





Hawaiian Village Drive | Macon, GA 31206

Marcus & Millichap is pleased to present for sale, this ±47-acre site located within Bibb County in Macon, Georgia. The property receives excellent visibility with frontage along Interstate 475 and access via Hawaiian Village Drive. With all utilities available at the site, desirable topography and commercial zoning, the site offers a prime development opportunity for a variety of mixed-use projects including residential, retail and medical product.

Macon is 85 miles (1.25 hours) southeast of Atlanta and near the state's geographic center – hence its nickname “The Heart of Georgia.” Macon has a population of 234,802 and is the largest city in the Macon Metropolitan Statistical Area.

Property Summary

Land Size	±47.38 Acres
Market Area	Macon / Bibb County
Zoning	C-2 (Commercial)

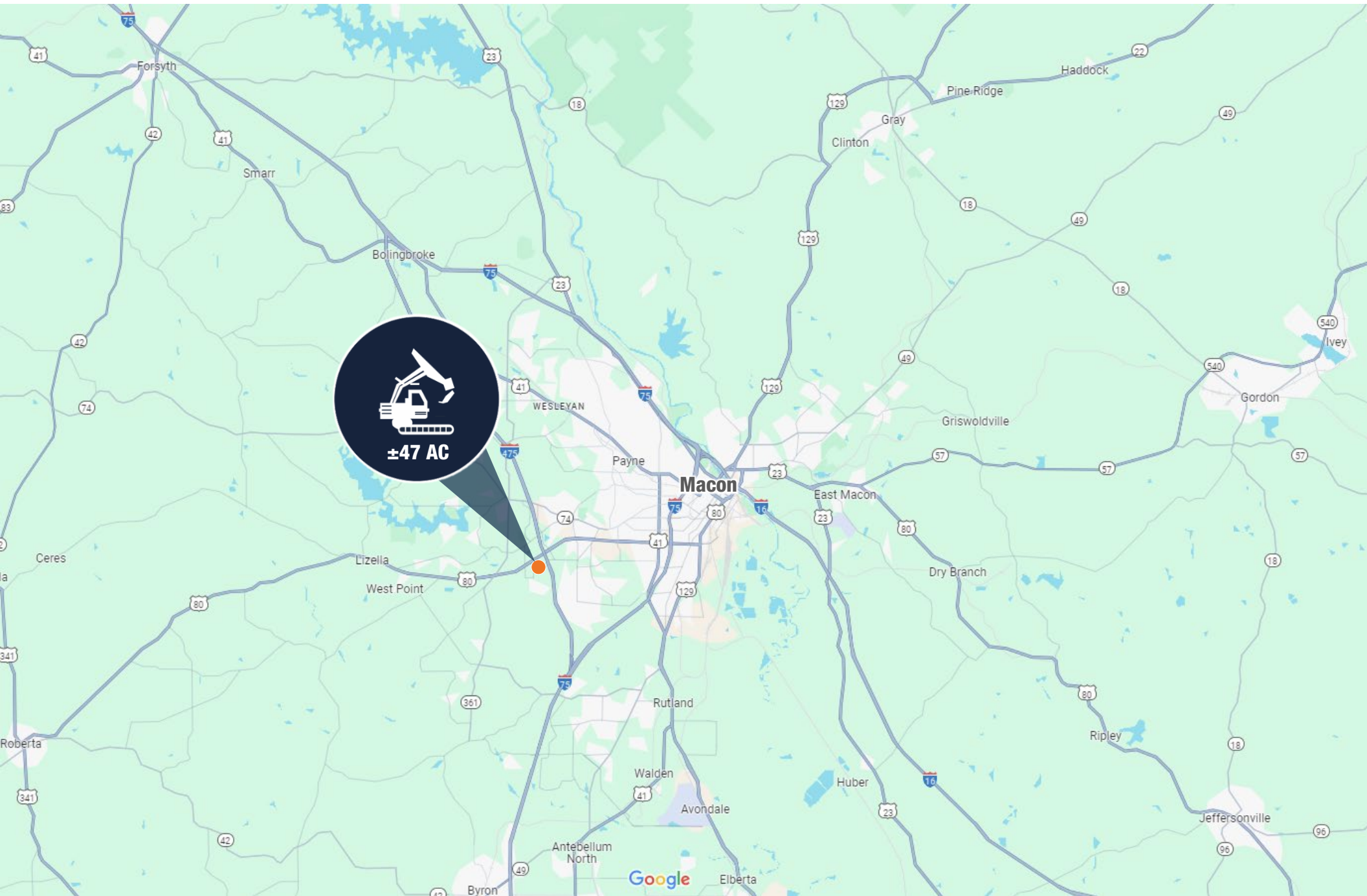
The Offering

Asking Price	\$2,000,000
Price Per Acre	\$42,212



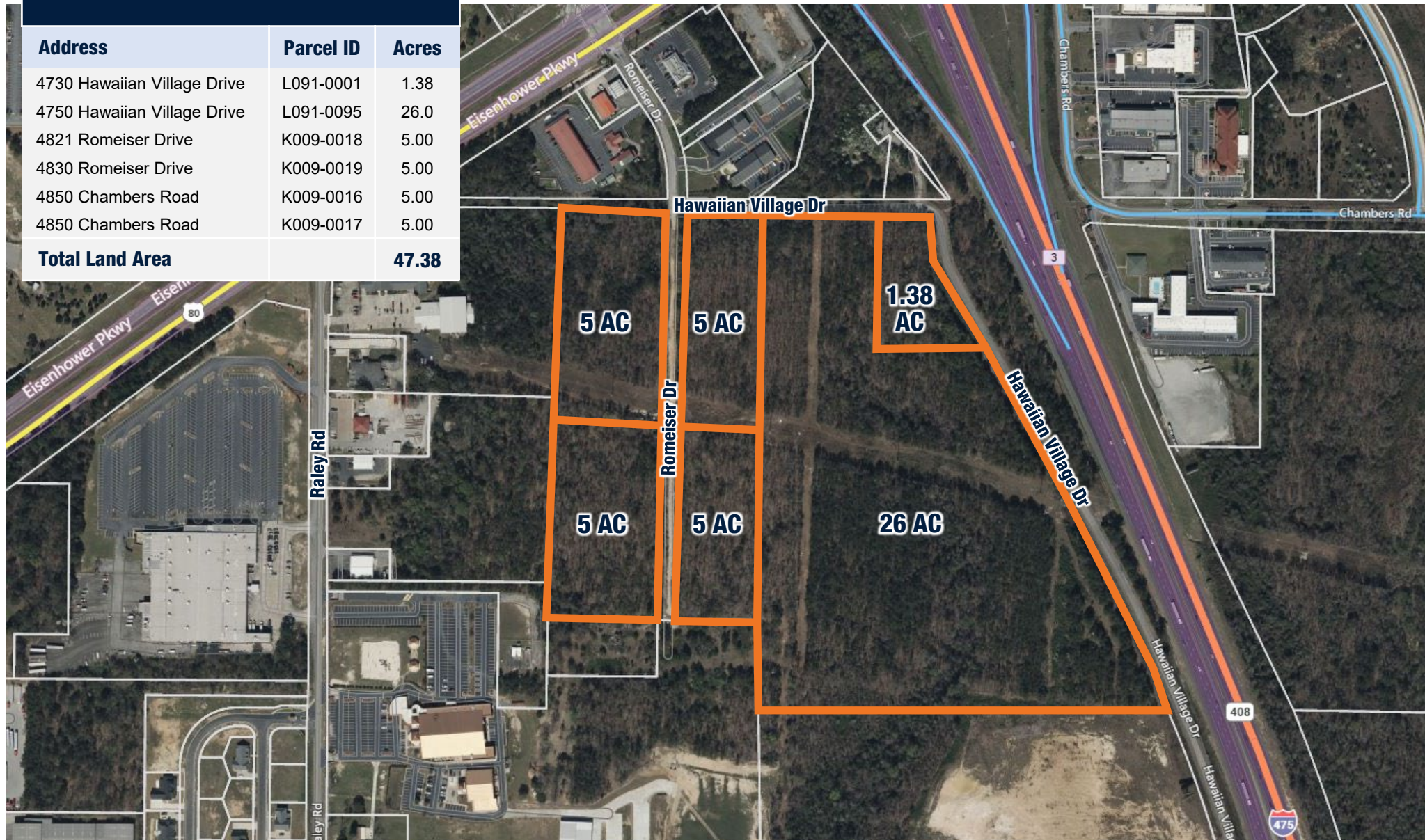
Investment Highlights

- **Excellent Visibility** | Frontage along Interstate 475 (73,000 VPD) with access via Hawaiian Village Drive
- **Existing Infrastructure** | Site has county water and sewer as well as utilities
- **Commercial Development** | Commercial zoning allows for a variety of mixed-use projects including residential, retail and medical product
- **Desirable Location** | Just off Eisenhower Parkway, across the street from Middle Georgia State University
- **Abundant Amenities** | In close proximity to numerous national retailers including Walmart, Sam's Club, Best Buy, Kroger and many other restaurants and retailers



