



BAXTER EVANS AND COMPANY

Commercial Real Estate Services

9.0 Acres; Prime Commercial Site Across From Macon Mall; Macon, GA



BAXTER EVANS AND COMPANY
Commercial and Investment Properties
111 Piedmont Circle
Forsyth, GA 31029

478.994.1112
Fax 478.994.3515
Cell 478.719.4025
bevans@bevansco.com



BAXTER EVANS AND COMPANY

Commercial Real Estate Services





Commercial Site Narrative Summary

Real Estate Highlights:

- 9 acre mixed-use site
- Across from Macon Mall
- Adjoins Big Lots, Bank of America, KFC, Burger King
- Fronts Bloomfield Rd and Stacy Drive
- Easement from adjoining property
- Graded sites
- All utilities available
- Zoned PDC
- Can be subdivided into 3 pads
- Signage available on major roads
- Excellent for retail, daycare, office, or assisted living

Directions:

From I-475 take exit 3 for US 80/Eisenhower Pkwy.
Go east on Eisenhower Pkwy 1.8 miles.
Turn left on Bloomfield Rd.
Property is on the left behind Bank of America, KFC, and Burger King and adjoins Big Lots.





BAXTER EVANS AND COMPANY

Commercial Real Estate Services

Executive Summary

3765 Bloomfield Rd, Macon, Georgia, 31206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.81961
Longitude: -83.69672

	1 mile	3 miles	5 miles
Population			
2000 Population	6,162	55,493	95,453
2010 Population	5,871	53,238	93,033
2015 Population	5,791	52,884	91,741
2020 Population	5,721	52,396	90,624
2000-2010 Annual Rate	-0.48%	-0.41%	-0.26%
2010-2015 Annual Rate	-0.26%	-0.13%	-0.27%
2015-2020 Annual Rate	-0.24%	-0.19%	-0.24%
2015 Male Population	44.0%	45.4%	47.1%
2015 Female Population	56.0%	54.6%	52.9%
2015 Median Age	31.9	31.3	34.4

In the identified area, the current year population is 91,741. In 2010, the Census count in the area was 93,033. The rate of change since 2010 was -0.27% annually. The five-year projection for the population in the area is 90,624 representing a change of -0.24% annually from 2015 to 2020. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	7.4%	19.7%	33.4%
2015 Black Alone	88.7%	76.5%	61.8%
2015 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2015 Asian Alone	0.5%	0.8%	1.4%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	1.6%	1.3%	1.5%
2015 Two or More Races	1.6%	1.5%	1.6%
2015 Hispanic Origin (Any Race)	2.9%	2.8%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,425	21,323	37,560
2010 Households	2,365	19,623	35,654
2015 Total Households	2,342	19,428	35,085
2020 Total Households	2,315	19,212	34,609
2000-2010 Annual Rate	-0.25%	-0.83%	-0.52%
2010-2015 Annual Rate	-0.19%	-0.19%	-0.31%
2015-2020 Annual Rate	-0.23%	-0.22%	-0.27%
2015 Average Household Size	2.43	2.57	2.46

The household count in this area has changed from 35,654 in 2010 to 35,085 in the current year, a change of -0.31% annually. The five-year projection of households is 34,609, a change of -0.27% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2010. The number of families in the current year is 21,316 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 09, 2016



BAXTER EVANS AND COMPANY

Commercial Real Estate Services

Executive Summary

3765 Bloomfield Rd, Macon, Georgia, 31206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.81961
Longitude: -83.69672

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$21,992	\$23,765	\$29,320
2020 Median Household Income	\$24,167	\$26,256	\$33,506
2015-2020 Annual Rate	1.90%	2.01%	2.71%
Average Household Income			
2015 Average Household Income	\$31,583	\$35,888	\$45,794
2020 Average Household Income	\$34,833	\$40,344	\$51,892
2015-2020 Annual Rate	1.98%	2.37%	2.53%
Per Capita Income			
2015 Per Capita Income	\$12,606	\$13,493	\$17,987
2020 Per Capita Income	\$13,898	\$15,097	\$20,302
2015-2020 Annual Rate	1.97%	2.27%	2.45%

