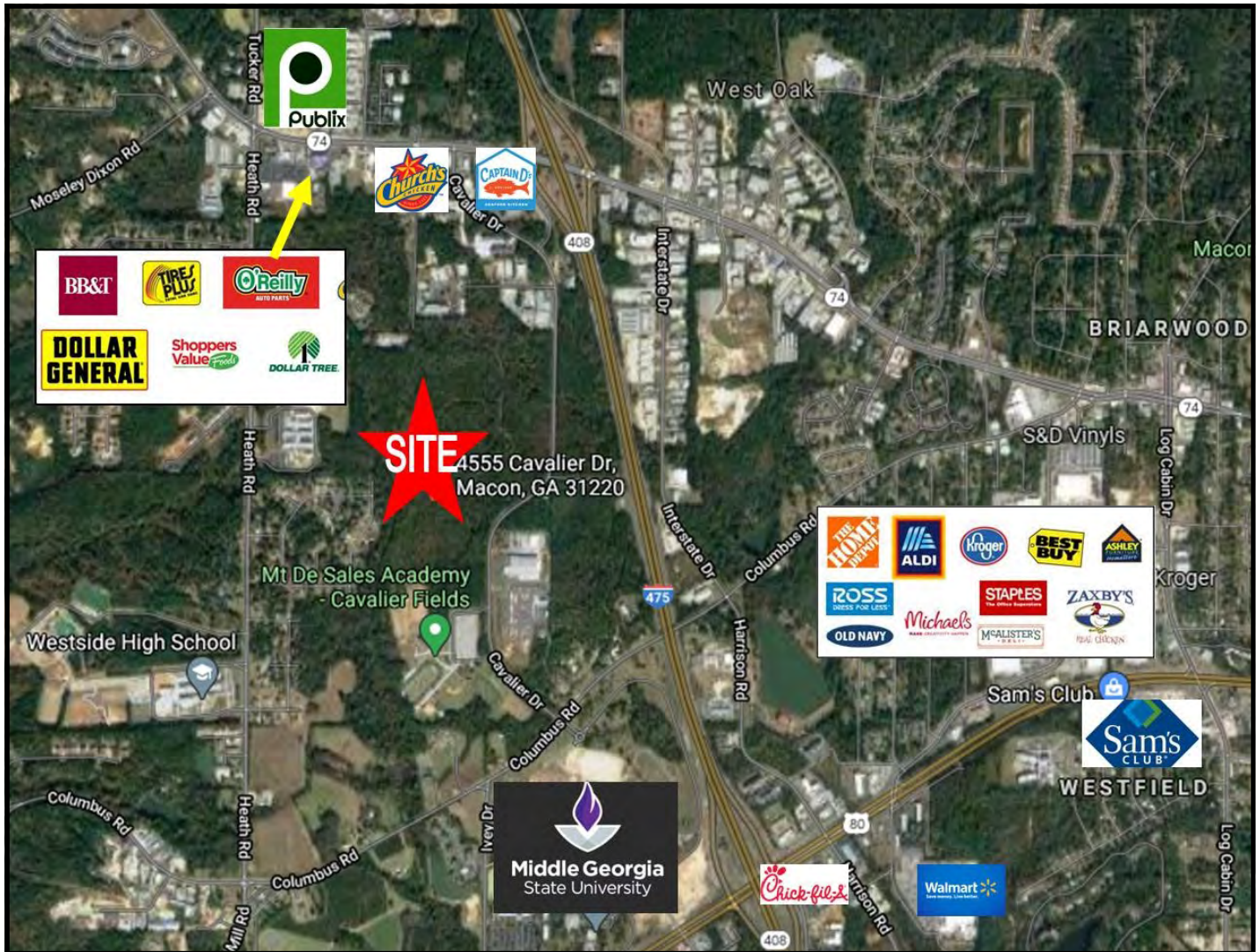


# SALE

## 73± ACRE DEVELOPMENT SITE

4555 Cavalier Drive - Macon, Bibb County, Georgia 31220



**SALES PRICE: \$945,350**

**\$12,950/PER ACRE**

### PROPERTY OVERVIEW

- 73± Acre Development Site
- Located along Cavalier Drive (Interstate frontage road)
- All public utilities available to the site
- Zoned PDE (Planned Development Extraordinary)