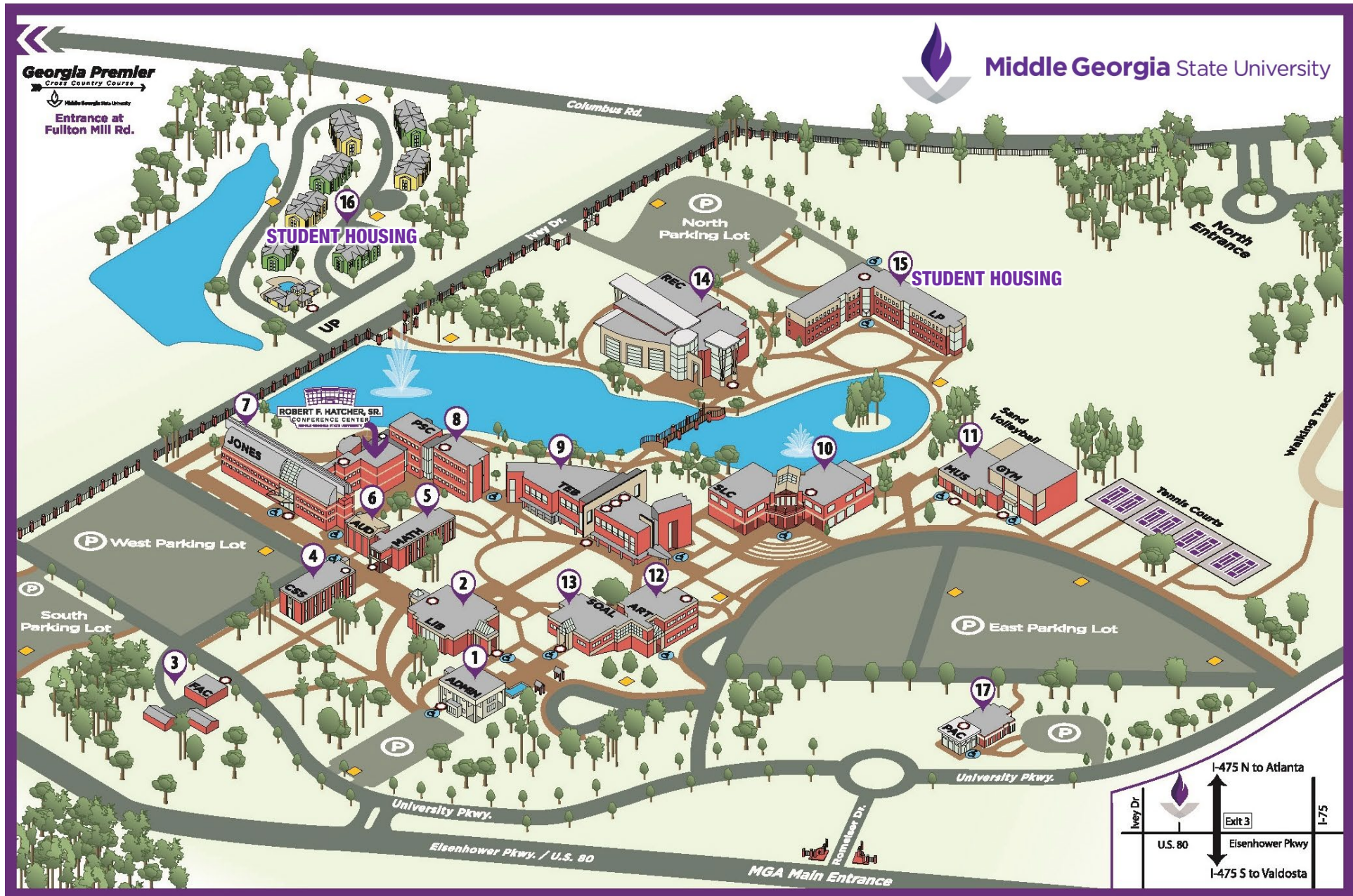
PROPERTY SPECS

Address	Parcel ID	Acres
4730 Hawaiian Village Drive	L091-0001	1.38
4750 Hawaiian Village Drive	L091-0095	26.0
4821 Romeiser Drive	K009-0018	5.00
4830 Romeiser Drive	K009-0019	5.00
4850 Chambers Road	K009-0016	5.00
4850 Chambers Road	K009-0017	5.00
Total Land Area		47.38



