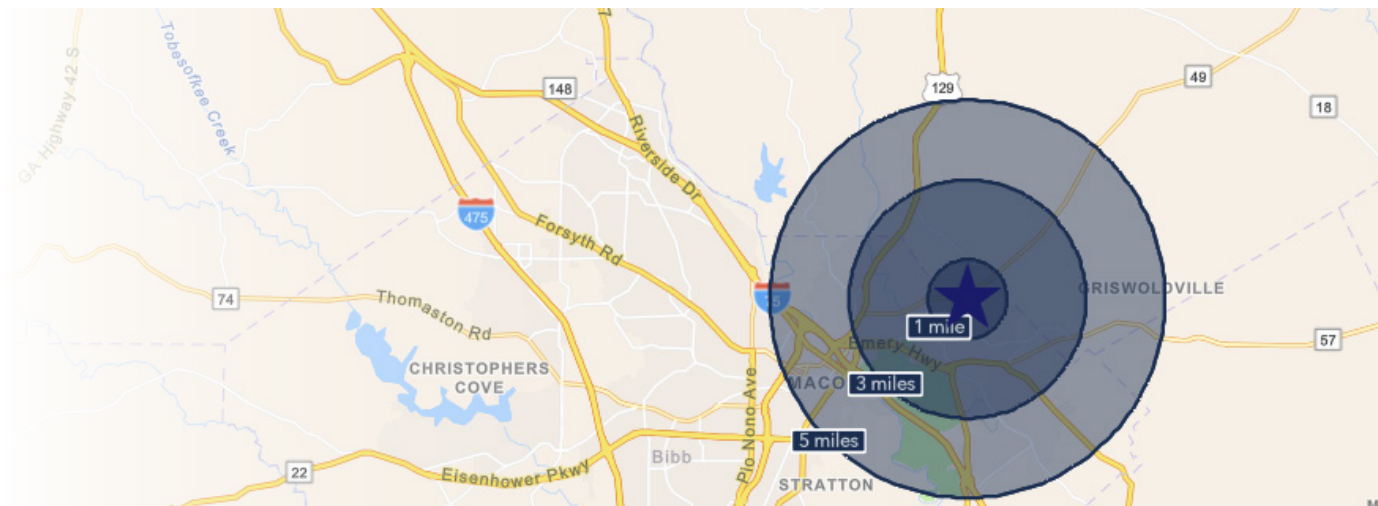
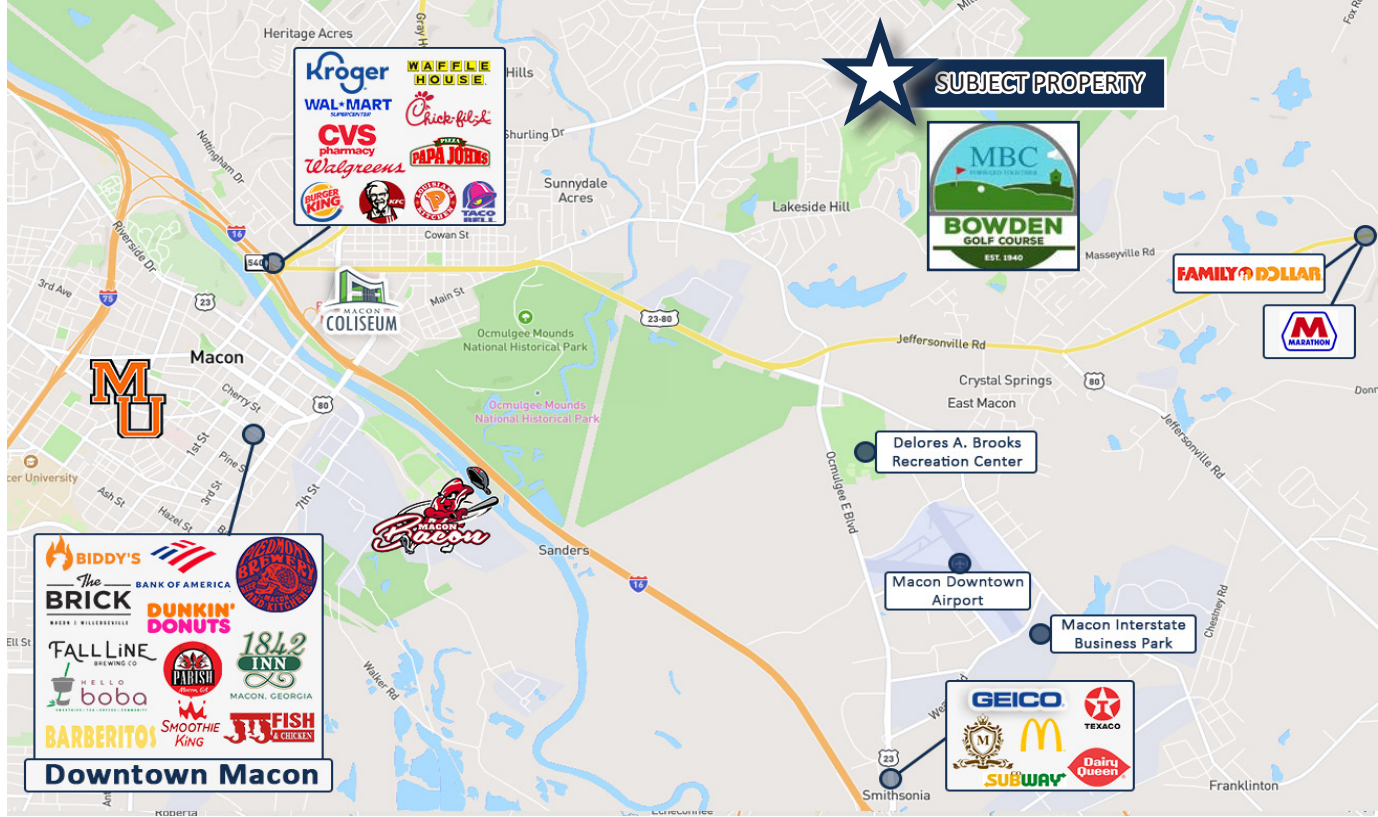
OCMULGEE MOUNDS NATIONAL PARK