### LOCATION OVERVIEW

- Easy access to Interstate 475, US 80 (Eisenhower Parkway) and US 74 (Mercer University Drive).
- Convenient to eateries, shopping, banks, schools & churches
- 7 miles from Downtown Macon
- Neighbors: Middle Georgia State University, Bibb County Board of Education Maintenance Facility, Georgia Cattlemen's Association, The Garden's Adult Residential Community, Publix, Captain D's, Church's Chicken, Tires Plus, Dollar General, BB&T Bank, Shoppers Value

**ARTHUR P. BARRY III, SIOR**  
478.731.8000 Cell  
abarry@cbcworldwide.com

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EBERHARDT & BARRY

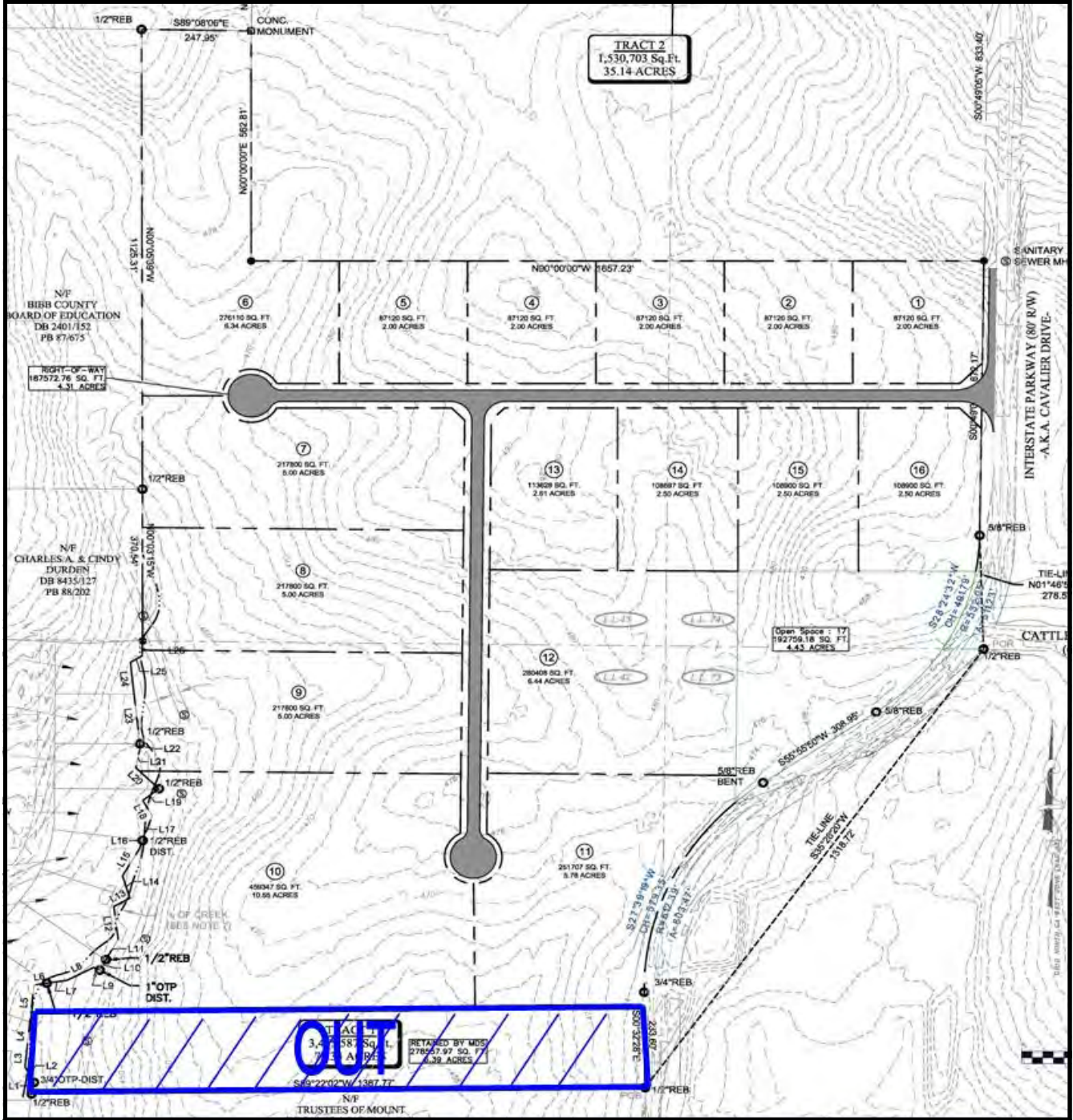
Revised 8/8/22

# SALE

## 73± ACRE DEVELOPMENT SITE

4555 Cavalier Drive - Macon, Bibb County, Georgia 31220