Households by Income

Current median household income is \$29,320 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$33,506 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$45,794 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$51,892 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$17,987 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,302 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	2,686	24,236	42,847
2000 Owner Occupied Housing Units	1,056	10,436	19,853
2000 Renter Occupied Housing Units	1,369	10,888	17,707
2000 Vacant Housing Units	261	2,912	5,287
2010 Total Housing Units	2,681	23,292	42,204
2010 Owner Occupied Housing Units	947	8,644	17,450
2010 Renter Occupied Housing Units	1,418	10,979	18,204
2010 Vacant Housing Units	316	3,669	6,550
2015 Total Housing Units	2,723	23,608	42,604
2015 Owner Occupied Housing Units	832	7,747	15,782
2015 Renter Occupied Housing Units	1,510	11,681	19,303
2015 Vacant Housing Units	381	4,180	7,519
2020 Total Housing Units	2,723	23,573	42,496
2020 Owner Occupied Housing Units	801	7,567	15,475
2020 Renter Occupied Housing Units	1,515	11,645	19,134
2020 Vacant Housing Units	408	4,361	7,887

Currently, 37.0% of the 42,604 housing units in the area are owner occupied; 45.3%, renter occupied; and 17.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 42,204 housing units in the area - 41.3% owner occupied, 43.1% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is 0.42%. Median home value in the area is \$149,595, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.56% annually to \$186,930.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 09, 2016



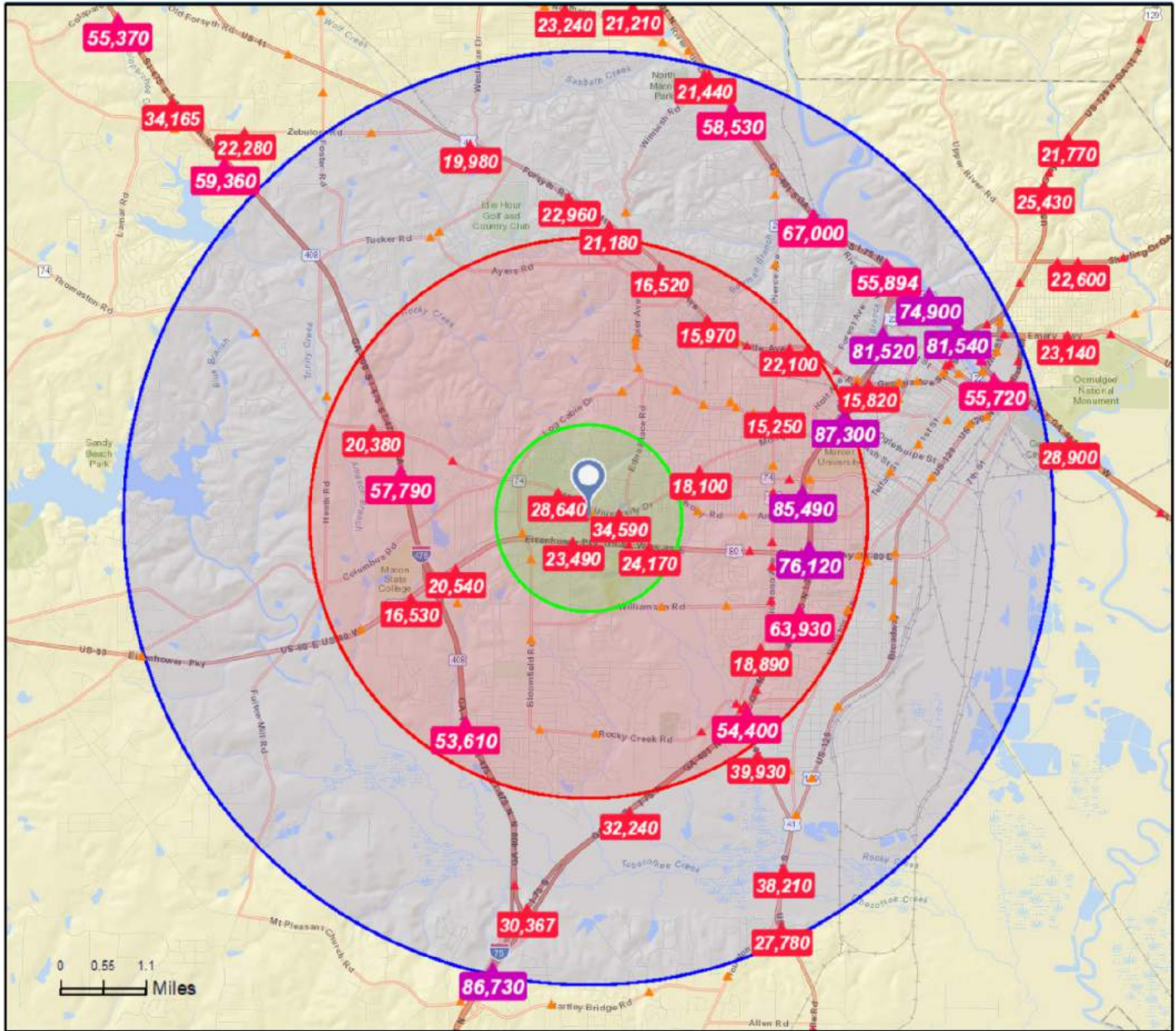
BAXTER EVANS AND COMPANY

Commercial Real Estate Services

Traffic Count Map

3765 Bloomfield Rd, Macon, Georgia, 31206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.81961
Longitude: -83.69672