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.



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,524	21,375	36,257
TOTAL HOUSEHOLDS	1,763	8,429	15,040
AVERAGE HOUSEHOLD INCOME	\$58,477	\$56,732	\$58,937



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.

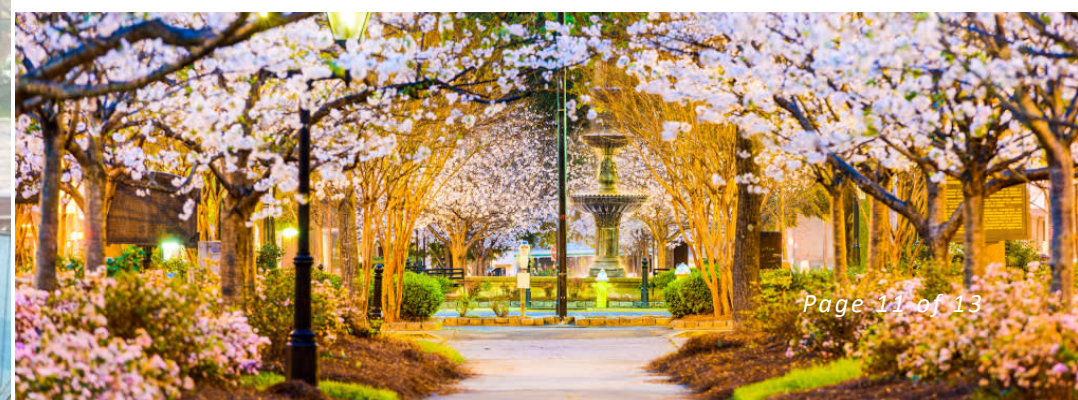
Macon is a center of commerce and culture in central Georgia, and recent job growth (1.4%) and home price increase (2.6%) demonstrate the steady and constant growth of the market. Per “*Sperling’s Best Places*,” **jobs are estimated to increase 35% over the next ten years.**