### CONCEPTUAL SITE PLAN



# SALE

## 73± ACRE DEVELOPMENT SITE

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### AERIAL PARCEL MAP

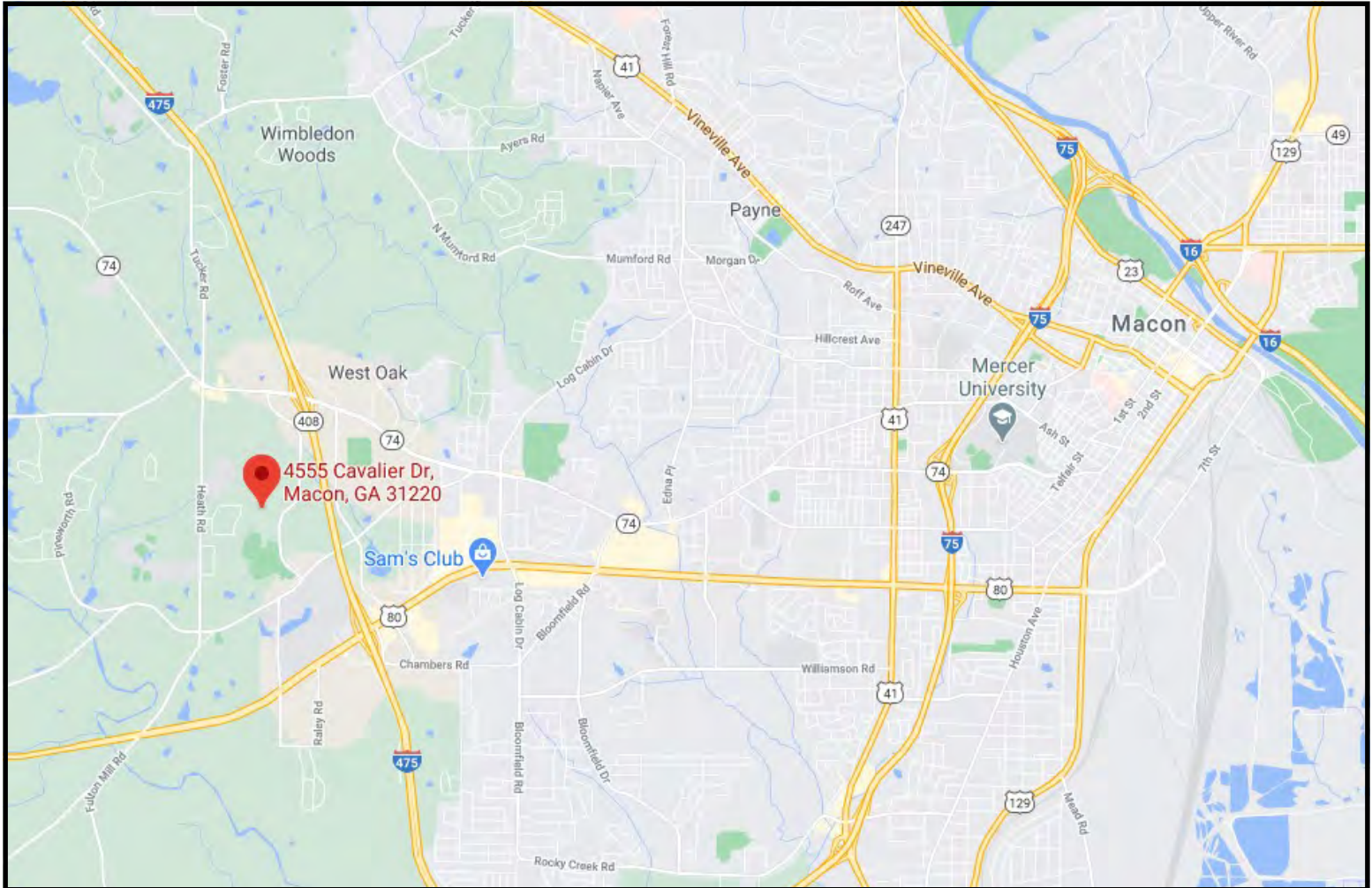


# SALE

## 73± ACRE DEVELOPMENT SITE

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### LOCATION MAP



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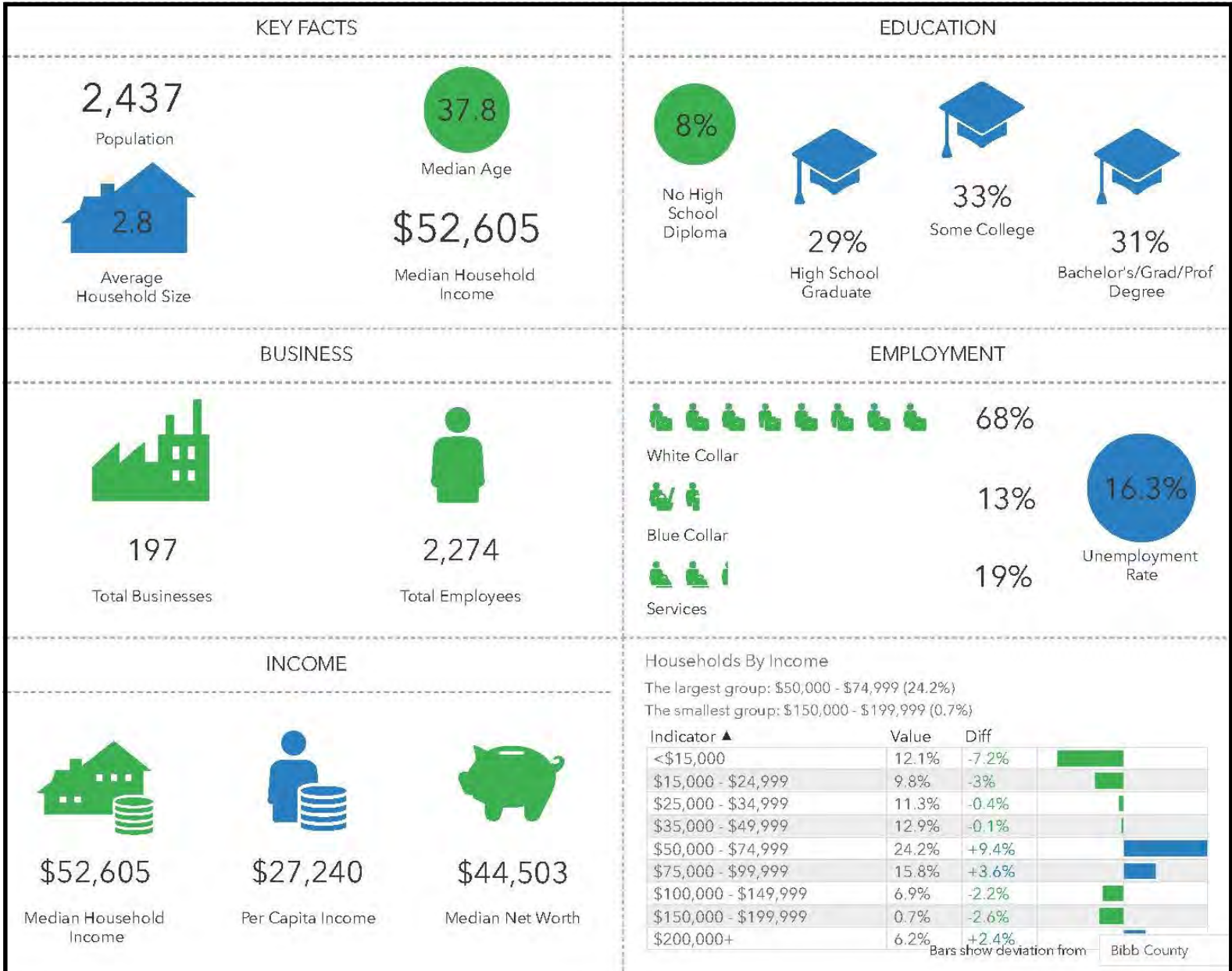
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### DEMOGRAPHICS - 1 MILE

