

SALE

PAD READY OUTPARCEL

5781 ZEBULON RD

MACON GA 31210

SALE PRICE \$1,250,000



PATRICK BARRY

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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PROPERTY OVERVIEW:

1.03± acres

Signalized Intersection

High Traffic

Easy Interstate Access

Road Frontage

Pad Ready

Outparcel of Lofts at Zebulon

Zoned C-4

Restrictions listed on last two pages of this flyer

Neighbors include Walmart, Lowe's, Chick-fil-A, Tropical Smoothie Cafe, Lofts at Zebulon, Sonny's BBQ, AmStar Cinema, Kroger, McDonald's, Wendy's, Sonny Carter Elementary School, and much more!

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OFFERING SUMMARY

Sales Price:	\$1,250,000
Lot Size:	1.03 Acres
Zoning:	C-4
2023 Property Taxes:	~\$8,275.99
Utilities:	All public utilities available to site
Traffic Count:	~28,300 vehicles per day (VPD)
Location:	0.9 miles from I-75; 0.5 miles from Bass Rd.

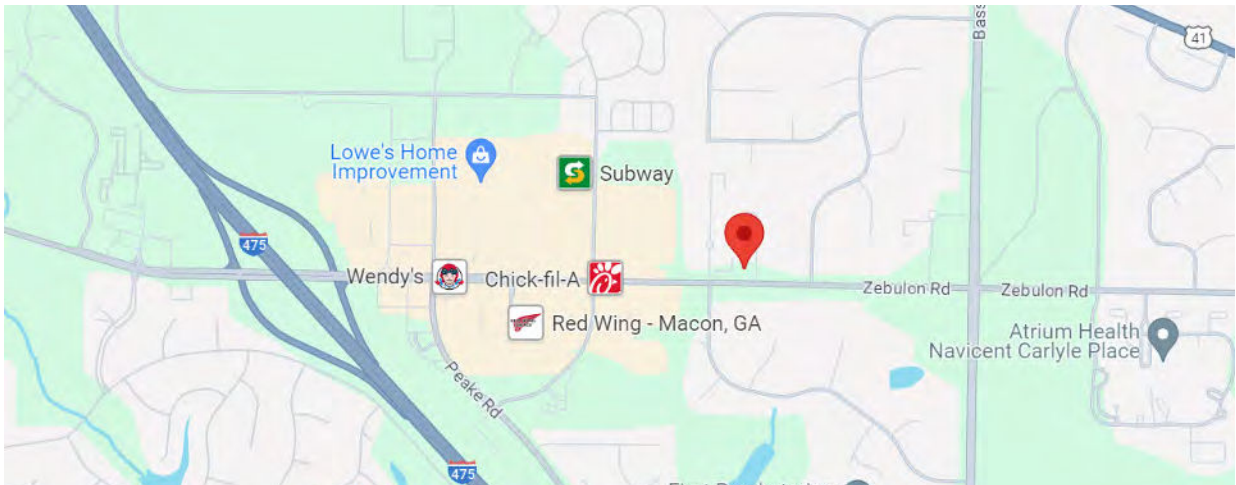
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Exhibit E
Use Restrictions

General Use Requirement

Except as otherwise provided in this ECCR, Outparcels and Loft Retail shall be used only for financial institutions, service shops, retail offices, professional offices, retail stores selling retail merchandise normally carried in other retail developments and restaurants. All uses, including but not limited to those in the preceding sentence, shall be subject to approval by the Macon-Bibb County Planning & Zoning Commission as a conditional use prior to issuance of any zoning permits.

Nuisances

Subject to the provisions of Section 3.1 of the ECCR, no Outparcel or Loft Retail shall be used for anything other than purposes which may be permitted by applicable zoning regulations, nor shall anything be done on any Parcel which shall constitute a public nuisance to the community.

Use Restrictions

A. During the term of this ECCR no portion of the Mixed-Use Development may be used for any of the following purposes without the written consent of the Consenting Parties:

- (1) A tavern, bar, nightclub, cocktail lounge, discotheque, dance hall, or any other establishment selling alcoholic beverages for on-premises consumption, provided, however, the foregoing shall not prohibit the operation of a restaurant where the sale of alcoholic beverages therein comprises less than forty percent (40%) of the restaurant's gross revenues (excluding the sale of growlers and other packaged alcoholic beverages for off-premises consumption);
- (2) A bowling alley, billiard parlor, bingo parlor, arcade, game room or other amusement center;
- (3) A theater (motion picture or live performance);
- (4) A health club, gymnasium or spa (except that a Massage Envy or similar type licensed massage operation shall be permitted);
- (5) A training or educational facility (including without limitation, a school, college, reading room or other facility catering primarily to students and trainees rather than customers);
- (6) A medical clinic or office;
- (7) A dry cleaning plant, central laundry or laundromat;
- (8) A child day care facility;
- (9) A hotel or motel;
- (10) A storage or mini warehouse facility;
- (11) Governmental offices; and
- (12) Drive through and/or fast food restaurants.

B. During the term of this ECCR no portion of the Outparcels or Loft Retail may at any time be used for any of the following uses whatsoever.

- (1) An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or so called "sexual toys") or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts);

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- (2) A skating rink;
- (3) A mortuary, crematorium or funeral home;
- (4) A mobile home or trailer court, labor camp, junkyard or stockyard;
- (5) A land fill, garbage dump or other such facility for the dumping, disposing, incineration or reduction of garbage;
- (6) A telephone call center;
- (7) A gambling establishment, casino, bingo parlor or betting parlor (not prohibiting sale of lottery tickets);
- (8) Veterinary hospital, veterinarian's office or animal raising or keeping facilities;
- (9) Assembling, manufacturing, industrial, distilling, refining or smelting facility;
- (10) Tattoo or piercing parlor;
- (11) "Head shop"; Illegal paraphernalia;
- (12) Check cashing facility or pay-day lending operation;
- (13) Gas station, service station, automotive repair shop, truck stop, or tire service center
- (14) A flea market or pawn shop;
- (15) A car wash;
- (16) An establishment for sale of automobiles, trucks, mobile homes, recreational motor vehicles; and
- (17) Convenience stores with or without fuel sales.