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



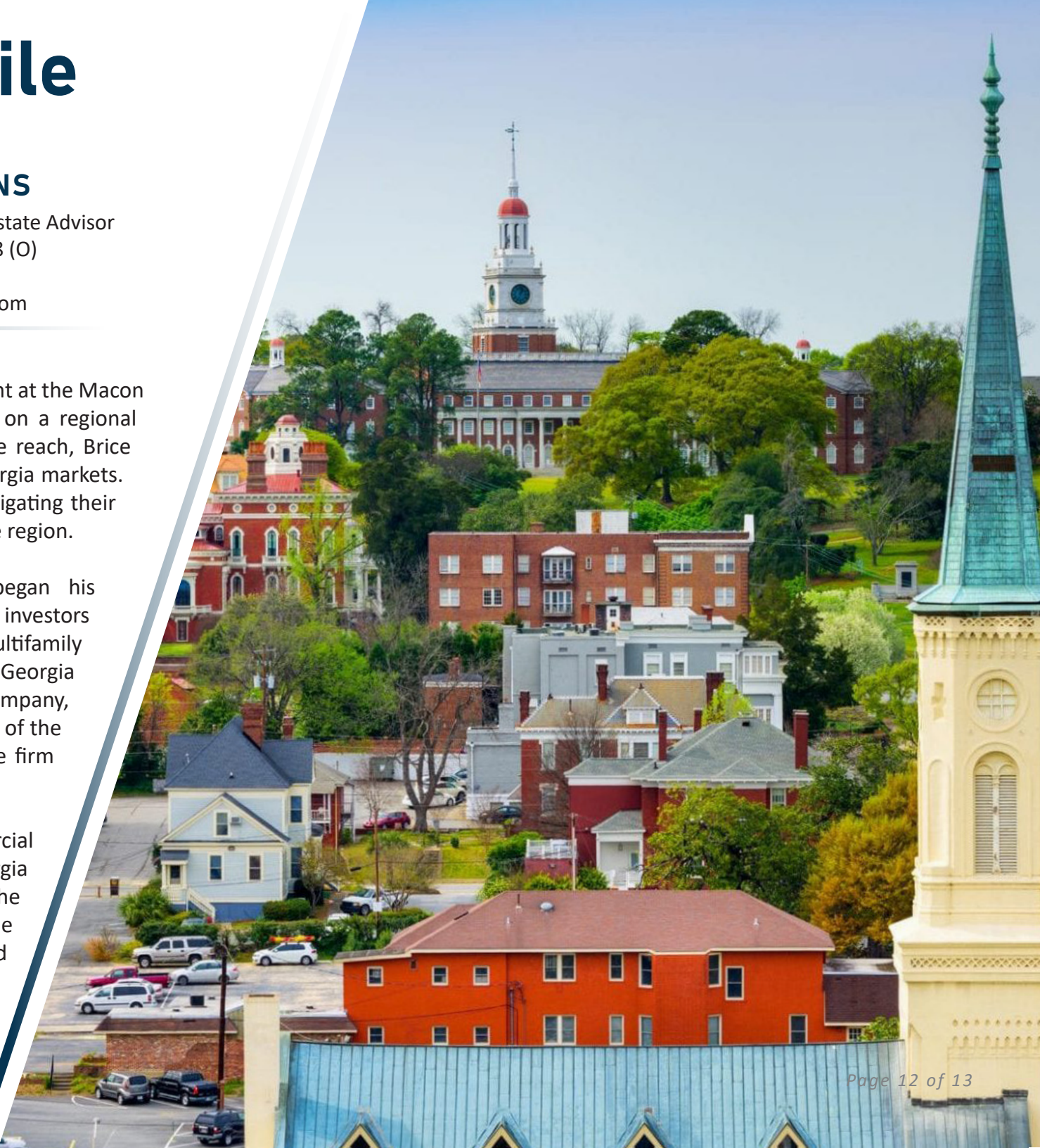
BRICE BURNS

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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