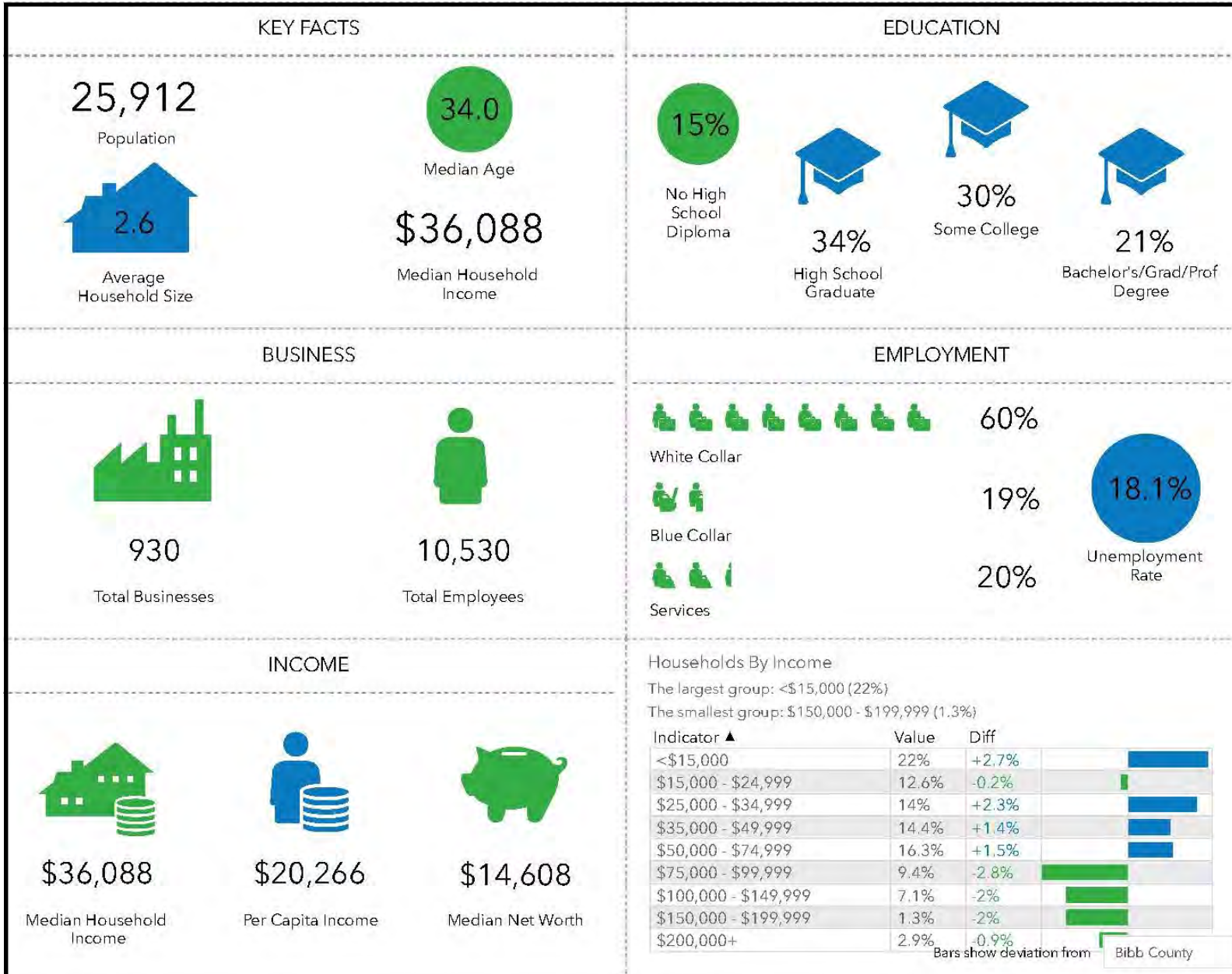


# SALE

## 73± ACRE DEVELOPMENT SITE

4555 Cavalier Drive - Macon, Bibb County, Georgia 31220

### DEMOGRAPHICS - 3 MILE



# SALE

## 73± ACRE DEVELOPMENT SITE

4555 Cavalier Drive - Macon, Bibb County, Georgia 31220

### DEMOGRAPHICS - 5 MILE

#### KEY FACTS

79,979

Population



Average Household Size

37.3

Median Age

\$47,476

Median Household Income

#### EDUCATION

12%

No High School Diploma



31%  
High School Graduate



30%  
Some College



28%  
Bachelor's/Grad/Prof Degree

#### BUSINESS



2,515

Total Businesses



26,406

Total Employees

#### EMPLOYMENT



White Collar

65%



Blue Collar

19%



Services

16%

4.5%

Unemployment Rate

#### INCOME



\$47,476

Median Household Income



\$29,648

Per Capita Income



\$56,899

Median Net Worth

#### Households By Income

The largest group: <\$15,000 (16.3%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	16.3%	+1.0%	
\$15,000 - \$24,999	9.7%	+0.2%	
\$25,000 - \$34,999	11.9%	-0.3%	
\$35,000 - \$49,999	13.9%	+0.2%	
\$50,000 - \$74,999	14.9%	+0.2%	
\$75,000 - \$99,999	10.8%	-0.9%	
\$100,000 - \$149,999	12.6%	+0.1%	
\$150,000 - \$199,999	4.7%	-0.6%	
\$200,000+	5.2%	+0.1%	

Bars show deviation from Bibb County