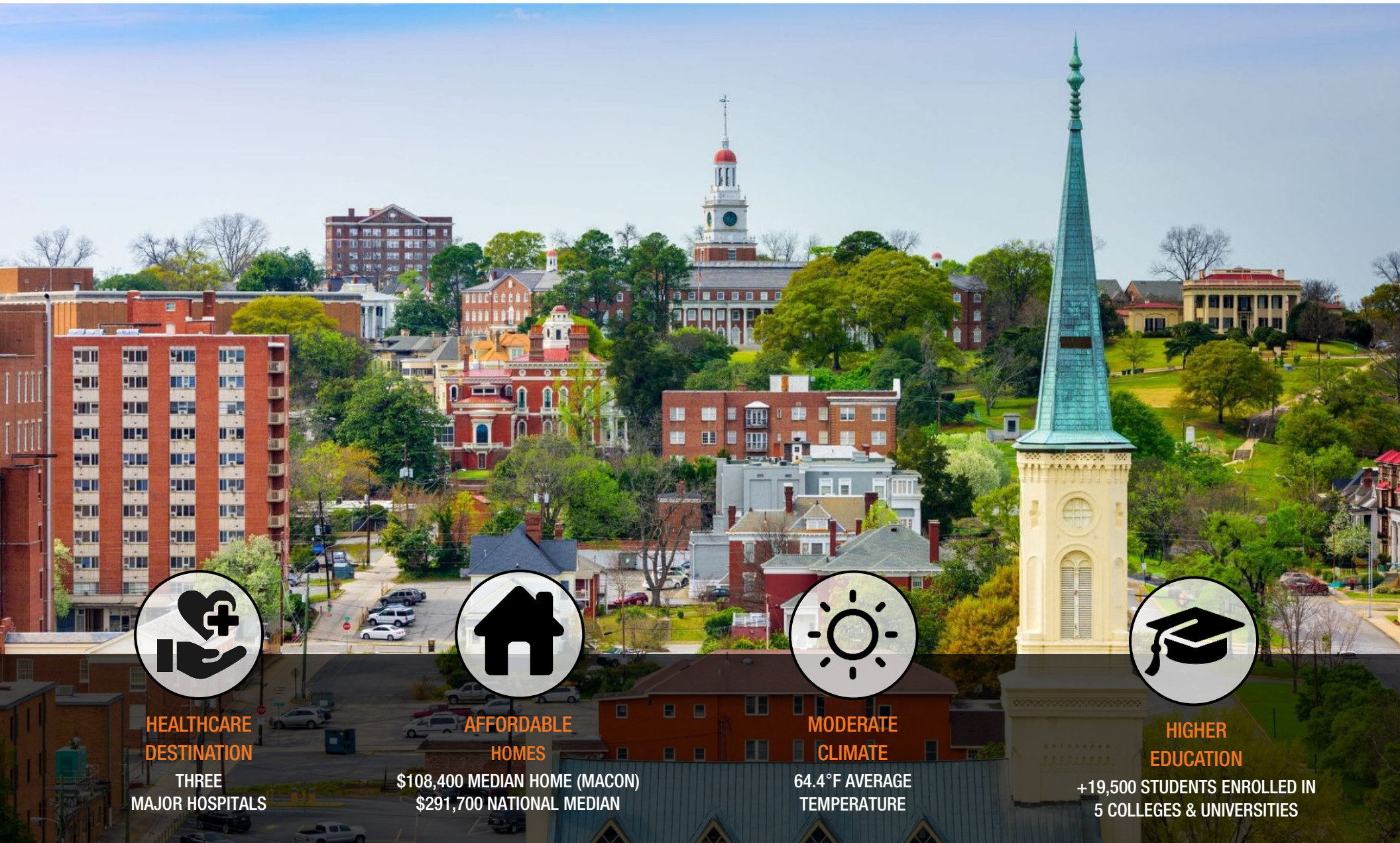


MIDDLE GEORGIA STATE UNIVERSITY MACON CAMPUS | LOCATED ACROSS EISENHOWER PKWY FROM SUBJECT PROPERTY





CITY OF MACON, GEORGIA



HEALTHCARE
DESTINATION

THREE
MAJOR HOSPITALS



AFFORDABLE
HOMES

\$108,400 MEDIAN HOME (MACON)
\$291,700 NATIONAL MEDIAN



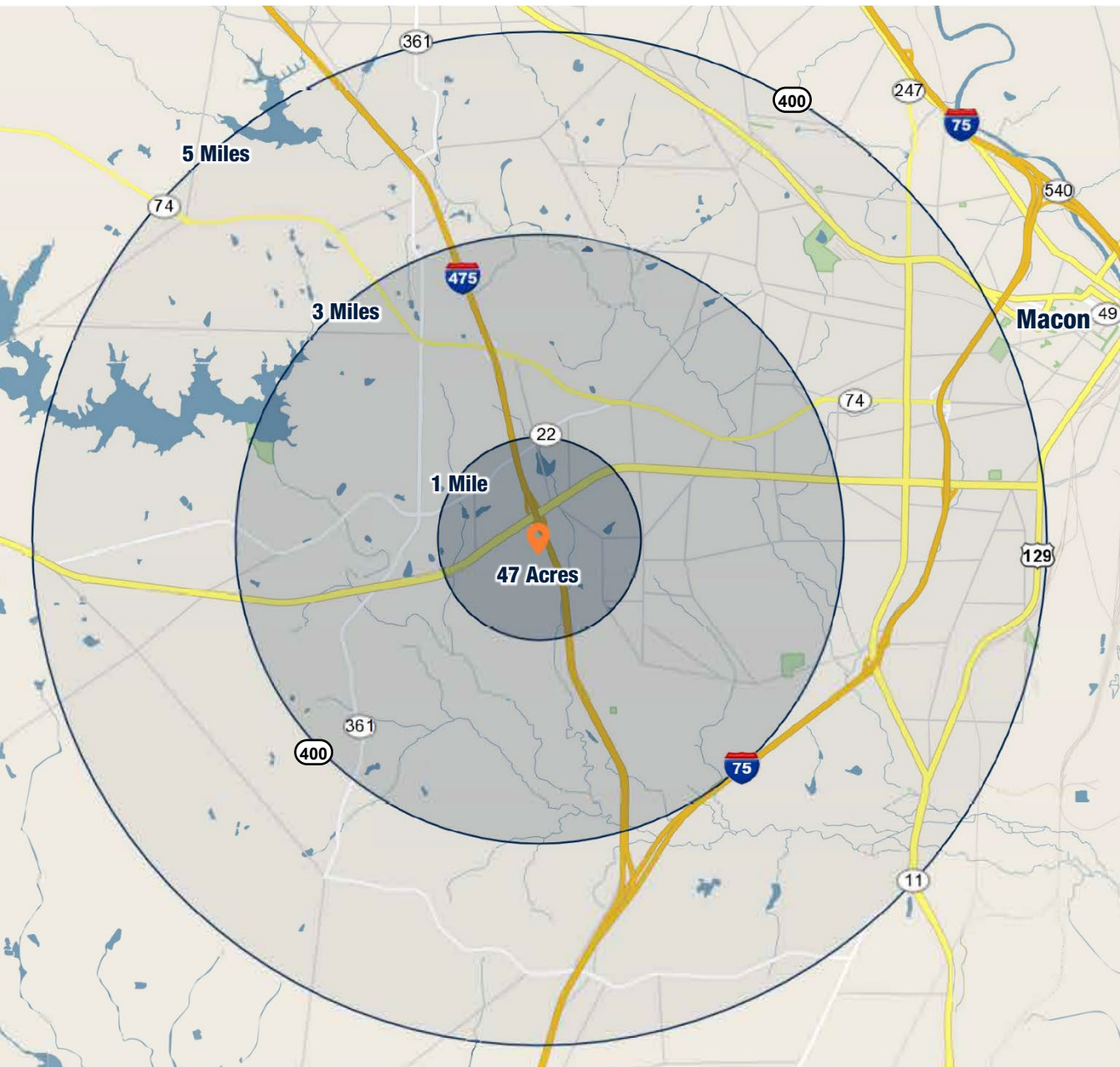
MODERATE
CLIMATE

64.4°F AVERAGE
TEMPERATURE



HIGHER
EDUCATION

+19,500 STUDENTS ENROLLED IN
5 COLLEGES & UNIVERSITIES



2024 DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2027 Projection	3,660	29,004	78,147
2022 Estimate	3,554	29,006	79,075
2010 Census	3,444	29,332	81,084
2000 Census	3,016	27,909	82,880
Day Population	6,168	30,724	88,097

INCOME

Average	\$42,995	\$50,566	\$60,847
Median	\$34,071	\$36,839	\$38,216
Per Capita	\$15,593	\$17,934	\$23,073

HOUSEHOLDS

2027 Projection	1,347	10,243	29,141
2022 Estimate	1,287	10,226	29,379
2010 Census	1,190	10,223	29,878
2000 Census	1,487	10,292	31,182

Source: © Experian

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exclusively listed

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