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

March 09, 2016



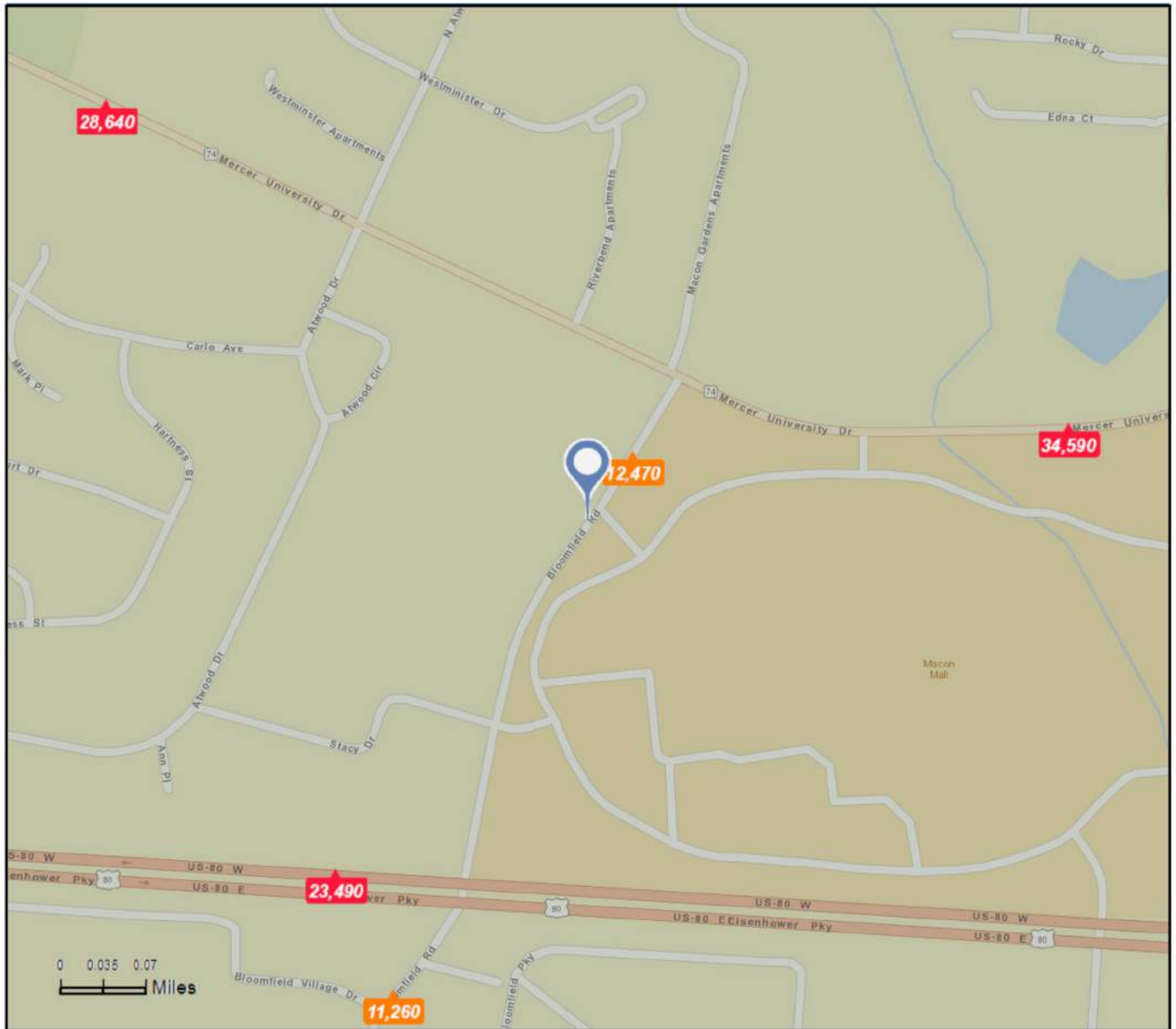
BAXTER EVANS AND COMPANY

Commercial Real Estate Services

Traffic Count Map - Close Up

3765 Bloomfield Rd, Macon, Georgia, 31206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.81961
Longitude: -83.69672



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

March 10, 2016

BAXTER EVANS AND COMPANY

Commercial Real Estate Services



Georgia Department of Transportation

